



City Council Meeting Highlights Monday, November 1, 2021

In an effort to provide clear, factual information in a timely manner, the City will be sharing highlights from City Council Meetings the afternoon after a council session on the City website and social media. These highlights will include summaries from work session, full council, and any public hearings/meetings that take place. They will not replace formal minutes.

[Public Hearing Agenda](#)

[Work Session Agenda](#)

[City Council Agenda](#)

PUBLIC HEARING - BIXBY RD. AND RTE 33 REZONING

- A Public Hearing was held to discuss a recommendation from the Planning & Zoning Commission to rezone 70 acres of land near Bixby Rd. and Rte. 33 to Limited Manufacturing (LM). During their review, Planning and Zoning Commission (P&Z) recommended that City Council not approve the rezoning.
- Mr. Haire shared a presentation reviewing the land, what an LM zoning would entail, criteria that Council must consider for a rezoning, and how establishing a TIF for the area could fund infrastructure updates. He explained that most of the conversation during the P&Z meeting surrounded traffic concerns, which is why the motion failed.
- A representative from Northpoint provided updated renderings of the proposed development, showing additional screening that was requested from Council. He also discussed the traffic study, which is currently under review by the City, Franklin County Engineer's Office, and ODOT. Updates to the study will be available prior to the third reading/vote.
- Council discussed what would happen if the City did not annex and rezone the property, citing plans from the City of Columbus for nearby high-density apartments. The lawyer representing the property owners spoke, stating that the property owners will be selling their property regardless, and the only way to ensure Canal Winchester has a say in what is developed is if the City annexes it in accordance with the approved pre-annexation agreement and authorizes the proposed development.
- Several residents spoke against the proposed development, asking Council to honor P&Z's recommendation. They expressed concerns over traffic and safety in the area. Some also mentioned that there should be other options besides the industrial buildings or high-density housing that was discussed.

HILL RD/BASIL WESTERN RD REZONING AND ANNEXATION ORDINANCES

- A developer from OPUS shared updated renderings for a plot of land near Hill Rd and Basil Western Rd., answering some of Council's previous questions. Council asked if they could make some of these changes a condition of the rezoning. Mr. Haire said he would work to draft up a conditional ordinance.
- The annexation ordinance passed. Second reading only for the rezoning ordinance.
- During public comment, a Violet Township Trustee, Terry Dunlap, spoke in support of these ordinances, citing the successful CEDA agreement between the City and Violet Township.

NEW LEGISLATION DISCUSSED/PASSED

- Three resolutions passed accepting utility easements associated with public infrastructure improvements which are currently under construction along Winchester Blvd.
- An ordinance passed to extend the joint self-insurance agreement with the Central Ohio Health Care Consortium to provide health care benefits for city employees.
- The CWJRD agreement ordinance passed. Following the last meeting, the ordinance had been amended to now pay the 100% of a new employee's salary for 5 years.

- An ordinance passed to update the city’s codified ordinances to include all ordinances passed since the last codification which modified or added to the city codified ordinances, as well as incorporate changes made at the state level. The ordinance was declared an emergency to allow for the changes to be update immediately.
- Two ordinances passed related to CRA agreements and School Compensation agreements for the construction of two industrial buildings in the Canal Pointe Industrial Park.
- Council heard the first reading of an ordinance to extend the contract with Frost Brown Todd, the City’s current legal services provider.
- Council heard the first reading of the 2022 Appropriations Ordinance. Mrs. Jackson shared a presentation reviewing the 2022 budget.