

# Canal Winchester

**CW Community Center  
22 South Trine Street  
Canal Winchester, OH 43110**



## Meeting Agenda

Monday, July 13, 2020

7:00 PM

### Planning and Zoning Commission

*Bill Christensen - Chairman  
Michael Vasko - Vice Chairman  
Joe Donahue - Secretary  
Brad Richey  
Joe Wildenthaler  
Mark Caulk  
Kevin Serna*

Call To Order

Time In: \_\_\_\_\_

Declaring A Quorum (Roll Call)

Bill Christensen Brad Richey Mike Vasko Kevin Serna  
Joe Wildenthaler Joe Donahue Mark Caulk

Excused: \_\_\_\_\_ Motion By: \_\_\_\_\_

Second By: \_\_\_\_\_ Vote: \_\_\_\_\_

Approval of Minutes

June 8, 2020 Planning and Zoning Commission Meeting Minutes

Motion By: \_\_\_\_\_ 2<sup>nd</sup> 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

**VA-20-003**

Property Owner: Crossroads Christian Church  
Applicant: DaNite Sign Co.  
Location: 6600 Bigerton Bend  
Request: Variance to section 1189.06(a) to allow for an off premises freestanding sign.

Motion to close Public Hearing By: \_\_\_\_\_

2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_

Vote: \_\_\_\_\_

Conditions: \_\_\_\_\_

**VA-20-004**

Property Owner: Crossroads Christian Church  
Applicant: DaNite Sign Co.  
Location: 6600 Bigerton Bend  
Request: Variance to section 1189.08(b)(1) & (3) to allow for a freestanding sign to be larger and taller than the setback requirement.

Motion to close Public Hearing By: \_\_\_\_\_

2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_  
Vote: \_\_\_\_\_  
Conditions: \_\_\_\_\_

**VA-20-005**

Property Owner: Marna Maynard  
Applicant: Marna Maynard  
Location: 6411 Dietz Drive  
Request: Variance to section 1157.04(a)(2) to exceed the maximum 30% lot coverage to install an in-ground swimming pool

Motion to close Public Hearing By: \_\_\_\_\_  
2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_  
Vote: \_\_\_\_\_  
Conditions: \_\_\_\_\_

**FDP-20-004**

Property Owner: Canal Investment Partners, LLC  
Applicant: Canal Investment Partners, LLC  
Location: Turning Stone Subdivision  
Request: Amendment to the Final Development Plan Text and Exhibits regarding fencing.

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_  
Vote: \_\_\_\_\_  
Conditions: \_\_\_\_\_

Old Business

New Business

Adjournment

Motion by: \_\_\_\_\_ 2<sup>nd</sup> by: \_\_\_\_\_ Vote: \_\_\_\_\_  
Time Out: \_\_\_\_\_

# Canal Winchester

*CW Community Center  
22 South Trine Street  
Canal Winchester, OH 43110*



## Meeting Minutes

Monday, June 8, 2020

7:00 PM

## Planning and Zoning Commission

*Bill Christensen - Chairman  
Michael Vasko - Vice Chairman  
Joe Donahue - Secretary  
Brad Richey  
Joe Wildenthaler  
Mark Caulk  
Kevin Serna*

Call To Order

*Time In: 7:00pm*

Declaring A Quorum (Roll Call)

**A motion was made by Joe Donahue, seconded by Mike Vasko that Brad Richey & Joe Wildenthaler be excused.**

**The motion carried by the following vote:**

**Yes: 5** – Christensen, Vasko, Serna, Donahue & Caulk

**Excused: 2** – Richey & Wildenthaler

Approval of Minutes

May 11, 2020 Planning and Zoning Commission Meeting Minutes

**A motion was made Mike Vasko, seconded by Kevin Serna, that the May 11, 2020 Minutes be approved.**

**The motion carried by the following vote:**

**Yes: 4** – Christensen, Vasko, Serna & Donahue

**Abstain: 1** – Caulk

Public Comment

Public Oath

Public Hearings

**FS-20-001**

Property Owner: Grand Communities, LLC  
 Applicant: Keith Smith – Civil & Environmental Consultants, Inc.  
 Location: PID 184-003289  
 Request: Final Subdivision Plat for Villages at Westchester Section 9, Phase 1.

Mr. Moore presented the application for Grand Communities Limited for property located at PID 184-003289. The applicant is requesting approval for a Final Subdivision Plat for the Villages at Westchester, Section 9 Part 1. Staff discussed that this section is an extension of Connor Court and contains 7 single family lots and 1 reserve space. All plans meet the requirements for the Villages at Westchester PUD.

Mr. Vasko commented that on the cover sheet for the plat in the location map they incorrectly note Groveport Road as Main Street. Staff affirmed.

**A motion was made by Joe Donahue, seconded by Kevin Serna that Final Subdivision Plat #FS-20-001 be approved as presented and recommended to City Council.**

**The motion carried by the following vote:**

**Yes: 5** – Christensen, Vasko, Serna, Donahue & Caulk

**FS-20-002**

Property Owner: Grand Communities, LLC  
 Applicant: Keith Smith – Civil & Environmental Consultants, Inc.  
 Location: PID 184-003289  
 Request: Final Subdivision Plat for Villages at Westchester Section 9, Phase 2.

Mr. Moore presented the application for Grand Communities Limited for property located at PID 184-003289. The applicant is requesting approval for a Final Subdivision Plat for the Villages at Westchester, Section 9 Part 2. Staff discussed that this is the final extension of Connor Court and contains 17 single family lots and 1 reserve space for a detention basin. All plans meet the requirements in the Villages at Westchester PUD.

**A motion was made by Joe Donahue, seconded by Mark Caulk that Final Subdivision Plat #FS-20-002 be approved as presented and recommended to City Council.**

**The motion carried by the following vote:**

**Yes: 5** – Christensen, Vasko, Serna, Donahue & Caulk

**VA-20-003**

Property Owner: Crossroads Christian Church  
 Applicant: DaNite Sign Co.  
 Location: 6600 Bigerton Bend  
 Request: Variance to section 1189.06(a) to allow for an off premises freestanding sign.

Staff discussed that the applicant has not yet updated the application to provide the requested information. Staff is recommending that Variance application #VA-20-003 be tabled at this time to the July meeting.

**A motion was made by Joe Donahue, seconded by Kevin Serna that Variance Application #VA-20-003 be tabled to the July 13 P&Z Meeting.**

**The motion carried by the following vote:**

**Yes: 5** – Christensen, Vasko, Serna, Donahue & Caulk

**VA-20-004**

Property Owner: Crossroads Christian Church  
 Applicant: DaNite Sign Co.  
 Location: 6600 Bigerton Bend

Request: Variance to section 1189.08(b)(1) & (3) to allow for a freestanding sign to be larger and taller than the setback requirement.

Staff discussed that the applicant has not yet updated the application to provide the requested information. Staff is recommending that Variance application #VA-20-004 be tabled at this time to the July meeting.

**A motion was made by Mike Vasko, seconded by Joe Donahue that Variance Application #VA-20-004 be tabled to the July 13 P&Z Meeting.**

**The motion carried by the following vote:**

**Yes: 5** – Christensen, Vasko, Serna, Donahue & Caulk

**FDP-20-002**

Property Owner: Pifer Tract Five Limited Partnership

Applicant: DDC Management

Location: PID 042-0388600 & 042-0388500

Request: Final Development Plan for a 191 unit detached condominium community.

Mr. Moore presented the application for DDC Management for the 46 acre tract located off Hill Road with PID 042-0388600 & 042-0388500. The applicant is requesting approval for the Final Development Plan for 191 Detached Condominiums for the Greengate Residential Development.

Staff provided an overview of the project with the commission and noted that since the March meeting staff has been waiting for the final results of the traffic study review and plans provided from the applicant showing that they have the ability to construct the necessary improvements identified along Hill Road with the project. The applicant has since finished the traffic study review and has sign off from the city engineering team and Fairfield County Engineers. Additionally, the applicant has recently provided information showing that the Hill Road improvements can take place within the existing right-of-way limits and have obtained a temporary construction easement from a property owner to the south.

Staff discussed that the plans and traffic study note that they plan on doing this project in three consecutive phases completing by 2024. Fairfield County has determined due to the short construction period they will request the Hill Road improvements be installed with Phase 1 of the development and Canal Winchester Staff confirms.

Staff noted that due to the Preliminary Development Plan conditions, Planning and Zoning Commission must make a motion to provide their recommendation to City Council on this Final Development Plan.

Staff recommends the applicant's request for the Final Development Plan be approved and recommended to City Council with the following recommendations:

1. The turn lane improvements along Hill Road be constructed with Phase 1 of the development.
2. The applicant is responsible for the proportional share of offsite traffic improvements.

Mr. Donahue asked staff if the traffic study found a need for a right bound turn lane into the site on Hill Road. Staff stated that the traffic study only found the warrant analysis for the left bound turn lane on Hill Road.

Mr. Christensen affirmed that this is also a recommendation to City Council. Staff affirmed.

Mr. Vasko discussed that his understanding is an adjacent property owner is under contract to obtain a piece of this property and the plans that were presented this evening do not reflect that. Staff responded saying that their understanding was that the land swap was a previous iteration of the plans that has since been changed by the developers. At this time only the plans that are presented this evening are being requested for approval.

Mr. Christensen asked the applicant if there was anything they would like to add.

John Bills representing the application spoke about the update to the plans and discussed that previous discussions with the commission were about how to complete the Hill Road improvements. This evening they have come up with the plan they would like to move forward with. Bills discussed that they are excited about the project and despite what is happening around the world the housing market has remained strong.

**A motion was made by Joe Donahue, seconded by Kevin Serna that Final Development Plan #FDP-20-002 be approved and recommended to City Council with the following conditions:**

1. **The turn lane improvements along Hill Road be constructed with Phase 1 of the development.**
2. **The applicant is responsible for the proportional share of offsite traffic improvements.**

**The motion carried by the following vote:**

**Yes: 4 – Donahue, Christensen, Serna & Caulk**

**Abstain: 1 - Vasko**

Old Business

Staff updated the P&Z Commission on the Hampton Inn project. One of the conditions of approval was that the parking lot lights be flush with the ground with no concrete exposed to get the parking lot poles to be within the max 30 feet tall. The electrician on side contacted staff stating that the 3 foot concrete basis called out in their construction documents were installed and wanted to know if a smaller 25 foot light pole could be installed to get the total height less than 30 feet. Staff made a compromise with the applicant that the 25 foot poles would be acceptable if the concrete base was painted black to match the light.

Mr. Vasko commented that he saw the newspaper article about the swine appeal and the newspaper article failed to mention she did not attend the P&Z hearing. Staff discussed that the resident explained she was confused if the appeal hearing was still taking place or not with the COVID restrictions. However, the resident has appealed P&Z's decision to City Council for further review. Rumor has it that the property owner with the pig has sold her property and is moving.

New Business

Adjournment

*Time Out: 7:34 pm*

**A motion was made by Mike Vasko, seconded by Mark Caulk, that this Meeting be adjourned. The motion carried by the following vote:**

**Yes: 5 – Christensen, Vasko, Serna, Donahue & Caulk**

\_\_\_\_\_

Date

\_\_\_\_\_

Bill Christensen - Chairman

\_\_\_\_\_

Joe Donahue - Secretary



# City of Canal Winchester

36 South High Street  
Canal Winchester, Ohio 43110  
Development Department  
Phone (614) 837-7501 Fax (614) 837-0145

## VARIANCE APPLICATION

rev. 09/24/2013

### PROPERTY OWNER

Name CROSSROADS CHRISTIAN CHURCH

Address 11573 LITHOPOLIS RD NW LITHOPOLIS OH 43136

Daytime Phone 614.829.5800

Email pastortim@thex.church

### APPLICANT

Name DANITE SIGN COMPANY

Address 1640 HARMON AVE COLUMBUS OH 43223

Daytime Phone 614.444.3333

Email LHAWKINS@DANITESIGN.COM

Address of Subject Property INTERSECTION OF GENDER RD & BIGGERTON

Current Zoning GC

Variance Request to Section 1189.06(a)

Requested Variance To allow a complex ID sign off premises of 000865

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

**I certify that the information provided with this application is correct and accurate to the best of my ability.**

3.31.20

Property Owner's or Authorize Agent' Signature

Date

DO NOT WRITE BELOW THIS LINE

Date Received: 4/17/20

Fee: \$ 250  
Paid

Historic District: \_\_\_ Yes  No  
Preservation District: \_\_\_ Yes  No

Date of Action: \_\_\_/\_\_\_/\_\_\_

Application \_\_\_ No

Expiration Date: \_\_\_/\_\_\_/\_\_\_

Approved: \_\_\_ Yes

\_\_\_ Yes, with conditions

Tracking Number: VA - 20-003

**VARIANCE TEXT  
X CHURCH**

**(1)**

**Current Zoning:** General Commercial

**Proposed Zoning:** General Commercial

**PID:** 184-002666

**Property Address:** Gender Rd.

**Owner:** City of Canal Winchester

36 S High St

Canal Winchester OH 43110

**Applicant:** Crossroads Christian Life Center Inc

11573 Lithopolis Rd NW

Lithopolis OH 43136

*Represented by,*

DaNite Sign Company

Lisa Hawkins / Pam Meeks

1640 Harmon Ave

Columbus OH 43223

614.444.3333 (O)

**Date of Text:** 2.1.20

**(2)**

**Legal Description:** See Exhibit A

**(3)**

**Nature of Variance:** This variance is being requested, as the current code

**1189.06 GENERAL REQUIREMENTS.**

All signs shall be subject to the following general requirements along with other applicable requirements of this Zoning Code:

(a) Signs shall only be utilized for the promotion of a business, product or service available on the premises where the sign is located.

The client is requesting a variance for an off premises complex identification sign to be located on PID184-002666 for promotion of business on PID 184-000865.

(See Exhibits B & C)

**(4)**

**1147.03 Criteria:**

- a. The special circumstances or conditions which are not applicable to other lands or structures in the same zoning districts is that the structure on PID 184-000865 is located 860' from Gender Rd, thus inhibiting clear visibility of the building structure to drivers while heading North or South on Gender Rd.

- b. The literal interpretation of the provisions of the Zoning Code would deprive the church of promoting their business commonly enjoyed by other properties in the same zoning district under provisions of this Zoning Code.
- c. The special conditions and circumstances do not result from the actions of the applicant, as the pond already existing on the property.
- d. The granting of the variance will not confer on the church any undue privilege that is denied by this Zoning Code, as the church would benefit from being able to promote their business the same as neighboring land or structures in the same zoning district.
- e. The granting of the variance will not adversely affect the public health, safety, convenience, comfort, prosperity and general welfare.
- f. The granting of this variance is not solely based upon the showing that the property could be put to better use. There is a retention pond on this particular property with no other structure or service.  
(See Exhibit D )
- g. The granting of this variance will not permit the use that is otherwise not permitted as complex on premises signs are permitted on commercial properties.

**(5)**

**List of Property Owners:** See Exhibit E

**(6)**

**Plot Plan:** See Exhibit D

## **EXHIBIT E**

### **Neighboring Property Owners:**

**1. 6400 Gender Road LLC / GENDER RD 21 T11 S25**

**Owner Address:  
9474 Big Bear Ave  
Powell OH 43065**

**Property Address:  
6400 Gender Rd  
Canal Winchester OH 43110**

**2. Wal-mart Real Estate Business Trust / GENDER RD R21 T11 S25**

**Owner Address:  
PO Box 8050 MS 0555  
Bentonville AR 72712**

**Property Address:  
6647 Winchester Blvd  
Canal Winchester OH 43110**

**3. Valvoline LLC / GENDER RD R21 T11 S25**

**Owner Address:  
3499 Blazer Pkwy  
Lexington KY 40509**

**Property Address:  
6445 Canal St  
Canal Winchester OH 43110**

**4. First Bremen Bank / GENDER RD R21 T11 S25**

**Owner Address:  
521 E Main St  
Lancaster OH 43130**

**Property Address:  
6380 Prentiss School Dr  
Canal Winchester OH 43110**

**5. Crossroads Christian Life Center Inc**

**Owner Address:  
11573 Lithopolis Rd NW  
Lithopolis OH 43136**

**Property Address:  
6600 Bigerton Bl  
Canal Winchester OH 43110**

# INTERSECTION OF GENDER RD. / BIGGERTON BEND

INTERNATIONAL C & C CORPORATION  
DBA: SIGN X-PRESS



10831 Canal Street  
Largo, FL 33777  
1-727-541-5573  
Fax: 1-727-544-7745  
LIC. #ES 12000419  
www.IntlSign.com

Client:  
CHURCH X  
CANAL WINCHESTER  
LITHOPOLIS, OH.

Date:  
AUGUST 15, 2019

Drawing Number:  
H19127-50R3-X-CHURCH

Revisions:

DATE:	DESCRIPTION:
10-23	NR
10-30	CHANGE DESIGN
11-04	NR
00-00	NR

Sales Person:  
JOE RUSSELL

Scale:  
AS NOTED

Drawn by:  
O. BARNITZ

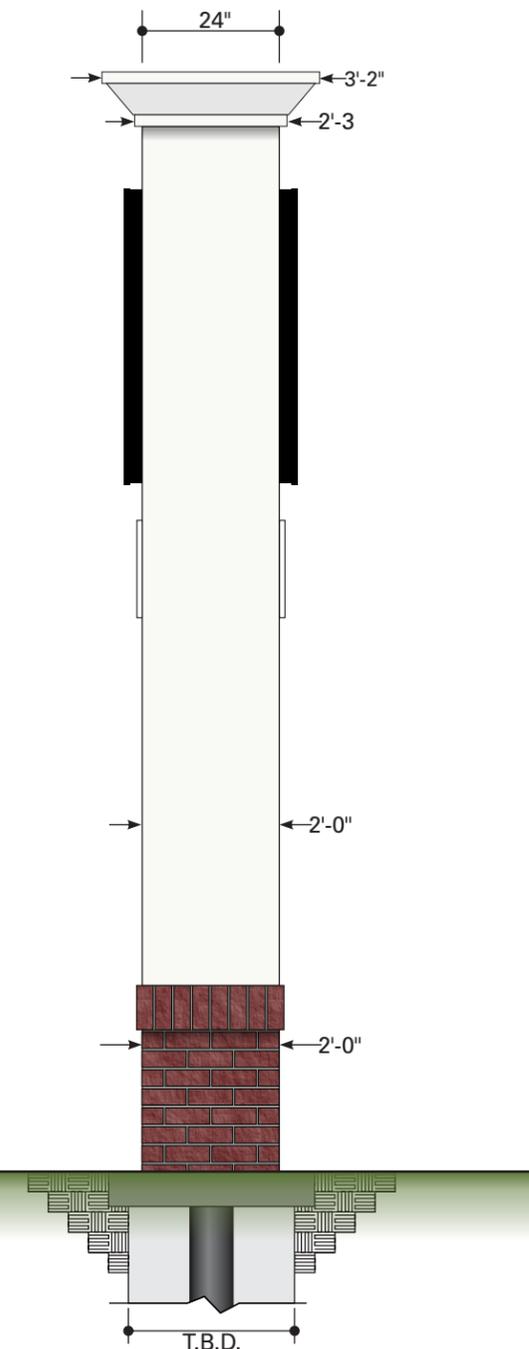
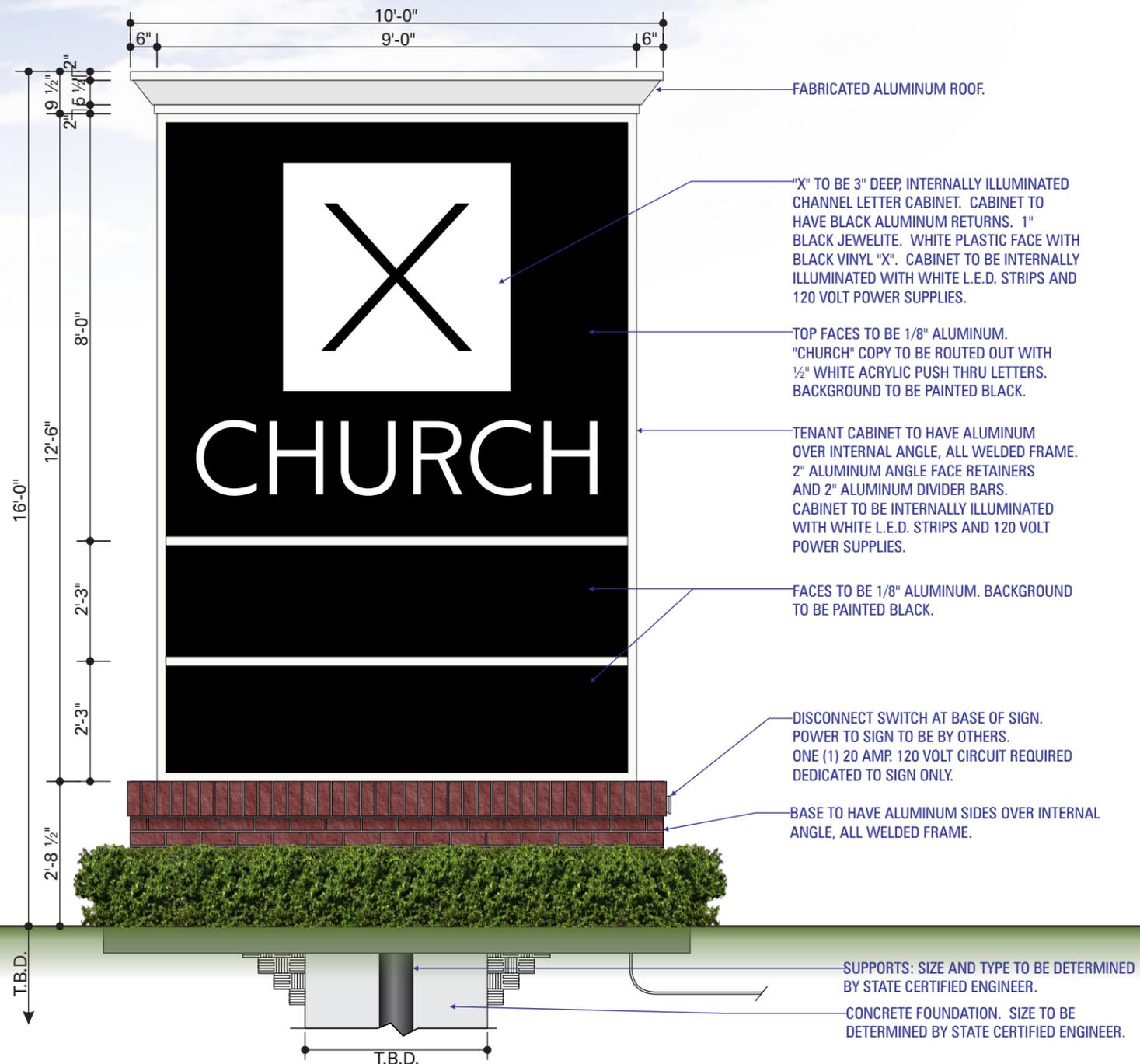
CLIENT/LANDLORD APPROVAL  
 APPROVED  
 APPROVED AS NOTED  
 REVISE AND RESUBMIT

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_  
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

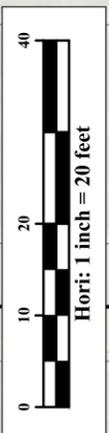
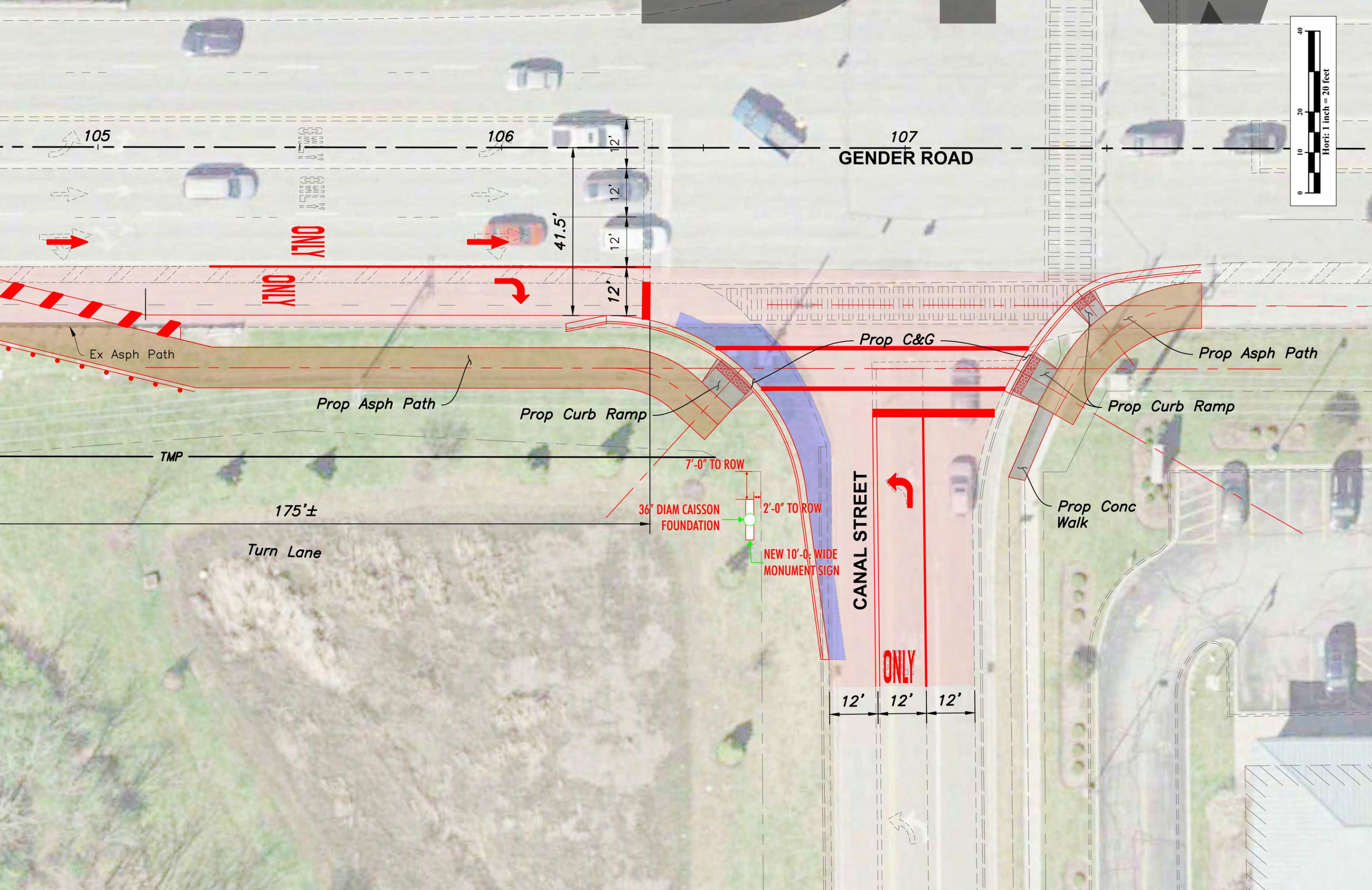
PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.  
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2014  
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.



1 MONUMENT SIGN FRONT ELEVATION  
SCALE: 3/8" = 1'-0"

ONE (1) DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN REQUIRED.  
TOTAL SQUARE FEET = 112.50

2 MONUMENT SIGN SIDE ELEVATION  
SCALE: 3/8" = 1'-0"



105

106

107

**GENDER ROAD**

**ONLY**

**ONLY**

**ONLY**

Ex Asph Path

Prop Asph Path

Prop Curb Ramp

Prop C&G

Prop Asph Path

Prop Curb Ramp

TMP

175'±

Turn Lane

7'-0" TO ROW

36" DIAM CAISSON FOUNDATION

2'-0" TO ROW

NEW 10'-0" WIDE MONUMENT SIGN

**CANAL STREET**

Prop Conc Walk

12' 12' 12'

**Variance #VA-20-003  
Crossroads Church**

Owner: Crossroads Christian Church  
Applicant: DaNite Sign Co.  
Location: 6600 Bigerton Bend  
Existing Zoning: AR-1 (Multi-Family Residential)  
Request: Variance to Chapter 1189.06(a) to allow for an off premises sign.

Location and Surrounding Land Uses

The subject property, approximately 23 acres, is on the southeast corner of Bigerton Bend and Gender Rd and is zoned for AR-1 (Multi Family). The property to the south consists of 40+ acres for BrewDog and is zoned LM (Limited Manufacturing). Property to the east is zoned PRD (Planned Residential District) and is a single-family development for Cherry Landing, consisting of approximately 180 lots. Properties to the north are zoned GC (General Commercial) and consist of the Waterloo Crossing Shopping center. Properties to the west are zoned GC and consist of a few out parcels containing The Goddard School, a car wash, Valvoline Oil, and Bremen Bank.

Analysis

The subject building is a 58,488 sq. ft., 1,200 seat church facility that is currently finishing construction on the site. The applicant is requesting approval to install a freestanding multi-tenant sign off-site in an adjacent parcel.

Chapter 1189.06(a) of the Zoning Code, which regulates General Requirements for signage, states: "Signs shall only be utilized for the promotion of a business, product or service available on the premises where the sign is located."

The applicant is requesting to install the signage on a piece of property that was acquired by the City of Canal Winchester with the approval of the Site Development Plan approval for the Crossroads Church.

- *Condition #2 with ORD 27-00, which rezoned the subject site to Multi-Family Residential, required the retention basin at the corner of Canal Street and Gender Road to be donated to the City of Canal Winchester when a Final Development Plan for the site was approved.*

This parcel consists of a 1.2 acre triangle shaped tract of ground that houses the detention basin for the Waterloo Crossing Shopping center to the north. When the City acquired the parcel, it was noted that the maintenance of the detention basin remains the responsibility of the shopping center while the maintenance of the ground be done by the City.

Crossroads Church is requesting to get a signage easement from the city to erect a monument sign for identification at the intersection for the church facility and the future commercial outparcel. The church as agreed that in return for the signage easement, the church will perform the ground maintenance of the property on behalf of the city.

The variance application notes that the sign is to be located 2 feet from the Bigerton Bend right-of-way and 7 feet from the Gender Road right-of-way. The location of the sign is clear of all CW Public Utilities and clear of public electric lines that run along this property.

Criteria For Approval

- (a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
- (b) That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
- (c) That the special conditions and circumstances do not result from the actions of the applicant.
- (d) That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.
- (e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
- (f) That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
- (g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.

Staff Recommendation

Staff recommends variance application #VA-20-003 be approved as presented. The signage easement allows for tenant identification for both the church and the outparcels further south on Gender Road. This intersection is the primary access point for both properties and makes wayfinding for both sites much easier.



# City of Canal Winchester

36 South High Street  
Canal Winchester, Ohio 43110  
Development Department  
Phone (614) 837-7501 Fax (614) 837-0145

## VARIANCE APPLICATION

rev. 09/24/2013

### PROPERTY OWNER

Name CROSSROADS CHRISTIAN CHURCH

Address 11573 LITHOPOLIS RD NW LITHOPOLIS OH 43136

Daytime Phone 614.829.5800 Email pastortim@thex.church

### APPLICANT

Name DANITE SIGN COMPANY

Address 1640 HARMON AVE COLUMBUS OH 43223

Daytime Phone 614.444.3333 Email LHAWKINS@DANITESIGN.COM

Address of Subject Property INTERSECTION OF GENDER RD & BIGGERTON

Current Zoning GC Variance Request to Section 1189.08 (b) 1 (b) 3

Requested Variance Variance for setback and height of proposed sign

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

**I certify that the information provided with this application is correct and accurate to the best of my ability.**

  
Property Owner's or Authorize Agent' Signature

3.31.20  
Date

DO NOT WRITE BELOW THIS LINE

Date Received: 4/17/20

Fee: \$ 250  
Paid

Historic District: \_\_\_ Yes  No  
Preservation District: \_\_\_ Yes  No

Date of Action: \_\_\_/\_\_\_/\_\_\_

Application \_\_\_ No

Expiration Date: \_\_\_/\_\_\_/\_\_\_

Approved: \_\_\_ Yes

Tracking Number: VA - 20-004

\_\_\_ Yes, with conditions

**VARIANCE TEXT  
X CHURCH**

**(1)**

**Current Zoning:** General Commercial

**Proposed Zoning:** General Commercial

**PID:** 184-002666

**Property Address:** Gender Rd.

**Owner:** City of Canal Winchester

36 S High St

Canal Winchester OH 43110

**Applicant:** Crossroads Christian Life Center Inc

11573 Lithopolis Rd NW

Lithopolis OH 43136

*Represented by,*

DaNite Sign Company

Lisa Hawkins / Pam Meeks

1640 Harmon Ave

Columbus OH 43223

614.444.3333 (O)

**Date of Text:** 2.1.20

**(2)**

**Legal Description:** See Exhibit A

**(3)**

**Nature of Variance:** This variance is being requested, as the current code

**1189.08 FREESTANDING SIGNS**

**(b) Complex Identification Signs.** Non-residential developments shall be permitted complex identification signs to identify such development and its current occupants subject to the following requirements:

(1) The display area per face of a complex identification sign shall not exceed fifty (50) square feet when the sign is located ten (10) feet from the public right-of-way. For each additional one (1) foot setback from the public right-of-way, an additional two (2) square foot per sign face shall be permitted, up to a maximum of one hundred and seventy-two (172) square feet per sign face.

(3) The height of a complex identification sign shall not exceed six (6) feet when the sign is located ten (10) feet from the primary frontage street right-of-way line. For each additional two (2) feet setback from the street right-of-way line, an additional one (1) foot in height will be permitted for a complex identification sign up to a maximum of sixteen (16) feet high.

The client is requesting a variance for this off premises complex identification sign to be located 60' east of Gender Rd and 20' South of Canal St. This would place the sign just behind the street right-of-way line with no further setback due to utilities placement and a retention pond on the property, inhibiting the sign to be installed at a proper setback. Additionally, the client requests a variance for the overall height of the sign to be 17'-9 ½", including the sign base and

decorative finial trim cap at the top of the sign. The graphic area of the sign is 112.5 sq ft with and overall height of 12'-6" and width of 9'-0". (See Exhibit B)

**(4)**

**1147.03 Criteria:**

- a. The special circumstances or conditions which are not applicable to other lands or structures in the same zoning districts are that PID 184-002666 has multiple utilities, recently moved, and a retention pond that prohibits the sign from being installed per codified ordinances. After review of the site and location of existing utilities, it was determined that the proposed sign be located 60' from the right-of-way line East of Gender Rd and at 0' setback from the right-of-way line South of Canal St. (See Exhibit C) The proposed overall height of the sign is 17'-9 ½" in order to accommodate for mature tree line in the line of site where the footprint of the sign is being proposed. Without increasing the height of the sign, the visibility would be difficult to read by drivers heading North of Gender Rd. The proposed 0' setback South of Canal St is due to the sloping soil/grading conditions towards the retention pond. (See Photos A, B, & C)
- b. The literal interpretation of the provisions of the Zoning Code would deprive the church of promoting their business because the church is located so far off the main back from Gender Rd. Additionally, due to underground utilities and the retention pond, the proposed sign cannot be located at another place on the property while still maintaining visibility by drivers passing by.
- c. The special conditions and circumstances do not result from the actions of the applicant, as the pond and utilities already existing on the property.
- d. The granting of the variance will not confer on the church any undue privilege that is denied by this Zoning Code, as the church would benefit from being able to promote their business the same as neighboring land or structures in the same zoning district. The land could not be put to better use, as the retention pond could not be drained in order to build another commercial business on the parcel.
- e. The granting of the variance will not adversely affect the public health, safety, convenience, comfort, prosperity and general welfare.
- f. The granting of this variance is not solely based upon the showing that the property could be put to better use. There is a retention pond on this particular property with no other structure or service. The retention pond could not be drained in order to build another commercial business on the parcel.  
(See Exhibit D )
- g. The granting of this variance will not permit the use that is otherwise not permitted as complex on premises signs are permitted on commercial properties.

**(5)**

**List of Property Owners:** See Exhibit E

**(6)**

**Plot Plan:** See Exhibit F





GENDER RD

NBIS  
SIGN

Valvoline



PNC BANK

7UP

7UP

Sunkist

A&W

RC

Snapple

# INTERSECTION OF GENDER RD. / BIGGERTON BEND

INTERNATIONAL C & C CORPORATION  
DBA: SIGN X-PRESS



10831 Canal Street  
Largo, FL 33777  
1-727-541-5573  
Fax: 1-727-544-7745  
LIC. #ES 12000419  
www.IntlSign.com

Client:  
CHURCH X  
CANAL WINCHESTER  
LITHOPOLIS, OH.

Date:  
AUGUST 15, 2019

Drawing Number:  
H19127-50R3-X-CHURCH

Revisions:

DATE:	DESCRIPTION:
1 10-23	NR
2 10-30	CHANGE DESIGN
3 11-04	NR
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR
9 00-00	NR
10 00-00	NR

Sales Person:  
JOE RUSSELL

Scale:  
AS NOTED

Drawn by:  
O. BARNITZ

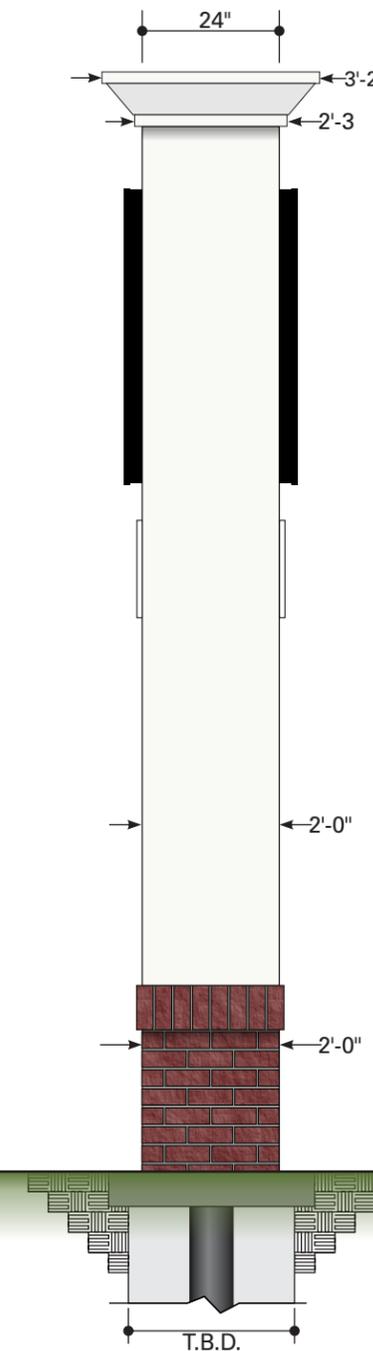
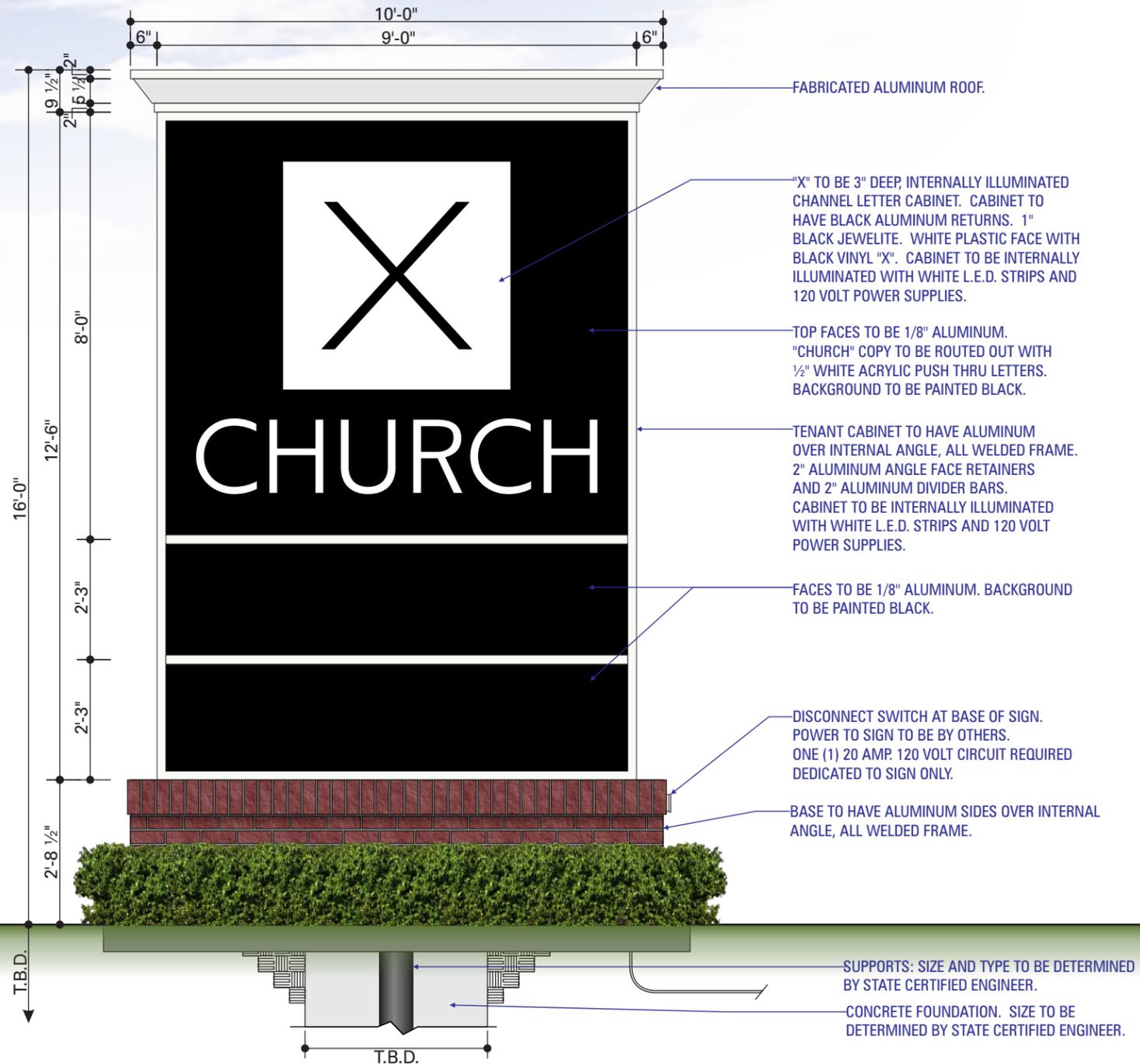
CLIENT/LANDLORD APPROVAL  
 APPROVED  
 APPROVED AS NOTED  
 REVISE AND RESUBMIT

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_  
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

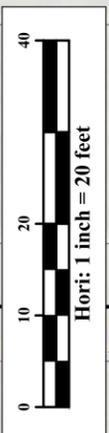
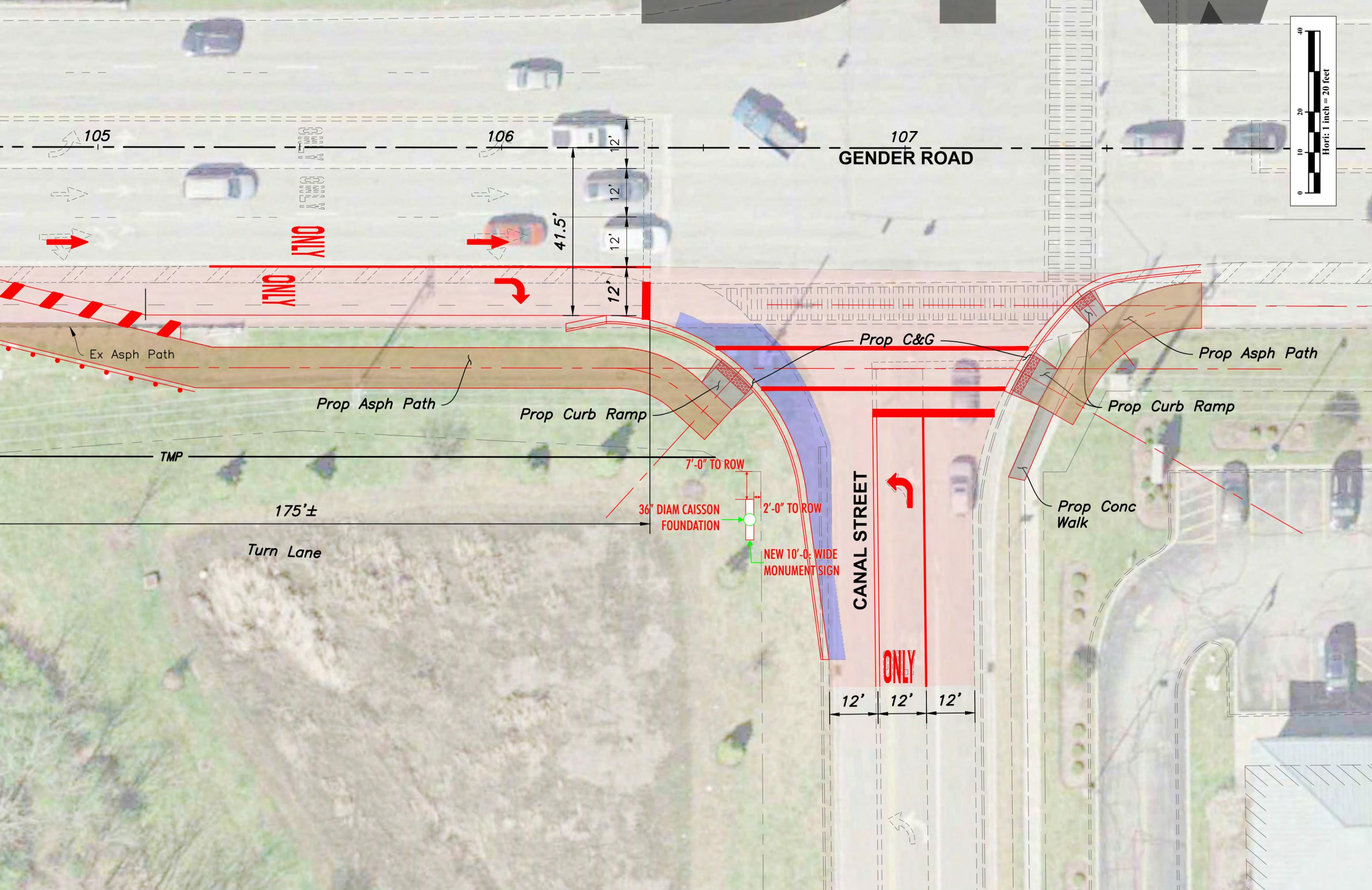
PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.  
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2014  
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.



1 MONUMENT SIGN FRONT ELEVATION  
SCALE: 3/8" = 1'-0"

ONE (1) DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN REQUIRED.  
TOTAL SQUARE FEET = 112.50

2 MONUMENT SIGN SIDE ELEVATION  
SCALE: 3/8" = 1'-0"



105

106

107

**GENDER ROAD**

**ONLY**

**ONLY**

**ONLY**

Ex Asph Path

Prop Asph Path

Prop Curb Ramp

Prop C&G

Prop Asph Path

Prop Curb Ramp

TMP

175'±

Turn Lane

7'-0" TO ROW

36" DIAM CAISSON FOUNDATION

2'-0" TO ROW

NEW 10'-0" WIDE MONUMENT SIGN

**CANAL STREET**

Prop Conc Walk

12' 12' 12'

**Variance #VA-20-004**  
**Crossroads Church**

Owner: Crossroads Christian Church

Applicant: DaNite Sign Co.

Location: 6600 Bigerton Bend

Existing Zoning: AR-1 (Multi-Family Residential)

Request: Variance to Chapter 1189.08(b)(1), (3) & (4) to allow for a Complex Identification Sign to be located within 10 feet of the public right-of-way.

Location and Surrounding Land Uses

The subject property, approximately 23 acres, is on the southeast corner of Bigerton Bend and Gender Rd and is zoned for AR-1 (Multi Family). The property to the south consists of 40+ acres for BrewDog and is zoned LM (Limited Manufacturing). Property to the east is zoned PRD (Planned Residential District) and is a single-family development for Cherry Landing, consisting of approximately 180 lots. Properties to the north are zoned GC (General Commercial) and consist of the Waterloo Crossing Shopping center. Properties to the west are zoned GC and consist of a few out parcels containing The Goddard School, a car wash, Valvoline Oil, and Bremen Bank.

Analysis

The church that is under construction is a 58,488 sq. ft., 1,200 seat facility that sits approximately 900 feet from Gender Road and Bigerton Bend intersection. The applicant is requesting approval to install a freestanding multi-tenant sign off-site on an adjacent parcel. The free-standing sign is being requested to be larger and taller than setback requirements.

Chapter 1189.08(b)(1) of the Zoning Code, which regulates Complex Identification Signs, states: "The display area per face of a complex identification sign shall not exceed fifty (50) square feet when the sign is located ten (10) feet from the public right-of-way. For each additional one (1) foot setback from the public right-of-way, an additional two (2) square foot per sign face shall be permitted, up to a maximum of one hundred and seventy-two (172) square feet per sign face."

Chapter 1189.08(b)(3) of the Zoning Code, which regulates Complex Identification Signs, states: "The height of a complex identification sign shall not exceed six (6) feet when the sign is located ten (10) feet from the primary frontage street right-of-way line. For each additional two (2) feet setback from the street right-of-way line, an additional one (1) foot in height will be permitted for a complex identification sign up to a maximum of sixteen (16) feet high"

Chapter 1189.08(b)(4) of the Zoning Code, which regulates Complex Identification Signs, states: "A complex identification sign shall be located no less than ten (10) feet from any property line or public right-of-way and shall be not less than thirty (30) feet from a residentially zoned property..."

The sign that is being requested is designed at 112.5 sq. ft. at 16 feet tall. The complex identification sign features a 72 sq. ft. area to advertise for the church at the top and two future tenant panels below at 20.7 sq. ft. each. The base of the sign is proposed to be a solid brick base at 2.8 feet tall. The sign is proposed to be located at the corner of Bigerton Bend and Gender Road intersection. As shown it will be 2 feet from Bigerton Bend right-of-way and 7 feet from Gender Road right-of-way.

Criteria For Approval

- (a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
- (b) That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
- (c) That the special conditions and circumstances do not result from the actions of the applicant.
- (d) That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.
- (e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
- (f) That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
- (g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.

Staff Recommendation

Staff recommends variance application #VA-20-004 be approved as presented. The applicant is requesting that this sign be constructed at the primary intersection for both properties. This off-site location contains one of the detention basins for the Waterloo Crossing shopping center to the north and was recently acquired by the City of Canal Winchester. This parcel is undevelopable as it is located within the flood zone limits of the Tussing-Bachman Ditch. Due to the existing site constraints, there is limited flexibility to alter the sign location without it being in conflict of the detention basin or public right-of-way. Additionally, the location shown for this sign is similar to that of the Waterloo Crossing sign and Canal Commerce Center sign at the intersection of Winchester Blvd and Gender Road.

**Variance #VA-20-005  
6411 Dietz Dr**

Owners: Marna Maynard  
Applicant: Marna Maynard  
Location: 6411 Dietz Dr  
Existing Zoning: PUD (Planned Unit Development)  
Request: Variance from Chapter 1157.04(a)(2) to exceed the maximum 30% lot coverage to install an in ground pool.

Location and Surrounding Land Uses

The subject property is located in the Villages of Westchester and zoned PUD (Planned Unit Development). The property consists of 0.22 acres on the south side of Dietz Drive. All surrounding properties are also zoned PUD and consist of single-family residential homes.

Request

The applicant is requesting a variance to Section 1157.04(a)(2) of the Zoning Code regarding the applicable maximum lot coverage for a property in the Villages at Westchester.

Analysis

The current 9,707 sq. ft. (0.22 acre) lot contains an existing home which has a footprint of 2,666.18 sq. ft. The applicant would like to put a pool & pool patio in the rear yard of the property. The total square footage of the existing home and the proposed improvements is 3,130.18 sq. ft. The lot coverage on the property including the home and proposed improvements is therefore approximately 32.24%. A breakdown of these figures can be seen in the adjacent table.

House	2,666.18 sq. ft.
Pool + Patio	464 sq. ft.
Total	3,130.18
Lot Size	9,707 sq. ft.
Lot Coverage	<b>32.24%</b>

Development standards for the property are found in the Villages at Westchester zoning text. The Villages at Westchester zoning text does not address lot coverage, therefore the applicable standard is found in Section 1157.04(a)(2) (Low Density Residential Development Standards) of the Canal Winchester Zoning Code. Section 1157.04(a)(2) allows a maximum lot coverage of 30 percent. The proposed and existing structures on the property encompass a lot coverage of 32.24%, which 2.24% more than permitted.

Recently Variance

- September 11, 2017, variance application #VA-17-010 was approved regarding maximum lot coverage for a property located at 7299 Connor Ave in the Villages at Westchester. That application was to construct a swimming pool and pool patio on a property with an existing home. This variance was approved to allow 3,482 sq. ft. of lot coverage on a lot of 10,400 sq. ft., giving a lot coverage of approximate 33.4%.
- On May 14, 2016, variance application #VA-07-08 was approved regarding maximum lot coverage for a property located at 7236 Bromfield Drive in the Villages at Westchester. That

application was to construct a deck, pool, and pool patio on a property with an existing home. The variance was approved to allow 3,571 sq. ft. of total lot coverage on a lot of 10,120 sq. ft., giving a lot coverage of approximate 35.3 percent.

Criteria For Approval

- (a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
- (b) That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
- (c) That the special conditions and circumstances do not result from the actions of the applicant.
- (d) That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.
- (e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
- (f) That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
- (g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.

Staff Recommendation

The P&Z Commission should evaluate how they would like to determine lot coverage in the future. Currently, lot coverage is calculated by the ratio of all principal and accessory buildings or structures on a lot to the total lot area. Included in this ratio are porches, decks, patio's and outdoor pools. Items like egress required stairs and driveways are not calculated in the lot coverage percentage. Many new homes exceed the 30% lot coverage once you take into account the 3 car wide driveways.



# City of Canal Winchester

36 South High Street  
Canal Winchester, Ohio 43110  
Development Department  
Phone (614) 837-7501 Fax (614) 837-0145

## VARIANCE APPLICATION

rev. 09/24/2013

### PROPERTY OWNER

Name Marna Maynard

Address 6411 Dietz Drive

Daytime Phone 740 438-0195 Email vthokies@twc.com

### APPLICANT

Name Marna Maynard

Address 6411 Dietz Dr

Daytime Phone 740 438 0195 Email vthokies@twc.com

Address of Subject Property 6411 Dietz Drive

Current Zoning ? Variance Request to Section ?

Requested Variance To utilize land to approximately 31%

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

**I certify that the information provided with this application is correct and accurate to the best of my ability.**

Property Owner's or Authorize Agent' Signature

6/24/2020  
Date

DO NOT WRITE BELOW THIS LINE

Date Received: 6/24/20

Fee: \$ 200  
Paid

Historic District: \_\_\_ Yes  No  
Preservation District: \_\_\_ Yes  No

Date of Action: \_\_\_/\_\_\_/\_\_\_

Application \_\_\_ No

Expiration Date: \_\_\_/\_\_\_/\_\_\_

Approved: \_\_\_ Yes

Tracking Number: VA - 20-005

\_\_\_ Yes, with conditions

## **Andrew Moore**

---

**From:** vthokies@twc.com  
**Sent:** Tuesday, June 23, 2020 11:21 AM  
**To:** Andrew Moore  
**Subject:** [EXTERNAL] List of neighbors for Maynard 6411 Dietz

Jeffrey and Pamela Card  
6410 Dietz Drive  
Canal Winchester, Ohio 43110

Richard and Catherine Kellenberger  
7080 Old Creek Lane  
Canal Winchester, Ohio 43110

Thomas Richards  
7107 Rossman Ct  
Canal Winchester, Ohio 43110

James and Ula Prichard  
6421 Dietz Drive  
Canal Winchester, Ohio 43110

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

June 22, 2020

City of Canal Winchester  
Attn: Mr. Andrew Moore  
Variance Committee  
36 South High Street  
Canal Winchester, Ohio 43110

Mr. Moore & the Canal Winchester Variance Committee,

I am applying for a variance to install an inground swimming pool and adjacent concrete in my backyard. This project would take the property to approximately 31% land usage.

I am including two drawings of the area, one from the swimming pool installer and one that I completed myself (I am no artist).

I am also including a survey that was completed on June 20, 2020 by Arthur Buford, surveyor (registration number 7634).

I had a swimming pool installed at my previous home, so I am aware of everything that must be completed in order to finish the project (if needed, I can provide pictures of my previous swimming pool to show how it was finished and landscaped). I would like enough concrete around the pool to walk on the sides and a little extra at the east side end to place chairs. The pool will be used by myself, my husband, my children and my grandchildren. My previous pool was not used at night and the plans for this pool do not include a light in the pool because I do not anticipate using the after dark.

I will be putting up a 5 foot high black aluminum swimming pool grade fence with a self-locking latch. I have already received an estimate from one company and I have another company coming to give an estimate on June 23, 2020.

I am enclosing my \$200.00 check for the variance application fee.

I have already received approval from Omni Property Management for the fencing and all they need is a copy of the survey for pool approval. I will be forwarding that to them tomorrow.

Please contact me if you need any more information or have any questions.

Sincerely,



Marna Maynard

6411 Dietz Drive

Canal Winchester, Ohio 43110

740 438 0195

vthokies@twc.com

## Variance Application Attachment

4A. I have enough space on my lot to install an inground pool and be under the 30% land usage requirement, but I would like to add a cement patio near the pool. There are no special circumstances.

4B. Other properties in The Villages at Westchester, same zoning district, have installed pools and patios that require more than 30% land usage. (Examples given upon request.) The pool and patio that I would like to install are in size relation to the size of my property.

4C. I purchased the home in November of 2018 and have displayed no actions that would result in the need for this variance.

4D. If granted, my property land usage would be approximately between 31.5 and 32%. Some other properties in this zoning district are at approximately this percentage and higher.

4E. I will have a five foot high swimming pool fence with an automatic locking gate as required by the City of Canal Winchester. I will follow all other safety regulations put forth by the City of Canal Winchester.

4F. There is no economic use of this property.

4G. This area will not be used in a way that is not permitted within the zoning district.

Marna Maynard  
6411 Dietz Drive



# Burford Surveying, LLC

6014 PARIS BLVD. NORTH WESTERVILLE, OHIO 43081 614-359-7970

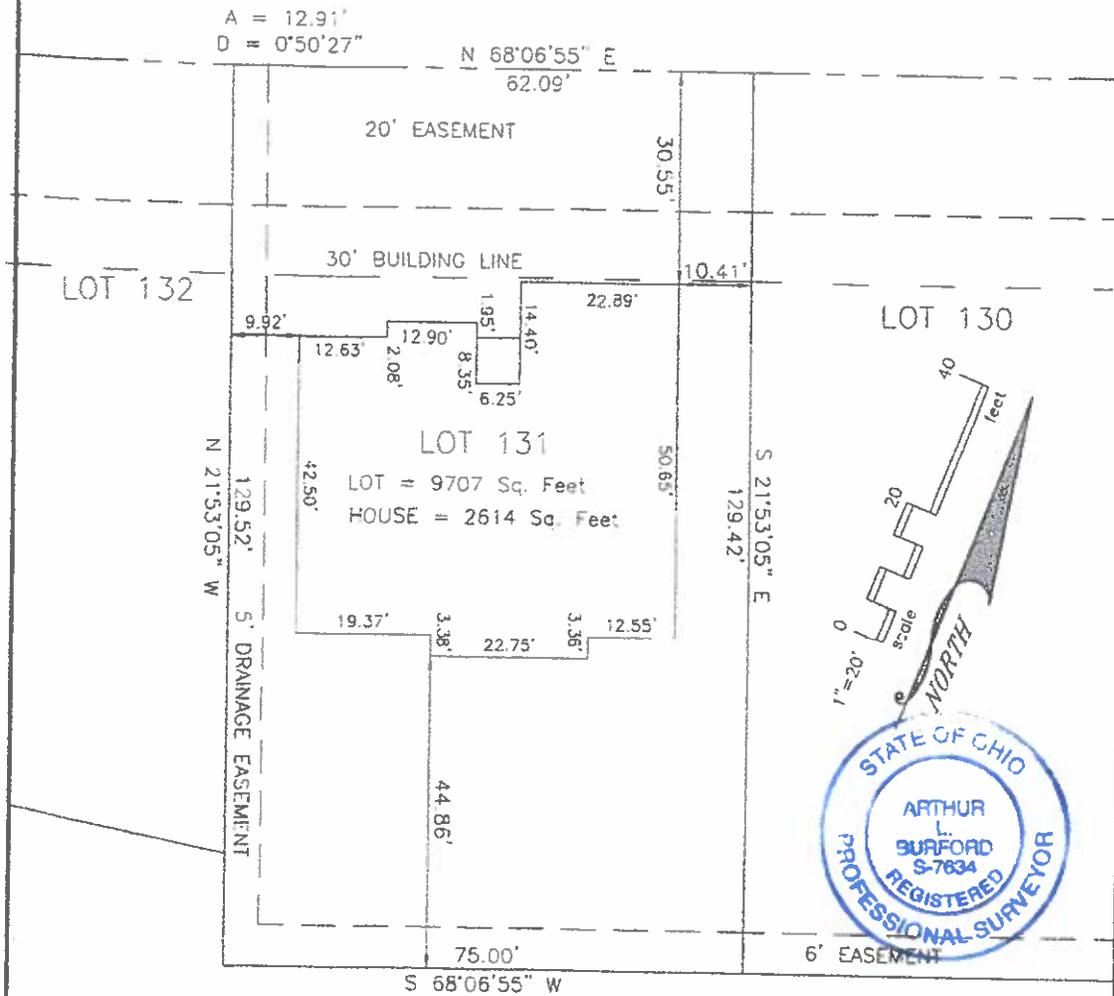
## SITE PLAN

MARNA E. MAYNARD

6411 DIETZ DRIVE  
LOT 131

THE VILLAGES AT WESTCHESTER SECTION 2  
CANAL WINCHESTER, OHIO 43110

### DIETZ DRIVE 60'



*Arthur L. Burford P.S.*

ARTHUR L. BURFORD, SURVEYOR  
Registration No. 7634

Date JUNE 20, 2020  
Date of Survey



Burford Surveying, LLC

6814 PARIS BLVD. NORTH WESTERVILLE, OHIO 43081 614-330-7070

SITE PLAN

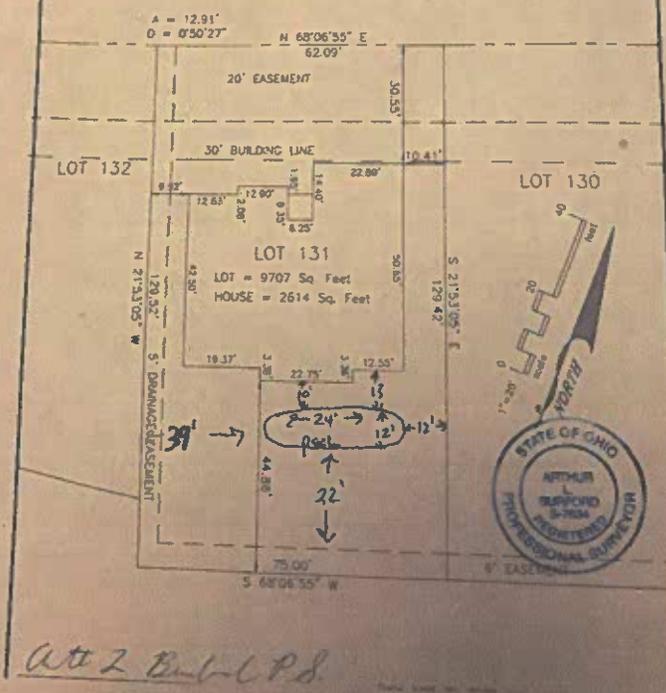
MARNA E. MAYNARD

8411 DIETZ DRIVE

LOT 131

THE VILLAGES AT WESTCHESTER SECTION 2  
CANAL WINCHESTER, OHIO 43110

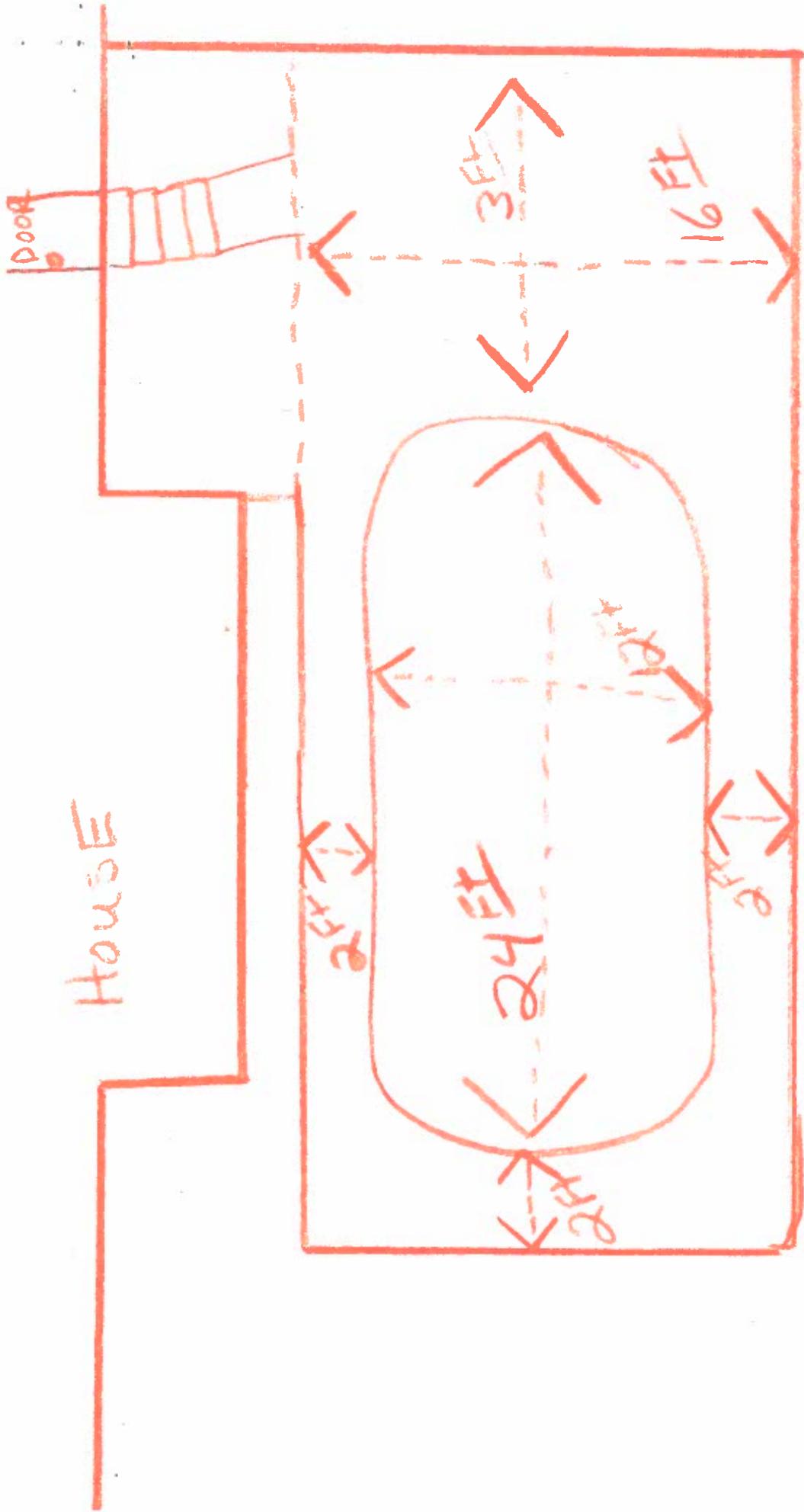
DIETZ DRIVE 60'



Att 2 Burford LPD

GW Pools drawing of pool.

House





# Mae Aluminum



**Final Development Plan #FDP-20-004  
Turning Stone \*AMENDMENT**

Owner: Canal Investment Partners, LLC

Applicant: Canal Investment Partners, LLC

Property Location: Turning Stone Subdivision (consisting of 15.75 acres located along High Street and US 33)

Existing Zoning: PUD (Planned Unit District)

Proposed Use: Amendment to the Final Development Plan Text and Exhibits regarding fencing.

Location and Surrounding Land Uses

The subject property, approximately 15.75 acres, consists of seven properties at the intersection of U.S. 33 and North High Street. These properties are zoned PUD and follow the Preliminary Development Text from PDP-17-002, which was adopted by City Council with ORD 17-041 and subsequent Final Development Plan FDP-18-001. Properties to the north across U.S. 33 are zoned GC (General Commercial) and R-3 (Low Density Residential). Properties to the west and south consist of single-family homes zoned R-3. Properties to the east consist of single-family homes in the OT-SF (Old Town Single Family) zoning district. Properties in the OT-SF district are architecturally regulated by the Landmarks Commission.

Analysis

Within the 15.75 acres subdivision there are a total of 76 twin single-family homes approved for development. The site is situated between US 33 and North High Street. The typical lot size for this development is 46'x100' (4,600 S.F.) These homes are designed where there is a shared wall between two units but each unit will sit on their own individual lot. A 38 total buildings are to be constructed.

The applicant is requesting an amendment to the Final Development Plan to construct a 6 foot vinyl privacy fence to screen units 40-63 that back up to US 33. The 6 foot privacy fence is proposed to be within Reserve "C" and the existing landscaping is proposed to be modified to fit the fence placement. Fencing for the development is regulated on page 8, line F of the approved development text.

"Fencing

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

Based on the existing development text approved with Final Development Plan #FDP-18-001, fencing to be used for screening purposes was not permitted.

During the Preliminary Development Plan approval (PDP-17-002), the applicant requested a deviation from Chapter 1181.04(a) to reduce the amount of public open space from 25% to a minimum of 24%. Chapter 1181.04(a) notes that the "Mandatory Land Dedication Acreage shall be set aside in all residential developments for the provision of public areas in accordance with the municipality's park and recreation master plan. Such public areas shall be used as sites for public parks, open space and recreational areas..."

The Final Development Plan FDP-18-001 for Turning Stone provided a total of 26.9% open space within Reserves A – C (4.24 acres). The breakdown of the open space is as follows:

1. Reserve A: 0.93 acre public park
2. Reserve B: 1.79 acre retention basin
3. Reserve C: 1.52 acre retention basin and natural buffer.

*Reserve C is accessible by a 10' easement between lots 41-42 and the commercial outparcel.*

During staff's review of the fencing request, the installation of the fencing along Reserve "C" effectively makes that space unusable. Removing the usability of the 1.52 acres in Reserve "C" takes the amount of usable open space down to 17.2%, below the minimum 24% approved.

Within Reserve C, the city maintained a 20 foot easement along the entire north property line for the raw water line that provides water service for the entire city. The plans submitted show the planting of 51 evergreen trees on both sides of the vinyl privacy fence within a 20 foot area. North of lot 27, there is a note that the trees are to be planted 8 feet away from the fence.

The applicant has indicated that they are requesting to install the privacy fence to provide a visual barrier between this development and US 33. Staff has suggested that the applicant should increase the amount of landscaping and the height of the mound within the area (without the vinyl fence) to achieve a similar affect. Long term maintenance of the fence is going to be a concern with keeping the vinyl clean from mold and mildew along with replacing sections of fencing as they get damaged over time. With the fencing belonging to the HOA it would be more difficult for the city to enforce.

#### Staff Recommendation

Staff recommends that the request for FDP-20-004 be denied as presented. The applicant can submit an alteration to the approved civil engineering plans to modify the existing mounding and install additional landscaping to help screen the units from US 33 view.



# City of Canal Winchester

36 South High Street  
Canal Winchester, Ohio 43110  
Development Department  
Phone (614) 837-7501 Fax (614) 837-0145

## DEVELOPMENT PLAN APPLICATION

\_\_\_\_\_ Preliminary                       X  Final  
(amendment)

rev. 09/24/2013

### PROPERTY OWNER

Name Canal Investment Partners, LLC

Address 250 W. Old Wilson Bridge Rd., Suite 140, Worthington, OH 43085

Daytime Phone 614-340-1050                      Email jonathan@wilcoxcommunities.com

### APPLICANT

Name Same

Address \_\_\_\_\_

Daytime Phone \_\_\_\_\_                      Email \_\_\_\_\_

Address/Location of Subject Property Turning Stone Loop, Canal Winchester

Tax Parcel ID 184-003440-00                      Current Zoning PUD                      Acreage 15.75 acres

Attach a current survey (within 2 years) of the subject property and all supporting materials as required by Chapter 1141 and Chapter 1173 as applicable (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

**I certify that the information provided with this application is correct and accurate to the best of my ability.**

Jonathan A. Wilcox  
**Property Owner's or Authorize Agent's Signature**

6-22-2020  
**Date**

*DO NOT WRITE BELOW THIS LINE*

Date Received: \_\_\_ / \_\_\_ / \_\_\_\_\_

Fee: \$ \_\_\_\_\_  
Paid

Historic District:    \_\_\_ Yes \_\_\_ No  
Preservation District:    \_\_\_ Yes \_\_\_ No

Date of Action: \_\_\_ / \_\_\_ / \_\_\_\_\_

Application    \_\_\_ No

Expiration Date: \_\_\_ / \_\_\_ / \_\_\_\_\_

Approved:    \_\_\_ Yes

\_\_\_ Yes, with conditions

Tracking Number: PDP - \_\_\_\_\_



June 21, 2020

Mr. Lucas Haire, Developmental Director  
Mr. Andrew Moore, Planning and Zoning Administrator  
City of Canal Winchester  
36 S. High Street  
Canal Winchester, OH 43110

**RE: Turning Stone - Proposed Fence Along Rt. 33**

Dear Mr. Haire & Mr. Moore,

Enclosed with this letter is an application and supporting materials for a proposed 6' privacy fence along Rt. 33 at Turning Stone. Despite mounding the area as much as possible and adding additional evergreen trees to the mound, the lack of a physical solid barrier is making it difficult to sell homes along the northern side of the development. A solid fence will give Turning Stone residents additional privacy and separation from the high volume of traffic on Rt. 33.

Enclosed with this letter is an exhibit showing the proposed layout of the fence. It would be placed along the top of the existing mound with evergreen trees on both sides. There would be two sections, as shown on the exhibit, broken up by the storm spillway area between lots 32 & 33.

We have chosen the decorative *Largo* fence by Weatherables, which has a horizontal midrail and board-on-board design for an updated look. The fence would be white vinyl to match the exterior trim of the homes in Turning Stone and would be broken up by evergreen trees on both the Rt. 33 and interior sides. Since the HOA will be responsible for long-term maintenance of the fence, a lower maintenance vinyl material is being proposed.

I look forward to discussing this proposal in more detail at the July Planning & Zoning meeting. As always, feel free to reach out to me in the interim with any questions.

Sincerely,

Jonathan A. Wilcox  
Principal, Wilcox Communities

cc: NVR/Ryan Homes

(enclosures)

**Proposed Revision to Page 8 of the Development Text  
Turning Stone**

A. 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. Additionally, a decorative white 6' vinyl privacy fence shall be permitted on the mound along Rt. 33.

B. 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.

C. 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.

D. House Numbering

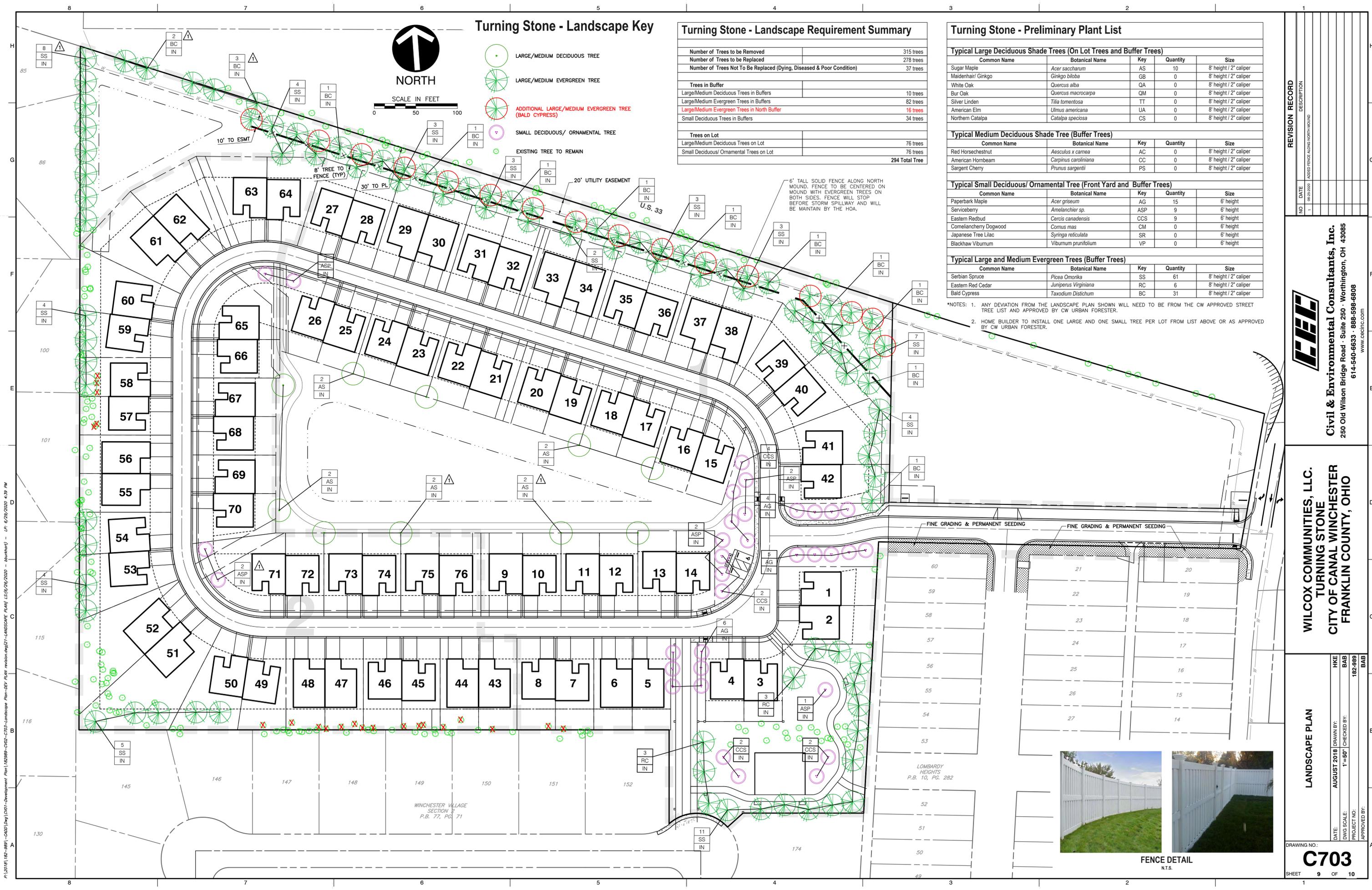
1. Each home shall be required to install house numbers in a common location on each home.

E. 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).

F. Play Equipment

1. Play sets, basketball hoops and trampolines shall not be permitted.



### Turning Stone - Landscape Key



SCALE IN FEET  
0 50 100

- LARGE/MEDIUM DECIDUOUS TREE
- LARGE/MEDIUM EVERGREEN TREE
- ADDITIONAL LARGE/MEDIUM EVERGREEN TREE (BALD CYPRESS)
- SMALL DECIDUOUS/ ORNAMENTAL TREE
- EXISTING TREE TO REMAIN

### Turning Stone - Landscape Requirement Summary

Number of Trees to be Removed	315 trees
Number of Trees to be Replaced	278 trees
Number of Trees Not To Be Replaced (Dying, Diseased & Poor Condition)	37 trees
<b>Trees in Buffer</b>	
Large/Medium Deciduous Trees in Buffers	10 trees
Large/Medium Evergreen Trees in Buffers	82 trees
Large/Medium Evergreen Trees in North Buffer	16 trees
Small Deciduous Trees in Buffers	34 trees
<b>Trees on Lot</b>	
Large/Medium Deciduous Trees on Lot	76 trees
Small Deciduous/ Ornamental Trees on Lot	76 trees
<b>Total</b>	<b>294 Total Tree</b>

### Turning Stone - Preliminary Plant List

Typical Large Deciduous Shade Trees (On Lot Trees and Buffer Trees)				
Common Name	Botanical Name	Key	Quantity	Size
Sugar Maple	<i>Acer saccharum</i>	AS	10	8' height / 2" caliper
Maidenhair/ Ginkgo	<i>Ginkgo biloba</i>	GB	0	8' height / 2" caliper
White Oak	<i>Quercus alba</i>	QA	0	8' height / 2" caliper
Bur Oak	<i>Quercus macrocarpa</i>	QM	0	8' height / 2" caliper
Silver Linden	<i>Tilia tomentosa</i>	TT	0	8' height / 2" caliper
American Elm	<i>Ulmus americana</i>	UA	0	8' height / 2" caliper
Northern Catalpa	<i>Catalpa speciosa</i>	CS	0	8' height / 2" caliper

Typical Medium Deciduous Shade Tree (Buffer Trees)				
Common Name	Botanical Name	Key	Quantity	Size
Red Horsechestnut	<i>Aesculus x carnea</i>	AC	0	8' height / 2" caliper
American Hornbeam	<i>Carpinus caroliniana</i>	CC	0	8' height / 2" caliper
Sargent Cherry	<i>Prunus sargentii</i>	PS	0	8' height / 2" caliper

Typical Small Deciduous/ Ornamental Tree (Front Yard and Buffer Trees)				
Common Name	Botanical Name	Key	Quantity	Size
Paperbark Maple	<i>Acer griseum</i>	AG	15	6' height
Serviceberry	<i>Amelanchier sp.</i>	ASP	9	6' height
Eastern Redbud	<i>Cercis canadensis</i>	CCS	9	6' height
Corneliancherry Dogwood	<i>Cornus mas</i>	CM	0	6' height
Japanese Tree Lilac	<i>Syringa reticulata</i>	SR	0	6' height
Blackhaw Viburnum	<i>Viburnum prunifolium</i>	VP	0	6' height

Typical Large and Medium Evergreen Trees (Buffer Trees)				
Common Name	Botanical Name	Key	Quantity	Size
Serbian Spruce	<i>Picea Omorika</i>	SS	61	8' height / 2" caliper
Eastern Red Cedar	<i>Juniperus Virginiana</i>	RC	6	8' height / 2" caliper
Bald Cypress	<i>Taxodium Distichum</i>	BC	31	8' height / 2" caliper

- \*NOTES: 1. ANY DEVIATION FROM THE LANDSCAPE PLAN SHOWN WILL NEED TO BE FROM THE CW APPROVED STREET TREE LIST AND APPROVED BY CW URBAN FORESTER.  
2. HOME BUILDER TO INSTALL ONE LARGE AND ONE SMALL TREE PER LOT FROM LIST ABOVE OR AS APPROVED BY CW URBAN FORESTER.

NO.	DATE	DESCRIPTION
1	06-25-2020	ADDED FENCE ALONG NORTH MOUND

**WILCOX COMMUNITIES, LLC.**  
**TURNING STONE**  
**CITY OF CANAL WINCHESTER**  
**FRANKLIN COUNTY, OHIO**

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



FENCE DETAIL  
N.T.S.

P:\2018\182-9891-CAD\DWG\C703-Landscape Plan-DEV PLAN.mxd (21-LANDSCAPE PLAN) L5(16/16/2020 - Abunward) - LP: 6/29/2020 4:39 PM  
 P:\2018\182-9891-CAD\DWG\C703-Landscape Plan-DEV PLAN.mxd (21-LANDSCAPE PLAN) L5(16/16/2020 - Abunward) - LP: 6/29/2020 4:39 PM

LANDSCAPE PLAN  
 AUGUST 2018 DRAWN BY: HKE  
 1"=50' CHECKED BY: BAB  
 PROJECT NO: 182-9891  
 APPROVED BY: BAB

DRAWING NO.: **C703**  
 SHEET 9 OF 10







White Vinyl Fence Example



White Vinyl Fence Example