

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Agenda

October 2, 2017

7:00 PM

City Council

*Steve Donahue- President
Will Bennett-Vice President
Bob Clark
Bruce Jarvis
Bobbie Mershon
Mike Walker*

A. Call To OrderB. Pledge of Allegiance - **Mershon**C. Roll CallD. Approval of Minutes

[MIN-17-047](#) 9-18-17 Council Work Session Meeting Minutes

Attachments: [9-18-17 Work Session Minutes](#)

[MIN-17-048](#) 9-18-17 Council Public Hearing Meeting Minutes

Attachments: [9-18-17 Council Meeting Minutes](#)

[MIN-17-049](#) 9-18-17 Council Meeting Minutes

Attachments: [9-18-17 Council Meeting Minutes](#)

E. Communications & Petitions

[17-231](#) September 25, 2017 Email from Bruce Patrick RE: 370 Cherokee Dr

Attachments: [Sept 25, 2017 Email from B.Patrick RE 370 Cherokee](#)

[17-232](#) September 26, 2017 Email from Jackie Marion RE: Housing Development at 33 and High

Attachments: [Sept 26, 2017 Email from J.Marion RE 33 and High](#)

[17-233](#) September 26, 2017 Email from Cyndi Lynch RE: Housing Development at 33 and High

Attachments: [Sept 26, 2017 Email from C.Lynch RE 33 and High](#)

[17-234](#) September 26, 2017 Email from Cathleen Sammler RE: 370 Cherokee Dr

Attachments: [Sept 26, 2017 Email from C.Sammler RE 370 Cherokee](#)

F. Public Comments - Five Minute Limit Per PersonG. RESOLUTIONS - **NONE**H. ORDINANCES

Third Reading[ORD-17-041](#)

AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING A TOTAL OF 17.554 ACRES CONSISTING OF PARCELS (184-002764, 184-000748, 184-000749, 184-000738, AND 184-000739) ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD), A PARCEL (184-000747) ZONED OLD TOWN SINGLE FAMILY RESIDENTIAL (OTSFR), AND A PARCEL (184-001616) ZONED LOW DENSITY RESIDENTIAL (R-3) TO PLANNED UNIT DEVELOPMENT (PUD), OWNED BY DAMON A. PFEIFER AND TIGER CONSTRUCTION, INC., LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH HIGH STREET AND US 33

Attachments: [N High St and US 33 Rezoning Exhibit A – Legal Desc](#)
[N High St and US 33 Rezoning Exhibit B – App Part 1](#)
[N High St and US 33 Rezoning Exhibit C – App Part 2](#)

Sponsor: *Bennett*

- *Applicant has requested ordinance to be tabled*

Second Reading[ORD-17-042](#)

AN ORDINANCE TO AMEND THE 2017 APPROPRIATIONS ORDINANCE 16-033, AMENDMENT #7

- *Requesting wavier of third reading*

Sponsor: *Clark*

[ORD-17-043](#)

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A HEALTH SERVICES CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH

Attachments: [2018 FCPH Contract](#)

Sponsor: *Mershon*

First Reading

[ORD-17-045](#) AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO AN AGREEMENT WITH CANAL WINCHESTER HUMAN SERVICES FOR THE PERIOD FROM JANUARY 1, 2018 THROUGH DECEMBER 31, 2020

Attachments: [CW Human Services Contract](#)

[ORD-17-046](#) AN ORDINANCE TO AMEND THE CONTRACT WITH THE FAIRFIELD COUNTY SHERIFF FOR POLICE PROTECTION

Attachments: [Fairfield County Sheriff Contract Amendment](#)

I. REPORTS

Mayor's Report

[17-235](#) Mayor's Report

Attachments: [Mayor's Report October 2, 2017](#)

Fairfield County Sheriff

Law Director

Finance Director

[17-236](#) Finance Director's Report

Attachments: [Finance Director's Project Update 10-2-17](#)

Public Service Director

[17-237](#) Director of Public Service Project Update

Attachments: [Director of Public Service Project Update – PW](#)

[17-239](#) Construction Services Administrator Report

Attachments: [Construction Services Admin Project Update–Sep 28](#)

Development Director

[17-238](#) Development Director's Report

Attachments: [Development Director Council Update 9-28-17](#)

J. COUNCIL REPORTS

Work Session/Council

Monday, October 16, 2017 at 6:00 p.m.

Committee of the Whole

Monday, October 30, 2017 at 6:00 p.m.

Work Session/Council

Monday, November 6, 2017 at 6:00 p.m.

CW Human Services Representation – Clark

Destination: Canal Winchester Representative – Mershon

Canal Winchester Industry and Commerce Corporation Representative – Clark

CWJRD - Bennett

Old/New Business

Adjourn to Executive Session

Adjournment

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Agenda Minutes - DRAFT

September 18, 2017

6:00 PM

Council Work Session

*Will Bennett-Chair
Bob Clark
Steve Donahue
Bruce Jarvis
Bobbie Mershon
Mike Walker*

Call To Order

Mr. Bennett called the meeting to Order at 6:

Roll Call

Yes: 6 – Bennett, Clark, Donahue, Jarvis, Mershon, Walker

Not present: 0

Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Sargent Cassel

Reports

Bill Sims – Groveport force main construction has started; almost 50% of piping is installed; two weeks ahead of schedule; water main break canal cove; now fixed; street program received pricing for towing path parking lot; can start construction this year; build lot this year; put surface on 2018 spring with the 2018 street program; 2018 street program; working on design; Shane will have that together over the next few weeks what will go in that program; contract with PMG; will have inspectors on sight walking street and taking photographs; when done will include pavement and conditions ratings; Westchester 10-1; water main testing; will have done next week or so; canal cove section 4; ready for permit; canal cove section 5 started earthwork; hoping to get streets in this year; widening of Hill Rd for left turn lane into Canal cove; Winchester Vet clinic progress is continuing; preconstruction meeting this week; Bennett: is the tow path something that would be on the table for considerations on making budget cuts on the sheriff contract; Amanda: we are only talking about \$15,000.00; Green day blvd been working on road alignment; water line design with then be constructed once the roads are established; Bennett: talked about the bike path in phase 4 is that later on; Peoples: I assume both would be in

coordination with the road; discussion pursued regarding lighting along the bike path;

Sargent Cassel – each shift has 2 deputies in Canal Winchester; as comparison you can see all the deputies for each shift in Fairfield County and compared stats between Canal Winchester and entire Fairfield county stats; Mershon: I think this goes along with the Pickerington and other stats we got and basically proves that we need more deputies;

Request for Council Action

[RES-17-019](#)

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

Sponsors: Jarvis

A motion was made by Jarvis seconded by Mershon that this Resolution be recommended to council. The motion carried by the following vote:

Yes: 6 – Jarvis, Mershon, Bennett, Clark, Donahue, Walker

[RES-17-020](#)

A RESOLUTION ESTABLISHING THE MCGILL PARK FUND

Sponsors: Donahue

A motion was made by Donahue seconded by Walker that this Resolution be recommended to council. The motion carried by the following vote:

Yes: 6 – Donahue, Walker, Bennett, Clark, Jarvis, Mershon

[ORD-17-042](#)

AN ORDINANCE TO AMEND THE 2017 APPROPRIATIONS ORDINANCE 16-033, AMENDMENT #7

Sponsors: Clark

A motion was made by Clark seconded by Mershon that this Ordinance be recommended to council. The motion carried by the following vote:

Yes: 6 – Clark, Mershon, Bennett, Donahue, Jarvis, Walker

[ORD-17-043](#)

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A HEALTH SERVICES CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH

Attachments: **[2018 FCPH Contract](#)**

Sponsors: Mershon

A motion was made by Mershon seconded by Clark that this Ordinance be recommended to council. The motion carried by the following vote:

Yes: 6 – Mershon, Clark, Bennett, Donahue, Jarvis, Walker

[ORD-17-044](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING FOR THE WATER RECLAMATION BLOWER MODIFICATION PROJECT AND DECLARING AN EMERGENCY

Sponsors: Bennett

A motion was made by Bennett seconded by Donahue that this Ordinance be recommended to council. The motion carried by the following vote:

Yes: 6 – Bennett, Donahue, Clark, Jarvis, Mershon, Walker

Items for Discussion

Old/New Business

[17-223](#)

CW Human Services Contract Renewal

Mr. Clark has a response from Penny Miller from questions raised from Council.

Mrs. Mershon would like to have documentation. Mrs. Miller provided financials from programming. CWHS request is for a 3% increase in contract for senior transportation. 48% funding is from CW, 75% ridership is from outside CW corp. limits. 3% would be approx. \$1,800 per year. Council indicated they would be OK with the increase.

Discussion switched to donation for Food Pantry. Questions on if we had done this type of thing before; none could recall except for bed-tax fund grants. Determined to defer donation until after the 2018 appropriations are completed.

Adjournment

Meeting adjourned at 6:38pm

A motion was made by Donahue, seconded by Walker, that this meeting be adjourned. The motion carried by the following vote:

Yes: 6 – Donahue, Walker, Bennett, Clark, Jarvis, Mershon

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Agenda Minutes -DRAFT

September 18, 2017

6:30 p.m.

PUBLIC HEARING

City Council

*Steve Donahue - President
Will Bennett – Vice-President
Bob Clark
Bruce Jarvis
Bobbie Mershon
Mike Walker*

Call To Order

Mr. Donahue called the meeting to Order at 6:41pm

Roll Call

Yes: 6 – Bennett, Clark, Donahue, Jarvis, Mershon, Walker

Not present: 0

Purpose of Public Hearing[APL-17-002](#)

NOTICE OF APPEAL REGARDING THE DENIAL OF
CONDITIONAL USE APPLICATION CU-17-002 BY
PLANNING AND ZONING COMMISSION TO ALLOW
CERTIFIED OIL CONVENIENCE STORE AND FUELING
STATION AT 880 WEST WALNUT STREET

Appellants: Certified Oil Company and Robert and
Harold Stebelton

Attachments:

[CU-17-002 Certified Oil Appeal Letter](#)

[CU-17-002 Findings of Fact](#)

[CU-17-002 Staff Report](#)

[CU-17-002 EMH&T Certified Oil Traffic Study - June](#)

[CU-17-002 EMH&T Certified Oil Traffic Study - July](#)

[CU-17-002 Certified Oil Application](#)

Staff Presentation (15 Minutes)

*Moore: Gave staff report which was included within the packet;
Applicant is requesting property be redeveloped as a convenience market with
fueling station; June 12th planning zoning commission had public hearing from
application; p&Z tabled the decision; on July 10th p&z heard second public hearing;
They reviewed the updated materials; voting on that application was denied; due
to attendance it failed vote 3 to 2; Presented set back via slideshow presentation;
diagram how truck would enter to Gender Rd from Walnut to enter the facility;*

application bears the burden to prove that it's a conditional use to be used for this type; automobile convenience market in criteria A is met; It is not industrial use and does not meet the industrial use of the area; P&Z voted to not allow any more access to that road; Access would be needed in order for the application to move forward; Light signals can only be maintained with no other access; This is a very limited manufacturing areas with the exception of the Madison township fire department; applicant does meet criteria D; direct access does not comply with the current planning and zoning codes; recommended that current traffic and that signal be modified; recommended that applicant extend north bound turn lawn; Right lane is proposed to be extended; staff recommended that since they have not showed that they can meet all criteria; being incompatible with improved conditions of the area;

Appellants Presentation (15 Minutes)

David Hodge Zoning and planning attorney on behalf of Certified Oil: gave background of Certified Oil; Appealing planning and zoning denial of conditional use; reference appeal of the AutoZone and applauds council for the planning and zoning appeal came out on the right place and urges the council to do the same on the Certified application; Referring to Ohio and Planning law book; recites Ohio supreme court decision regarding planning and zoning; has a job to record the record he has to make; not his intent to make the council anger or law direct; same hold true for mayor and city staff; summarized hearing with the planning commission in June; felt it was a productive discussion thinking it was heading to approval; made tweaks to their plan according to feedback from the June meeting; lists changes that were made between both meetings; resubmitted that application; asked the staff for a meeting; noted staff accommodated them in the past; wanted to see if they were meeting expectation; was told from P&Z staff that they would not meet with him; received the 5 criteria with professional consultants; because staff refused to meet; contact the mayor; met with the mayor with the few certified representatives and Gene Hollins and gave a few suggestions; from that meeting he took in the considerations and suggestions and came back planning commission in July; gave presentation; discussed modification regarding some concerns; Motion was made to support their request; a majority that voted 3 yes' and 2 no's; we were told that because of the misinterpretation of that vote that it was denied; no questions were asked at the July meeting; after all

the good dialog; no questions regarding any of the modifications they made; 5 members were present; one member was not present at either meetings; another had to recues himself for conflict; displays codes that it takes majority vote of the full membership; says its vague and ambiguous; staff concede that they meet 2 of the 5 criteria; leaves 3 other criteria to address; states facts and traffic studies;

Public Comments – Five Minute Limit Per Person

Jess Knowlton 128 E. Columbus; certified oils are not pretty at other location; would like council to suspends any additions on Gender until traffic has been fixed on Gender; we have a traffic problem and we need to fix the traffic patterns;

Council Discussion and Questions

Mershon: looking at the P&Z vote; 2 dissents and 3 concur; Andrew: the voting is switched where no means yes and yes means no; Clark: how many total jobs will this create; Nick with Certified Oil: likely to have eight to ten full time and eight to ten part time employees; with a range of \$9 to \$10 an hour; to salary of \$50,000 a year; Clark: total payroll; Nick: around \$300,000 a year; Clark: what would be the city revenue \$6,000?; Nick: we would forgo the tax abatement; Jarvis: are you liable if that site was ever vacated to clean that our and remove all tanks; Nick: yes we would be liable; but if we sold the property and they never used a gallon of gas then yes would be liable; but if they did then they would be liable; State of Ohio require tanks to be registered as well as testing and checks; we pay into that; we are responsible for those tanks; state law holds us liable;

Bennett: the church that has been pending approval; will that require additional right in and right out; Andrew: yes part of their conditional use to Gender road so they are required to extend that access; That was a basis based of their traffic study; as their study said they needed to have that extra traffic based on the volume; Little different scenario; Donahue: don't we have an auto repair shop in the industrial area called Hoffman Auto?; Andrew: Yes; we found issue with their traffic study and traffic trying to go south; discussion regarding signal modification and traffic ensued;

Adjournment

Meeting adjourned at 7:28pm

A motion was made by Bennett, seconded by Clark, that this meeting be adjourned. The motion carried by the following vote:

Yes: 6 – Bennett, Clark, Donahue, Jarvis, Mershon, Walker

Canal Winchester

*Town Hall
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Canal Winchester, OH 43110*



Meeting Agenda Minutes - DRAFT

September 18, 2017

7:00 PM

City Council

*Steve Donahue- President
Will Bennett-Vice President
Bob Clark
Bruce Jarvis
Bobbie Mershon
Mike Walker*

A. Call To Order

Donahue called the meeting to Order at 7:35pm

B. Pledge of Allegiance - *Jarvis*C. Roll Call

Yes: 6 – Bennett, Clark, Donahue, Jarvis, Mershon, Walker

Not present: 0

D. Approval of Minutes

[MIN-17-044](#) 9-5-17 Council Work Session Meeting Minutes

Attachments: [9-5-17 Work Session Minutes](#)

[MIN-17-045](#) 9-5-17 Council Public Hearing Meeting Minutes

Attachments: [9-5-17 Council Meeting Minutes](#)

[MIN-17-046](#) 9-5-17 Council Meeting Minutes

Attachments: [9-5-17 Council Meeting Minutes](#)

A motion was made by Bennett, seconded by Jarvis to approve minutes. The motion carried by the following vote:

Yes: 6 – Bennett, Jarvis, Clark, Donahue, Mershon, Walker

E. Communications & Petitions

[17-225](#) Constitution Week Proclamation

Attachments: [Constitution Week Proclamation 2017](#)

Mayor: Presents Nancy with Constitution week Proclamation and Declares week of September 17th to September 23rd as Constitution week;

[17-229](#) MORPC Hyperloop Press Release

Attachments: [MORPC Hyperloop Press Release Sept 14, 2017](#)

F. Public Comments - Five Minute Limit Per Person

Dan Keeper 53 W. Mound. Noise at Loose Rail – need noise ordinance. Has gotten better but still needs to be addressed. Positive experience with Mayor and Sheriff’s Dept. Specific standards of sample noise ordinances.

Mats Alstrom 41 W. Mound. Noise at Loose Rail. Loose Rail continues to play loud music and now is considering moving from his home. When they calls the Sheriff they say they are not able to enforce the existing nuisance ordinance. Supports the possibility of a new noise ordinance.

Carolyn Sitler 48 W. Mound St. Noise at Loose Rail has not gotten better and has stopped calling police because they have better things to do but it is not getting better.

Kim Steadman 38 E. Columbus St. Development on N. High St. Does not feel traffic from 84 homes is appropriate and a negative impact to the schools. Does not hold with the character with the downtown character. Needs to be higher end development.

Jess Knowton E. Columbus St. Wants to stop all building permits until traffic is address all over town.

Michael Stobart 15 E. Columbus St. Inquiring about impact of High St. Development on schools.

Joe Hanna Jones Pl. Concerns on High St. project traffic will be a mess on Carriage Pl. and out to Pfeifer Dr. Also has concern with existing inadequate lighting on Carriage and throughout the Win Village development. Sanitary sewer is not big enough to accommodate new development. Proposed park will bring in additional parking and already have an existing park (Pfeifer Park). If a new park goes in what will become of the existing park. Questioning density.

120 Pfeifer. Issue with traffic impact of new development on Pfeifer Dr.

Jen Dollery 28 E. Columbus St. Questions: Canal Cove has 40-50 homes in each of the next few phases plus Pickerington Ponds development with kids coming to Canal Winchester plus the High St. development and there will be a negative impact on the schools.

Damon Pfeifer Winchester Pike. Supports High St. development. Built over 250 homes only a few over \$200,000. Condos will start at \$200,000 and will generate

over \$400,000 in taxes. Development originally had access only to High St. but P&Z wanted the connection to Carriage. Existing park has access from East & West.

G. RESOLUTIONS

[RES-17-019](#)

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

Sponsors: Jarvis

A motion was made by Jarvis, seconded by Bennett that this Resolution be adopted. The motion carried by the following vote:

Yes: 6 – Jarvis, Bennett, Clark, Donahue, Mershon, Walker

[RES-17-020](#)

A RESOLUTION ESTABLISHING THE MCGILL PARK FUND

Sponsors: Donahue

A motion was made by Donahue, seconded by Mershon that this Resolution be adopted. The motion carried by the following vote:

Yes: 6 – Donahue, Mershon, Bennett, Clark, Donahue, Walker

H. ORDINANCES

Third Reading - **NONE**

Second Reading

[ORD-17-041](#)

AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING A TOTAL OF 17.554 ACRES CONSISTING OF PARCELS (184-002764, 184-000748, 184-000749, 184-000738, AND 184-000739) ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD), A PARCEL (184-000747) ZONED OLD TOWN SINGLE FAMILY RESIDENTIAL

(OTSFR), AND A PARCEL (184-001616) ZONED LOW DENSITY RESIDENTIAL (R-3) TO PLANNED UNIT DEVELOPMENT (PUD), OWNED BY DAMON A. PFEIFER AND TIGER CONSTRUCTION, INC., LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH HIGH STREET AND US 33

Attachments: [N High St and US 33 Rezoning Exhibit A – Legal Desc](#)
[N High St and US 33 Rezoning Exhibit B – App Part 1](#)
[N High St and US 33 Rezoning Exhibit C – App Part 2](#)

Sponsors: Bennett

- ***Read for Second Reading***

First Reading

[ORD-17-042](#) AN ORDINANCE TO AMEND THE 2017 APPROPRIATIONS ORDINANCE 16-033, AMENDMENT #7

- ***Read for First Reading***

[ORD-17-043](#) AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A HEALTH SERVICES CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH

Attachments: [2018 FCPH Contract](#)

- ***Read for First Reading***

[ORD-17-044](#) AN ORDINANCE TO WAIVE COMPETITIVE BIDDING FOR THE WATER RECLAMATION BLOWER MODIFICATION PROJECT AND DECLARING AN EMERGENCY

- *Requesting wavier of second and third reading*

Sponsors: Bennett

A motion was made by Bennett, seconded by Mershon, that the second and third reading of this ordinance be waived. Motion carried by the following vote:

Yes: 6 – Bennett, Mershon, Clark, Donahue, Jarvis, Walker

A motion was made by Bennett seconded by Mershon that this ordinance be adopted. The motion carried by the following vote:

Yes: 6 – Bennett, Mershon, Clark, Donahue, Jarvis, Walker

I. REPORTS

Mayor's Report

[17-226](#)

Mayor's Report

Attachments: [Mayor's Report September 18, 2017](#)

Mayor: spoke on towing path alley land; meeting with Chief of police and awaiting cost for Canal Winchester to have our own police department;

[17-230](#)

August 2017 Mayor's Court Report

Attachments: [August 2017 Mayor's Court Report](#)

A motion was made by Bennett seconded by Clark that the Mayor's Court Reports for September and August be adopted. The motion carried by the following vote:

Yes: 6 – Bennett, Clark, Donahue, Jarvis, Mershon, Walker

Fairfield County Sheriff

Cassel: nothing further from previous report;

Law Director

Gene: Request for executive session; Mershon: asked about procedure for not solicitor registered with the city; Mayor: ask for the permit them send them to the municipal office to gain a permit;

Finance Director[17-227](#)

Finance Director's Report

Attachments: [Finance Director Project Update 9-18-17](#)
[August 2017 Financial Statements](#)
[2018 General Fund Contracts - DRAFT](#)

Jackson: 2018 draft budget at second meeting on Oct; Tax Grant applications available Oct. 1st due by November 30th;

Public Service Director[17-228](#)

Director of Public Service Project Update

Attachments: [Director of Public Service Project Update – PW](#)

Development Director

Haire: discussed application received from Crossroads; received application from Brewdog in regard to application for hotel development;

J. COUNCIL REPORTS

<i>Work Session/Council</i>	<i>Monday, October 2, 2017 at 6:00 p.m.</i>
<i>Work Session/Council</i>	<i>Monday, October 16, 2017 at 6:00 p.m.</i>
<i>Committee of the Whole</i>	<i>Monday, October 30, 2017 at 6:00 p.m.</i>

CW Human Services Representation – Clark

Destination: Canal Winchester Representative – Mershon

Canal Winchester Industry and Commerce Corporation Representative – Clark

CWJRD - Bennett

Old/New Business

Jason Wisnewski – Fisher Homes Applicant for Turning Stone Project. Three is maximum number of bedrooms – does not include the lofts that are not designed to be bedrooms. Development is quasi-condo development with owner owning the structure itself. Targeting people who are looking to decrease their space. Are not age restricted but targeting those who are not looking to expand. Base price is \$178,000 and would average \$200,000 over life of project with max of about mid-\$200,000's. Parking on one side of street only but not in cul-de-sacs. Two car garages plus driveways. Traffic – not a problem with traffic feedback sign but does not know their added value – Mrs. Mershon wanted two. Increasing open space by eliminating three building would not make the project feasible. Is open to eliminating access road to Carriage Pl. which would increase open space. Would not allow for a bus turnaround. Mr. Donahue proposed eliminating all lofts to reduce the amount of kids. Proposed park is not intended to serve their development and expanding it is not adding any amenity to the development. How many children in Charleston Lakes – Johnathon Wilcox of Wilcox properties believes there are three out of 112 units. Limit rentals in community – Fisher Homes not in the rental business but, restricting homeowners from not allowing rentals in the development due to Fair Housing Act. Existing land could fit 68 +/- single family homes but economics of the property would not be feasible for single family homes. Buildings will meet fire code specifications for separation and flammability. MR. Bennett questioned the no parking on one side because Chief Bates said at the last meeting that they recommend no parking on either side. Mr. Jarvis inquired about the poor image of the frontal elevation with front loading garages. Mr. Jarvis requested renderings of the commercial portion of the development. Building standards were specifically designed to be very stringent by combining a general commercial building standard with the Old Town building standards. Mr. Donahue asked if they have met with the school superintendent and they have but need to have a follow-up meeting for more detail. Mr. Walker inquired about adding carriage doors style to the garage doors and they seemed to be open.

Adjourn to Executive Session

A motion was made by Donahue seconded by Walker that this meeting move to executive session. The motion carried by the following vote:

Yes: 6 – Donahue, Walker, Bennett, Clark, Jarvis, Mershon

Meeting out of executive session at 9:15 pm

Adjournment

Meeting adjourned at 9:20 pm

A motion was made by Jarvis, seconded by Bennett, that this meeting be adjourned. The motion carried by the following vote:

Yes: 6 – Jarvis, Bennett, Clark, Donahue, Mershon, Walker

Amanda Jackson

From: Denise Alexander
Sent: Wednesday, September 27, 2017 3:51 PM
To: Amanda Jackson
Subject: FW: [EXTERNAL] 370 Cherokee Drive and Creative Housing, Inc.

From: Steve Donahue
Sent: Tuesday, September 26, 2017 9:09 AM
To: Denise Alexander <dalexander@canalwinchesterohio.gov>
Subject: FW: [EXTERNAL] 370 Cherokee Drive and Creative Housing, Inc.

From: Bruce Patrick <bruce.patrick@yahoo.com>
Sent: Monday, September 25, 2017 8:18:50 PM
To: Steve Donahue
Subject: [EXTERNAL] 370 Cherokee Drive and Creative Housing, Inc.

Mr.
Donahue-
ber 25, 2017

Septem

My name is Bruce Patrick and my wife and I just went into contract on a home located on Woodsvie Ave, just down the street from Cherokee Drive in Canal Winchester. We are very excited about moving to the area.

I do have a concern that I would like to bring to your attention and request that you would please discuss it at the next city council meeting on 2 October 2017. We heard recently that a business named Creative Housing purchased the subject home on Cherokee Drive. We also heard that they plan on renting the home out to one or more persons (from differing families) via government assistance programs. I am concerned that a private corporation owns the home for business purposes in an area designated as single family properties.

Please inform if the city is aware of this and what can be done to protect the homeowners from this change, if it is real. It seems the total dynamics of the neighborhood would change and perhaps many expenses would come up for homeowners in the area to accomodate the new residents.

I sincerely thank you for your time. Please respond to this message at your earliest convenience.

Thank you.

[This message is from an EXTERNAL SOURCE. Use caution when opening links or attachments.]

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CONFIDENTIALITY NOTICE: This email message is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and

Amanda Jackson

From: Michael Ebert
Sent: Tuesday, September 26, 2017 8:03 AM
To: Amanda Jackson; Lucas Haire
Subject: FW: [EXTERNAL] Housing development at 33 and High

FYI.

Mike

Michael Ebert

Mayor
36 S. High St.
Canal Winchester, OH 43110
Direct: (614) 837-7493
Fax: (614) 837-0145
www.canalwinchesterohio.gov

-----Original Message-----

From: Jackie Marion [mailto:jmarion@insight.rr.com]
Sent: Tuesday, September 26, 2017 7:32 AM
To: Steve Donahue <sdonahue@canalwinchesterohio.gov>; Bobbie Mershon <bmershon@canalwinchesterohio.gov>;
wbennet@canalwinchesterohio.gov; Bruce Jarvis <bjarvis@canalwinchesterohio.gov>; Mike Walker
<mwalker@canalwinchesterohio.gov>; Bob Clark <bclark@canalwinchesterohio.gov>
Cc: Michael Ebert <mebert@canalwinchesterohio.gov>
Subject: [EXTERNAL] Housing development at 33 and High

Thank you for taking the time to read this email. I appreciate the commitment, effort and frustration it must take to be a City Council member in Canal Winchester. I am contacting you regarding the development at 33 and High St. Like most residents I do not object to the project but rather the density of housing. I have several concerns: 1) increased traffic and speeding potential on Waterloo and Pfifer Dr. 2) the precedent this density sets for the city and how it potentially relates to what looks like a future development at the former Bolenbaugh field.

I think the current city's actions must be carefully analyzed with forward thinking. Just like the noise problem at Loose Rail, probably not a big consideration at the time, that has now become an issue for neighbors. What are the future consequences of allowing a high density project in Old Town Canal Winchester? Development is inevitable but must be allowed with an eye to the future preservation of what makes Canal Winchester a wonderful place to live. Canal Winchester has been my home, off and on, for over 60 years and with your guidance I am hoping it remains a wonderful place to live.

Thank you for your time and consideration .

Jackie Marion
106 E. Columbus St.

Jackie

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Amanda Jackson

From: Michael Ebert
Sent: Tuesday, September 26, 2017 9:55 AM
To: Amanda Jackson
Subject: FW: [EXTERNAL] Re: Housing development at 33 and High

Michael Ebert



Mayor
36 S. High St.
Canal Winchester, OH 43110
Direct: (614) 837-7493
Fax: (614) 837-0145
www.canalwinchesterohio.gov

From: Cindi Lynch [mailto:cindilynch921@gmail.com]
Sent: Tuesday, September 26, 2017 9:48 AM
To: Steve Donahue <sdonahue@canalwinchesterohio.gov>; Mike Walker <mwalker@canalwinchesterohio.gov>; wbennet@canalwinchesterohio.gov; Bobbie Mershon <bmershon@canalwinchesterohio.gov>; Bob Clark <bclark@canalwinchesterohio.gov>; Bruce Jarvis <bjarvis@canalwinchesterohio.gov>; Michael Ebert <mebert@canalwinchesterohio.gov>
Subject: [EXTERNAL] Re: Housing development at 33 and High

Good morning,

I am so glad you are taking the time to listen to the residents concerns and address them during the City Council Meetings. It would be really nice if all meetings were video taped for people to watch so they get all the information and know how their representatives are engaging with the community during the meetings.

I realize we have audio but it is hard to hear and can not really tell whom is speaking. Minutes are good too but still feel that video taped would really do a service to all residents. It is easy, does not cost anything and will provide information in a streamlined approach. A City of CW face book would be great too. It is so difficult for families and our elderly to attend meetings, listen to audio and/or read the minutes.

I am writing to you with my concerns for the proposed development at 33 and High Street in CW. I am not against development at all and realize it is inevitable but would like to see less units at a higher end. There is no doubt you have all worked hard on the downtown area through business revitalization. Residents are taking notice of that and have built/restored some beautiful properties in the downtown area. No doubt the future will bring more residents that want high end too.

The following are my concerns:

1). The traffic that will go down High Street to Pfifer Drive and then to Waterloo. The people in Cherry Landing already have a difficult time getting out of their subdivision. The added traffic is going to be more difficult for Cherry Landing and even more difficult when the road is developed to go through from Gender to Bigerton.

Needless to say Waterloo has too much traffic as it is. People cut down Waterloo Road to by pass 33 by the BP station to jump on Gender Road.

It is way too difficult to try to jump on 33 towards Lancaster from High Street. I spoke with many residents that live on High Street, Fairfield, (downtown area) now and they go through town and head East or West on Waterloo.

I realize the traffic studies have been completed but wondered if the studies take into consideration the current traffic of residents that reside in the various locations in the downtown area.

Also, people cut through Trine Street off of Waterloo, weave down through the subdivision to go down Pfifer Drive to get on Waterloo.

Speeding and safety will increase with the traffic congestion. (In my opinion)

At this point, we almost need a light at Washington and Waterloo Street to move through town.

Note: I walk almost everyday through the down town area and through the subdivisions.

2). The developer states that they won't develop if they have to reduce units because it won't be profitable. Damon was able to keep the lower density (4 homes per acre) for the previous development and am sure he turned a profit or he wouldn't have continued to build homes.

I realize other developments have been turned down. However, good things come to those that wait. Look at the downtown area and how it has turned around the past 6 -7 years.

It would be nice to see this development maintain this approximate ratio for this area. Canal Cove seems to be a "good" neighbor and building homes that start around \$230,000.

3). If the units are going to be built in a high density manner, it seems that they should be two bedroom only.

4). Vasko and Christiansen (long time residents) voted against this development. It is interesting that two long term residents voted no while three newer residents (to my knowledge) voted yes. I would love to know what there concerns were initially to vote now. If anyone could provide some specific information, it would be much appreciated.

Please remember the passion from the residents come from the same place, our love for Canal Winchester and to ensure continued hometown feel while embracing responsible development.

I really do appreciate all your hard work and serving our community. No doubt it is not easy.

Your comments and responses are welcomed!

Cindi Lynch

On Tue, Sep 26, 2017 at 7:31 AM, Jackie Marion <jmarion@insight.rr.com> wrote:

Thank you for taking the time to read this email. I appreciate the commitment, effort and frustration it must take to be a City Council member in Canal Winchester. I am contacting you regarding the development at 33 and High St. Like most residents I do not object to the project but rather the density of housing. I have several concerns: 1) increased traffic and speeding potential on Waterloo and Pfifer Dr. 2) the precedent this density sets for the city and how it potentially relates to what looks like a future development at the former Bolenbaugh field.

I think the current city's actions must be carefully analyzed with forward thinking. Just like the noise problem at Loose Rail, probably not a big consideration at the time, that has now become an issue for neighbors. What are the future consequences of allowing a high density project in Old Town Canal Winchester? Development is inevitable but must be allowed with an eye to the future preservation of what makes Canal Winchester a wonderful place to live. Canal Winchester has been my home, off and on, for over 60 years and with your guidance I am hoping it remains a wonderful place to live.

Thank you for your time and consideration .

Jackie Marion
106 E. Columbus St.

Jackie

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Amanda Jackson

From: Denise Alexander
Sent: Wednesday, September 27, 2017 3:51 PM
To: Amanda Jackson
Subject: FW: [EXTERNAL] Protecting CW center city neighborhoods

From: cathleen sammler [mailto:crelmmas@yahoo.com]
Sent: Tuesday, September 26, 2017 10:43 PM
To: Denise Alexander <dalexander@canalwinchesterohio.gov>
Subject: [EXTERNAL] Protecting CW center city neighborhoods

9/26/17

Mr. Steve Donahue, President of City Council and Council Members:

I am writing this to bring to your attention some concerns in regards to the 370 Cherokee Dr. property. It has remained vacant since May 31, 2017, initially without being maintained, and so I looked for the name of the buyer on the Franklin County Auditor web-site.

I discovered that the property was purchased by a commercial organization called Creative Housing, Inc., a non-profit company. Creative Housing is a business that either retro-fits a home for an individual with disabilities or it buys properties, converts the home to make it handicap accessible, looks for individuals who need low income housing, and then rents to these individuals.

On their website discussing their properties they state: "Creative Housing tenants lease their house at below market rates paying no more than 30% of their income for rent and utilities". "Creative Housing tenants choose their home, house mates (1-2 additional occupants) who share the costs of the home and supportive services."

My concerns are as follows with regards to this property:

- It is not owned by one family but by a business, who will be constantly seeking to fill the home with 2-3 renters. I understand Creative Housing owns many properties in this city.
- This area is zoned residential and the house is listed by the Auditor as "one-family dwelling". A commercial property with 2 or 3 contracted occupants does not constitute a one family dwelling.
- This is a vibrant community with good re-sale value. Low income housing will drive our home values down.
- All three individual renters may, at one time or another, require special services. These services and transportation needs will place increased stress on the city's social services.
- Special services for three people will require extra busing traffic in a foot traffic friendly and residential neighborhood.
- One of the characteristics I love about the neighborhood is you see frequent walkers and bikers. Often these walkers/bikers are children. There are no sidewalks in our neighborhood so they are walking in the street; with little traffic, they do so with assured safety.
- Low traffic has permitted the children to play games in the streets and to walk securely between friends' houses. If traffic increases, this will change the dynamics of the neighborhood.

- This neighborhood borders on Canal Winchester High-School. As a stable neighborhood, we are not only a source of future students but, also, contribute to the sound environment of our city's students. If we are not vigilant, this could become a transient neighborhood of renters and this would discourage stable families from moving in, resulting in a decline not only in downtown viability but in the desirability of attending the local high-school.

I wish to keep this neighborhood a vital and vibrant part of what is a beautiful and thriving downtown village community. I understand municipalities can respond to unique features of a particular land use application. I am looking forward to your response.

Thank you for your time:

Cathleen Sammler

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ORDINANCE NO. 17-041

AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING A TOTAL OF 17.554 ACRES CONSISTING OF PARCELS (184-002764, 184-000748, 184-000749, 184-000738, AND 184-000739) ZONED PLANNED RESIDENTIAL DEVELOPEMNT (PRD), A PARCEL (184-000747) ZONED OLD TOWN SINGLE FAMILY RESIDENTIAL (OTSFR), AND A PARCEL (184-001616) ZONED LOW DENSISTY RESIDENTIAL (R-3) TO PLANNED UNIT DEVELOPMENT (PUD), OWNED BY DAMON A. PFEIFER AND TIGER CONSTRUCTION, INC., LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH HIGH STREET AND US 33

WHEREAS, the rezoning of the area hereinafter described has been proposed to the Council of the City of Canal Winchester; and

WHEREAS, notice of a public hearing has been duly advertised and the public hearing has been held before the Council of the City of Canal Winchester;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, OHIO:

Section 1. That Part 11 of the Codified Ordinances and the Zoning Map of the City of Canal Winchester, Ohio, which is a part thereof, be and hereby is amended as follows:

That parcels consisting of 17.554 acres, located southwest of the intersection of US 33 and High Street, owned by Damon Pfeifer and Tiger Construction, Inc, as fully set forth in the description attached hereto as Exhibit A and incorporated herein by reference, is rezoned from Planned Residential District (PRD), Old Town Single Family Residential (OTSFR) and Low Density Residential (R-3) to Planned Unit Development (PUD).

Section 2. That the City Council hereby approves the preliminary plan and development standards text for such 17.554 acres which are attached hereto as Exhibits B and C and incorporated herein by reference with the following conditions:

1. Revise the Residential Development Standards item #7 to reflect that the exterior designs will alternate between Exterior Designs 'A' through 'F'. In no instance two identical façades or color schemes will be placed next to each other in the development.
2. The street lights erected on the private drives within the development be substantially similar to the street lights required on the public streets as per the Canal Winchester Standards.
3. Reserve "A" be dedicated as a public park with the final plat approval.
4. The developer equip and install within Reserve "A" usable playground equipment that is mutually agreeable to the developer and the technical review group prior to the final development plan approval. A cash donation to the city shall be an acceptable alternative with the amount determined by the technical review group.
5. School Facilities dedication is required per Section 1153.21, and the value of the fee in lieu of school dedication shall be determined as per 1153.21(e).

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council/Finance Director

DESCRIPTION OF 17.554 ACRES FOR ZONING PURPOSES

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, Section 30, Township 16, Range 20, Congress Lands, being all of Baby Farm No. 7 (Parcel 184-000738) and 8 (Parcel 184-000739) of Lombardy Heights, of record in Plat Book 10, Page 282 and as described in deed to Damon A. Pfeifer, of record in Instrument 201104200051504, all of Baby Farm No. 9 (Parcel 184-000749) and 10 (Parcel 184-000748) of said Lombardy Heights, and the adjacent alley as vacated in Ordinance 634, and all of that 7.123 acres (Parcel 184-002767), all of which being described in deed to Damon A. Pfeifer, of record in Instrument 201104200051505, and all of Baby Farm No. 1, (Parcel 184-000747) of said Lombardy Heights and described in deed to Damon A. Pfeifer, of record in Instrument 201104200051506 and all of Lot 173 (Parcel 184-001616) of Winchester Village Section 2, of record in Plat Book 77, Page 71 and described in deed to Tiger Construction, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING, at the common corner of said Winchester Village Section 2 and said 7.123 acres, also being in the south limited access right of way line of U.S. Route 33;

Thence South $68^{\circ}29'51''$ East, a distance of 1103.95 feet, with the common line of said 7.123 acres and said U.S. Route 33, to a point;

Thence South $69^{\circ}35'04''$ East, a distance of 386.02 feet, with the common line of said 7.123 acres and said U.S. Route 33, to a point;

Thence South $13^{\circ}59'30''$ West, a distance of 0.62 feet, to a point in the north line of said Baby Farm No. 1;

Thence South $85^{\circ}56'33''$ East, a distance of 5.17 feet, with the north line of said Baby Farm No. 1, to a point;

Thence South $08^{\circ}52'37''$ West, a distance of 153.00 feet, with the east line of said Baby Farm No. 1, to a point;

Thence North $85^{\circ}09'54''$ West, a distance of 455.29 feet, with the south line of said Baby Farm No. 1 and the north line of Highland Avenue, to a point in the west line of an existing alley and the east line of said Baby Farm No. 9;

Thence South $07^{\circ}12'57''$ West, a distance of 230.09 feet, with the common line of said Baby Farm No. 7, 8, and 9 and said existing alley, to a point at the southeast corner of said Lot 173 of said Winchester Village Section 2;

Thence with the perimeter of said Lot 173, the following courses:

North $85^{\circ}54'28''$ West, a distance of 145.00 feet, to a point;

South $52^{\circ}03'34''$ West, a distance of 25.00 feet, to a point on a curve;

With the arc of a curve to the left having a radius of 50.00 feet, delta angle of $89^{\circ}23'20''$, an arc length of 78.01 feet, a chord bearing of North $82^{\circ}38'17''$ West, and a chord distance of 70.33 feet, to a point;

North $04^{\circ}04'26''$ East, a distance of 112.50 feet, to a point on the south line of said Baby Farm No. 7;

Thence North $85^{\circ}55'34''$ West, a distance of 712.94 feet, with the south line of said Baby Farm No. 7 and the north line of said Winchester Village Section 2, to a point;

Thence North $04^{\circ}21'59''$ East, a distance of 816.03 feet, with the common line of said Lombardy Heights and said Winchester Village Section 2, to the **POINT OF TRUE BEGINNING**, and containing 17.554 acres, more or less.

The bearings shown hereon are an assumed bearing of South $68^{\circ}29'51''$ East for the south right of way line of U.S. Route 33 as established from linework obtained from the Franklin County Auditor's GIS.

The above description was prepared from record information and intended to be used for zoning purposes only.

PLANNED UNIT DISTRICT- PUD

TURNING STONE

CITY OF CANAL WINCHESTER, OHIO

Applicant:

**Grand Communities, Ltd.
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018
(859) 344-3136
Jason M. Wisniewski**

Engineer/ Planner:

**Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250
Worthington, Ohio 43085
(614) 540-6633
Brian Burkhart, PE**

CEC Project 171-424

**May 19, 2017
Rev. June 30, 2017**



Civil & Environmental Consultants, Inc.

**Application for
Planned Unit District - PUD**

**TURNING STONE DEVELOPMENT TEXT
CITY OF CANAL WINCHESTER, OHIO
May 19, 2017
Revised June 30, 2017**

I. General

Applicant: Grand Communities, Ltd.
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018
(859) 344-3136
Jason M. Wisniewski

Property Owners: Damon Pfeifer
650 Winchester Pike
Canal Winchester, Ohio 43110

Property: High Street Canal Winchester, Ohio 43110

Approx. Site Total: 17.55± acres

Residential: 15.80 acres (0.48 ac- Public R/W, 4.16 ac.-Reserve)
Commercial: 1.75 acres

Tax Parcel Numbers: 184-002764-00 (PRD)
184-000748-00 (PRD)
184-000749-00 (PRD)
184-000739-00 (PRD)
184-000738-00 (PRD)
184-000747-00 (OTSFR)
184-001616-00 (R-3)

Project Engineer/Planner: Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250
Worthington, Ohio 43085
(614) 540-6633
Brian Burkhart, PE

Project Developer: Grand Communities, Ltd.
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018
Phone: (859) 344-3136
Contact: Jason M. Wisniewski
Email: jwisniewski@fischerhomes.com

Proposed Application: PUD-Planned Unit District development plan and text for single-family and commercial uses

Existing Zoning: PRD (Planned Residential District), R-3 and OTSFR (Old Town Single Family Residential)

Project Narrative:

The project site consists of approximately 17.55 acres located on the west side of High Street, north of Carriage Place. It is currently zoned PRD, R-3, and OTSFR. The site is comprised of farm field and woods.

Currently located around the proposed development to the:

- north of the property is US 33
- south of the property is Winchester Village Section 2 Subdivision
- east of the property is Lombardy Heights Subdivision
- west of the property is Winchester Village Section 2 Subdivision

The applicant is requesting to rezone the property to Planned Unit District (PUD). The proposed development will consist of a single-family development (84 lots) and a 1.75 acre commercial tract. Under a planned unit district, the site will be able to accommodate both single-family units and commercial buildings. The residential area will take on similar characteristics to the adjacent neighborhoods, while the commercial space will act as an extension to the commercial parcels that line High Street, unifying the community.

Utilities/Public Services:

A. All utilities shall be underground, whenever possible, except for telephone and cable pedestals and electric transformers.

1. Waterline: For the residential development, an eight inch (8”) waterline extension will come off the existing eight inch (8”) waterline located on Carriage Place. Waterline service throughout the development will be public. For the commercial development, the waterline service will come from the existing six inch (6”) waterline located on the south side of the proposed Turning Stone Drive.
2. Sanitary: For the residential development, an eight inch (8”) sanitary line extension will come from the manhole located on Lot 152/173 of Winchester Village Section 2. For the

commercial development, the sanitary sewer service will connect into the existing manhole near the intersection of Highland Avenue and proposed Turning Stone Drive. All sanitary service throughout the development will be public.

3. Drainage: Existing drainage flows south to north. A retention pond is being proposed at the northeast corner of the residential development and will serve both of the residential and commercial areas. Maintenance of the retention pond will be shared by the residential and commercial based on a proportionate share of storage volume.

Traffic

- A. Traffic improvements are not required as a result of this proposed development as identified in the Smart Services, Inc. traffic study dated May 2017. However, the Applicant agrees to restripe High Street between the proposed entrance (Turning Stone Drive) to US33 to help facilitate left-hand turns from southbound High Street into the existing commercial/office uses on the west side of High Street. A final striping plan will be included and approved with the Final Development Plan.

II. Residential Development Standards

The following are Development Standards for the Subdivision, provided however, in the event a standard, provision, or requirement is not provided, the standards, provisions and requirements set forth in the City of Canal Winchester Planning and Zoning Code shall apply.

A. General Standards

Site Acreage:	17.55 Acres
Residential Acreage:	15.80 Acres (0.48 Ac.- Public R/W)
Number of Lots:	84
Typical Lot Size:	34'x124' (Min)
Building Setbacks:	25' Front/ 0' Side & 5' Side/ 25' Rear
Open Space Percentage:	4.16 Acres/ 24% (4.16 Ac. / 17.55 Ac.-0.48 Ac.)
Net Density:	5.48 Lots Per Acre (84 Lots / 15.80 Ac - 0.48 Ac.)

1. All proposed roads are private and twenty-six feet (26') wide, unless otherwise noted on the Preliminary Plan.
2. All public roads are to be thirty feet (30') wide within a sixty foot (60') right-of-way per city standards.

B. Building, Setback and Height Restrictions

1. The maximum number of homes shall not exceed eighty-four (84); provided, however, the Subdivision may contain fewer lots subject to final engineering or in order to meet other technical requirements (including but not limited to wetland avoidance/mitigation,

road relocation for connectivity purposes, utility requirements, etc.) without additional amendment to the Preliminary Plan.

2. Driveways may encroach into the side yards, but must be a minimum of one foot (1') off the property line. Side yards for corner lots shall be thirty feet (30') on the side of the lot adjacent to the street.
3. No structure may be constructed within the rear yard setback area, provided, however, patios, pergolas, and other non-structural (no foundation) assemblage may be erected in such area and shall further comply with the requirements of the City of Canal Winchester Planning and Zoning Resolution. Decks shall not be permitted.
4. Dwelling Units shall be single-family, duplex-style residences on slabs and the option to select a loft. The maximum building height shall not exceed thirty feet (30') in height from top of foundation to ridge of roof line.
5. There shall be no maximum lot coverage requirement.
6. House square footages (which shall be defined as habitable, heated, above-ground living space) shall be not less than twelve hundred (1,200) square feet for a ranch and not less than two thousand (2,000) square feet for a ranch with a loft.
7. The Applicant has included six (6) exterior designs (see Appendix F) and in no instance will the same exterior design be allowed on adjacent buildings and/or directly across the street.

C. Architectural and Design Standards:

1. Each house shall have an attached garage which can accommodate not less than two (2) cars. All homes shall have a minimum of four (4) parking spaces on each lot, which includes two (2) enclosed by the garage and two (2) spaces in front of the garage located between the garage and the street.
2. Each home will have a driveway apron that will be constructed to accommodate a maximum eighteen foot (18') wide driveway.
3. Utility meters may not be located on the front of any lot but shall be located on the side or rear of the structure.
4. Wall finish materials: Brick, stone, stucco, wood siding, cement fiber siding and upgraded vinyl siding (defined as siding with a nominal thickness of 0.42 gauge) are approved exterior wall finish materials.
5. The main roof pitch of single-story units shall have a 4:12 pitch, with all turned gables having a 5:12 pitch. The front roof pitch of loft units shall have a minimum 7¼:12 pitch, and will be equipped with dormer windows. Roofs may be fiberglass asphalt shingles or

dimensional shingles. Roof pitches shall be appropriate to the architecture of the house.

6. Traditional single- or double-hung and casement windows are allowed. Common window fenestration shall be used on all elevations.
7. Extruded aluminum gutters with downspouts may be used. All downspouts shall be tied into the curb drains.
8. All garage doors shall have glass inserts.

D. Pedestrian Requirements

1. A minimum three foot (3') wide concrete sidewalk shall be constructed from the driveway of the house to the front door/stoop of each house/lot.
2. A five foot (5') wide concrete sidewalk(s) shall be installed along one side of the street, with curb ramps at all corners.

III. Residential HOA Responsibilities

1. Homeowners Association: All residential property owners located within Turning Stone will be required to join and maintain membership in a forced and funded homeowners association (the "Association"), which will be formed prior to any lots being sold.
2. Association shall be responsible for all lawn maintenance for individual lots and all common areas. Association shall also maintain front yard landscaping on individual lots.
3. Reserve areas and landscaping of those reserve areas are to be maintained by The Association.
4. The Association shall manage and provide snow pushing services for private roads, driveways, sidewalks along street, and sidewalks leading from the driveway to the front door of the Dwelling Unit. Snow pushing shall be provided in accordance with requirements and rules established by the Board of Directors. De-icers and de-icing service is not part of this service. Home Lot Owners bear all risks and are responsible for any damage to pavement surfaces caused by their use of de-icers on their own driveways and sidewalks.
5. Select exterior maintenance of Dwelling Units shall be provided to homeowners on behalf of The Association, which may include, but shall not be limited to roofs, gutters, paint, siding, garage doors, and exterior light fixtures. The Association shall not be responsible for repairs or damages that were insured or should have been insured at the time damages occurred.

6. The Board will be turned over at the expiration of the Development Period. Within ninety (90) days after the expiration of the Development Period, the President of the Association shall call a special membership meeting ("Development Period Special Meeting"). At the Development Period Special Meeting, all Declarant appointed Directors shall be deemed removed from office, and the Class A Members, including the Declarant if it is then an Owner, shall elect a Director to fill each vacancy on the Board.

Development Period. "Development Period" means the period commencing on the date on which this Declaration is recorded and terminating on the earlier to occur of: (i) within thirty (30) days following the date when one hundred percent (100%) of the Dwelling Units which may be built on the Property or Additional Property have been deeded by either Declarant and/or any Builder to a third party purchaser; or (ii) thirty (30) years from the date of recording of the Declaration.

IV. Residential Accessory Structures

In order to promote the health, safety, and welfare of all Lot Owners, Members, and Occupants, and to preserve, beautify, and maintain the Property and all Structures thereon as a subdivision of high-quality and to preserve and promote a good environmental quality, the following covenants, restrictions and limitations as to use and occupancy are hereby adopted, declared and established. These covenants and restrictions shall hereinafter burden and benefit all Lots on the Property, shall run with the land, be binding on current and successor Lot Owners, for the benefit of all Lot Owners and all Lots on the Property.

A. Ancillary Structures

1. No Improvements or Structures of a temporary character, trailer, shack, garage, barn, or other temporary outbuilding shall be used or erected on any Lot after the permanent residence on each Lot has been completed.

B. Parking

1. All Lots shall provide a minimum of two (2) off-street parking spaces, exclusive of garages. No parking spaces, streets, or driveways nor any other part of the Common Elements nor any Lot upon which a Dwelling Unit is constructed shall be used for parking of any trailer, truck, boat, or anything other than operative automobiles, motorcycles, or scooters, except while loading, unloading, or cleaning which shall not exceed forty-eight (48) hours. Any of such vehicles may, however, be stored or parked in an enclosed garage provided such garage door is completely closed at all times when such a vehicle is parked therein.
2. All Dwelling Units shall contain a garage; carports shall not be permitted. Garage doors should be kept closed at all times, except during times of ingress and egress from the garage. Garages shall be used primarily for the parking of vehicles and shall not be used

primarily for storage or other purposes. Garages shall not be converted to additional living space.

C. Swimming Pools/ Spas

1. No above-ground or in-ground swimming pools, hot tubs or spas shall be constructed, erected, placed, or permitted to remain upon any Lot.

D. Garbage Refuse and Disposal

1. All trash, garbage, or other rubbish shall be kept at all times in each Owner's garage, except on the days which the trash, garbage, or other rubbish is collected by the local waste removal authorities or as otherwise directed and instructed by the Association. Any trash containers placed outside by the Dwelling Unit Owners to be collected by the local waste removal authorities shall only remain outside for a period not to exceed twenty-four (24) hours and may not be placed at the curb any earlier than 6:00 p.m. the day before the trash is scheduled to be removed. Trash removal and/or recycling shall be subject to such other rules and regulations as the Board may adopt from time to time.

E. Signs

1. No permanent sign shall be permitted on any Lot or building in the Subdivision. An Owner of a Dwelling Unit is permitted to place and maintain a standard "For Sale" or "For Rent" sign on his Lot; provided, however it is of a typical size within the industry. An Owner must obtain the prior written consent of the Board in the event said Owner desires to install and maintain a "For Sale" or "For Rent" sign which is not of a typical size within the industry.

F. Fencing

1. No fences shall be erected or built on any part of any Lot. Entrance designations, Recreational Facilities, fences and any other Structure erected by Declarant, Builder and/or the Association are exempt from this Restriction.

G. Patios, Decks and Pergolas

1. Patios and pergolas are permitted, but shall be professionally designed and may not be constructed or installed without consent of the Board. Decks shall not be permitted.

H. Mailboxes/ Addresses

1. The Builder shall be responsible for the installation of individual mailboxes, cluster mailboxes, or a community mailbox facility. The Association shall be responsible for maintenance of the established mailboxes.

I. House Numbering

1. Each home shall be required to install house numbers in a common location on each home.

J. Lighting

1. Street lighting shall comply with the Zoning Code of The City of Canal Winchester and follow specifications from American Electric Lighting.
2. Landscape lighting for Dwelling Units shall be low-voltage. Outdoor lighting fixtures for safety, security and ingress and egress purposes and shall be fixtures with the light source shielded from off lot visibility (cut off fixtures only).

V. Commercial Development Standards

The following are Development Standards for the commercial subarea of the PUD, provided however, in the event a standard, use, provision, or requirement is not provided, the standards, uses, provisions and requirements set forth in the City of Canal Winchester Planning and Zoning Code shall apply.

A. General Standards

Total Site Acreage:	17.55 Acres
Commercial Acreage:	1.75 Acres (Phase 2 of Development)
Number of Buildings:	To be Determined in Final Development Plan
Building Square Footage:	To be Determined in Final Development Plan
Building Setbacks:	20' from U.S. Rt. 33 / Build to 30' from N. High St. / 50' from Turning Stone Drive / 20' from Residential Lot / 20' from Residential Reserve Area / 20' Between Commercial Buildings
Parking Setbacks:	10' from ROW to Parking / 10' from Parking Stall to Commercial Building(s)
Parking Spaces:	Not to Exceed 1 Space per 200 Square Feet of Building Area

1. As final plans are developed, special attention shall be given to the fact that this subarea is located within the Old Town Overlay District per Section 1175.01.

B. Permitted Uses

Uses permitted in Section 1167.02(b) - Business and Professional Offices:

Business offices engaged in providing tangible and intangible services to the public, involving both persons and their possessions, including:

- (1) Administrative, Business and Professional Offices: Administrative offices primarily engaged in general administration, supervision, purchasing, accounting and other management functions, and professional offices engaged in providing tangible and intangible services to the general public, involving both persons and possessions, including financial services, real estate and insurance.
- (2) Professional: Offices of physicians and surgeons, dentists and dental surgeons, chiropractors, medical and dental laboratories, health and allied sciences not elsewhere classified, legal services, design services including engineering, architecture, landscape architecture, urban planning, graphic arts, and interior design, and accounting, auditing and bookkeeping services.
- (3) Health care maintenance and emergency services.

C. Building, Setback and Height Restrictions

1. Multiple buildings may be constructed.
2. The width, height, surrounding setbacks and style shall be considered in relationship to adjacent structures. If the new buildings cannot align with adjacent structures due to site constraints, the buildings shall be placed farther back rather than in front of adjacent buildings. The proportion of the buildings shall be compatible with adjacent buildings and the relationship between buildings within the commercial subarea should allow for consistency of style, size and density.
3. The height of all buildings shall not exceed forty (40') feet per Section 1173.03(b).
4. The buildings may be placed toward the northern property line adjacent to U.S. Rt. 33 in order to create adequate space and separation from the homes to the south, to provide a visual barrier from U.S. Rt. 33, and to create better visibility for the businesses along U.S. Rt. 33.
5. All commercial lots shall front on a public right-of-way.
6. There shall be no maximum lot coverage requirement.
7. The commercial and residential development will coordinate and/or share signage in order to minimize visual clutter and will be made out of material as allowed in the Old Town District guidelines. The Entry Monument shall be a maximum of twelve feet (12') in height and eight feet (8') wide. The Sub-Entry Monument(s) shall be a maximum of seven feet (7') in height and five feet (5') in width.

D. Architectural and Design Standards:

1. Each building shall be in an architectural style which is appropriate in the Old Town Overlay District, and final designs shall be reviewed by the Canal Winchester Landmarks Commission per Section 1175.01.
2. All exterior walls shall be comprised of eighty (80) percent natural material with brick or stone as the predominant material. Other natural materials may also be incorporated into the building's exterior design. Use of "newer" materials is subject to approval by the Planning and Zoning Commission. Stucco, drivit and like materials may be used as accents provided the total square footage of accent material does not exceed twenty (20) percent of the gross exterior building wall square footage. Aluminum and/or vinyl shall be allowed for trim details only such as soffits, gutters, shutters, etc., but shall not be used as siding products.
3. Roof and building façade colors shall be coordinated to complement each other and a historical color palette may be utilized to create consistency with neighboring parcels in the Old Town District. Roof materials shall be shingles, slate or synthetic slate, and metal standing seam. Asphalt shingles shall have an "architectural" or "dimensional" appearance and performance.
4. All structures within the commercial subarea shall be designed to be architecturally compatible with each other by employing similar roof pitches, architectural details and be constructed of compatible exterior building materials. All buildings and portions thereof shall retain traditional building massing. A building frontage that exceeds a width of fifty (50) feet shall incorporate articulation and offset of the wall plane to inhibit a large expanse of blank wall and add interest to the façade.
5. The façade of the portion of the building facing North High Street shall be designed to have its front entry, or the architectural appearance of a front entry, facing North High Street. For the other buildings, if any, the orientation shall be towards the primary street right of way and an entryway shall be located on the front of the building. Corner entrances are acceptable to meet this requirement if one side of the corner entrance faces the primary street right of way.
6. Special attention shall be given to minimize any "blank walls" without windows facing North High Street and U.S. Rt. 33. Specifically, elevations facing the primary street shall be a minimum of forty (40) percent glass between the height of two (2) feet and ten (10) feet and have an unobstructed view of the building interior to a depth of four (4) feet. The use of black, gold, green, silver, or any other reflective colored glass on a building is prohibited. The use of spandrel glass is also prohibited. Frosted glass may be permitted in some cases, subject to approval of the Planning and zoning Commission.
7. For every one hundred (100) feet of elevation width, each side and rear elevation must

contain at least two (2) design elements and each front elevation must contain at least three (3) design elements. For multi-story buildings, each story on a single elevation shall contain at least two (2) design elements. Typical design elements can include:

- a) A door of at least twenty-eight (28) square feet in area with an awning, window, faux window or other feature subject to approval by the Planning and Zoning Commission.
 - b) A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered as one element.
 - c) A chimney.
 - d) An articulated gable vent of at least four (4) square feet in area.
 - e) Porches, decks or similar structures.
 - f) A similar significant permanent architectural feature consistent with the style of the building upon approval by the Planning and Zoning Commission.
8. All external and rooftop mechanical equipment, including satellite antennas, and trash dumpsters shall be screened from view at all property lines on which the building is located. Screening materials shall be complimentary to those used on the majority of the building. For ground mounted equipment, landscaping shall be the preferred method of screening. If two or more buildings are located on the same property, rooftop equipment shall not be visible at ground level within fifty (50) feet from any building.

E. Parking Requirements

1. There shall be a maximum of one parking space for every 200 square feet of commercial building space.
2. The parking areas shall be broken up where possible so not to create a single large unbroken paved lot for off-street parking, and smaller defined parking areas are encouraged.
3. Due to the irregular shape of the site and resulting constraints with building layouts, parking may be located on the portion of the site fronting Turning Stone Drive.

VI. **Landscaping, and/or Screening Commitments**

The proposed development shall comply with all landscape regulations set forth in part eleven Chapter 1191 of the codified ordinances of Canal Winchester.

A. Residential

1. A total of two hundred fifty-two (242) trees are anticipated to be removed within the project limits, and two hundred twenty-eight (218) trees will be replaced by one (1) tree from the list of Approved Urban Forest Trees and Plants for Canal Winchester. Any tree that is determined to be “dying,” “dead,” and/or any species not listed in the Approved Urban Forest Trees and Plants for Canal Winchester at the time of removal shall not require replacements. The final quantity of trees to be removed and replaced shall be determined during final technical review. Please see the Conceptual Landscape Plan for preliminary tree removal and replacement quantities and locations
2. An eight foot (8’) wide recreational asphalt path shall be provided within the Development; a preliminary routing is shown on the Conceptual Landscape Plan, along the northern boundary. The path will tie into the commercial parcel to allow access for future employees. The final alignment and routing of the recreational asphalt path is subject to final technical review.
3. Chapter 1191, Section 1191.07, pertaining to the City’s Street Tree Fund, shall not apply due to the use of private streets within the Development.

B. Commercial

1. 30 sq. ft. for every 1,000 sq. ft. of building ground coverage
2. 1 tree for every 1,000 sq. ft. of building ground coverage.
3. Off-street parking areas for more than five (5) vehicles shall be effectively screened on each side which abuts a residential zoning district or public right-of-way by a masonry wall or solid wood fence. Such wall or fence shall be no higher than four (4) feet and shall be maintained in good condition. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than fifteen (15) feet in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height.
4. All off-street parking areas shall provide one (1) tree of no less than two (2) inches DBH, for every six (6) parking spaces. These trees shall be planted in a parking island and located uniformly within the interior of the parking area. All trees shall be balled and burlapped or containerized/potted when planted. The top eighteen (18) inches of the burlap bag and cage shall be removed when planting. Planting beds for parking lot trees shall be constructed so as to minimize damage to trunks and roots of the trees from vehicles, pedestrians and parking lot maintenance through the use of adequate soil planting area and curbing or parking blocks. Planting soil area per tree shall be a minimum of sixteen (16) square feet. The minimum dimension for the planting areas shall be four (4) feet on one side. Additionally, any parking landscape island shall be designed to be comprehensive and larger in size rather than many smaller islands.

5. A landscaped area totaling a minimum of fifty (50) square feet shall be provided centered on the base of all freestanding signs and should be comprised of a variety of natural materials, such as, ground cover, perennials, shrubs, and hedges. Turf grass shall not be used in this sign landscaping area.
6. For all non-single family residential uses requiring trash container receptacles, such as dumpsters, all such containers or receptacles shall be enclosed on all sides by walls or fences with an opacity of one hundred (100) percent and a minimum height of six (6) feet. Such containers or receptacles when located adjacent to or abutting a residential zoning district shall in addition be landscaped on all sides visible from such districts by shrubs and hedges with an opacity of seventy-five (75) percent. Trash containers and receptacles shall be located behind the building line and shall be located to the rear of non-residential uses. Trash containers and receptacles shall conform to side and rear yard setback requirements and for non-residential uses adjacent to a residential zoning district, such containers and receptacles shall be located no closer than twenty-five (25) feet to any property line.
7. The landscaping shall be designed to be comprehensive in large pockets located between and around the commercial buildings to promote larger usable landscape areas rather than small islands.

VII. Divergence Request

1. The applicant is requesting a divergence from 1173.03 (b) "Minimum Lot Requirements" which requires a minimum lot area for a PUD twenty (20) acres or more. The site is owned by a single owner/entity, and therefore, it makes sense to plan the site together. The applicant believes rezoning the site to PUD and planning it comprehensively allows the commercial and residential uses to better complement one another and encourages the uses to work together to create the best overall design.
2. The applicant is requesting a divergence from 1173.03 (c) "Site Development Standards" which requires a maximum density of four (4) units per acre. There are four (4) major reasons the applicant is requesting this divergence:
 - a. Additional density increases the number of residents to support and promote commercial growth within downtown Canal-Winchester/Old Town District. Additional residents within walking distance of downtown/Old Town District promotes activity along the streetscape, especially high street.
 - b. Additional density increases the city's tax base through increased property tax and through additional commercial/sales tax from increased residents/users. In addition, the proposed street network is private (i.e. not maintained by the city) and duplex residents tend to have fewer/older children, which limits the impact on local schools.

- c. Provides another housing type/diversifies housing stock with an option that tends to attract young professionals and active adults/"baby boomers".
- d. Additional density makes the ownership and maintenance of private streets more economical for future residents; i.e. more residents to bear the cost. This in turn increases the disposable income available to future residents, which can be used to support local businesses.

In summary, the applicant believes the above points support additional density and result in the highest and best use of the site; especially given the site's location next to a major highway (US 33) and downtown Canal-Winchester/Old Town District.

- 3. The applicant is requesting a divergence from 1173.03 (c) (10) b "Site Development Standards" which allows private roads as a common easement as long as the easement does not serve an area larger than two (2) acres, except that such area will contain six (6) dwellings or less. The applicant, during its pre-application meeting with city staff, showed a plan with public streets/rights-of-way, and city staff requested all streets to be private.
- 4. The applicant is requesting a divergence from Chapter 1181.04, which states 25% of site acreage be set aside as a public space. These public spaces "shall be used as sites for public parks, open space, and recreational areas." The current amount of open space on the site is 24% and includes two large recreational areas, and four smaller common areas used for open space and screening of nearby residences. The 24% open space does not include any open space that may be dedicated by the commercial parcel in final development plans.
- 5. The applicant is requesting a divergence from Chapter 1173.03(b)(4), which states that "adjacent residential homes shall not have identical facades relative to style and color, and all residential building front yard setbacks shall meet the applicable district requirements and be staggered." The applicant is committed to creating a high-quality community that minimizes monotony through variations in architecture, color schemes for buildings, slight variations in front-yard setbacks, and landscaping. The applicant is working with City Staff to define the implementation of these variations to create an aesthetically-pleasing community within the City of Canal Winchester.

Appendices

- Appendix A- Zoning Code and Map Amendment/
Preliminary Plan Applications
- Appendix B- Preliminary Plan
- Appendix C- Traffic Study
- Appendix D- Capacity Letter
- Appendix E- Evidence of Control
- Appendix F- Duplex Design Study
- Appendix G- Duplex Elevations

DESCRIPTION OF 17.554 ACRES FOR ZONING PURPOSES

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, Section 30, Township 16, Range 20, Congress Lands, being all of Baby Farm No. 7 (Parcel 184-000738) and 8 (Parcel 184-000739) of Lombardy Heights, of record in Plat Book 10, Page 282 and as described in deed to Damon A. Pfeifer, of record in Instrument 201104200051504, all of Baby Farm No. 9 (Parcel 184-000749) and 10 (Parcel 184-000748) of said Lombardy Heights, and the adjacent alley as vacated in Ordinance 634, and all of that 7.123 acres (Parcel 184-002767), all of which being described in deed to Damon A. Pfeifer, of record in Instrument 201104200051505, and all of Baby Farm No. 1, (Parcel 184-000747) of said Lombardy Heights and described in deed to Damon A. Pfeifer, of record in Instrument 201104200051506 and all of Lot 173 (Parcel 184-001616) of Winchester Village Section 2, of record in Plat Book 77, Page 71 and described in deed to Tiger Construction, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING, at the common corner of said Winchester Village Section 2 and said 7.123 acres, also being in the south limited access right of way line of U.S. Route 33;

Thence South 68°29'51" East, a distance of 1103.95 feet, with the common line of said 7.123 acres and said U.S. Route 33, to a point;

Thence South 69°35'04" East, a distance of 386.02 feet, with the common line of said 7.123 acres and said U.S. Route 33, to a point;

Thence South 13°59'30" West, a distance of 0.62 feet, to a point in the north line of said Baby Farm No. 1;

Thence South 85°56'33" East, a distance of 5.17 feet, with the north line of said Baby Farm No. 1, to a point;

Thence South 08°52'37" West, a distance of 153.00 feet, with the east line of said Baby Farm No. 1, to a point;

Thence North 85°09'54" West, a distance of 455.29 feet, with the south line of said Baby Farm No. 1 and the north line of Highland Avenue, to a point in the west line of an existing alley and the east line of said Baby Farm No. 9;

Thence South 07°12'57" West, a distance of 230.09 feet, with the common line of said Baby Farm No. 7, 8, and 9 and said existing alley, to a point at the southeast corner of said Lot 173 of said Winchester Village Section 2;

Thence with the perimeter of said Lot 173, the following courses:

North 85°54'28" West, a distance of 145.00 feet, to a point;

South 52°03'34" West, a distance of 25.00 feet, to a point on a curve;

With the arc of a curve to the left having a radius of 50.00 feet, delta angle of 89°23'20", an arc length of 78.01 feet, a chord bearing of North 82°38'17" West, and a chord distance of 70.33 feet, to a point;

North 04°04'26" East, a distance of 112.50 feet, to a point on the south line of said Baby Farm No. 7;

Thence North 85°55'34" West, a distance of 712.94 feet, with the south line of said Baby Farm No. 7 and the north line of said Winchester Village Section 2, to a point;

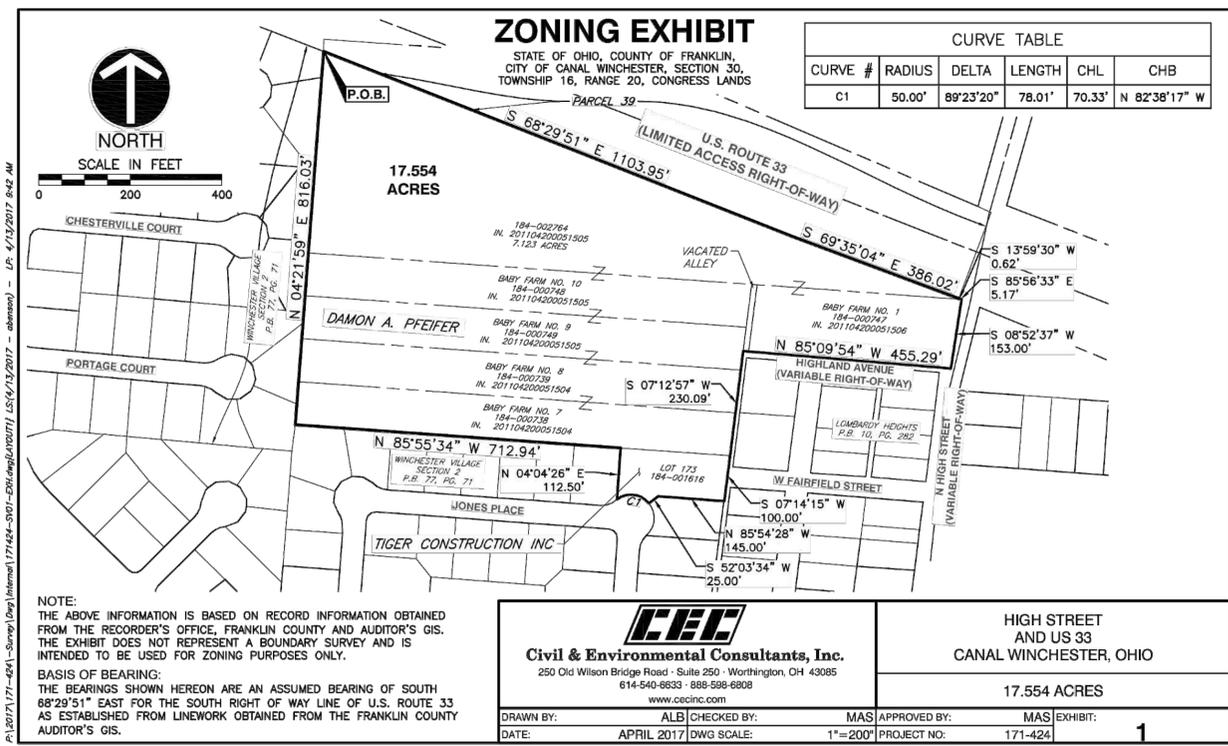
Thence North 04°21'59" East, a distance of 816.03 feet, with the common line of said Lombardy Heights and said Winchester Village Section 2, to the **POINT OF TRUE BEGINNING**, and containing 17.554 acres, more or less.

The bearings shown hereon are an assumed bearing of South 68°29'51" East for the south right of way line of U.S. Route 33 as established from linework obtained from the Franklin County Auditor's GIS.

The above description was prepared from record information and intended to be used for zoning purposes only.

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Page 1 of 1



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NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

GRAND COMMUNITIES, LTD.
TURNING STONE
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO

ZONING EXHIBIT & DETAILS

DATE: JUNE 2017 DRAWN BY: MDC
DWG SCALE: AS NOTED CHECKED BY: CLL
PROJECT NO: 171-424
APPROVED BY: 

DRAWING NO.: **C201**

SHEET 2 OF 7



STANDARD STREET LIGHT DETAIL
STREET LIGHTING SHALL COMPLY WITH THE ZONING CODE OF THE CITY OF CANAL WINCHESTER AND FOLLOW SPECIFICATIONS FROM AMERICAN ELECTRIC LIGHTING.



NORTH

SCALE IN FEET
0 60 120

WINDWARD CT

CHESTERVILLE CT

PORTAGE CT

FALLEN TIMBERS CT

TURNING STONE DR. - 26' (PRIVATE)

GREYSTONE LANE - 26' (PRIVATE)

TURNING STONE DR. - 26' (PRIVATE)

TURNING STONE DR. - 16' (PRIVATE)
(ONE WAY)

EDGEROCK RD. - 26' (PRIVATE)

JONES PL - 50'

CARRIAGE PL - 50'

COLUMBUS-LANCASTER RD (U.S. 33)

TURNING STONE DR. - 60' (PUBLIC)

W FAIRFIELD ST

N HIGH ST - VARIES

E FAIRFIELD ST

HIGHLAND AVE

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

REVISION RECORD

NO	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 614-540-6633 · 888-598-6808
 www.ceinc.com

GRAND COMMUNITIES, LTD.
TURNING STONE
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO

TREE SURVEY

DATE: JUNE 2017 DRAWN BY: MDC
 DWG SCALE: 1"=60' CHECKED BY: CLL
 PROJECT NO: 171-424
 APPROVED BY:

DRAWING NO.: **C700**
 SHEET 3 OF 7

P:\2017\171-424\CAD\DWG\C700 - Preliminary Plans.dwg (C700) LS(6/23/2017 - 8:23:36 AM) - CP: 6/23/2017 7:36 AM

ID	Common Name	Scientific Name	Condition	DBH (IN)
204	Hackberry	Celtis occidentalis	Good	6
205	Cherry, Black	Prunus serotina	Good	9
206	Cherry, Black	Prunus serotina	Good	7
207	Cherry, Black	Prunus serotina	Good	9
208	Hackberry	Celtis occidentalis	Good	20
209	Cherry, Black	Prunus serotina	Poor	13
209	Cherry, Black	Prunus serotina	Poor	8
210	Hackberry	Celtis occidentalis	Good	9
211	Hackberry	Celtis occidentalis	Good	10
212	Hackberry	Celtis occidentalis	Good	14
212	Hackberry	Celtis occidentalis	Good	12
213	Cherry, Black	Prunus serotina	Good	14
214	Osage-Orange	Maclura pomifera	Good	16
214	Osage-Orange	Maclura pomifera	Good	13
215	Hackberry	Celtis occidentalis	Good	6
216	Hackberry	Celtis occidentalis	Good	6
217	Hackberry	Celtis occidentalis	Good	15
217	Hackberry	Celtis occidentalis	Good	11
218	Hackberry	Celtis occidentalis	Good	13
219	Hackberry	Celtis occidentalis	Good	12
220	Hackberry	Celtis occidentalis	Good	12
220	Hackberry	Celtis occidentalis	Good	9
220	Hackberry	Celtis occidentalis	Good	9
221	Hackberry	Celtis occidentalis	Good	11
221	Hackberry	Celtis occidentalis	Good	7
221	Hackberry	Celtis occidentalis	Good	6
222	Hackberry	Celtis occidentalis	Good	19
223	Cherry, Black	Prunus serotina	Good	12
224	Hackberry	Celtis occidentalis	Good	21
225	Hackberry	Celtis occidentalis	Good	14
226	Hackberry	Celtis occidentalis	Good	12
226	Hackberry	Celtis occidentalis	Good	10
226	Hackberry	Celtis occidentalis	Good	10
226	Hackberry	Celtis occidentalis	Good	8
227	Hackberry	Celtis occidentalis	Good	11
228	Hackberry	Celtis occidentalis	Good	9
229	Cherry, Black	Prunus serotina	Good	12
230	Boxelder	Acer negundo	Good	15
231	Hackberry	Celtis occidentalis	Good	13
232	Hackberry	Celtis occidentalis	Good	8
233	Hackberry	Celtis occidentalis	Good	11
234	Hackberry	Celtis occidentalis	Good	12
235	Hackberry	Celtis occidentalis	Good	14
236	Cherry, Black	Prunus serotina	Good	16
237	Maple, Red	Acer rubra	Good	11
238	Walnut, Black	Juglans nigra	Good	9
239	Boxelder	Acer negundo	Good	10

ID	Common Name	Scientific Name	Condition	DBH (IN)
240	Boxelder	Acer negundo	Good	12
241	Maple, Sugar	Acer saccharum	Good	16
241	Maple, Sugar	Acer saccharum	Good	9
241	Maple, Sugar	Acer saccharum	Good	6
242	Elm, Slippery	Ulmus rubra	Good	10
242	Elm, Slippery	Ulmus rubra	Good	7
242	Elm, Slippery	Ulmus rubra	Good	6
243	Hackberry	Celtis occidentalis	Good	9
244	Hackberry	Celtis occidentalis	Good	8
245	Cherry, Black	Prunus serotina	Poor	18
246	Boxelder	Acer negundo	Good	6
247	Osage-Orange	Maclura pomifera	Poor	9
248	Maple, Red	Acer rubra	Good	8
249	Cherry, Black	Prunus serotina	Poor	6
250	Oak, Pin	Quercus palustris	Good	11
251	Boxelder	Acer negundo	Poor	13
252	Cherry, Black	Prunus serotina	Good	28
252	Cherry, Black	Prunus serotina	Good	12
253	Osage-Orange	Maclura pomifera	Good	9
254	Osage-Orange	Maclura pomifera	Good	11
255	Boxelder	Acer negundo	Poor	17
256	Boxelder	Acer negundo	Good	10
257	Boxelder	Acer negundo	Good	12
258	Oak, Black	Quercus nigra	Good	11
259	Walnut, Black	Juglans nigra	Good	9
260	Hackberry	Celtis occidentalis	Good	13
260	Hackberry	Celtis occidentalis	Good	9
260	Hackberry	Celtis occidentalis	Good	6
261	Cherry, Black	Prunus serotina	Good	13
262	Cherry, Black	Prunus serotina	Good	8
263	Hackberry	Celtis occidentalis	Good	11
264	Hackberry	Celtis occidentalis	Good	7
265	Ash, White	Fraxinus americana	Good	12
266	Elm, American	Ulmus americana	Good	6
267	Elm, American	Ulmus americana	Good	6
268	Ash, Green	Fraxinus pennsylvanica	Good	7
269	Boxelder	Acer negundo	Good	9
270	Boxelder	Acer negundo	Good	6
271	Hackberry	Celtis occidentalis	Good	11
271	Hackberry	Celtis occidentalis	Good	7
272	Hackberry	Celtis occidentalis	Good	10
273	Boxelder	Acer negundo	Poor	8
274	Hackberry	Celtis occidentalis	Poor	9
275	Boxelder	Acer negundo	Good	6
276	Cherry, Black	Prunus serotina	Good	18
277	Hackberry	Celtis occidentalis	Good	15
278	Cherry, Black	Prunus serotina	Good	18
279	Hackberry	Celtis occidentalis	Good	15

ID	Common Name	Scientific Name	Condition	DBH (IN)
279	Hackberry	Celtis occidentalis	Good	12
280	Hackberry	Celtis occidentalis	Good	13
280	Hackberry	Celtis occidentalis	Good	10
280	Hackberry	Celtis occidentalis	Good	7
280	Hackberry	Celtis occidentalis	Good	7
280	Hackberry	Celtis occidentalis	Good	6
281	Cherry, Black	Prunus serotina	Good	18
282	Cherry, Black	Prunus serotina	Good	14
283	Hackberry	Celtis occidentalis	Good	14
283	Hackberry	Celtis occidentalis	Good	13
283	Hackberry	Celtis occidentalis	Good	10
284	Hackberry	Celtis occidentalis	Good	17
284	Hackberry	Celtis occidentalis	Good	15
284	Hackberry	Celtis occidentalis	Good	13
285	Maple, Red	Acer rubra	Good	6
286	Maple, Red	Acer rubra	Good	8
286	Maple, Red	Acer rubra	Good	7
287	Maple, Red	Acer rubra	Good	6
287	Maple, Red	Acer rubra	Good	6
287	Maple, Red	Acer rubra	Good	6
288	Maple, Red	Acer rubra	Good	10
288	Maple, Red	Acer rubra	Good	6
289	Maple, Red	Acer rubra	Good	6
290	Cherry, Black	Prunus serotina	Good	6
291	Cherry, Black	Prunus serotina	Good	6
292	Maple, Red	Acer rubra	Good	6
293	Cherry, Black	Prunus serotina	Good	6
294	Hackberry	Celtis occidentalis	Good	11
294	Hackberry	Celtis occidentalis	Good	8
294	Hackberry	Celtis occidentalis	Good	8
294	Hackberry	Celtis occidentalis	Good	6
294	Hackberry	Celtis occidentalis	Good	6
295	Hackberry	Celtis occidentalis	Good	7
295	Hackberry	Celtis occidentalis	Good	6
296	Boxelder	Acer negundo	Good	8
297	Cherry, Black	Prunus serotina	Good	6
298	Hackberry	Celtis occidentalis	Good	6
299	Osage-Orange	Maclura pomifera	Good	11
299	Osage-Orange	Maclura pomifera	Good	7
300	Osage-Orange	Maclura pomifera	Good	11
300	Osage-Orange	Maclura pomifera	Good	9
300	Osage-Orange	Maclura pomifera	Good	8
301	Maple, Red	Acer rubra	Good	7
302	Cherry, Black	Prunus serotina	Good	6
303	Hackberry	Celtis occidentalis	Good	6
304	Hackberry	Celtis occidentalis	Good	8
305	Ash, Green	Fraxinus pennsylvanica	Good	7
306	Osage-Orange	Maclura pomifera	Good	28

ID	Common Name	Scientific Name	Condition	DBH (IN)
306	Osage-Orange	Maclura pomifera	Good	8
306	Osage-Orange	Maclura pomifera	Good	6
307	Maple, Red	Acer rubra	Good	6
308	Maple, Red	Acer rubra	Good	9
309	Maple, Red	Acer rubra	Good	6
310	Maple, Red	Acer rubra	Good	8
311	Cherry, Black	Prunus serotina	Good	8
312	Maple, Silver	Acer saccharinum	Good	18
313	Maple, Red	Acer rubra	Good	8
314	Cherry, Black	Prunus serotina	Good	8
315	Cherry, Black	Prunus serotina	Good	25
316	Cherry, Black	Prunus serotina	Good	10
316	Cherry, Black	Prunus serotina	Good	9
317	Cherry, Black	Prunus serotina	Good	9
318	Cherry, Black	Prunus serotina	Good	10
319	Cherry, Black	Prunus serotina	Good	9
320	Cherry, Black	Prunus serotina	Good	8
321	Osage-Orange	Maclura pomifera	Good	7
322	Cherry, Black	Prunus serotina	Good	8
322	Cherry, Black	Prunus serotina	Good	7
323	Hackberry	Celtis occidentalis	Good	10
324	Cherry, Black	Prunus serotina	Good	11
324	Cherry, Black	Prunus serotina	Good	7
325	Cherry, Black	Prunus serotina	Poor	11
326	Cherry, Black	Prunus serotina	Poor	16
327	Cherry, Black	Prunus serotina	Good	12
327	Cherry, Black	Prunus serotina	Good	8
328	Osage-Orange	Maclura pomifera	Good	9
329	Cherry, Black	Prunus serotina	Good	6
330	Cherry, Black	Prunus serotina	Good	6
331	Boxelder	Acer negundo	Good	6
332	Boxelder	Acer negundo	Good	6
333	Cherry, Black	Prunus serotina	Good	8
333	Cherry, Black	Prunus serotina	Good	6
334	Cherry, Black	Prunus serotina	Good	8
334	Cherry, Black	Prunus serotina	Good	7
335	Hackberry	Celtis occidentalis	Good	10
336	Hackberry	Celtis occidentalis	Good	11
337	Boxelder	Acer negundo	Good	10
338	Boxelder	Acer negundo	Poor	10
338	Boxelder	Acer negundo	Poor	6
339	Cherry, Black	Prunus serotina	Good	7
340	Cherry, Black	Prunus serotina	Good	9
340	Cherry, Black	Prunus serotina	Good	6
341	Cherry, Black	Prunus serotina	Poor	21
342	Hackberry	Celtis occidentalis	Poor	11
343	Hackberry	Celtis occidentalis	Good	27
344	Cherry, Black	Prunus serotina	Good	6

ID	Common Name	Scientific Name	Condition	DBH (IN)
345	Osage-Orange	Maclura pomifera	Good	15
346	Osage-Orange	Maclura pomifera	Good	12
347	Osage-Orange	Maclura pomifera	Good	10
348	Cherry, Black	Prunus serotina	Good	7
349	Boxelder	Acer negundo	Good	6
350	Boxelder	Acer negundo	Good	6
351	Boxelder	Acer negundo	Good	8
352	Elm, American	Ulmus americana	Good	9
353	Osage-Orange	Maclura pomifera	Good	10
354	Cherry, Black	Prunus serotina	Poor	11
355	Cherry, Black	Prunus serotina	Poor	10
356	Osage-Orange	Maclura pomifera	Good	8
357	Osage-Orange	Maclura pomifera	Good	6
358	Hackberry	Celtis occidentalis	Good	6
359	Osage-Orange	Maclura pomifera	Poor	7
360	Osage-Orange	Maclura pomifera	Poor	11
361	Osage-Orange	Maclura pomifera	Poor	6
362	Osage-Orange	Maclura pomifera	Good	8
363	Maple, Silver	Acer saccharinum	Good	11
363	Maple, Silver	Acer saccharinum	Good	9
363	Maple, Silver	Acer saccharinum	Good	8
364	Hackberry	Celtis occidentalis	Good	6
365	Cherry, Black	Prunus serotina	Poor	9
366	Hackberry	Celtis occidentalis	Good	9
367	Osage-Orange	Maclura pomifera	Good	7
367	Osage-Orange	Maclura pomifera	Good	6
368	Osage-Orange	Maclura pomifera	Good	6
369	Oak, Pin	Quercus palustris	Good	8
370	Cherry, Black	Prunus serotina	Good	11
371	Hackberry	Celtis occidentalis	Good	7
372	Hackberry	Celtis occidentalis	Good	20
373	Hackberry	Celtis occidentalis	Good	18
374	Cherry, Black	Prunus serotina	Good	15
375	Hackberry	Celtis occidentalis	Good	7
376	Osage-Orange	Maclura pomifera	Good	20
376	Osage-Orange	Maclura pomifera	Good	13
377	Hackberry	Celtis occidentalis	Good	8
377	Hackberry	Celtis occidentalis	Good	7
378	Cherry, Black	Prunus serotina	Good	7
379	Hackberry	Celtis occidentalis	Good	6
380	Hackberry	Celtis occidentalis	Good	8
381	Hackberry	Celtis occidentalis	Good	21
382	Hackberry	Celtis occidentalis	Good	6
383	Cherry, Black	Prunus serotina	Good	19
384	Hackberry	Celtis occidentalis	Good	23
384	Hackberry	Celtis occidentalis	Good	10
385	Cherry, Black	Prunus serotina	Good	6
386	Osage-Orange	Maclura pomifera	Good	11

ID	Common Name	Scientific Name	Condition	DBH (IN)
387	Cherry, Black	Prunus serotina	Good	6
388	Hackberry	Celtis occidentalis	Good	8
388	Hackberry	Celtis occidentalis	Good	7
389	Cherry, Black	Prunus serotina	Good	6
390	Osage-Orange	Maclura pomifera	Good	15
390	Osage-Orange	Maclura pomifera	Good	13
391	Cherry, Black	Prunus serotina	Good	13
392	Cherry, Black	Prunus serotina	Good	9
392	Cherry, Black	Prunus serotina	Good	7
393	Cherry, Black	Prunus serotina	Good	6
394	Cherry, Black	Prunus serotina	Good	6
395	Cherry, Black	Prunus serotina	Good	12
396	Osage-Orange	Maclura pomifera	Good	7
397	Cherry, Black	Prunus serotina	Good	14
398	Cherry, Black	Prunus serotina	Good	14
399	Osage-Orange	Maclura pomifera	Good	26
400	Cherry, Black	Prunus serotina	Good	12
401	Cherry, Black	Prunus serotina	Good	8
402	Osage-Orange	Maclura pomifera	Good	45
403	Boxelder	Acer negundo	Good	6
404	Osage-Orange	Maclura pomifera	Good	9
405	Osage-Orange	Maclura pomifera	Good	8
406	Boxelder	Acer negundo	Good	7
407	Cherry, Black	Prunus serotina	Good	7
408	Cherry, Black	Prunus serotina	Good	6
409	Cherry, Black	Prunus serotina	Good	8
410	Cherry, Black	Prunus serotina	Poor	9
411	Cherry, Black	Prunus serotina	Good	9
412	Bradford Pear	Pyrus calleryana	Good	9
413	Hackberry	Celtis occidentalis	Good	24
413	Hackberry	Celtis occidentalis	Good	20
413	Hackberry	Celtis occidentalis	Good	23
413	Hackberry	Celtis occidentalis	Good	17</



Turning Stone - Preliminary Plant List

Typical Large Deciduous Shade Trees (On Lot Trees and Buffer Trees)		
Common Name	Botanical Name	Size
Sugar Maple	<i>Acer saccharum</i>	8' height / 2" caliper
Maidenhair/ Ginkgo	<i>Ginkgo biloba</i>	8' height / 2" caliper
White Oak	<i>Quercus alba</i>	8' height / 2" caliper
Bur Oak	<i>Quercus macrocarpa</i>	8' height / 2" caliper
Silver Linden	<i>Tilia tomentosa</i>	8' height / 2" caliper
American Elm	<i>Ulmus americana</i>	8' height / 2" caliper
Northern Catalpa	<i>Catalpa speciosa</i>	8' height / 2" caliper

Typical Medium Deciduous Shade Tree (Buffer Trees)		
Common Name	Botanical Name	Size
Red Horsechestnut	<i>Aesculus x camea</i>	8' height / 2" caliper
American Hornbeam	<i>Carpinus caroliniana</i>	8' height / 2" caliper
Sargent Cherry	<i>Prunus sargentii</i>	8' height / 2" caliper

Typical Small Deciduous/ Ornamental Tree (Front Yard and Buffer Trees)		
Common Name	Botanical Name	Size
Paperbark Maple	<i>Acer griseum</i>	6' height
Serviceberry	<i>Amelanchier sp.</i>	6' height
Eastem Redbud	<i>Cercis canadensis</i>	6' height
Cornelanchery Dogwood	<i>Comus mas</i>	6' height
Japanese Tree Lilac	<i>Syringa reticulata</i>	6' height
Blackhaw Viburnum	<i>Viburnum prunifolium</i>	6' height

Typical Large and Medium Evergreen Trees (Buffer Trees)		
Common Name	Botanical Name	Size
White Pine	<i>Pinus strobus</i>	8' height / 2" caliper
Norway Spruce	<i>Picea abies</i>	8' height / 2" caliper
Colorado Blue Spruce	<i>Picea pungens</i>	8' height / 2" caliper
Canadian Hemlock	<i>Tsuga canadensis</i>	8' height / 2" caliper

*NOTES: Final species and quantities will be determined at the time of final landscape plan approval, and will be based on nursery availability and seasonal planting requirements.

Turning Stone - Landscape Requirement Summary

Number of Trees to be Removed	242 trees
Number of Trees to be Replaced	218 trees
Number of Trees Not To Be Replaced (Dying, Diseased & Poor Condition)	24 trees
Trees in Buffer	
Large/Medium Deciduous Trees in Buffers	42 trees
Large/Medium Evergreen Trees in Buffers	69 trees
Small Deciduous Trees in Buffers	26 trees
Trees on Lot	
Large/Medium Deciduous Trees on Lot	39 trees
Small Deciduous/ Ornamental Trees on Lot	42 trees
218 Total Tree	

Turning Stone - Landscape Key

-  Large/Medium Deciduous Tree
-  Large/Medium Evergreen Tree
-  Small Deciduous
-  Ornamental Tree

Appendix C- Traffic Study

Turning Stone Traffic Study

Prepared For:

Wilcox Communities

Prepared By:



1900 Crown Park Court, Suite E
Columbus, OH 43235
(614) 914-5543

May 2017

SSI Project #: 693301

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Turning Stone Traffic Study

Prepared For:

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Under the direction of:



Registered Engineer No. E-64507, Ohio

05-03-2017

Date



May 2017

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Conclusions	12

APPENDIX

Correspondence
Traffic Counts
Referenced Exhibits
Turn Lane Warrant Graphs
Capacity Analysis Reports
Storage Length Calculations

BACKGROUND

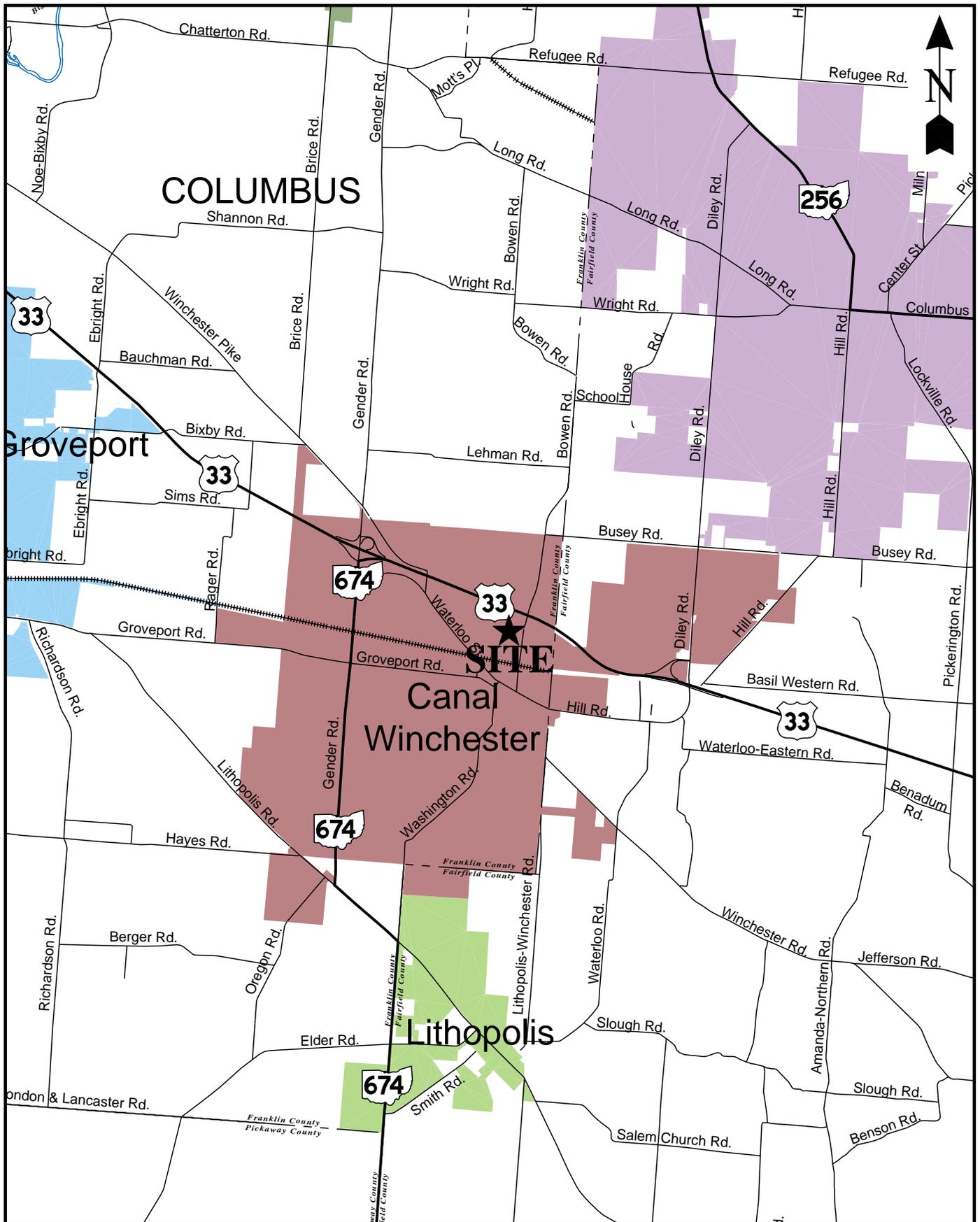
Wilcox Communities is proposing to develop a site with 88 single family homes and 1.75 acres of commercial land use. The site is located in the southwest quadrant of the US 33 & High Street intersection in the City of Canal Winchester. Figure 1 shows the location of the site. There is a full access proposed on High Street. There is also an access to Carriage Place to the south. Figure 2 shows a site layout. The traffic study is focused on the High Street intersection so for purposes of the study, all traffic was assumed to utilize the High Street access. The City of Canal Winchester is the permitting agency for the access and they are requiring a traffic study for the site.

Based on an initial conversation with the City of Canal Winchester, a memo of understanding (MOU) dated January 25, 2017 was produced and submitted to the City. The MOU is in the Appendix.

EXISTING CONDITIONS

The intersection of US 33 & High Street/Bowen Road is restricted to Right-In/Right-Out movements as there is a median between the eastbound and westbound lanes of US 33. The intersection is controlled by “Stop” signs on the High Street and Bowen Road approaches. Since there is no direct interaction between the site and US 33 WB & Bowen Road, the volumes on those legs are unrelated to the study. High Street is two lanes at the site access and has a speed limit of 25 MPH.

As part of the project, peak hour (7-9 AM & 4-6 PM) turning movement counts were taken at the intersection of US 33 EB & High Street. The count reports are in the Appendix. The basis of the AM Peak volumes in the study was 7:15-8:15 AM. The basis of the PM Peak volumes was 4:30-5:30 PM.



COLUMBUS

Groveport

SITE
Canal Winchester

Lithopolis

**TURNING STONE
TRAFFIC STUDY**

PREPARED BY: **SMART SERVICES, INC.**

FIGURE 1

SITE LOCATION

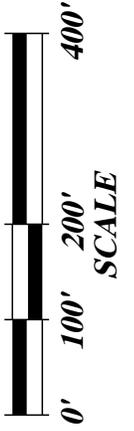


FIGURE 2

SITE LAYOUT

TURNING STONE
TRAFFIC STUDY

5/2017

PREPARED BY:



PROJECTED SITE TRAFFIC

Trip Generation

The accepted method for computing trip generation in the traffic engineering profession is utilizing the *Trip Generation Manual, 9th Edition* published by the Institute of Transportation Engineers (ITE). This manual provides trip rates for different land uses based on data from sample sites in each category. To represent the single-family homes, the land use “Single-Family Detached Housing” (ITE Code #210) was used. To represent the commercial development, the land use “Shopping Center” (ITE Code #820) was used.

Trip Distribution

The distribution for the single family homes was based on the traffic entering the freeway at the adjacent interchanges which is as follows:

Single-Family Entering

- From the west on US 33 – 74%
- From the south on High Street – 26%
 - From the east on US 33 – 21%
 - From the south on High Street – 5%

Single-Family Exiting

- To the east on US 33 – 21%
- To the south on High Street – 79%
 - To the west on US 33 – 74%
 - To the south on High Street – 5%

The distribution for the proposed commercial was assumed to be equally split from each direction which results as follows:

Commercial Entering

- From the west on US 33 – 33%
- From the south on High Street – 67%
 - From the east on US 33 – 33%
 - From the south on High Street – 34%

Commercial Exiting

- To the east on US 33 – 33%
- To the south on High Street – 67%
 - To the west on US 33 – 33%
 - To the south on High Street – 34%

Pass-by trips were also considered in the analysis. Pass-by trips are trips to commercial developments that are already on the adjacent street. For example, someone may stop at a store on the way home from work. This reduces the impact of traffic on the adjacent street. It also changes the distribution of traffic since traffic enters the site from one direction and continues in the same direction after leaving the site. The traffic volume entering and exiting the site is not changed. The percentage of pass-by trips are found in the *Trip Generation Handbook-An ITE Recommended Practice, 3rd Edition* published by ITE. Table 1 also shows the pass-by percentage. The pass-by traffic was assumed to all come from US 33 EB.

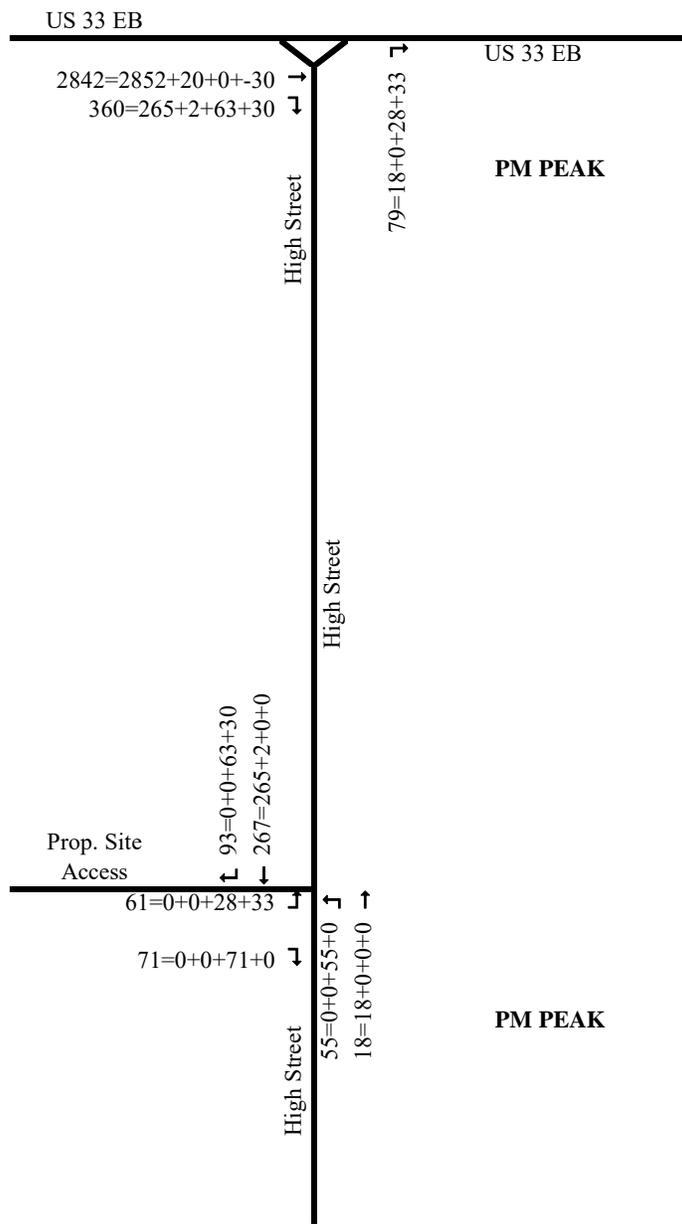
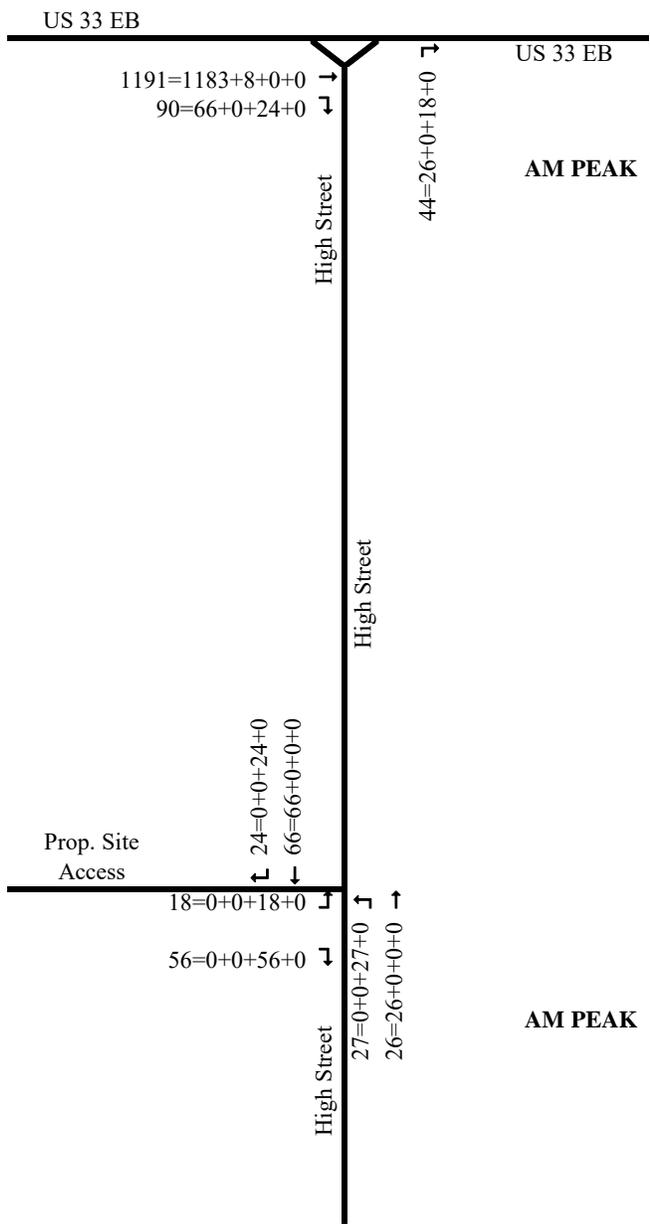
2018 AND 2038 TRAFFIC

Per the MOU, a 20-year design horizon is required. Opening Day is assumed to be in 2018 therefore the design year will be 2038. The Mid-Ohio Regional Planning Commission (MORPC) provided linear annual growth rates for use in the study. The correspondence from MORPC is in the Appendix. Table 2 shows the growth factors applied to the 2017 counts.

Segment	Linear Annual Growth Rate	2017 to 2018 Factor	2017 to 2038 Factor
US 33 EB w/o High St	0.70%	1.007	1.147
High St w/o US 33 EB	0.60%	1.006	1.126

TABLE 2 – Growth Factor Summary

Figure 3 shows the components of the 2018 ‘Build’ traffic. Figure 4 shows the components of the 2038 ‘Build’ traffic. To assist with review, exhibits showing the 2018 and 2038 ‘No Build’ traffic are in the Appendix.



LEGEND

A=B+C+D+E

A = 2018 'BUILD'

C = GROWTH

E = SITE PASS-BY

B = EXISTING (2017)

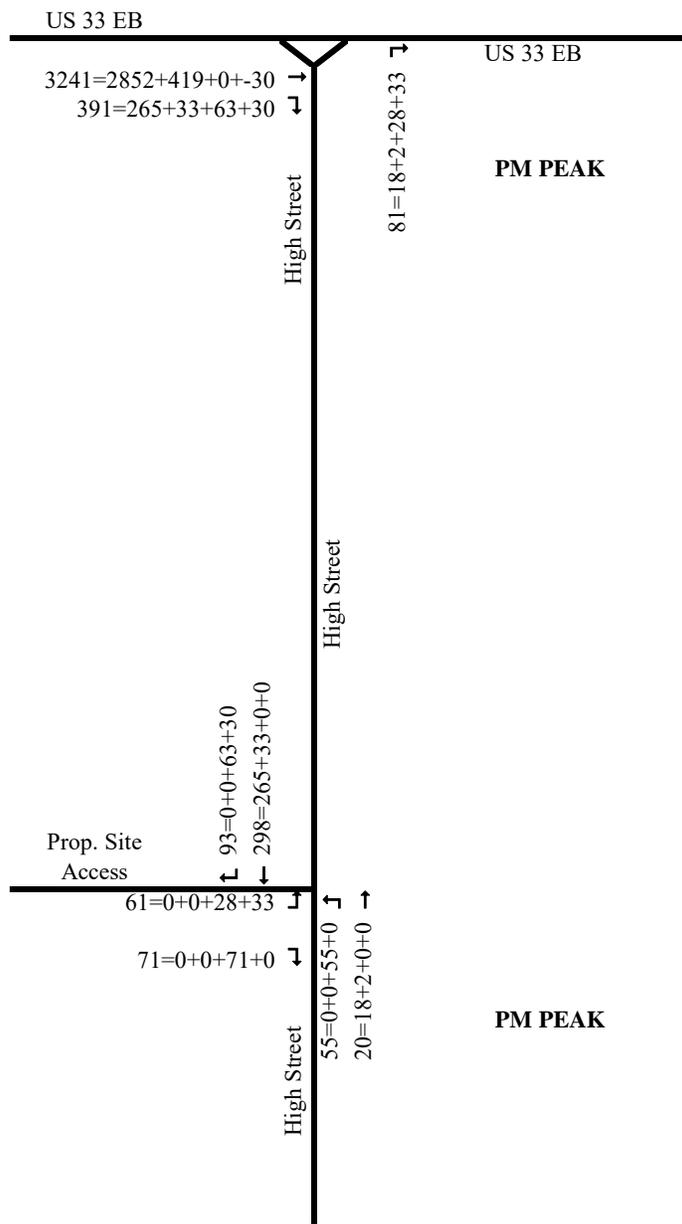
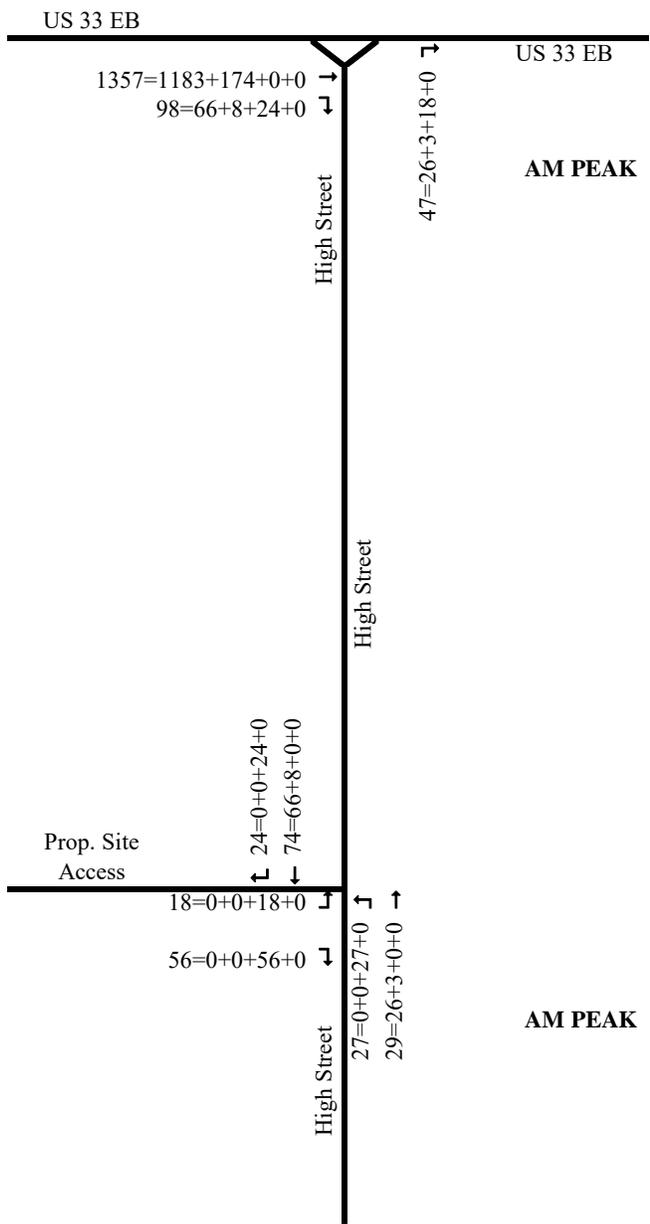
D = SITE PRIMARY

**TURNING STONE
TRAFFIC STUDY**

PREPARED BY:  5/2017

FIGURE 3

2018 'BUILD'



LEGEND

A=B+C+D+E

A = 2038 'BUILD'

C = GROWTH

E = SITE PASS-BY

B = EXISTING (2017)

D = SITE PRIMARY

**TURNING STONE
TRAFFIC STUDY**

PREPARED BY:  5/2017

FIGURE 4

2038 'BUILD'

TRAFFIC ANALYSES

Turn Lane Warrant Analyses

The procedure for determining whether turn lanes are warranted is according to the *State Highway Access Management Manual (AMM)*. Left and right turn lane warrant analyses were performed on High Street & the Prop. Site Access. It is noted that because of the low northbound through volumes, the percentage of left turns falls into the outlying area of the left turn warrant chart. Per engineering judgement, the left turn lane warrant would not be met. Table 3 shows a summary of the results of the turn lane warrant analyses. The graphs from the *AMM* are in the Appendix.

Intersection	Direction	Peak Hour	2018 'Build'	2038 'Build'
High Street & the Prop. Site Access	SB RT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
	NB LT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met

TABLE 3 – Summary of Turn Lane Warrant Analyses

Unsignalized Capacity Analyses

Per the MOU, unsignalized capacity analyses were performed at the intersection of High Street & the Prop. Site Access. In the analyses, delays are computed which correspond to a Level of Service (LOS) “A” through “F”. Typically, Level of Service (LOS) “D” or above is considered an acceptable LOS. For a Two-Way Stop condition, the unsignalized capacity analysis gives LOS results for vehicles that must wait for gaps to make their maneuver. In this case, it would be only the minor street right turn movement. All other movements are free flowing so they don’t encounter delay. Since driver expectations are different for various types of traffic control, there are different LOS criteria for unsignalized intersections versus signalized intersections. The LOS criteria for two-way stop control are shown in Table 4.

Level of Service	Delay Range (seconds/vehicle)
A	< 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Source: *Highway Capacity Manual 2010*

TABLE 4 - Level of Service Criteria for Unsignalized Intersections

The following comprises the background of the analysis:

- *HCS 2010 V6.9* was used to perform the analysis.
- A Peak Hour Factor (PHF) of 0.92 was applied to all movements.
- The existing lane arrangement was used in the analysis.
- A 3% heavy vehicle percentage was assumed for all movements.

The results are shown in Table 5. In the PM Peak, the Level of Service operates below LOS D for all cases. This is an expected result for the intersection of a high volume road with a low volume road that is not signalized. There is not a solution for this condition since traffic control will not be changed. There is an alternative to get to route US 33 EB and that is utilizing the US 33 & Hill-Diley interchange. If a motorist perceives the delay is too high to wait, they can adjust their route. The *HCS 2010* reports are in the Appendix.

Storage Length Analysis

Turn lane length analysis was performed for the northbound right turn movement at US 33 EB (there were no warranted turn lanes in this segment) to check the storage between US 33 & the proposed site access. The calculation was performed per Section 400 of the *ODOT L&D Manual*. The design speed was assumed to be 25 MPH which is the existing speed limit. The result showed that the existing lane would have vehicles stored to 100 feet. The storage length calculations are in the Appendix.

Intersection	Time	Year	Delay (Level of Service)			
			Main Street		Minor Street	
			Eastbound Left	Westbound Left	Northbound All	Southbound All
2661-High Street & US 33 EB	AM Peak	2018 'No Build' Traffic			14.4 (B)	
		2018 'Build' Traffic			14.9 (B)	
		2038 'No Build' Traffic			16.0 (C)	
		2038 'Build' Traffic			16.7 (C)	
	PM Peak	2018 'No Build' Traffic			49.8 (E)	
		2018 'Build' Traffic			124.2 (F)	
		2038 'No Build' Traffic			77.2 (F)	
		2038 'Build' Traffic			272.9 (F)	

Turning Stone Traffic Study - 5/2017

TABLE 6 - Unsignalized Capacity Summary - (2-Way-Stop, East-West Major Street)

CONCLUSIONS

2018 and 2038 'No Build' and 'Build' volumes were developed for use in turn lane warrant analyses, unsignalized capacity analyses, and storage length analyses. The following is a summary of the conclusions for each analysis condition.

2018 & 2038 'No Build'

- US 33 EB & High Street
 - The impeded movements will operate below Level of Service (LOS) D. There is not a solution for this condition since traffic control will not be changed. There is an alternative to get to route US 33 EB and that is utilizing the US 33 & Hill-Diley interchange. If a motorist perceives the delay is too high to wait, they have the ability to adjust their route.

2018 & 2038 'Build'

- High Street & Prop. Site Access
 - A southbound right turn lane is not warranted.
 - A northbound left turn lane is not warranted.
 - There is approximately 175 feet of storage between the proposed access on High Street and US 33. Since a southbound right turn lane was not warranted, the only relevant storage consideration is for the northbound right turn movement at US 33. The storage for the northbound right was calculated to be 100 feet which can be stored within this spacing.
- US 33 EB & High Street
 - Same as 'No Build': The impeded movements will operate below Level of Service (LOS) D. There is not a solution for this condition since traffic control will not be changed. There is an alternative to get to route US 33 EB and that is utilizing the US 33 & Hill-Diley interchange. If a motorist perceives the delay is too high to wait, they can adjust their route.

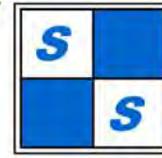
APPENDIX



SMART
SERVICES, INC.

Surveying ♦ Environmental ♦ Traffic ♦ CA/CM

An Ohio DBE/EDGE Certified Firm



February 6, 2017

Mr. Lucas Haire
City of Canal Winchester
36 S. High St.
Canal Winchester, OH 43110

Re: US 33 & High Street SW Quadrant Traffic Study
City of Canal Winchester, Franklin County, Ohio

Please consider this letter as a Memo of Understanding (MOU) for a traffic study for the subject development. The site is located in the City of Canal Winchester in the southwest quadrant of the intersection of US 33 & High Street. The site is proposed to be developed with approximately 76 single family lots and 1.75 acres of commercial land use. There is a single access proposed on the west side of High Street south of US 33. The permitting agency for the access is the City of Canal Winchester and they are requiring a traffic study for the site.

The scope of the study is based upon an initial conversation with the City of Canal Winchester on January 25, 2017. The following is Smart Services' understanding of the scope which includes some follow up information:

- The study area is the site access on High Street and the partial intersection of US 33 & High Street.
- The time of analysis will be the weekday AM Peak hour (one hour between 7 and 9 AM) and the PM Peak hour (one hour between 4 and 6 PM).
- A new peak hour (7-9 AM and 4-6 PM) turning movement count will be taken at the intersection of US 33 EB & High Street. (US 33 WB & Bowen Road will not be counted since it has no direct interaction with the site traffic.)
- Trip Generation - Site traffic will be computed using *Trip Generation Manual, 9th Edition* published by ITE.
- Design Year Traffic Development – Canal Winchester requires a 20-year design horizon. Opening Day will be assumed to be 2018. Therefore, the design year is 2038. Smart Services will attempt to obtain annual growth rates from the Mid-Ohio Regional Planning Commission (MORPC). This request cannot be made until after the traffic counts are complete and it typically takes 2-4 weeks for MORPC to provide the growth rates. Therefore, we may have to discuss with the City if assumptions can be used for growth rates in order to meet the mid-February completion schedule.
- Analyses
 - Turn lane warrants will be analyzed at the site access on High Street.
 - The length of any warranted turn lanes will be calculated.
 - Access spacing from a traffic demand perspective will be discussed.
 - An unsignalized capacity analysis will be performed at the US 33 & High Street Intersection.

A report will be produced that includes the data and provides the conclusions as well as the methods and analyses used.

If this MOU is acceptable to you, please indicate your approval in the space provided below. If not, please let us know what items need to be changed. Thank you for your attention to this.

Sincerely,
SMART SERVICES, INC.



Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

Submitted: One electronic copy (PDF format) via e-mail

cc: M. Peoples – City of Canal Winchester
J. Wilcox – Wilcox Communities

City of Canal Winchester

Approved: _____ Date: _____



Smart Services, Inc.

88 W. Church Street
Newark, OH 43055
(740) 345-4700

File Name : US 33 EB & High Street
Site Code : 380565
Start Date : 1/31/2017
Page No : 1

Groups Printed- Cars - Trucks

Start Time	High Street Northbound			US 33 Eastbound			App. Total	Thru	Right	App. Total	Int. Total
	Right	App. Total	Thru	Right	App. Total	Int. Total					
07:00 AM	6	6	238	21	259	265					
07:15 AM	4	4	283	18	301	305					
07:30 AM	5	5	337	12	349	354					
07:45 AM	11	11	299	24	323	334					
Total	26	26	1157	75	1232	1258					
08:00 AM	6	6	264	12	276	282					
08:15 AM	7	7	252	25	277	284					
08:30 AM	8	8	232	17	249	257					
08:45 AM	7	7	247	19	266	273					
Total	28	28	995	73	1068	1096					
04:00 PM	5	5	694	63	757	762					
04:15 PM	7	7	732	58	790	797					
04:30 PM	9	9	715	69	784	793					
04:45 PM	2	2	713	60	773	775					
Total	23	23	2854	250	3104	3127					
05:00 PM	5	5	687	64	751	756					
05:15 PM	2	2	737	72	809	811					
05:30 PM	2	2	667	65	732	734					
05:45 PM	3	3	620	65	685	688					
Total	12	12	2711	266	2977	2989					
Grand Total	89	89	7717	664	8381	8470					
Approch %	100		92.1	7.9							
Total %	1.1	1.1	91.1	7.8	98.9						
Cars	86	86	7318	653	7971	8057					
% Cars	96.6	96.6	94.8	98.3	95.1	95.1					
Trucks	3	3	399	11	410	413					
% Trucks	3.4	3.4	5.2	1.7	4.9	4.9					

Smart Services, Inc.

88 W. Church Street
Newark, OH 43055
(740) 345-4700

File Name : US 33 EB & High Street
Site Code : 380565
Start Date : 1/31/2017
Page No : 2

Start Time	High Street Northbound		US 33 Eastbound		App. Total	Thru	Right	App. Total	Int. Total
	Right	App. Total	Right	App. Total					
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1									
Peak Hour for Entire Intersection Begins at 07:15 AM									
07:15 AM	4		4		4	283	18	301	305
07:30 AM	5		5		5	337	12	349	354
07:45 AM	11		11		11	299	24	323	334
08:00 AM	6		6		6	264	12	276	282
Total Volume	26		26		26	1183	66	1249	1275
% App. Total PHF	100		100		.591	94.7	5.3	.895	.900
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1									
Peak Hour for Entire Intersection Begins at 04:30 PM									
04:30 PM	9		9		9	715	69	784	793
04:45 PM	2		2		2	713	60	773	775
05:00 PM	5		5		5	687	64	751	756
05:15 PM	2		2		2	737	72	809	811
Total Volume	18		18		18	2852	265	3117	3135
% App. Total PHF	100		100		.500	91.5	8.5	.963	.966

From: [Hwashik Jang](#)
To: [Todd Stanhope](#)
Cc: [Nick Gill](#); [Dan Blechschmidt](#); "[Lucas Haire](#)"; [Jonathan Wilcox](#); [Zhuojun Jiang](#)
Subject: RE: US 33 EB and High Street Growth Rate Request
Date: Friday, February 24, 2017 1:23:57 PM

Todd,

We have completed processing growth rates at the intersection of US33 EB & High St. Please use a linear annual growth rate as summarized in the following table below.

<u>Location</u>	<u>Linear Annual Growth Rate</u>
US 33 EB e/o High St	0.70%
US 33 EB w/o High St	0.70%
High St s/o US 33 EB	0.60%

Note: This is planning level analysis based on MORPC regional travel demand model.

If you have any other questions, please let me know.

Thanks,

Hwashik

Hwashik Jang | hjang@morpc.org | MORPC
Tel 614.233.4145 | Fax 614.233.4245

From: Todd Stanhope [mailto:tstanhope@smartservices-inc.com]
Sent: Tuesday, February 07, 2017 2:56 PM
To: Zhuojun Jiang <zjiang@morpc.org>
Cc: Hwashik Jang <hjang@morpc.org>; Nick Gill <ngill@morpc.org>; Dan Blechschmidt <drblechschmidt@columbus.gov>; 'Lucas Haire' <lhaire@canalwinchesterohio.gov>; Jonathan Wilcox <jonathan@wilcoxcommunities.com>
Subject: US 33 EB and High Street Growth Rate Request

Zhuojun

We are performing a traffic study for a site in the City of Canal Winchester that has proposed access on High Street south of US 33. Please provide a growth rates for US 33 EB and High Street south of US 33. Below is MORPC's requested information about the study.

1. Traffic Data upon which you would be applying these growth rates (preferably 24 hour counts). **As part of the project, a peak hour turning movement count was taken at the intersection of US 33 EB and High Street. The count report is attached.**

2. Open Year & Design Year, for this study: **2018 and 2038**
3. Roadway network assumptions: Any roadway assumptions/changes in the vicinity, such as change in number of lanes or roadway alignments, etc: **None anticipated.**
4. Land use assumptions: General info on proposed site location & development, such as: site map, Trip Generation (excel file, preferably). **The subject site is located in the southwest quadrant of the intersection of US 33 & High Street. Trip generation for the 76 single family units and 1.75 acres of commercial land use will be calculated as part of the study and is not available at this time.**
5. Project Review Contact Person: **Lucas Haire of the City of Canal Winchester is the contact for the study. His e-mail address is in the cc: line.**

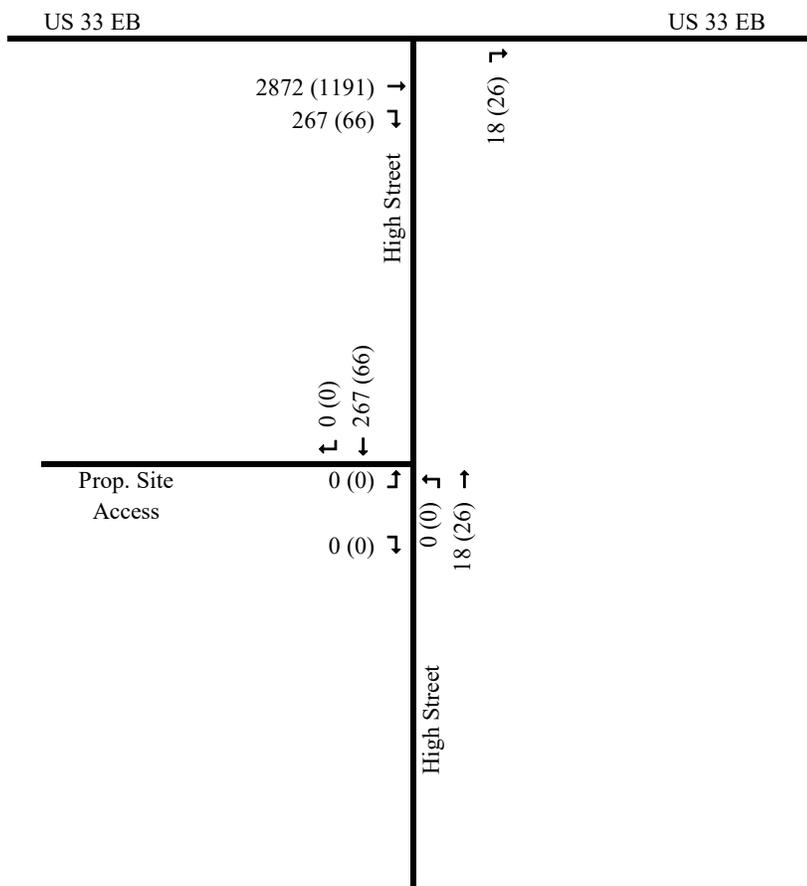
Thank you!

Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

-
Smart Services, Inc. (Columbus Office)

A DBE / EDGE Certified Business

1900 Crown Park Court, Suite E
Columbus, Ohio 43235
Ph: 614-914-5543
www.SmartServices-Inc.com



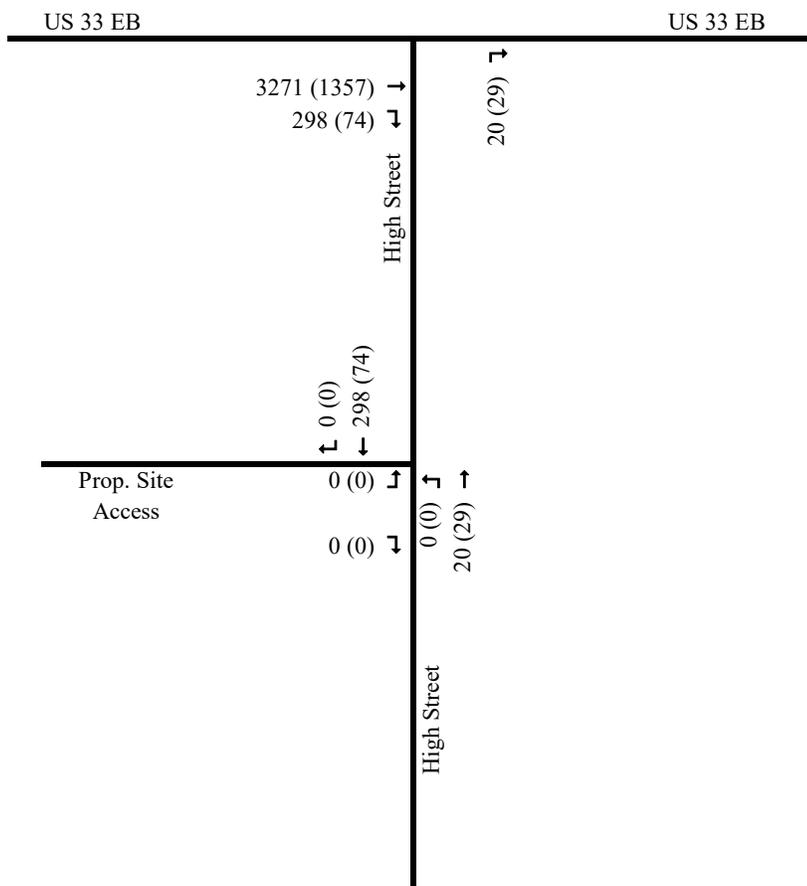
LEGEND	
222	- PM PEAK Hour Turning Movement
(222)	- AM PEAK Hour Turning Movement

**TURNING STONE
TRAFFIC STUDY**

PREPARED BY:  5/2017

APPENDIX FIGURE

2018 'NO BUILD' TRAFFIC



LEGEND	
222	- PM PEAK Hour Turning Movement
(222)	- AM PEAK Hour Turning Movement

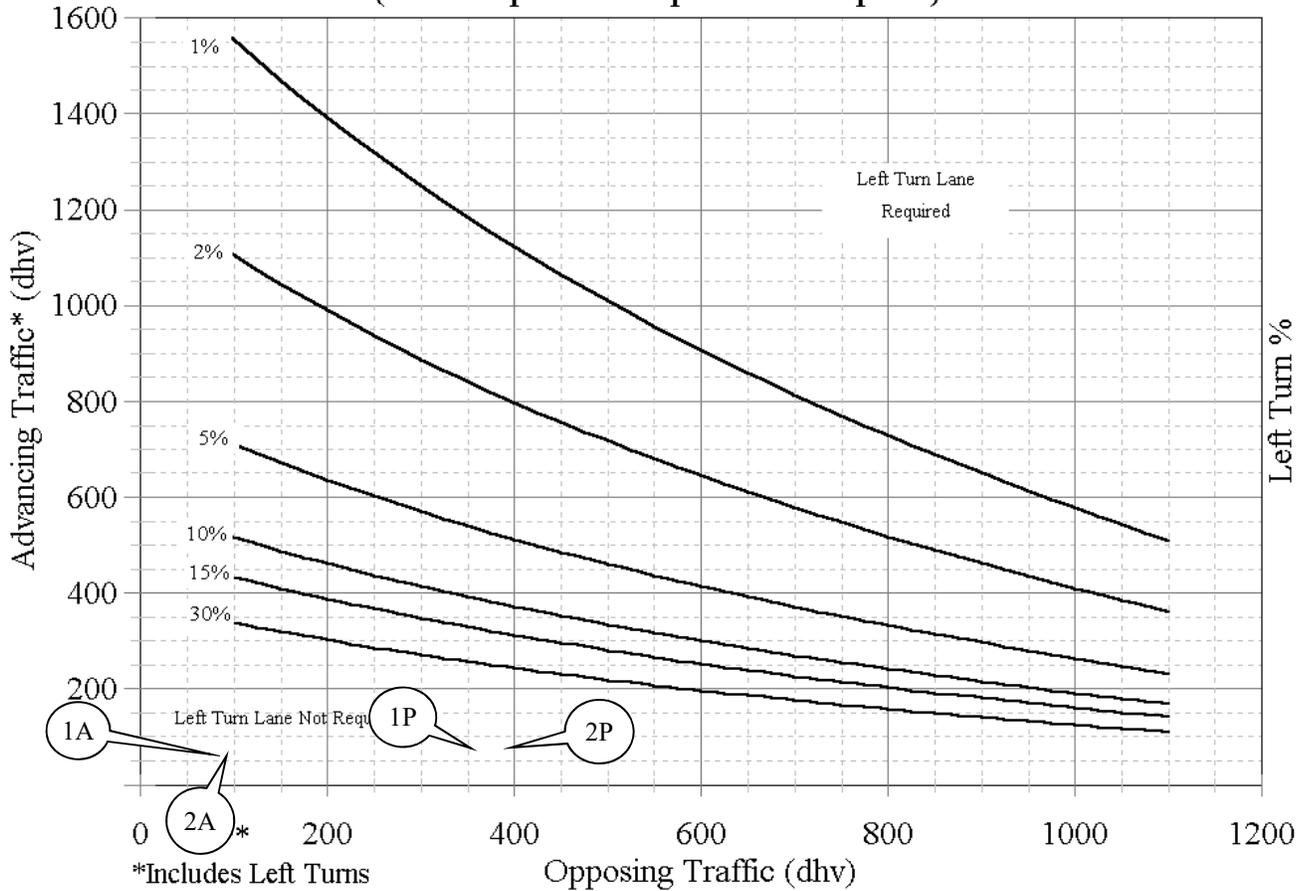
**TURNING STONE
TRAFFIC STUDY**

PREPARED BY:  5/2017

APPENDIX FIGURE

2038 'NO BUILD' TRAFFIC

2-Lane Highway Left Turn Lane Warrant (=<40 mph or 70 kph Posted Speed)



*Includes Left Turns

** There is no minimum number of turns

WARRANT SUMMARY

ID	INTERSECTION [MOVEMENT] - VOLUME SET	AM PEAK (A)	PM PEAK (P)	RESULT
1	High Street & Prop. Site Access [NB LT] - 2018 'BUILD'	(90,53 / 50.9%)	(360,73 / 75.3%)	NOT MET
2	High Street & Prop. Site Access [NB LT] - 2038 'BUILD'	(98,56 / 48.2%)	(391,75 / 73.3%)	NOT MET

Note: Because of the low northbound through volumes, the percentage of left turns falls into the outlying area of the chart. Per engineering judgement, the left turn lane warrant would not be met.

**TURNING STONE
TRAFFIC STUDY**

PREPARED BY: SMART SERVICES, INC. 5/2017

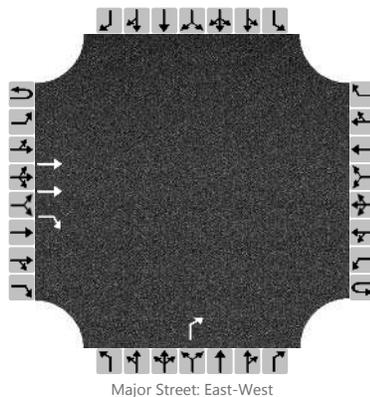
APPENDIX

2 LANE HIGHWAY LEFT TURN LANE WARRANT (<= 40 MPH)

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	3/13/2017	East/West Street	US 33 EB
Analysis Year	2018	North/South Street	High Street
Time Analyzed	2018 No Build - AM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			1191	66								26				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

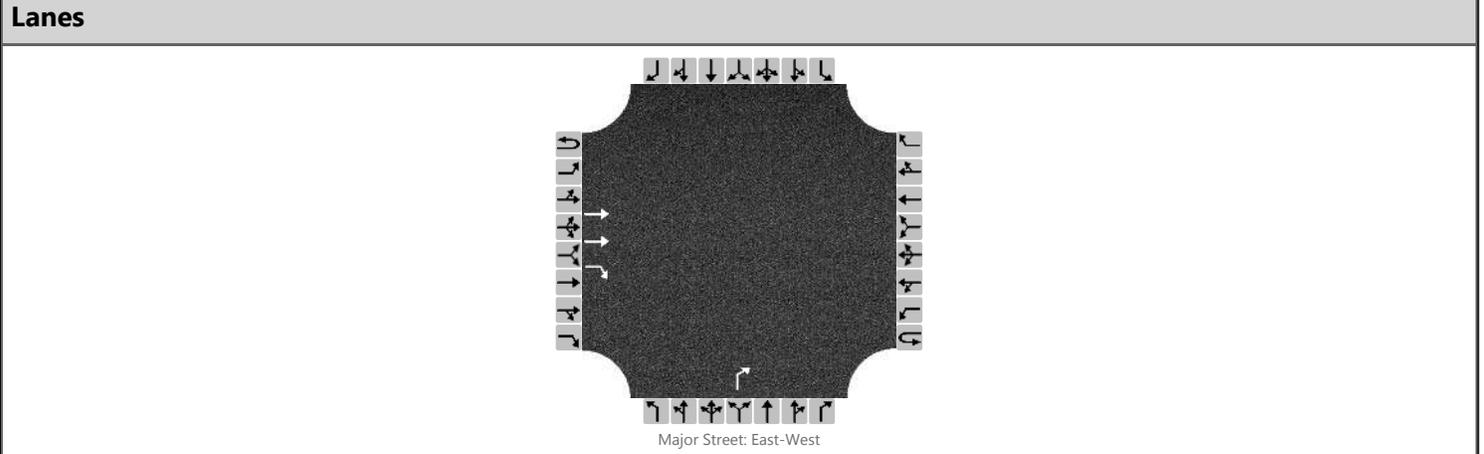
Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												28				
Capacity, c (veh/h)												411				
v/c Ratio												0.07				
95% Queue Length, Q ₉₅ (veh)												0.2				
Control Delay (s/veh)												14.4				
Level of Service, LOS												B				
Approach Delay (s/veh)									14.4							
Approach LOS									B							

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	3/13/2017	East/West Street	US 33 EB
Analysis Year	2018	North/South Street	High Street
Time Analyzed	2018 No Build - PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			2872	267								18				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																	6.9
Critical Headway (sec)																	6.96
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.33

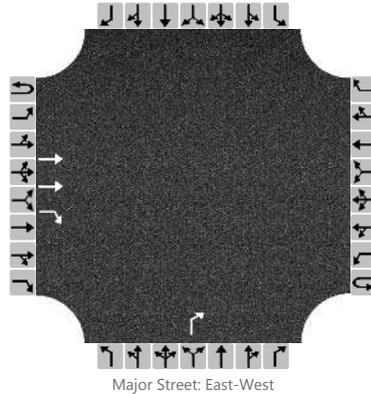
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	20
Capacity, c (veh/h)																	100
v/c Ratio																	0.20
95% Queue Length, Q ₉₅ (veh)																	0.7
Control Delay (s/veh)																	49.8
Level of Service, LOS																	E
Approach Delay (s/veh)									49.8								
Approach LOS									E								

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	5/1/2017	East/West Street	US 33 EB
Analysis Year	2018	North/South Street	High Street
Time Analyzed	2018 Build - AM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			1191	90								44				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

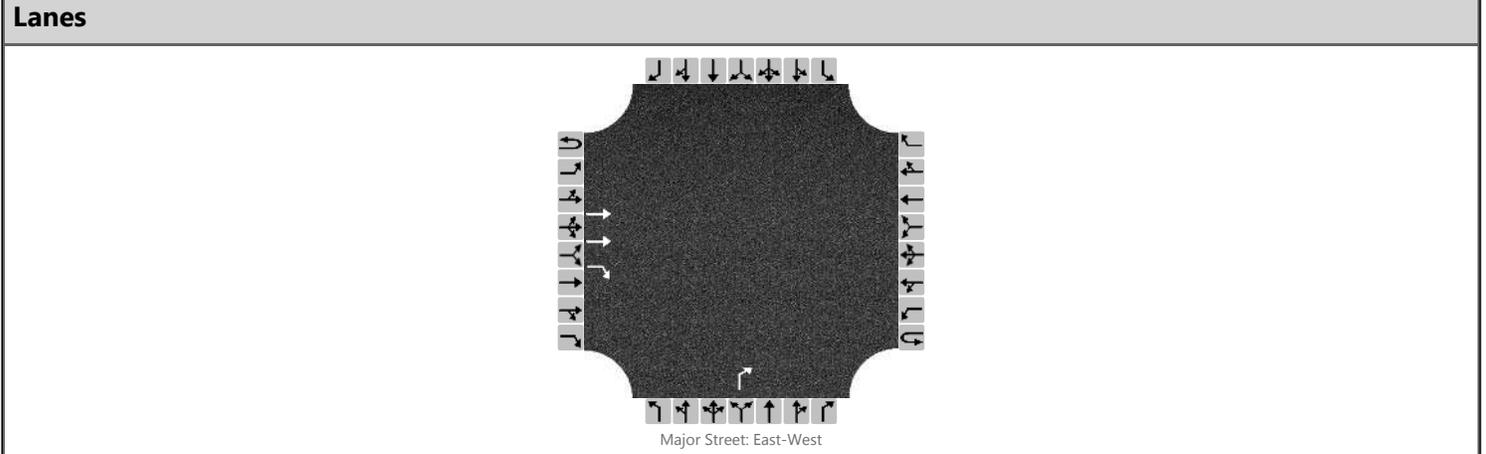
Base Critical Headway (sec)																	6.9
Critical Headway (sec)																	6.96
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	48
Capacity, c (veh/h)																	411
v/c Ratio																	0.12
95% Queue Length, Q ₉₅ (veh)																	0.4
Control Delay (s/veh)																	14.9
Level of Service, LOS																	B
Approach Delay (s/veh)									14.9								
Approach LOS									B								

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	5/1/2017	East/West Street	US 33 EB
Analysis Year	2018	North/South Street	High Street
Time Analyzed	2018 Build - PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			2842	360								79				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

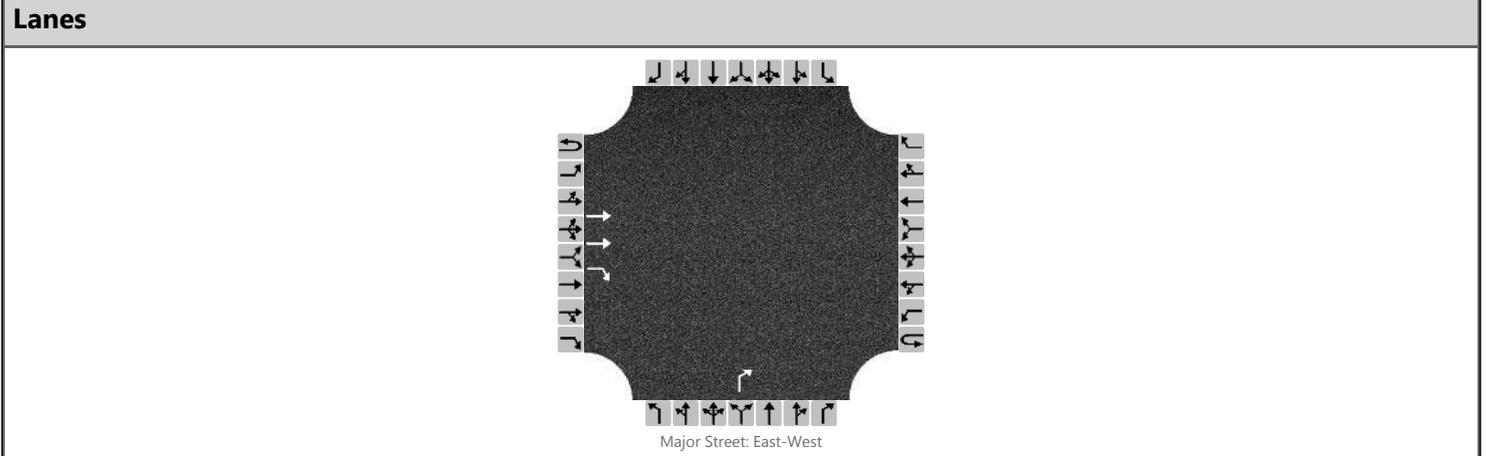
Base Critical Headway (sec)																	6.9
Critical Headway (sec)																	6.96
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	86
Capacity, c (veh/h)																	103
v/c Ratio																	0.84
95% Queue Length, Q ₉₅ (veh)																	4.7
Control Delay (s/veh)																	124.2
Level of Service, LOS																	F
Approach Delay (s/veh)									124.2								
Approach LOS									F								

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	3/13/2017	East/West Street	US 33 EB
Analysis Year	2038	North/South Street	High Street
Time Analyzed	2038 No Build - AM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			1357	74								29				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

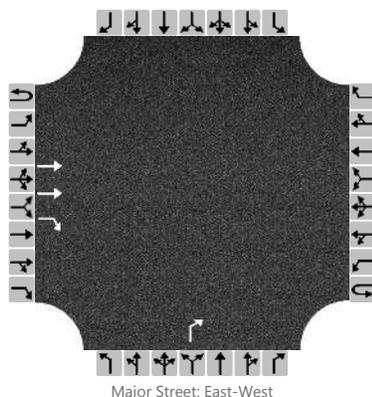
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												32				
Capacity, c (veh/h)												358				
v/c Ratio												0.09				
95% Queue Length, Q ₉₅ (veh)												0.3				
Control Delay (s/veh)												16.0				
Level of Service, LOS												C				
Approach Delay (s/veh)									16.0							
Approach LOS									C							

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	3/13/2017	East/West Street	US 33 EB
Analysis Year	2038	North/South Street	High Street
Time Analyzed	2038 No Build - PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			3271	298								20				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																	6.9
Critical Headway (sec)																	6.96
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.33

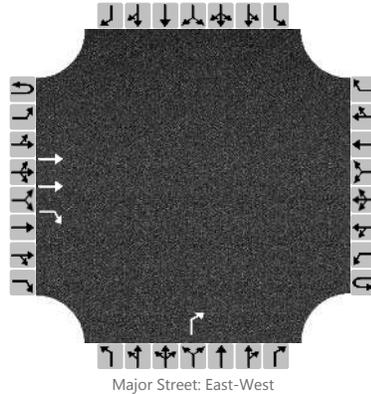
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	22
Capacity, c (veh/h)																	71
v/c Ratio																	0.31
95% Queue Length, Q ₉₅ (veh)																	1.1
Control Delay (s/veh)																	77.2
Level of Service, LOS																	F
Approach Delay (s/veh)									77.2								
Approach LOS									F								

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	5/1/2017	East/West Street	US 33 EB
Analysis Year	2038	North/South Street	High Street
Time Analyzed	2038 Build - AM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			1357	98								47				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

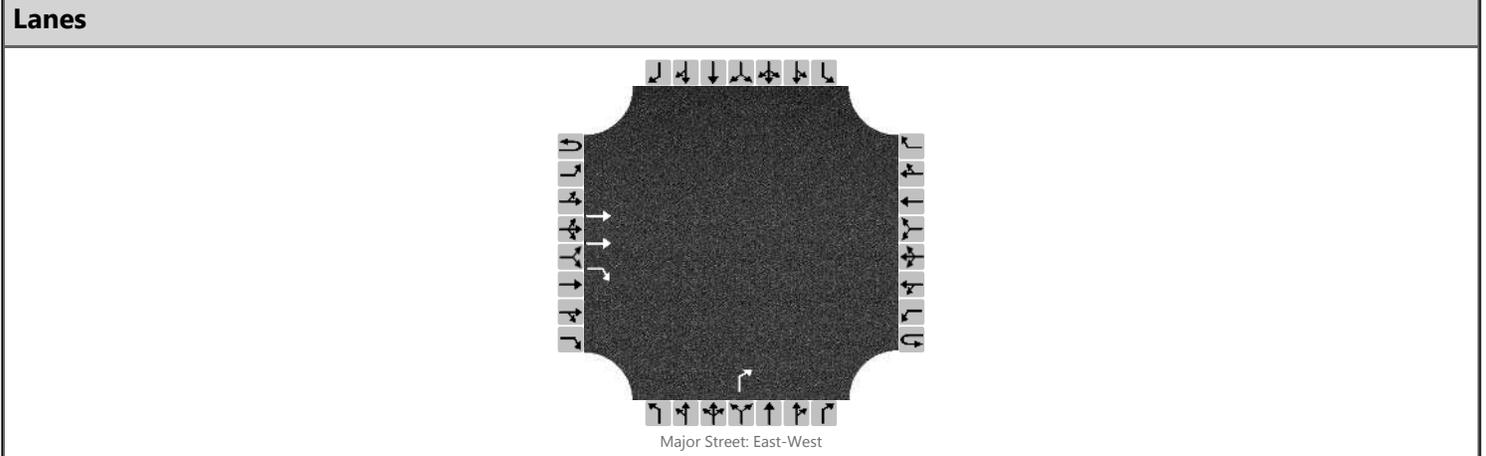
Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												51				
Capacity, c (veh/h)												358				
v/c Ratio												0.14				
95% Queue Length, Q ₉₅ (veh)												0.5				
Control Delay (s/veh)												16.7				
Level of Service, LOS												C				
Approach Delay (s/veh)									16.7							
Approach LOS									C							

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	5/1/2017	East/West Street	US 33 EB
Analysis Year	2038	North/South Street	High Street
Time Analyzed	2038 Build - PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			3241	391								81				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												88				
Capacity, c (veh/h)												73				
v/c Ratio												1.21				
95% Queue Length, Q ₉₅ (veh)												6.8				
Control Delay (s/veh)												272.9				
Level of Service, LOS												F				
Approach Delay (s/veh)									272.9							
Approach LOS									F							

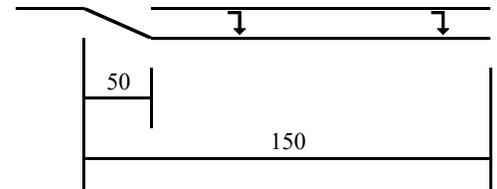
(5) HIGH STREET & US 33 EB - NB RT - 2018 'BUILD'

Critical Analysis Period: PM Peak

Type = Unsignalized Stopped Crossroad
Speed = 25 MPH
Cycle Length = 60 seconds
Turning Volume = 79 VPH
of Turning Lanes = 1
Advancing Volume = 79 VPH
Turning % (>10% HIGH) = 100.0% HIGH
Design Condition = A
Vehicles per Cycle = 1.32
Storage Length (Calc) = 100 feet

Storage Length (Adj) = 100 feet
Deceleration/Div. Taper = 50 feet
Turn Lane Length = 150 feet

Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.



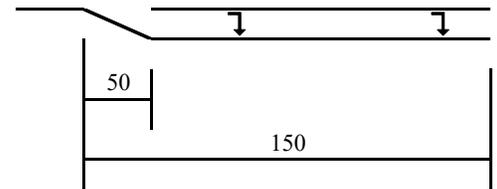
(6) HIGH STREET & US 33 EB - NB RT - 2038 'BUILD'

Critical Analysis Period: PM Peak

Type = Unsignalized Stopped Crossroad
Speed = 25 MPH
Cycle Length = 60 seconds
Turning Volume = 81 VPH
of Turning Lanes = 1
Advancing Volume = 81 VPH
Turning % (>10% HIGH) = 100.0% HIGH
Design Condition = A
Vehicles per Cycle = 1.35
Storage Length (Calc) = 100 feet

Storage Length (Adj) = 100 feet
Deceleration/Div. Taper = 50 feet
Turn Lane Length = 150 feet

Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.



**TURNING STONE
TRAFFIC STUDY**

PREPARED BY:  5/2017

APPENDIX

RIGHT TURN LANE CALCULATIONS

Appendix D- Capacity Letter



April 11, 2017

Brian Burkhart
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Rd., Suite 250
Worthington, OH 43085

Dear Mr. Burkhart:

This letter is in reference to the water and sanitary sewer services for the preliminary Turning Stone mixed use development. The City of Canal Winchester owns and operates water and sanitary sewer facilities and feels confident that there is sufficient capacity in the systems to fully serve the proposed development.

Should you have any questions please feel free to contact me at 614-834-5111 or mpeoples@canalwinchesterohio.gov.

Sincerely,

Matthew C. Peoples
Director of Public Service

Appendix E- Evidence of Control

Grand Communities, Ltd.
Mr. Jason M. Wisniewski
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018

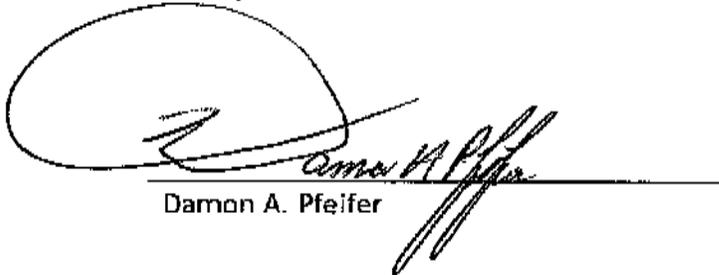
April 12, 2017

Re: High & 33 (Turning Stone)

Dear Jason,

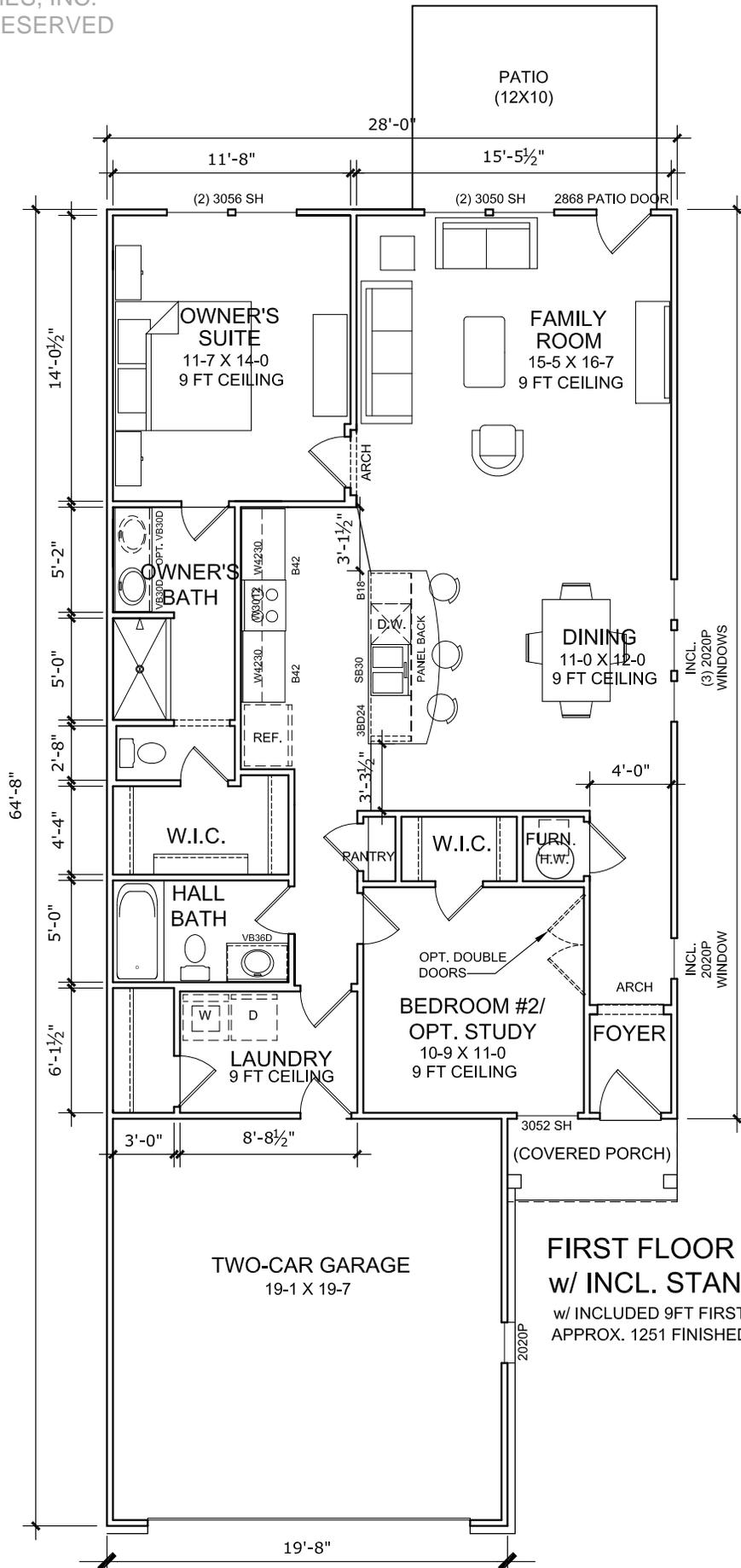
I understand that under Chapter 1173.04 (G) of Canal Winchester's Planning and Zoning Code, Grand Communities, Ltd. is required to provide evidence that it has sufficient control over the Pfeifer property consisting of approximately 17.57 +/- acres, more or less, containing seven (7) parcels (184-002764-00, 184-000748-00, 184-000749-00, 184-000739-00, 184-000738-00, 184-000747-00, 184-001616-00) in Canal Winchester, Franklin County, Ohio to proceed with Preliminary Plan approvals. Pursuant to the agreements between the owner of the Pfeifer property, Wilcox Investment Group, LLC, and Grand Communities, Ltd., please take this letter as evidence that Grand Communities, Ltd. has sufficient control and can proceed with its application for rezoning, and development plan/text approvals.

Thank you.


Damon A. Pfeifer

4-12-17
Date

Appendix F- Duplex Design Study

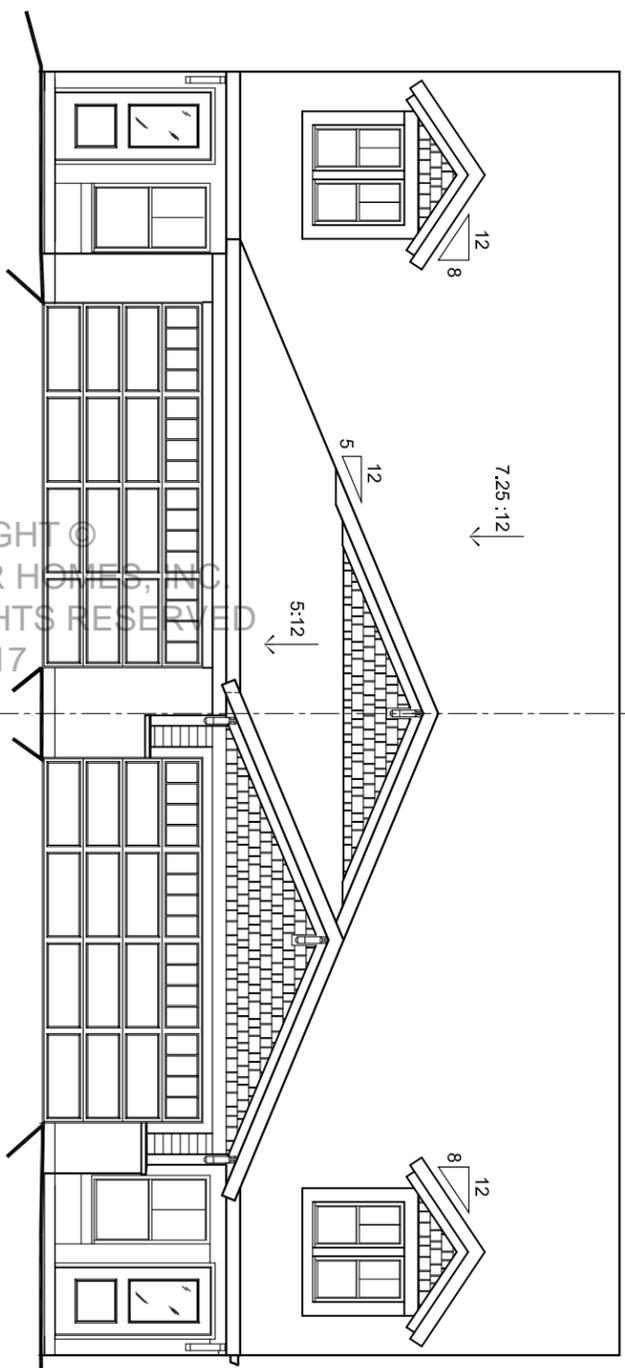


FIRST FLOOR DESIGN 'A'
w/ INCL. STANDARD PLAN

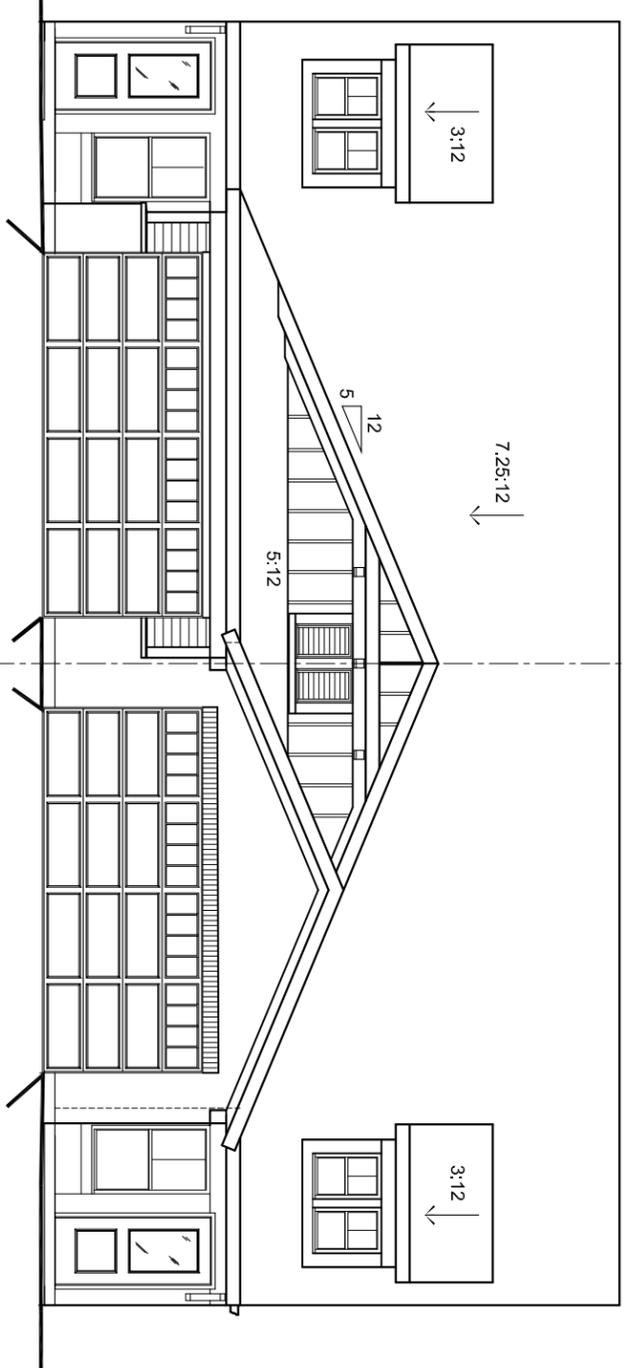
w/ INCLUDED 9FT FIRST FLOOR
 APPROX. 1251 FINISHED SQ. FT.

COPYRIGHT ©
FISCHER HOMES, INC.
ALL RIGHTS RESERVED
04.19.2017

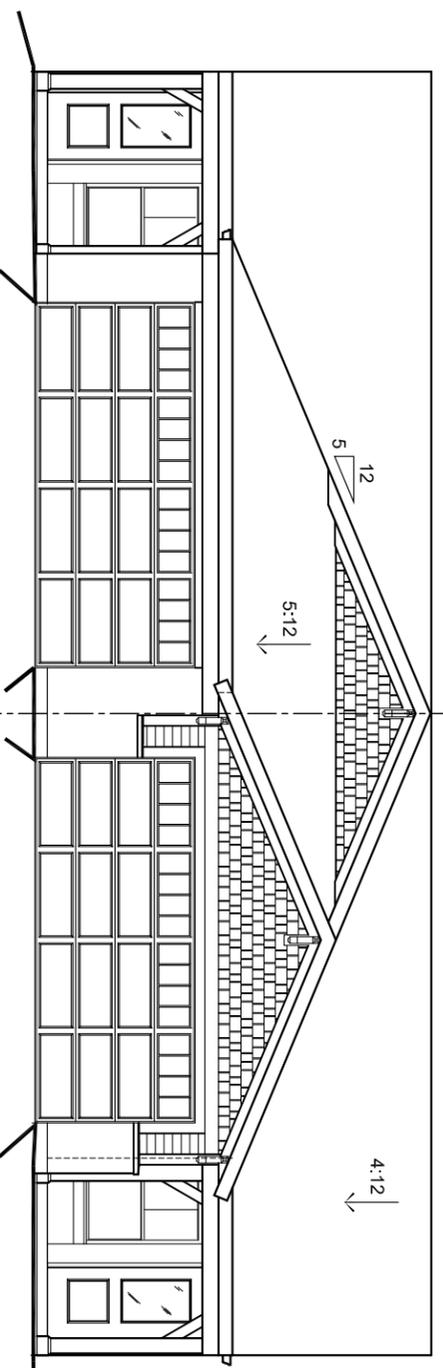
EXTERIOR DESIGN 'A'
W/ OPT. LOFT
(5:12 CROSS GABLES)



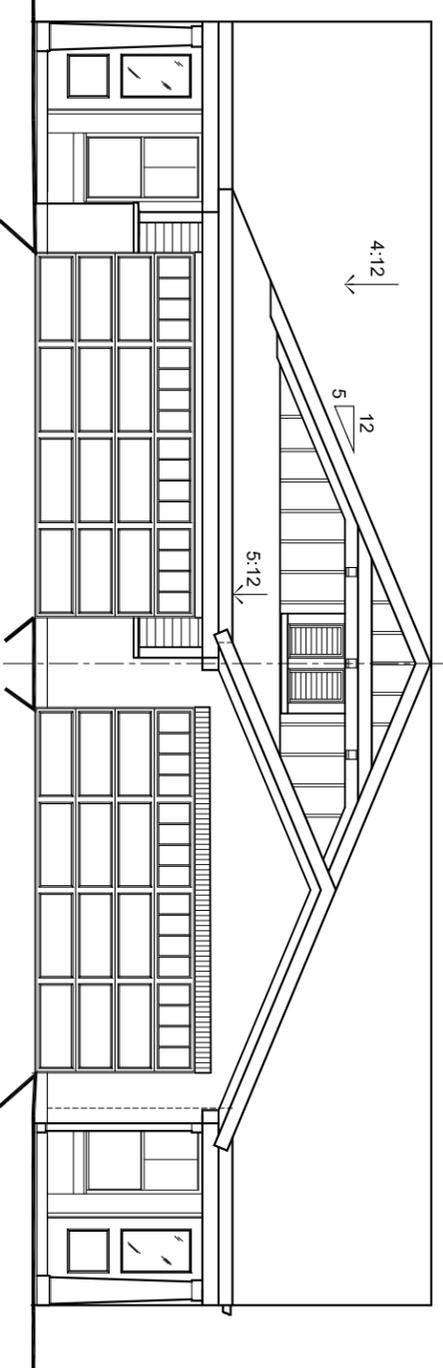
EXTERIOR DESIGN 'B'
W/ OPT. LOFT
(5:12 CROSS GABLES)



EXTERIOR DESIGN 'A'

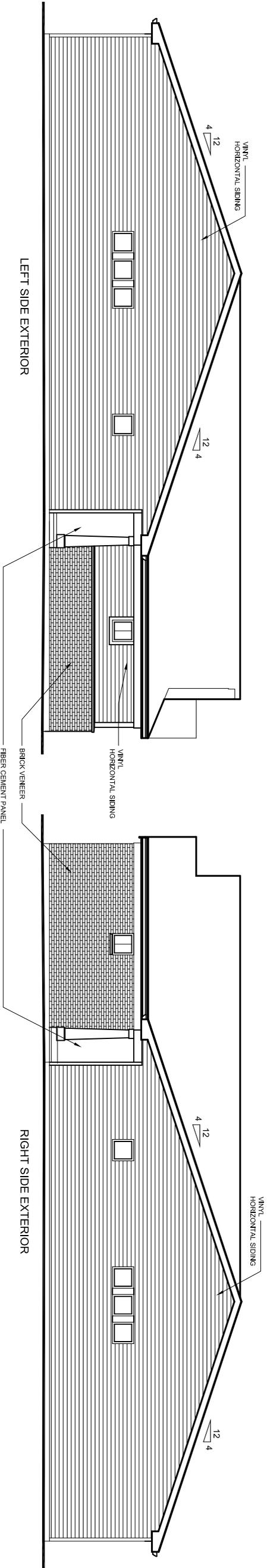
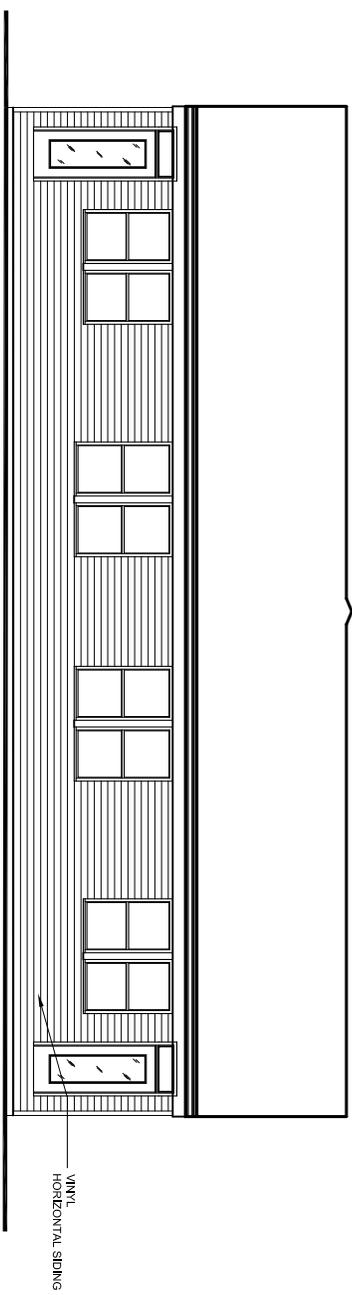


EXTERIOR DESIGN 'B'

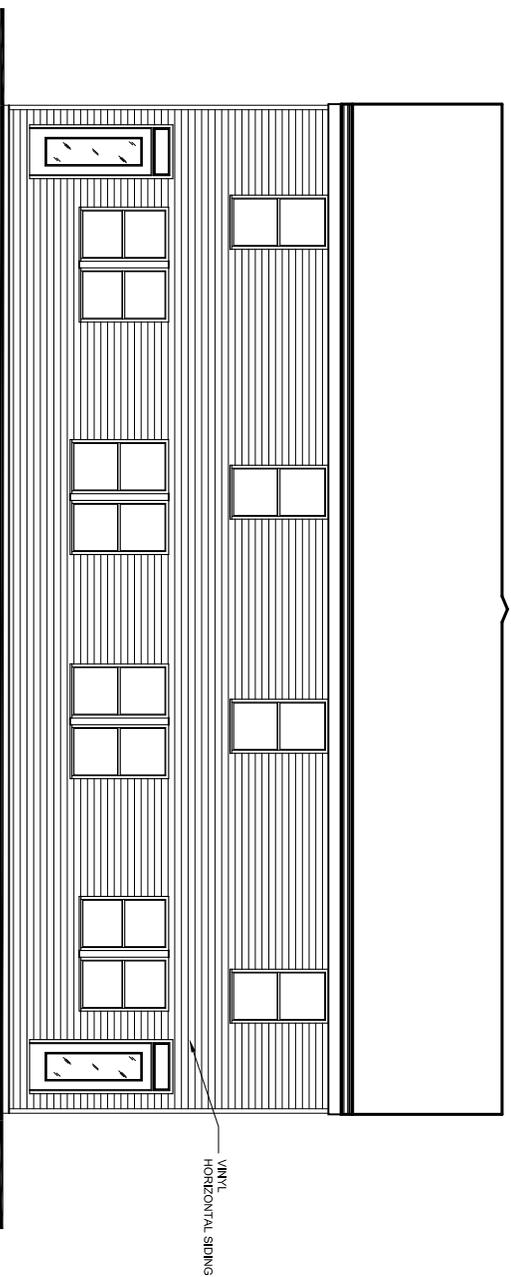


Appendix G- Duplex Elevations

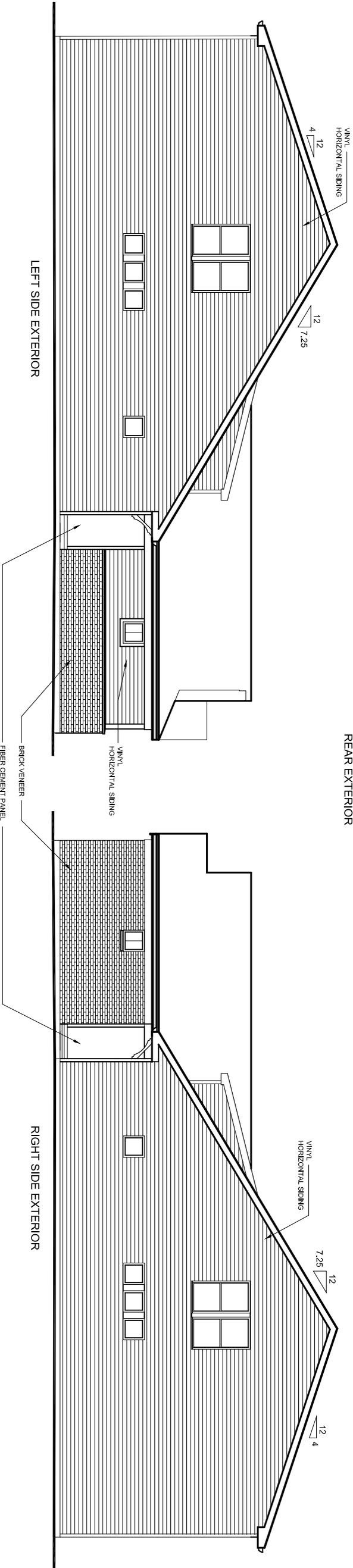
TYPICAL SIDE AND REAR ELEVATIONS



TYPICAL SIDE AND REAR ELEVATIONS w/ OPTIONAL LOFT



REAR EXTERIOR



LEFT SIDE EXTERIOR

RIGHT SIDE EXTERIOR

Andrew Moore

From: Hillary Laffin <hlaffin@fischerhomes.com>
Sent: Wednesday, June 28, 2017 10:01 AM
To: Lucas Haire; Andrew Moore
Cc: Jason Wisniewski
Subject: [EXTERNAL] Turning Stone Architecture
Attachments: Turning Stone-Front Facades- 17-06-28.pdf

Good Morning Lucas and Andrew,

Our exterior front facades for Turning Stone have been finalized and can be found attached to this email.

We were able to use the original two exteriors (Exterior Design 'A' and 'B') as starting points, and through the use of material variations, were able to come up with six facades. Each of these facades has the option of being built into a loft unit.

Please note on the plan the various letters:

- A. This material and color is subject to change.
- B. Siding color is subject to change.
- C. Door color is subject to change.

There will be a few different color schemes offered throughout the neighborhood to minimize monotony. Additionally, No two identical facades or color schemes will be placed next to each other in the development.

If available, we would like to discuss with you these new facades and confirm that these meet the expectations you have set. Please let us know when you are available.

Thanks,

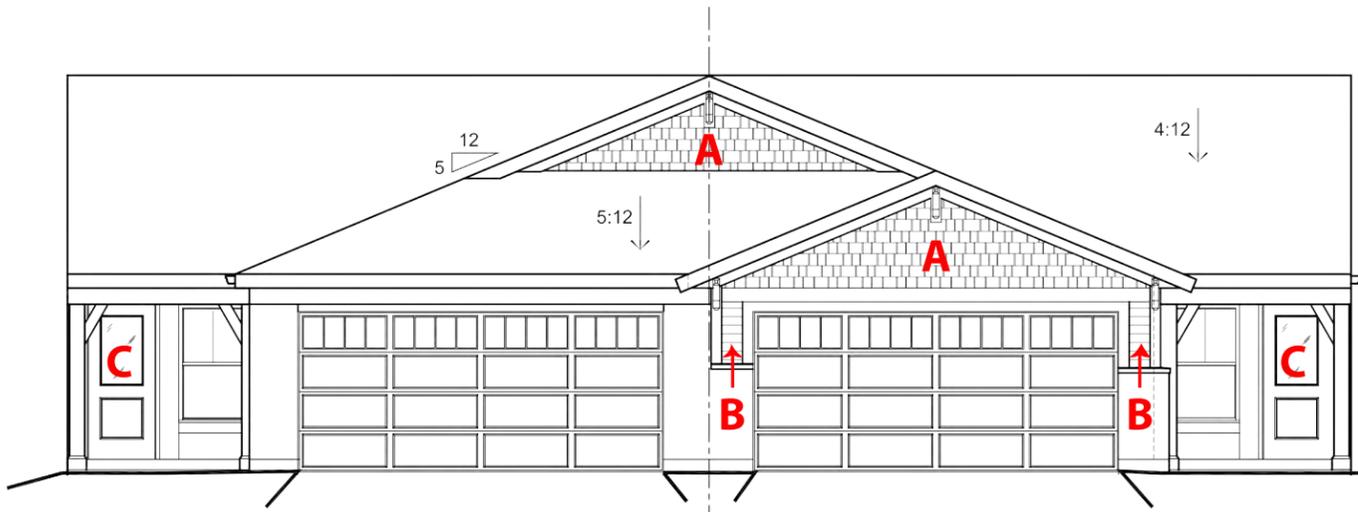
Hillary Laffin
Project Planner

Grand Communities, LTD.
Fischer Development Company

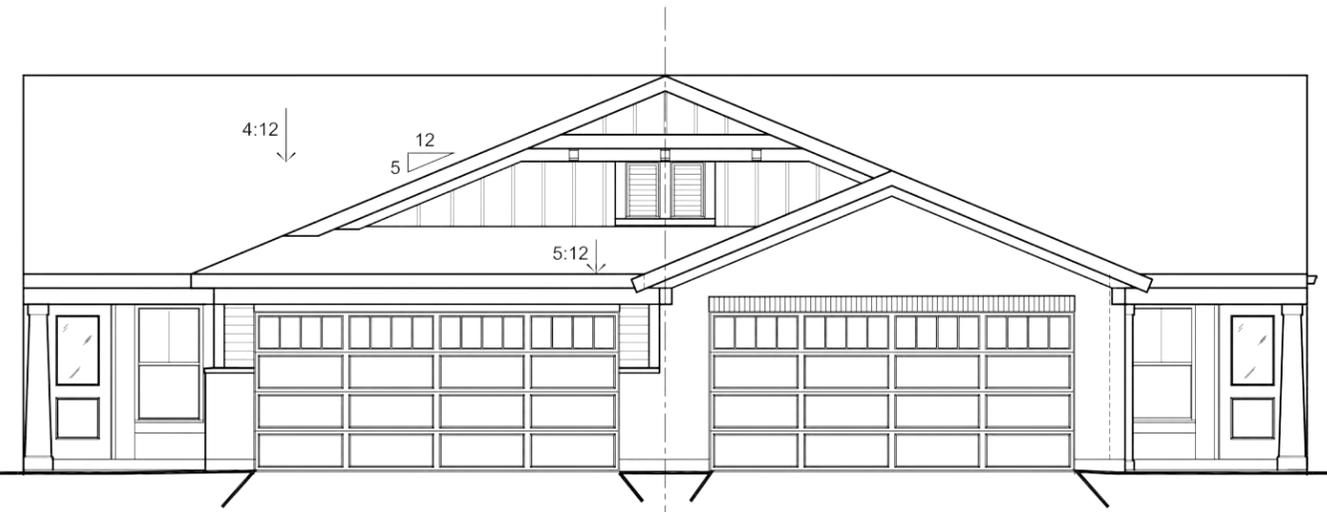
3940 Olympic Blvd. Suite 100
Erlanger, KY 41018
Office: 859.344.
7261
Cell: 513.827.0008

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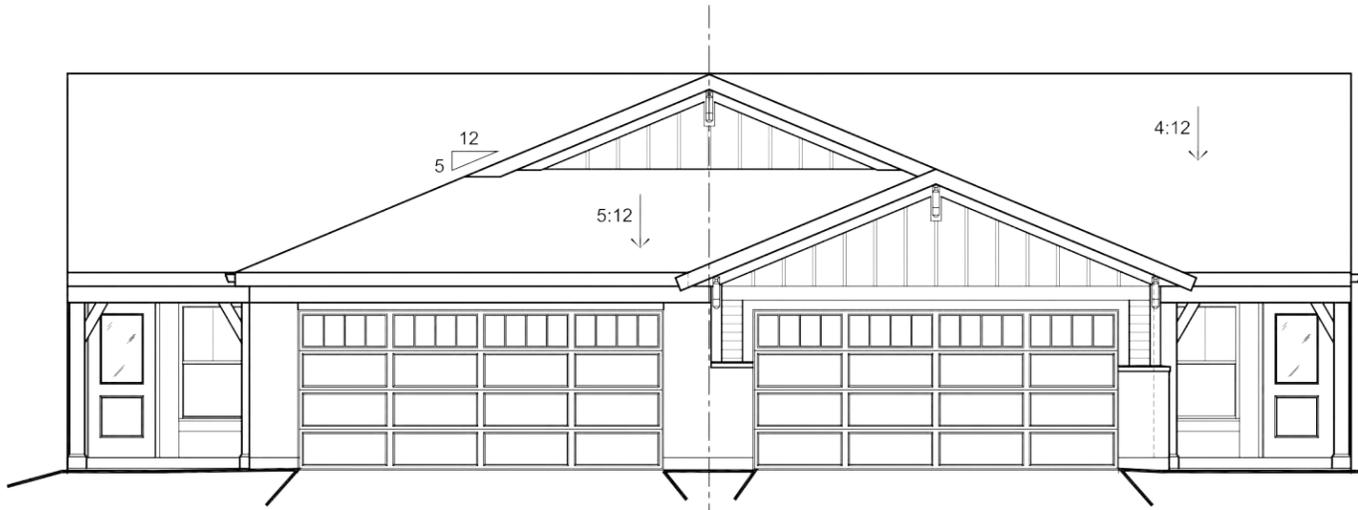
[This message is from an EXTERNAL SOURCE. Use caution when opening links or attachments.]



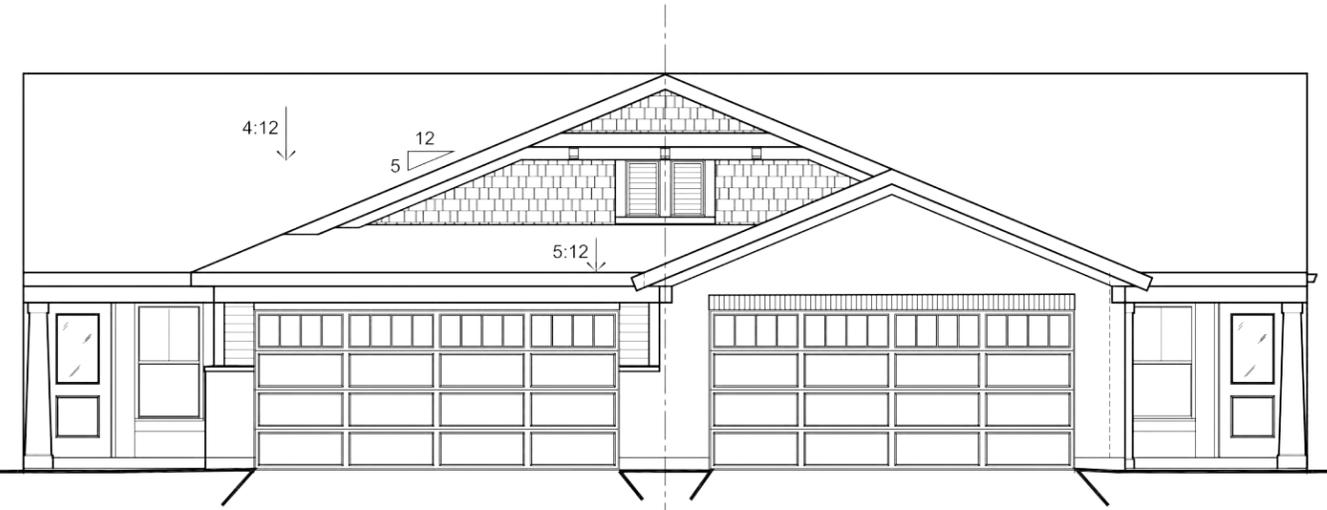
EXTERIOR DESIGN 'A'



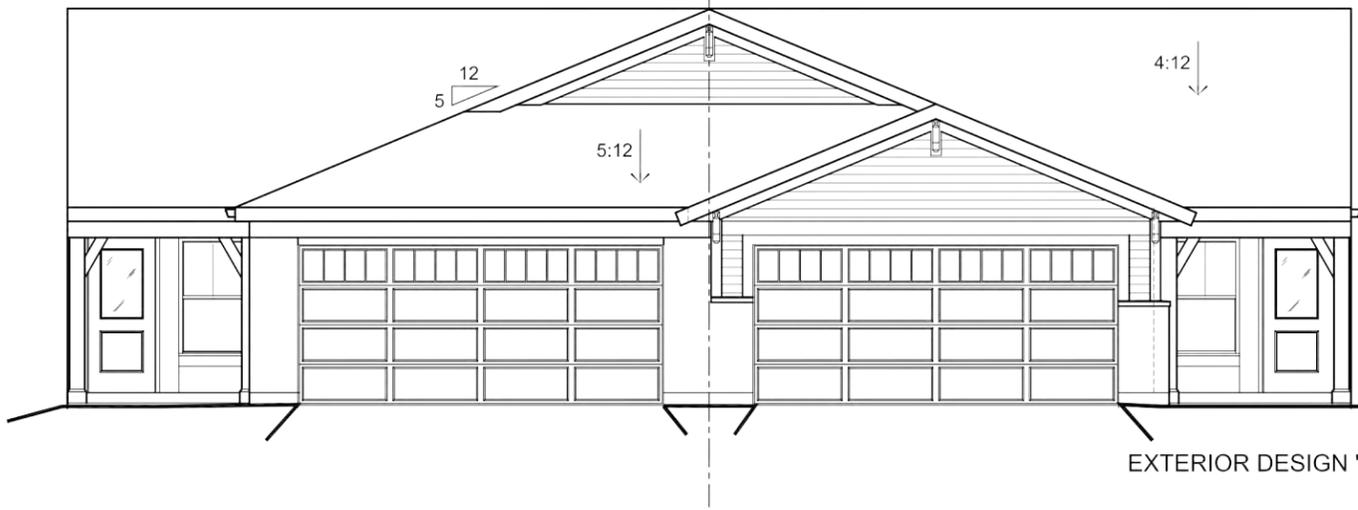
EXTERIOR DESIGN 'B'



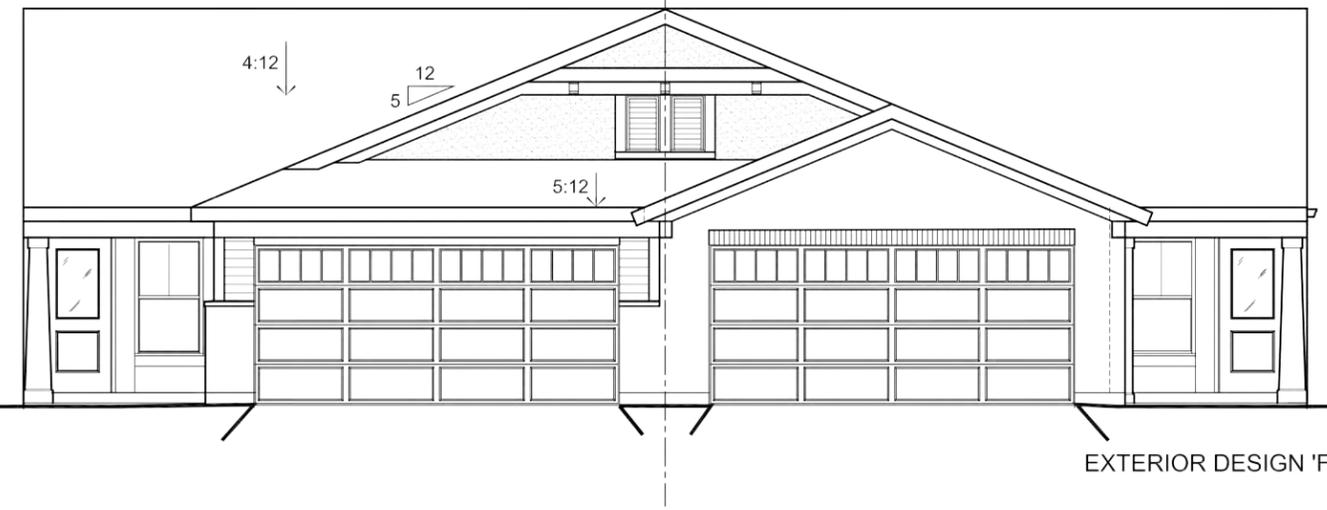
EXTERIOR DESIGN 'C'



EXTERIOR DESIGN 'D'



EXTERIOR DESIGN 'E'



EXTERIOR DESIGN 'F'

ORDINANCE NO. 17-042

**AN ORDINANCE TO AMEND THE 2017 APPROPRIATIONS
ORDINANCE 16-033, AMENDMENT #7**

WHEREAS, the City Council desires to proceed with activities of the City which require changes in the appropriations to accommodate those activities;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, OHIO:

Section 1: That the 2017 Annual Appropriations Ordinance be amended by appropriating from the unappropriated monies of the General Fund \$213,250.00 to the following functions; and

Department	Function	Amount
Administration	Operating Expenses	\$ 175,000.00
Streets - Maintenance	Capital Outlay	\$ 38,250.00

Section 2: That the 2017 Annual Appropriations Ordinance be amended by appropriating from the unappropriated monies of the Water Fund \$10,000.00 to the Plant - Operating Expenses function; and

Section 3: That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

ATTEST _____
CLERK OF COUNCIL

PRESIDENT OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL

ORDINANCE NO. 17-043

**AN ORDINANCE TO AUTHORIZE THE MAYOR TO
ENTER INTO A HEALTH SERVICES CONTRACT WITH
FRANKLIN COUNTY PUBLIC HEALTH**

WHEREAS, Council hereby finds and determines that it is in the best interest of Canal Winchester to enter into a contract with Franklin County Public Health to provide health services to the municipality as required of a City; and,

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor be authorized to enter into a contract on behalf of Canal Winchester with Franklin County Public Health for health services to the municipality for the period beginning January 1, 2018 through December 31, 2018 as detailed in Exhibit A and incorporated herein by reference.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LAW DIRECTOR

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL



September 8, 2017

Mayor Michael Ebert
The City of Canal Winchester, Ohio
36 S. High Street
Canal Winchester, OH 43110

Dear Mayor Ebert:

On behalf of Franklin County Public Health, I would like to thank you for continuing to partner with us to provide public health services to your residents. We take pride in being an accredited health department and remain committed to meeting the needs of our residents through enhanced transparency, continuous quality improvement and excellent customer service. Our day to day work of preventing disease, promoting healthy living and protecting against public health threats through education, policies, programs and partnerships continues to grow as your community grows.

As we move toward a new year and our 2018 contract, we wanted to notify you that Franklin County Public Health is requesting a 5% increase in your charge for public health services in 2018. This is a per capita rate of \$8.28.

Based on the per capital rate of \$8.28 approved by the Franklin County Board of Health on August 8, 2017, the annual cost of your 2018 contract will be \$65,569.32. Your total cost is determined by multiplying your city's population figures by the per capita rate. Based on the MORPC population estimate, the population figure for your city is 7,919.

Enclosed are two original contracts for your signature. Please sign and return both contracts to the attention of Andrea Harless. Once all signatures are obtained, a fully executed contract will be returned to you.

If you need further assistance or have questions about your 2018 contract, please call me at (614) 525-4722 or our Director of Financial and Business Operations, John Wolf, at (614) 525-3938. As always, we are willing to attend any city council, committee or administration meeting to answer questions.

Sincerely,

Joe Mazzola, MPA
Health Commissioner

cc: John Wolf, Director of Finance and Business Operations
File

2017

\$7.89 per capita

\$61,147.50 total contract

2016

\$7.51 per capita

\$55,494.58 total contract

2015

\$7.16 per capita

\$52,471.74 total contract

**FRANKLIN COUNTY PUBLIC HEALTH
2018 HEALTH SERVICES CONTRACT**

Between:

The Board of Health
of the Franklin County General Health District
280 East Broad Street
Columbus, Oh 43215

and

The City of Canal Winchester, Ohio
36 S. High Street
Canal Winchester, OH 43110

Contact us at: (614) 525-3160 / Fax (614) 525-6672
www.myfcph.org

CONTRACT

BETWEEN THE CITY OF CANAL WINCHESTER, OHIO AND THE DISTRICT ADVISORY COUNCIL OF THE FRANKLIN COUNTY GENERAL HEALTH DISTRICT AND FRANKLIN COUNTY PUBLIC HEALTH

This contract is made and entered into by and between the City of Canal Winchester, Ohio, a municipal corporation constituting a city health district, and the Board of Health of the Franklin County General Health District ("Franklin County Public Health"), as approved by the District Advisory Council of the Franklin County General Health District pursuant to Ohio Revised Code section 3709.08, and pursuant to Ohio Revised Code Section 3709.281.

WITNESSETH

SECTION 1. Franklin County Public Health shall, for the consideration hereinafter stated, furnish to the City of Canal Winchester, Ohio, and inhabitants thereof, all such public health services as are furnished to all villages and townships and the inhabitants thereof, of Franklin County, Ohio. Said services shall include all services as allowed by law according to the most current version of the Ohio Revised Code. Said services shall include the minimum standards and optimal achievable standards for boards of health and local health departments pursuant to Ohio Revised Code Section 3701.342. Said services shall include enforcement of all rules and regulations as allowed by law according to the most current version of the Ohio Administrative Code.

Also, Franklin County Public Health shall provide other services, including the enforcement of the following Franklin County Public Health Regulations:

- (100) Definitions
- (101) Collection Vehicle Registration, Inspection and Operation for Prevention of Nuisances
- (102) Property Health and Sanitation
- (103) Plumbing for Commercial, Public and Residential Buildings and Places
- (104) Rabies Control
- (105) Approval of Building Plans
- (106) Sewage Treatment Systems
- (199) Administration and Enforcement

Pursuant to Revised Code 3709.08(C), once the director of health determines that Franklin County Public Health is organized and equipped to provide the services, the Franklin County Board of Health shall have the powers and shall perform all the duties required of the board of health or the authority having the duties of a board of health within the City of Canal Winchester. And, the current version of the above-described regulations of Franklin County Public Health shall apply to and be enforceable within the jurisdiction of the Franklin County Board of Health, including the Franklin County General Health District and the City of Canal Winchester.

Such services shall be rendered, if appropriate and necessary, when requested by the citizens of Canal Winchester, Ohio, officials of city government, school authorities or medical personnel practicing in or around the City of Canal Winchester, Ohio or when required by state statute.

The City Attorney of Canal Winchester, Ohio shall be responsible for any litigation involving enforcement of Health Regulations within the corporate limits of said political subdivision.

This Agreement and any claims arising in any way out of this Agreement shall be governed by the laws of the State of Ohio. Any litigation arising out of or relating in any way to this Agreement or the performance hereunder shall be brought only in an Ohio court of competent jurisdiction in Franklin County, Ohio, and the City of Canal Winchester hereby irrevocably consents to such jurisdiction.

SECTION 2. Said public health services shall be furnished beginning January 1, 2018 and ending December 31, 2018 provided, however, that either party to this agreement shall have the right to cancel the same upon four (4) months written notice and the parties hereto may, by mutual written agreement, modify the terms of this agreement.

SECTION 3. Franklin County Public Health will provide ongoing communication with the Mayor/City Manager and his or her designees through a webinar or conference call at least quarterly. This communication will provide information on timely public health topics, upcoming events and featured services. Reports and other information about direct services that are being provided to the citizens of Canal Winchester will be provided upon request.

SECTION 4. The City of Canal Winchester, Ohio shall pay to Franklin County Public Health for said public health services furnished to the City of Canal Winchester, Ohio and the inhabitants thereof, such sum or sums of money based on a per capita rate as would be charged against municipal corporations composing the Franklin County General Health District at a per capita rate of \$8.28.

SECTION 5. Said sum or sums of money shall be paid by the said City of Canal Winchester, Ohio to said Franklin County Public Health upon receipt of semi-annual invoices by the Franklin County Board of Health on the first day of

January, and June, 2018. The sum for 2018 shall not exceed \$65,569.32, notwithstanding any fee established pursuant to the sections set forth below.

SECTION 6. In any instance where Franklin County Public Health expends funds to abate a nuisance pursuant to Section 1, above, within the City of Canal Winchester, Ohio, Franklin County Public Health may invoice the City of Canal Winchester, Ohio for the costs of such nuisance abatement. Further, the City of Canal Winchester, Ohio, shall pay, in addition to those sums set forth in Section 5, above, to Franklin County Public Health the cost to abate the nuisance.

Franklin County Public Health agrees to certify such nuisance abatement costs to the Franklin County Auditor to be recorded as a lien upon the property and shall reimburse all funds recovered under such a lien to the City of Canal Winchester, Ohio.

PLUMBING INSPECTION SERVICES:

SECTION 7. Franklin County Public Health shall, for the consideration hereinafter stated, furnish to the City of Canal Winchester, Ohio, all plumbing inspections as are furnished to all inhabitants within the general health district of Franklin County. Inspectors are to be state certified by the Ohio Department of Commerce.

SECTION 8. The City of Canal Winchester, Ohio, through its Building Department, shall issue permits and collect fees for such plumbing inspections. The fee to be charged shall be the most current fee charged by the Franklin County General Health District. The City of Canal Winchester, Ohio, shall forward sixty (60) percent of all plumbing inspection fees collected by them to the Franklin County General Health District after said Health District has submitted monthly statements of the amount due. The City of Canal Winchester, Ohio shall pay said amount, within thirty (30) days after receipt of said statement.

SECTION 9. This contract is approved by a majority of the members of the legislative authority of the City of Canal Winchester, pursuant to the provisions of Ordinance _____ dated _____.

SECTION 10. The City of Canal Winchester, Ohio has determined that Franklin County Public Health is organized and equipped to adequately provide the service that is the subject of this contract.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals and have executed this agreement the day and year written below.

DISTRICT ADVISORY COUNCIL OF THE
FRANKLIN COUNTY GENERAL HEALTH DISTRICT

Chairperson Date

FRANKLIN COUNTY PUBLIC HEALTH

Joe Mazzola, MPA Date
Health Commissioner

THE CITY OF CANAL WINCHESTER, OHIO

Mayor Michael Ebert Date

APPROVED AS TO FORM:

Ron O'Brien
Prosecuting Attorney
Franklin County, Ohio

Assistant Prosecuting Attorney Date
Attorney for the District Advisory
Council of the Franklin County General Health District

City Attorney Date
City of Canal Winchester, Ohio

FINANCIAL CERTIFICATE

It is hereby certified that the amount required to meet the contract agreement, obligation, payment of expenditure for the above has been lawfully appropriated, authorized or directed for such purpose and is in the treasury or in the process of collection to the credit of the proper fund and is free from any obligation or certificated now outstanding.

FISCAL OFFICER
City of Canal Winchester, Ohio

DATE

ORDINANCE NO. 17-045

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO AN AGREEMENT WITH CANAL WINCHESTER HUMAN SERVICES FOR THE PERIOD FROM JANUARY 1, 2018 THROUGH DECEMBER 31, 2020

WHEREAS, Council hereby finds and determines that it is in the best interest of the City of Canal Winchester to enter into an agreement with Canal Winchester Human Services to establish the financial assistance the City of Canal Winchester shall provide and appropriate participation by the City and reporting by Human Services; and

WHEREAS, the City has participated for a number of years in the program and found that it greatly benefits the members of our community;

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor be authorized to enter into an agreement with Canal Winchester Human Services from the period from January 1, 2018 through December 31, 2020 as detailed in Exhibit A and incorporated herein by reference.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LAW DIRECTOR

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

FINANCE DIRECTOR/CLERK OF COUNCIL

AGREEMENT WITH THE CANAL WINCHESTER HUMAN SERVICES

This Agreement between Canal Winchester Human Services (“Human Services”) and the City of Canal Winchester (“City”) is made and entered into this ___ day of _____, 201_.

WITNESSETH:

WHEREAS, the Agreement with Human Services expires on December 31, 2017; and,

WHEREAS, the City desires to continue assisting the needs of the residents of Canal Winchester, Franklin and Fairfield Counties, Ohio; and

WHEREAS, Canal Winchester Human Services provides Emergency Assistance, Senior Transportation, Tools for Schools, Adopt-a-Family and outreach through Community Events;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

Section 1. Human Services agrees to provide Emergency Assistance, Senior Transportation, Tools for Schools, Adopt-a-Family Program, the Community Food Pantry, and outreach through Community Events and such other programs that may be of benefit to the citizens of Canal Winchester from time to time.

Section 2. Human Services will continue to control, supervise and schedule transportation of drivers and maintain program insurance coverage. The program will continue to operate from the Human Services warehouse facility. The Community Center Coordinator and Community Center receptionist will remain employees of the City and continue to operate the Frances Steube Community Center and its programming.

Section 3. In consideration of the services Human Services provides to the City, the City agrees to provide annual financial assistance to Human Services in the amount of \$63,096.00 per year, payable in four equal quarterly installments. Said funds may only be used for the following activities of the Senior Transportation Program (“Permitted Uses”):

- (1) Wages and benefits for drivers;
- (2) Communications equipment;
- (3) Insurance, gasoline or equipment maintenance; and
- (4) Program administration.

Human Services agrees funds not used for the Permitted Uses listed in (1) through (4) above, shall be returned to the City’s Finance Director by January 31st of the subsequent calendar year unless expenses are used for other uses that are approved by City Council.

Human Services will provide quarterly financial statements to the City detailing the use of the funds, number of residents served and purpose of the use. In order to determine the financial assistance provided by the City for future years, Human Services shall submit a budget request to Council no later than September 1st before the next fiscal year begins. The budget request shall include such supporting documents from the prior year's expenses to justify the financial assistance for the year requested. Council, in its discretion, may request additional documentation from Human Services to assist in its appropriation amount determination.

Section 4. Human Services agrees the funds will be used to support transportation for Seniors and disabled individuals who are residents of the City of Canal Winchester (in any school district) or the Canal Winchester Local School District for medical appointments and some quality of life assistance.

Section 5. Human Services shall notify the city of any scope of services area related changes to the Senior Transportation Program no less than 30 days in advance of those changes.

Section 6. Termination of this agreement will require a ninety day (90 day) written notice by either party.

IN WITNESS WHEREOF, the parties have executed this Agreement effective the date first set forth above.

CANAL WINCHESTER AREA HUMAN SERVICES
Franklin/Fairfield County, Ohio

By: _____

CITY OF CANAL WINCHESTER

By: _____
Michael Ebert, Mayor

APPROVED AS TO FORM:

By: _____
Legal Counsel

Fiscal Officer's Certificate

I hereby certify that at the time this Agreement was executed, sufficient funds were appropriated for the purpose of such contract and in the treasury or in the process of collection to the credit of the appropriation fund free of any previous encumbrances.

Finance Director, City of Canal Winchester

ORDINANCE NO. 17-046

AN ORDINANCE TO AMEND THE CONTRACT WITH THE FAIRFIELD COUNTY SHERIFF FOR POLICE PROTECTION

WHEREAS, the City of Canal Winchester has contracted with the Fairfield County Sheriff for police protection for the city as authorized by Ordinance 14-021; and

WHEREAS, Council hereby finds and determines that it is in the best interest of the City of Canal Winchester to amend the contract to include additional staffing;

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor be authorized to enter into and execute an amendment to the current agreement with the Fairfield County Sheriff for police protection in a form substantially similar to the agreement attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LAW DIRECTOR

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL

**FIRST AMENDMENT TO THE AGREEMENT WITH THE FAIRFIELD COUNTY
SHERIFF FOR POLICE PROTECTION**

This First Amendment (the “Amendment”) amends a certain **Agreement** entered into between the Sheriff of Fairfield County, Ohio (the “Sheriff”) and the City of Canal Winchester, Ohio (the “City”) and dated June 16, 2014.

RECITALS

- A. The City is a municipal corporation desirous of acquiring additional police protection for the property and residents of the City which is located in both Franklin and Fairfield Counties, Ohio; and
- B. The Sheriff is authorized to enter into a contract with a municipal corporation for the performance of police functions as set forth in Ohio Revised Code Sections 311.29 and 737.04.

WHEREFORE, the Sheriff and the City (the “parties”) hereby agree as follows:

1. Personnel – Pursuant to the terms of paragraph 10 of the Agreement, “Additional Personnel,” paragraph 1 in the Agreement is hereby amended to provide that the Sheriff agrees that, in addition to funding ten (10) deputies to provide three hundred thirty-six (336) hours per week of police protection to the City by assigning exclusively to patrol the City two (2) Deputy Sheriffs for twenty-four (24) hours a day, seven (7) days a week, the Sheriff will also fund a third Deputy Sheriff assigned to exclusively patrol the City, to work a shift to be mutually agreed upon in writing by the Mayor of the City of Canal Winchester and the Fairfield County Sheriff’s Office.
2. Additional Payments – Pursuant to the terms of paragraph 10 of the Agreement, “Additional Personnel,” the City will pay all costs associated with the addition of a third Deputy Sheriff exclusively assigned to patrol the City eight (8) hours, five (5) days a week. The amount of this Additional Annual Payment shall not exceed \$90,000.00. Such costs will be in addition to the payment agreed upon in paragraph 5 of the Agreement, “Annual Payment.”
3. Effective Date – This First Amendment shall commence on January 1, 2018 and shall terminate at 3:00 PM on December 31, 2018.

IN WITNESS WHEREOF, the parties have hereto set their hands this ____ day of _____, 2017.

Dave Phalen
Sheriff
Fairfield County, Ohio

CITY OF CANAL WINCHESTER
COUNTY OF FRANKLIN
STATE OF OHIO

By: _____
Michael Ebert
Mayor



Mayors Report

October 2nd, 2017

Christmas in the Village:

This annual event, which seems to be attracting more people every year will be held on the traditional first Friday and Saturday of December, December 1st and 2nd. A new attraction will be available this year for attendees. The Fun Bus Trolley will be here offering free rides from South High Street to the Community Center and onward to the Historical Society Complex / Train station on North High Street and back to S. High. The Trolley will continue this route throughout the evening and on both nights. The Trolley will taking the place of the Carriage rides that were becoming a safety issue due to the number of vehicles on the same streets as the Carriage Ride.

Madison Township:

Amanda J and I met with Susan Brobst and had a preliminary discussion about future policing matters.

Prescription Drug Take Back Day:

The next drug take back day will be held on October 28th from 10am to 2pm at the Diley Ridge Medical Center parking lot. Last Spring we took in a record 126 lbs. of mixed prescription drugs many of which were of the opioid family. Since we began this event, we have taken in and destroyed more than 255,000 prescription pills or equivalent to 530 lbs. of drugs taken off the streets and out of the homes in Canal Winchester.

COUNCIL UPDATE



October 2, 2017

Finance Department
Amanda Jackson, Finance Director

Request for Council Action:

Second Reading – An Ordinance to Amend the 2017 Appropriations Ordinance 16-033, Amendment #7
- *Requesting waiver of third reading*

Second Reading – An Ordinance to Authorize the Mayor to Enter into a Health Services Contact with Franklin County Public Health

Project Status:

2018 Budget – The draft 2018 Budget is available for your review. It includes footnotes to help explain what the funds in certain accounts are intended to be used for in the upcoming year. A formal presentation of the budget will be done at the October 16th meeting. During this process, please feel free to call, email, or stop in with questions.

October 30th Committee of the Whole – Our next COW meeting is scheduled for the end of October. If there is a specific topic you would like to see on the agenda, please let us know as soon as possible so we can adequately prepare for the discussion.

COUNCIL UPDATE



September 29, 2017

Department of Public Service
Matthew C. Peoples, Director

Project Status:

Hill Rd. Annexation: The finalization of the pre-annexation agreement has been delayed due to the timing and coordination of competing construction projects in the area, but are expected to be worked out soon.

Speed Studies: We were hoping to have a speed study to for Washington St. to present but we needed to order some new components. We expect to have a data for review at the 10-16-17 meetings.

Gender IV OPWC Project: We have reviewed the 60% plans with EMH&T and they are expected to have the next set back around mid-November with comments addressed. Additionally, met with private utility companies to review the impacts of the project on their existing lines. As has been anticipated, South Central Poser is the most impacted and they are finalizing their relocation design.

Groveport Force Main Replacement: The project is proceeding with nearly all of the new piping installed. Additionally, we are now bypass pumping so the crews can line the portion of the existing forcemain that is remaining.

McGill Park: We have begun the infrastructure planning for the park with concepts for the water, sewer, and fiber lines currently being completed. We will be working next on maintenance/equipment planning.

Curbside Recycling: We had a follow up discussion with Waste Management on the recycling proposal stressing our disappointment with the terms they presented. We also discussed a subscription based model and, similar to the all-inclusive option, they did not significantly change from the 2016 proposal.

Personnel Policy Manual Review: We are reviewing the personnel policy manual for updates and revisions. A few of the items will need legal review that will take some time for research and we expect bring to Council for consideration sometime after the July recess.

Noise Wall: We received notice from ODOT that the noise wall project has been delayed due to design, right-of-way acquisition, and utility relocation issues that caused the construction estimate to exceed the programmed amount. Construction is anticipated to commence by 2021.

ODOT Maintenance: Mayor Ebert and I meet with ODOT representatives to discuss maintenance responsibilities of US Rout 33. Not much was rectified, though we were able to identify a few inconsistencies with their position. However, Gene has been working on ODOT's general counsel from a previous meeting and we are working on the possibility of a compromise to share in the maintenance responsibility.

COUNCIL UPDATE



September 29, 2017

Division of Urban Forestry

Dick Miller, Urban Forester

Project Status:

Weed Control: Spraying glyphosate (Roundup) to touchup to guardrails

Landscapes:

Woodland walking path cleanup

Mulch Gender x 33 interchange (touch up)

Remove mulch volcanos-street tree mulching, old tree stakes and sucker/prune, various locations.

Tree Removals proposed

Two Callery Pear with bacterial fire blight

238 Hocking Street (owner input on replacement trees in 2018)

COUNCIL UPDATE



September 29, 2017

Division of Water Reclamation
Steve Smith, Superintendent

Project Status:

Groveport Forcemain Project: The project is proceeding with nearly all of the new piping installed. Additionally, we are now bypass pumping so the crews can line the portion of the existing forcemain that is remaining.

Phosphorous Removal: Phosphorus treatment research has been completed to determine the best chemical to reduce phosphorus levels for the upcoming permit change. Studies determined how much chemical is to be fed and which chemicals performed best. The plan is now being formalized and we met with Bird and Bull this week to review.

Brew Dog: The plant staff are continuing to monitor and develop process changes for adapting to the brewery waste. Efforts are going well and the plant has not experienced any permit violations attributable to the brewery waste.

Process Blower: The WRF process blowers have been determined to have been designed under powered. Plans for upgrade of the motors to remedy the situations are underway.

Aeration system damage: The damage to the diffusers in the aeration system has been assessed. The manufacturer has reworked the design on the mounts and will be contracting the installation of all new mounts for the system on both tanks by the end of the year.

Albion St. Sewer: A sewer line serving over 200 residents in the Sycamore Creek subdivision has been shown to be in a sunken condition. Planning efforts have now determined the best course of action and efforts will begin to address the problem.

Emergency Storm Pump: The new storm pump and related piping have been ordered and are awaiting delivery. Once received we will schedule installation.

I/I removal: Three manholes found to be leaking groundwater were grouted and the water flow stopped. One additional manhole found leaking was not repairable and will have to be serviced in a different manner.

Safety: We have held two safety meetings in the past few weeks; one for the safety committee and associated inspections, and the other covering employee personal protective equipment (PPE).

COUNCIL UPDATE



September 29, 2017

Division of Streets, Lands and Buildings

Shawn Starcher, Manager

Project Status:

Patching: Crews continue utilizing the Durapatcher for filling longitudinal cracking within our residential neighborhoods

Vegetation Removal: Crews continue on clean-up and clearing projects along Groveport Rd. (Old Detty Property) and McGill Park.

Pool Closure: End of season maintenance was completed at the CW Municipal Pool- sails were removed, Aqua Climb wall was taken down, etc.

Flags/Banners: All American flags were removed from the street lights and will be re-installed for Veteran's Day

Leaf Pick-up: Trucks and leaf vac equipment have been prepped for leaf season which begins October 2nd

COUNCIL UPDATE



September 29, 2017

Division of Information Technology

Rick Brown, IT Coordinator

Project Status:

Network Environment: We met with our contractor to design a new network environment that utilizes our disaster recovery site for redundancy. The new design will also reduce the amount of network hardware in our current environment.

Disaster Recovery: The Disaster Recovery backup server has been configured and is serving as offsite storage and will be tested when the server is received and configured.

Security Training: The first Cyber Security classes have concluded and the next class will be scheduled when new council have been elected and sworn in.

Network Security: Discovery on Multi-Factor Authentication has concluded and we are expecting to implement soon.

Security Cameras: The security camera project is in the design phase and we are hoping to have included in the 2018 appropriations.

SCADA: Our water and wastewater SCADA control redundancy requires additional licensing(cost) to be fully implemented and we are hoping to include in the 2018 appropriations.

Granicus Retirement: The Granicus server has been returned to our environment. Additional files not produced by Granicus need to be copied.

COUNCIL UPDATE



September 29, 2017

Division of Water

Joe Taylor, Superintendent

Project Status:

Filter #3: We completed our first visual inspection of filter #3 after repairs were made earlier this summer and the filter is performing fine and the media level has remained the same.

Well #6: HD Water services will be onsite next week to clean well #6. They will also be assisting in maintenance of the existing wells and high service pumps.

Hydrant Flushing: Fire hydrant flushing is complete and we continue to notice reduction in the amount of time it takes for the water clarity to appear.

AMI: AMI Metering System installs are ongoing. Both the water department and Water Reclamation department have been really busy with installs. We are near 500 units installed with a full calendar of installs scheduled.

Distribution Work: Dow construction has completed the inspection and replacement of deteriorated bolts on approximately 25 water main valves. We will continue to budget for valve bolt replacements in the years to come.

COUNCIL UPDATE



September 28, 2017

Construction Services Department
Bill Sims, Administrator

ACTION NEEDED BY COUNCIL: None at this time.

Capital Improvement Projects

Groveport Force Main Replacement: New pipe installed. Existing pipe being lined. Project on schedule.

2017 Street Program: Plans for Tow Path Parking Lot complete. Pricing from Columbus Asphalt agreed to. Work to commence late October.

Gender Rd. Ph. 4: 60% plans reviewed. Utility coordination meeting conducted 9/28.

Private Development Projects

Canal Cove Sec. 5: Westport Homes. Earthwork begun. Utilities to begin

Villages at Westchester Sec. 10-1: Fischer Homes. Paving complete. Punch list items remain.

Macintosh Senior Living: Utilities complete. On-site work continues.

Crossroads Church: Awaiting submittal of engineering plans for review. Developer's engineer working on bridge design issues. On site improvements being reviewed.

Food Pantry: Utilities complete.

Winchester Veterinary Clinic: Preconstruction conducted 9/20/17.

COUNCIL UPDATE



September 28, 2017

Development Department

Lucas Haire, Director

Development Report

- The building department has issued permits for 9 new single family homes in Section 4 of Canal Cove that was recently approved. This brings our total number of new single family homes permitted in Canal Winchester year to date to 34.
- Winchester Veterinary Clinic is under construction on Thrush Drive with an anticipated finish date of next summer.
- New Faith Church has been issued a permit for the construction of a new church at the corner of Groveport Road and Thrush Drive.
- COTA has been issued permits to start the construction of their park and ride.
- The food pantry has scheduled a final inspection for their building on September 29th, so they are very near to moving into this new facility.

New Businesses

- BrewDog has applied for zoning approval for a conditional use to allow a hotel in the LM zoning district. This along with their proposed site plan will be on the October 9 meeting of Planning and Zoning Commission for their consideration.
- Crossroads Church has applied for a rezoning on a 4.77 acre parcel on Gender Road from AR-1 (multi-family) to GC (General Commercial) to allow for the development of a commercial outparcel on their future church site. This will be considered by Planning and Zoning Commission at the October 9 meeting.
- I am researching our fee schedule and will have proposed amendments for consideration at the October 16 meeting.