

Canal Winchester

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



Meeting Agenda

Monday, January 8, 2018

7:00 PM

Planning and Zoning Commission

*Bill Christensen
Michael Vasko
Joe Donahue
Brad Richey
June Konold
Joe Wildenthaler
Mark Caulk*

Call To Order

Time In: _____

Declaring A Quorum (Roll Call)

Bill Christensen Brad Richey June Konold Mike Vasko
Joe Wildenthaler Joe Donahue Mark Caulk

Excused: _____ Motion By: _____

Second By: _____ Vote: _____

Approval of Minutes

December 11, 2017 Planning and Zoning Commission Meeting Minutes

Motion By: _____ 2nd By: _____ Vote: _____

Election of Officers 2018

Motion By: _____ for _____ as Chairman

2nd By: _____ Vote: _____

Motion By: _____ for _____ as Vice-Chairman

2nd By: _____ Vote: _____

Motion By: _____ for _____ as Secretary

2nd By: _____ Vote: _____

Public Comment

*Discussion of issues unrelated to agenda items.
Time limit of four minutes per speaker*

Public Oath

Administration of an oath by the Commission Chair to anyone who will speak at the meeting.

Public Hearings

FDP-17-004

Property Owner: Eastside Properties / Westlinks Inc.
Applicant: Grand Communities, Ltd.
Location: 13.8 Acres located along the northwest corner of Lithopolis Road and Gender Road. (PID 184-001055 through 184-001008 and part of 184-002102)
Request: Approval for a Final Development Plan for Section 15 of The Villages at Westchester to construct 46 new residential lots.

Motion By: _____ 2nd By: _____

Vote: _____

Conditions: _____

CU-17-006

Property Owner: Jay Jala Hospitality LLC
Applicant: Steven Fox
Location: PID 184-003304 (2.045 acres east of Aldi)
Request: Conditional Use from Section 1167.03(e) to allow for a Conditional Use Permit for a 62,000 sq. ft. 93 room Hampton Inn Hotel.

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

VA-17-018

Property Owner: Jay Jala Hospitality LLC
Applicant: Steven Fox
Location: PID 184-003304 (2.045 acres east of Aldi)
Request: Variance to section Chapter 1167.04(b)(1) to construct a 51.8 foot tall, 4 story hotel.

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

VA-17-019

Property Owner: Jay Jala Hospitality LLC
Applicant: Steven Fox
Location: PID 184-003304 (2.045 acres east of Aldi)
Request: Variance to section Chapter 1199.03(d) to construct a building that does not comply with the 40% glass requirement between the height of two (2) feet and ten (10) feet on the elevation facing the primary street.

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

VA-17-020

Property Owner: Jay Jala Hospitality LLC
Applicant: Steven Fox
Location: PID 184-003304 (2.045 acres east of Aldi)
Request: Variance to section Chapter 1199.03(c) to allow building elevations to be below the 80% natural material requirement, as required per the Commercial Development Standards.

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

VA-17-021

Property Owner: Jay Jala Hospitality LLC
Applicant: Steven Fox
Location: PID 184-003304 (2.045 acres east of Aldi)
Request: Variance to section Chapter 1199.05(a) to allow parking in front of the principal building and more than 50% of the parking located on the side of the principal building.

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

SDP-17-011

Property Owner: Jay Jala Hospitality LLC
Applicant: Steven Fox
Location: PID 184-003304 (2.045 acres east of Aldi)
Request: Site Development Plan approval for a +/- sq. ft. Hampton Inn Hotel with associated site uses.

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

ZM-17-007

Property Owner: Dwight A. Imler Revocable Living Trust
Applicant: Westport Homes
Location: 11.954 acres of property located at PID 184-002994 (Located along the corner of Hayes Road and Lithopolis Road).
Request: Property be rezoned from Exceptional Use (EU) to Planned Residential District (PRD).

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

PDP-17-003

Property Owner: Dwight A. Imler Revocable Living Trust
Applicant: Westport Homes
Location: 79.488 acres primarily located along Hayes Road and Oregon Road (PID 184-002994, 184-003001 & 184-002998).
Request: Approval for a Preliminary Development Plan and associated development text for 129 Traditional Single Family Homes and 65 Lifestyle Single Family Homes.

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

Old Business

New Business

Adjournment

Motion by: _____ *2nd by:* _____ *Vote:* _____

Time Out: _____