

Canal Winchester

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



Meeting Agenda

June 5, 2017

7:00 PM

City Council

*Steve Donahue- President
Will Bennett-Vice President*

*Bob Clark
Bruce Jarvis
Bobbie Mershon
Mike Walker
Jim Wynkoop*

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

MIN-17-028 5-15-17 Work Session and Council Meeting Minutes

Attachments: 5-15-17 Work Session and Council Minutes

MIN-17-029 5-30-17 Committee of the Whole Meeting Minutes

Attachments: 5-30-17 COW Minutes

E. Communications & Petitions

17-181 Relay for Life Proclamation

F. Public Comments-Five Minute Limit Per PersonG. RESOLUTIONS

RES-17-009 A RESOLUTION AUTHORIZING DESTINATION: CANAL WINCHESTER TO OPERATE THE "CANAL WINCHESTER FARMERS' MARKET" IN AND ON VARIOUS PROPERTY OWNED BY THE CITY OF CANAL WINCHESTER

RES-17-010 A RESOLUTION APPROVING THE ADMISSION OF ONE NEW MEMBER TO THE CENTRAL OHIO RISK MANAGEMENT ASSOCIATION SELF-INSURANCE POOL

H. ORDINANCESThird Reading

ORD-17-019 AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR WINCHESTER RIDGE RESIDENTIAL COMMUNITY

Sponsor: Mershon

**Attachments: ORD-17-019 Winchester Ridge Phase III Ordinance
Winchester Ridge Phase III Ordinance Exhibit A**

FDP-17-001 Recommendation to Council**FDP-17-001 Staff Report**

ORD-17-020 AN ORDINANCE TO PROHIBIT MEDICAL MARIJUANA CULTIVATION, PROCESSING, AND RETAIL DISTRIBUTION WITHIN THE CITY OF CANAL WINCHESTER

Sponsor: Mershon

Attachments: ORD-17-020 Prohibit Medical Marijuana Ordinance

Second Reading

ORD-17-022 AN ORDINANCE TO SET THE SALARY AND FRINGE BENEFITS OF THE MAYOR EFFECTIVE JANUARY 1, 2018

Sponsor: Donahue

Attachments: ORD-17-022 Mayor Salary

ORD-17-023 AN ORDINANCE TO SET THE SALARIES OF MEMBERS OF COUNCIL EFFECTIVE JANUARY 1, 2018

Sponsor: Bennett

Attachments: ORD-17-023 Council Salaries

First Reading

ORD-17-024 AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT WITH PRECISE BORING OF OHIO, LLC. FOR THE CONSTRUCTION OF THE GROVEPORT RD. PUMP STATION FORCE MAIN RECONSTRUCTION PROJECT AND DECLARING AN EMERGENCY

Attachments: Bid Recommendation Letter

Bid Tab with Material & Labor

I. REPORTS**Mayor's Report**

17-182 Mayor's Report

Attachments: Mayor's Report June 5, 2017

MC-17-006 May 2017 Mayor's Court Report

Attachments: May 2017 Mayor's Court Report

Fairfield County Sheriff

Law Director

Finance Director

17-183 Finance Director's Report

Attachments: Project Update – 6-5-17

Public Service Director

17-184 Director of Public Service Project Update

Attachments: Project Update-PW

17-185 Construction Services Administrator Report

Attachments: Project Update-June 2

Development Director

J. COUNCIL REPORTS

Rules Committee Monday, June 19, 2017 at 5:45 p.m.

Work Session/Council Monday, June 19, 2017 at 6:00 p.m.

Public Hearing – 2018 Tax Budget Monday, June 19, 2017 immediately following Work Session

Work Session/Council WEDNESDAY, July 5, 2017 at 6:00 p.m.

CW Human Services Representation – Wynkoop

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 Minutes - Draft

Monday, May 15, 2017

6:00 PM

Council Work Session

Will Bennett-Chair

Bob Clark

Steve Donahue

Bruce Jarvis

Bobbie Mershon

Mike Walker

Jim Wynkoop

Call To Order

Donahue called the meeting to order at 6:00pm

Roll Call

A motion was made by Clark, seconded by Walker, that Bennett be excused. The motion carried by the following vote:

Yes: 6 - Mershon, Jarvis, Wynkoop, Donahue, Walker and Clark

Excused: 1 - Bennett

Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Dick Miller, Steve Smith, Shawn Starcher, Rick Brown, Joe Taylor, Sgt Cassel, Shane Spencer

Reports

Sims: West Waterloo street replacement continues; all pipe is in the ground; working on water services; few weeks to complete; all services should be done next week; then should switch people over to new services following that; May 5th Groveport bids opened; Precise Boring was the low bidder; bring information for contract next meeting; sidewalk replacement down on Winchester Trace and E. Waterloo Street; some miscellaneous concrete to do; should be done this week; starting next week Winchester Trace; Oregon Grove culver will be under way; should finish this week or next; Gender Road phase 4 preliminary engineering has been authorize; team working away on that; side walk on Canal Cove and side walk in progress; Westport has gone through legislation on that project; waiting for legislation from the county to complete; Clark: did residents have to pay for some of that; Sims: Dominion actually had to pay for that since Westport took over the rest of the phase 4 building; work continues at Macintosh; Aldi utility work complete; food pantry little progress, tree removal; overall still pretty quiet; anticipating Thrush Drive vet clinic work shortly; Donahue: culvert, are we repaving that; Sims: chip and seal from Oregon

RD to county limit and Lithopolis roundabout and on; been crack filled and chip and sealed needs surface treatment; Donahue: on Gender are we going to continue to use the durapatcher? Or is that a Shawn question; Sims: that's a Shawn question.

Miller reports: tree removal proposals have been complete for disease or invasive species; trees were planted 1993 on E. Waterloo, or later; primarily Red Maple or Locust; Three sidewalk repairs on Hocking Street: One located on Jones Place West; mulching in 99% complete; chemical weed control has not begun; will begin soon; 88 residents received potted trees on free tree giveaway; all baskets and sidewalk containers have been potted by volunteers; work on PNC on Gender road to bring landscape up to code; schedule pruning for spring/summer in on the way;

Smith reports: receiving test results; results seem to have doubled; will continue to monitor; Groveport Main still in progress; cleaned sewers county line east of Waterloo; went well; had it televised

Shawn reports: crews busy with several task: helped Dick remove trees on Waterloo and Columbus: bike racks have been installed; contractor doing work on the pad at the pool and several storm inlet repairs; several more for that contract to fix at later date; crews working at the pool; waxed floors; power washed sideways; touching up paint; filled pot holes on Oregon road and Waterloo; in Ashbrook for lateral cracking; will be back out this week for more repairs; ODOT salt contract is out; will report in June: mulching almost complete; seasonal guys helping us out a lot; playground mulch complete; in Guilver and Westchester parks; set for art in the park this week; fixing banners and flag poles; still flag poles getting hit on Waterloo; working on that issue;

Rick reports; working on computers and virus; putting out new software; public wireless in 6 facilities; creating language to agree to; don't agree we can shut users down; continue to apply Microsoft patches; please keep updated;

Taylor reports: consumer report link was mailed out with bills

this past week; West Waterloo project moving towards the end; Ashbrook tower exterior will be done next week; go back in and check the interior; will start filling in; bacteria test came back out; ami still continue to do installations; training more crew member to get a good portion of that knocked out this year; hydrant flushing went well; two needed repaired; one complete; one getting done this week; one line needs to be worked on; Walker: any complaints; Joe: one complaint across the street from the plant but she didn't see the notice; Jarvis: the report? Joe: we are required to provide information to public regarding the flushing; Jarvis: how is that captured? Joe: its taken monthly/weekly; Donahue: first time you do flushing we have discolored water but not this time.

Sgt Cassel: in regards to Mr. Baker's parking complaint; had deputies look into it but haven't noticed; received email from Shawn McCormick; delivery drivers from Romans Pizza regarding parking issue when deliveries are being made; believe it may be the pizza delivery driver; think it's an easy fix; Jarvis: any time noted when this happened; Sgt Cassel: not listed in the email; but will find out tomorrow when I follow up with complaint; Donahue: update on hotel; Right now reporting all calls that are drug related;

Shane: Gender road project moving forward; detailed scale on that project scheduled the middle of June; update last time ODOT sound wall; provided on comments to them that was sent back on May 2nd; everything else was in line for expectations; working on parking lot on Towpath east of Washington; making few adjustments; will move forward with detailed engineering plans; Donahue: date on moving forward; Shane: should have wrapped up soon; construction not sure have to refer to Bill; Sims: once we have more of a plan then we need to compare to street project; trying to complete this summer.

Request for Council Action

A RESOLUTION TO APPROVE THE TRADE-INS OF A 2007 FORD RANGER AND A 2007 CHEVY COLORADO

Sponsors: Jarvis

Attachments: [2007 Ranger & Colorado Trade-in Resolution 5-17](#)

Peoples: in regards to old news business appropriations amendment read for the first read at last council meeting; talked to Mershon and identified purchase of two vehicles; one for water plant and one for public works; both are 2007 vehicles; trade-ins; in the budget we had them in for leases; lease we were going to do were not as efficient; so instead of leasing them we would just purchase them out right; since we already had the appropriation amended we just threw it in with that; little late in the game; were advised that if we don't have an order by the beginning of June; part of that is to get the appropriations ordinance passed the 2nd reading; require a resolution from council for the trade in vehicles; AJ: Savings for paying is very minimal but bank doesn't want to deal with such a small amount; savings is \$2,500 in interest compared to buying outright; Jarvis: traded in on two replacement models correct? Peoples: Yes, two 10 year old trucks are appreciated to \$0 correct? Jackson: Yes.

Jarvis: Acknowledges Bennett's arrival

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

Yes: 6 - Mershon, Jarvis, Wynkoop, Donahue, Walker and Clark

Excused: 1 - Bennett

AN ORDINANCE TO SET THE SALARY AND FRINGE BENEFITS OF THE MAYOR EFFECTIVE JANUARY 1, 2018

Sponsors: Donahue

Attachments: [ORDINANCE Mayor Salary](#)

Mershon: I have some new info on this; provided current 2017 salary survey; OML sent this too us awhile back; city should have a copy of it; highlighted all of the cities that have a full time Mayor with no administrator; ones crossed out also had a full time Mayor also had some sort of administrator; those are crossed out; total of 60 of these cities on the survey; Canal

Winchester ranks 56th in the census; out of 60 cities we are one of the lowest cities; ranked 60th in lowest rank of employees because sheriffs are contracted out; probably why we are the lowest in employees'; Canal Winchester ranks 17th in the highest salary; we are the 17th highest; look at Whitehall they have 18,000 census with 160 employees and that salary is 85k per year; is there any other parameters that we need to look at to come up with a salary; look at the what the charter says that we can change the salary on the odd year; doesn't say anything about merit raise because the new Mayor coming in will make that rate; Mershon: look at how many people the Mayor supervises; Jarvis: I think you can pick examples in this study out of any side you care to take; speak for myself think this is the in sync way for the council salary; we don't want to be in the bottom or the top; status quo is appropriate; status quo would suffice; Donahue: I disagree; I think we should bring to council what we discussed; Walker: what about cost of living, but inflation does change; Mershon; not according to this survey; Walker: that might not reflect but I got to look at the support that we have as opposed to a manager; we have a strong Mayor; look at what we are accomplishing; if we did get another Mayor we may not give that increase if that job wasn't done; Mershon: once the salary is set in July then its set for two years; Walker: well Mayor has two years left on his term; where I sit it has to be something it's not just based on nothing; some has to be based on merit or cost of living; Mershon: should be based on market to see if our salary is next to all of this and in comparison with similar cities; in fact I think it's based a little higher; we are out of kilter; 17th highest salary yet we are way low in the census and number of employees that he supervises; Walker: do we look at success rate like business coming to the city Mershon: Lancaster has success yet their Mayor makes that same salary as our Mayor but more than Whitehall; Bennett: when you say ranked 17th that is out of 60 on the 2017 OML survey; Mershon: I took the ones of this survey and eliminated all the part time Mayors or those who have a deputy Mayor or administrator; out of that Canal Winchester ranked 56th in the census and 60th in employees and 17th in salary; Bennett: Powell, Pickerington have part time Mayors did you look at that; Mershon: no because I didn't see how they could compare; Clark; thing of

not setting a raise at all keep from freezing that down the road salary will be so low; to find someone to oversee the city; then we will see a jump in the raise; like Groveport; Mershon: don't disagree; when we passed the charter we only had a part-time Mayor; I think we are there to revise the charter; we make the same as the Lancaster Mayor and more than Whitehall; Clark: Lancaster Mayor gets a cost of living adjustment; Mershon: I don't think he does; Mershon: not opposed to when we are low on the scale when we are below the middle to raise it again; We are there and don't need to raise it; Jarvis: what are you proposing as a compromise; Clark: 2% for this year and next year; Jarvis: that's a pace with the cost of living; Walker: Amanda the last raise for Ebert what was that; Amanda: I don't know will have to look; Mayor 2.5% for the first year; no increase in the second year; Walker: may I ask if this can be moved; Donahue: don't have time; Jackson: has to be passed by July 1st; question for Gene; don't know if this can be passed by emergency; Mershon: according to the charter it can be passed by Ordinance or Resolution;

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

Yes: 7 - Mershon, Jarvis, Wynkoop, Donahue, Walker, Bennett and Clark

AN ORDINANCE TO SET THE SALARIES OF MEMBERS OF COUNCIL EFFECTIVE JANUARY 1, 2018

Sponsors: Mr. Bennett

Attachments: [ORDINANCE Council Salaries](#)

Items for Discussion

Rules Committee Meeting Date

Walker 17-169 propose June 19th rules committee meeting date 5:45; Jackson: as long as rest of council is ok that is fine; will caution, public hearing is also scheduled for that evening; immediately after committee; Walker: move to 5th of July's; Bennet: can still have is on June 19th on 5:45pm

This Discussion Item was received and filed.

6416 Hill Rd. annexation

annex Hill road East Waterloo; property on lower screen some construction across the street of future construction of Canal Cove; resident 6416 contacted us about connecting to water; there was a failure of the septic tank so that has sped up the process; per our past practice up to council where to requires annex to city for their services; not mandatory; don't know that it concerns them either way; not a connection issue for them; for council determination whether they will require it to be done; Donahue: why would we not want them annexed in; Haire: we would take on repairs on that road and sideway; make sense long term; other residents have asked about access to city water and utility; Mershon: hate to start that because down the road that would open the door to others who are annexed; Walker: are we restricted on how much we can annex;

This Discussion Item was received and filed.

Discussion of Proposal for Parks Master Plan

Attachments: [OHM Agreement Canal Winchester Park Plan_033017](#)

Haire: parks planning in the past; last masterplan in the early 2000's some age; conditions have changed; similar process for the old town plan; same structure as that; certain improvements that are needed; but haven't taking input from the entire community; would evaluate our current process and improvement needed there; public survey; meetings; stake holder meetings for parks in the community for the next 20 years; would have a plan for what would be for what's appropriate; whether adding park land or improvements to what is existing; Jarvis: see value in this but priority scheme to put this above Gender road and Canal Cove as priority plans; Haire: I recommend that we do this because we have certain developers that have constructional use to those plans; not a lot of land left that isn't already owned by large developers; Mershon: would like to see a good one down; last one was not up to par and specific to Canal Winchester; Haire: this would be the same company who did the old town plan; Clark: may want to hold off; Bennett: how the inclusion of the CWJRD

may tie in; Haire: think there is a process to stakeholder groups; they would be a part of that; would have a steering committee as well; would hope someone from cwjrd would be a part of that; Donahue: what is the time of completions; Haire: eight month time of completion; no hurry; Bennett: I'm excited to see what that plan would be; Jarvis: something in the budget; Haire: yes.

This Discussion Item was received and filed.

Old/New Business

AN ORDINANCE TO AMEND THE 2017 APPROPRIATIONS
ORDINANCE 16-033, AMENDMENT #3

Sponsors: Mershon

Attachments: [Amend Appropriation Ordinance-2017-3](#)

Adjournment

Meeting was adjourned at 7:10pm

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

Yes: 7 - Mershon, Jarvis, Wynkoop, Donahue, Walker, Bennett and Clark

Canal Winchester

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Meeting Minutes - Draft

Monday, May 15, 2017

7:00 PM

City Council

Steve Donahue- President

Will Bennett-Vice President

Bob Clark

Bruce Jarvis

Bobbie Mershon

Mike Walker

Jim Wynkoop

A. Call to Order

Donahue called the meeting to order at 7:10pm

B. Pledge of Allegiance

Lead by Clark

C. Roll Call

7 - Council Member Steve Donahue, Council Member Bobbie Mershon, Council Member Will Bennett, Council Member Jim Wynkoop, Council Member Bob Clark, Council Member Bruce Jarvis and Council Member Mike Walker

D. Approval of Minutes

5-1-17 Work Session and Council Meeting Minutes

Attachments: [5-1-17MeetingMinutes -WS](#)
[5-1 MeetingMinutes - Council](#)

A motion was made by Council Member Bennett, seconded by Council Member Walker, that this Minutes be approved as amended. The motion carried by the following vote:

Yes: 7 - Donahue, Mershon, Mr. Bennett, Wynkoop, Clark, Jarvis and Walker

E. Communications & Petitions

Rotary Club of Canal Winchester-Groveport Thank You Letter

Attachments: [Rotary Club of Canal Winchester-Groveport Thank You Letter](#)

This Communication was received and filed.

WOW Cable Rate Increase Letter April 24, 2017

Attachments: [WOW Cable Rate Increase Letter](#)

Jackson: Letter from rate increase for wow cable; Donahue: wow cable increase, do we have any say; Gene; used to but in

1996 they changed that old law; in other words that's a no;

This Communication was received and filed.

Senator Bacon May 2, 2017 Letter RE: House Bill 523

Attachments: [Senator Bacon Letter May 2,2017](#)

Mayor: letter from state senator regarding medical marijuana facilities;

This Communication was received and filed.

F. Public Comments-Five Minute Limit Per Person

Jeff Baker: 8230 Beaudrum Rd semi-truck situation; passed out pictures; not only concern with pedestrians walking across long alley; semis backing up into it; semi is not able to see pedestrians able to walking across; here to see damage they are making; d: where is this; Jeff; alley right behind alley; not only do they not see pedestrians they can't see what they are backing into; if they would haven't hit the pole would have hit my building; just a concern of the loading zone going from 11am to 5pm; all during the day; not putting a new sign; just making the 11 to a 5; Mayor: sure this was a semi that did this; one that came in today was not damaged on the side; I will find out; semis backing into the alley off of High Street; Donahue: are they going through and backing on High street; Jeff: some pull in and back out; they can't see because they are blind sighted; can't see pedestrians; pulling in where they are dumping goods on sidewalk; can't see anything; seen pedestrians almost get hit; think this will resolved with extending the loading zone; Jarvis: are we sure that it happened in the afternoon; Baker: not sure; think there is a potential solution but if this happened in the morning then they wouldn't have avoided the loading zone; Mayor: how tall is that post; Baker: 5ft; Mayor: scratches there look awfully low; Jeff: thought it was a semi because the track goes all the way down; Donahue: looking at this which door is this; Baker: south side of the building; door you see is the apartment door on the west side; Donahue: I know I have seen trucks park on this side parked there; Jarvis: bread truck that parks in back of the alley; Donahue: still has to back out; Baker: not the bread truck; if I see a truck in the alley I always ask if they can park in the loading zone truck they say no;

G. RESOLUTIONS

A RESOLUTION TO APPROVE THE TRADE-INS OF A 2007 FORD RANGER AND A 2007 CHEVY COLORADO

Sponsors: Jarvis

Attachments: [2007 Ranger & Colorado Trade-in Resolution 5-17](#)

A motion was made by Council Member Jarvis, seconded by Council Member Clark, that this Resolution be approved. The motion carried by the following vote:

Yes: 7 - Donahue, Mershon, Mr. Bennett, Wynkoop, Clark, Jarvis and Walker

H. ORDINANCES

Third Reading - None

Second Reading

AN ORDINANCE TO AMEND THE 2017 APPROPRIATIONS ORDINANCE 16-033, AMENDMENT #3

Sponsors: Mershon

Attachments: [Amend Appropriation Ordinance-2017-3](#)

amendment to next ordinance have to have discussion in order to pass it; Gene: request to suspend it; Jackson: amended the attachment; Mershon: move to suspend rules; 2nd reading

A motion was made by Council Member Mershon, seconded by Council Member Clark, that this Ordinance be suspension of rules to waive additional readings. The motion carried by the following vote:

Yes: 7 - Donahue, Mershon, Mr. Bennett, Wynkoop, Clark, Jarvis and Walker

A motion was made by Council Member Mershon, seconded by Council Member Clark, that this Ordinance be adopted. The motion carried by the following vote:

Yes: 7 - Donahue, Mershon, Mr. Bennett, Wynkoop, Clark, Jarvis and Walker

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR WINCHESTER RIDGE RESIDENTIAL COMMUNITY

Sponsors: Mershon

Attachments: [FDP-17-001 Recommendation to Council](#)
[FDP-17-001 Staff Report](#)
[Winchester Ridge Phase III Ordinance Exhibit A](#)
[Winchester Ridge Phase III Ordinance](#)

This Ordinance was read for second reading.

AN ORDINANCE TO PROHIBIT MEDICAL MARIJUANA CULTIVATION, PROCESSING, AND RETAIL DISTRIBUTION WITHIN THE CITY OF CANAL WINCHESTER

Sponsors: Mershon

Attachments: [ORD 17-020](#)

This Ordinance was read for second reading.

First Reading

AN ORDINANCE TO SET THE SALARY AND FRINGE BENEFITS OF THE MAYOR EFFECTIVE JANUARY 1, 2018

Sponsors: Donahue

Attachments: [ORDINANCE Mayor Salary](#)

Jarvis: if this goes forward when we discuss the council salary we came to the conclusion to leave as is; thought that sort of killed it from going forward; it's going forward as status quo; Donahue; change is the opt out of insurance;

This Ordinance was read for first reading.

AN ORDINANCE TO SET THE SALARIES OF MEMBERS OF COUNCIL EFFECTIVE JANUARY 1, 2018

Sponsors: Mr. Bennett

Attachments: [ORDINANCE Council Salaries](#)

This Ordinance was read for first reading.

I. REPORTS

Mayor's Report

April 2017 Mayor's Court Report

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

Mayor's report; approval mayor court report; spaghetti dinner Wednesday night; art in the park this Friday; presentation with the sheriff department;

A motion was made by Council Member Bennett, seconded by Council Member Jarvis, that this Mayor's Court Report be approved. The motion carried by the following vote:

Yes: 7 - Donahue, Mershon, Mr. Bennett, Wynkoop, Clark, Jarvis and Walker

Mayor's Report

Attachments: [Mayor's Report May 15, 2017](#)

This Discussion Item was received and filed.

Fairfield County Sheriff

Dispatched Calls-265; Pick-Up Runs-509; Multiple Unit Calls-105; Reports-52; Addendums-42; Civil Papers Served-5; Bldg Checks-4036; ; Traffic Stops 53; Citations-57; Warnings-30; Felony Arrests-3; Misdemeanor Arrests-9; Warrant Arrests-6; OVI Arrests-1; Probate (Pink Slip)-1;; Misdemeanor Charges Filed-4; Felony 3

Law Director

Gene: nothing is done to pass new salary ordinance the two year term will carry over in the event that council should fail to establish salary; will remain in effect until January; in regards to terms of enforcement for parking; never used to be an issue because truck proceeded down an alley; now the only reason

dealing with loading zone issue we are restricted from using the private portion of the parking lot which is also controlled by Mr. Baker; no reason for exec session

Finance Director

Finance Director's Report

Attachments: [Project Update 5-15-17](#)
[April 2017 Financial Statements](#)

Jackson: after last meeting received income tax distribution; broke 1 million dollar mark; will watch closely; no negative effect; but will continue to watch and see what happens; Haire does a good job bringing in business which helps off set;

Public Service Director

Director of Public Service Project Update

Attachments: [Project Update](#)

Peoples: 2017 pool season opening Friday before memorial day 26th, then Amanda and Stacey working new software going live May 22 at noon; all facility and pool reservations as well; kick off meeting for the season; set out expectations; looking forward to it; as part of Gender road phase 4 Mayor and I met with metro parks on a trail connector for the extended bike path to Waste Management drive; would require bridge to be built above Walnut creek; idea went back and forth to get done sooner; takes money to do that; Jarvis: sounds like something that will be in the master plan; Peoples: yes, had a few different plans of location; ideally would be some type of loop system; but still looking for stuff in the future to get that loop going; Bennett: were you able to meet with Waste Management regarding recycling since last council meeting let them know we weren't real happy with proposal; Peoples: scheduled meeting to further discuss;

Development Director

Haire: first application from SOD grant on 10 E. Waterloo; sticks and stone's warehouse; next round due in June; finding other businesses who that will effect; hope to get some

interest; Loose Rail exceed expectations; Brew dog; finishing secondary office space; haven't really stopped construction since they started; Donahue: brewing now; Haire: Yes, anticipate beer and kegs to distribute by the end of this month; sometime by the end of May plan to start canning; Clark: are they dumping anything; on batch four and not dumping anything; Bennett: any update on potential hotel; Haire: Yes, having some zoning amendments in place; going to be introducing legislation at the next planning and zoning meeting then will be coming to council this summer; their intention is to break ground this fall.

J. COUNCIL REPORTS

CWICC next meeting May 31st 11:30 am at the interurban building; CWJRD next meeting Wednesday May 18 at 7:00pm

Old/New Business

Donahue: old business thought Art Stroll was well attended; thanks to those who did the baskets; Barber Museum working hard to get things done; looking good; June 9th historical society golf outing 9:00 am;

Adjourn to Executive Session

Adjournment

Meeting Adjourned at 7:58pm

A motion was made by Council Member Bennett, seconded by Council Member Walker, that this be adjourned. The motion carried by the following vote:

Yes: 7 - Donahue, Mershon, Mr. Bennett, Wynkoop, Clark, Jarvis and Walker

Canal Winchester

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Meeting Minutes - Draft

Tuesday, May 30, 2017

6:00 PM

Committee of the Whole

*Steve Donahue-President
Will Bennett-Vice-President*

Bob Clark

Bruce Jarvis

Bobbie Mershon

Mike Walker

Jim Wynkoop

Call To Order

Meeting called to order at 6:00pm

Roll Call

Present 7 - Bob Clark, Bruce Jarvis, Bobbie Mershon, Jim Wynkoop, Will Bennett, Steve Donahue, and Mike Walker

Also In Attendance

Mayor Ebert, Matt Peoples, Amanda Jackson, Andrew Moore

Items for Discussion

Urban Livestock Draft Ordinance

Attachments: [Urban Livestock Ordinance - Draft](#)
[Canal Winchester 2 acre+ zoning and EU](#)
[Canal Winchester Properties w Farm Animals](#)

Moore: several owners requested to have agricultural live stock in the city limits; touched on when asked to be discussed previously at council; asked several times in zoning several times a week; 5 acre minimums; added goats to that 5 acres minimum; 2 acres would allow for chickens and rabbits; Walker: what roads are these; Moore: Winchester Blvd. is at the top from 33; behind Kroger; Amanda northern road far right corner; they currently have farm animals; middle section access off Lithopolis Winchester road; that is a farm and they have animals; towards the center near roundabout they do not have animals per the city code; flip to second page properties in red do have agricultural animals which include horses; these are used specifically for horses per code; Property behind Meijer have a horse barn; These that I have shown you are the only places that have agricultural animals; Donahue: the people that were here off 33 is he not zoned to have animals' Moore: no; at 2 acres all of Ashbrook and Westchester would be excluded; is mainly the larger parcels; gentlemen who is considered about this off Winchester pike he would be eligible; the properties in green you could have any agriculture animals and the ones in blue you could have chicken; Moore: you must first have a principal structure,

meaning a house before you can have any animals; Walker: is this a normal thing?; Moore: different communities regulate differently; Hollins: some make it 5 acres; some without the rural roots; Bennett: any negative impact on this ordinance; like those who may have animals and would cause them to do away with this; Moore: no; house on Waterloo who had several chicken at one point; Moore: that chicken coop was demolished in 2014 to my knowledge; that would be the only one to have that grandfathered in; Hollins: there is state legislation to allow urban livestock; two acres typically is the minimum; Donahue: horses goats are a minimum of 5 acres; 2 acres rabbits, chickens ducks; no roosters or geese; Hollins: this is not intended to allow for commercial business; Bennett: our ordinance doesn't address bees does it need to? Moore: that is in the EU zoning. Walker: how is that in comparison to other towns: Moore: that is something I would have to look into; Bennett: doesn't one of the houses on Columbus have a beehive; Moore: Not sure; this ordinance will also have to go back to planning and zoning for drafting; still long ways down the road; Donahue: so you just need approval back from us to send back to planning and zoning; Walker: would like feedback regarding bees; Mershon: this sounds like it's about protecting those who do have animals and those who want them and not taking them away from residents: Moore: correct; will look into adding bees into a 5 acre;

This Discussion Item was received and filed.

Fairfield County Sheriff Contract

Jackson: approached by Fairfield about a change in vehicles moving from Dodges and to Ford Suv's; contract states will only pay up to \$24,000 each year; suvs will be more; first year would be more around \$40,000; that's getting them up and running; at least for the first few years they will have to purchase a new vehicle and work from scratch; also discuss whether or not if we need additional deputies; we think that perhaps one at this time would be a start; perhaps a mid-day shift; cover the time between first and second shift since that seems to be the busiest time; looking closely to an additional 80-90k expense per year; Mershon: would like to see a comparison of runs in our community as to another community with the same amount of deputies; when the runs exceed what

other communities have and maintain helps to decide that; If we can see and compare we can see if we actually need another deputy or not; Donahue: are we the only city in Franklin County that do not have their own police department; Jackson: I would venture to guess Yes; Mayor: some have township departments; Donahue: I would say that we need another officer; but we pay township deputy but we can't get anything out of it; Clark: why can't they come over? Is it because of our contract; Hollins: it's up to the chief and how he sets up the district and what he wants them to do; Donahue: how much do the residents pay towards the Madison Township; Jackson: don't know exactly; Hollins: we can figure it out; Mershon: commercial growth should help offset and contribute to the cost; they have a duty to insure security and make their property safe; Mayor: they do, they pay taxes; Mershon: they need to hire some of their own security; Mayor have been in talks with Walmart and Meijer both; Walmart has stepped up their efforts; not sure about Meijer; Jackson: they have both two difference systems in place to deal with theft; Mershon: want to verify in black in white; compared to other communities; Walker: I agree with Mr. Donahue and believe that we are in need of an additional officer; Mayor: we talked to Sgt. Cassel and the previous Sgt. and they all say we do need another one; Do I think we need more than one? Bennett: consensus from sheriffs dept. is they need more coverage?; Jackson: yes; this would be something we would have to amend our contract for; this will not be effective until 2018; which is also the end of our contact; Bennett: could we hold out until the new contract regarding the adding a new car; Walker: what is the benefits of going to the suv; Mayor: maintenance cost; Donahue: do they have the proper tools downstairs such as copy machine; Jackson: we do not supply a copy machine; All supplies are given from Fairfield county; Donahue: do they have the same tools here as they do in Lancaster; Jackson: I believe that we have the relationship that if they needed something down there that they would need they would come to us; Donahue: if we are going to foot the bill for a vehicle then they should foot the bill for the equipment they; Lithopolis, I know they have 3 cop cars; human service with their senior transportation they get so much free fuel from Madison township; can we negotiate to

get free fuel for other vehicles; Clark: how many police does Groveport have; Jackson: roughly 30; Bennett: where are we at with Fairfield county sheriff to initiate the new car next year; Mayor; they already started that this year; Jackson; we have already purchased ours for this year; Walker: what would the benefit be to us in getting the SUV; Mayor; they are saying the maintenance cost; Walker: that's not going to help our city we are going to pay more; Mayor; what is the offset pay 5k more that are not state bid; there is no other car that are available for state police vehicles; Walker; is there any negotiating; Donahue: if we are going to pay more for a vehicle then we need to make sure that the material they have here is up to code downstairs; Mershon; do they have to do to Lancaster; do they have to go to use equipment: we have not paid for the community watch cars; Fairfield county has donated them; community watch is not in the contract at all; Wyler donated a portion of them as well; Bennett: if we needed to increase to the 40k is that detrimental to next year's budget; Jackson: you are talking about thousand extra a month but no; Mayor; they are not going to budget the cost of the vehicle; Mayor: one more stat has been 436 building check; Walker: if we can get some numbers together so we can move forward to get another officer on the street; Mayor: we can do that; I can't say it will be in comparison to what other communities are doing;

This Discussion Item was received and filed.

Five-Year Staffing Plan

Attachments: [Staffing Projections](#)

5 year staffing plan: Jackson: last time we did a staffing projection was 2012; this is nothing more than a plan; something for us to refer to; by no means set in stone; essentially we went through each dept. determined where we are, where we thought we would be 5 years ago and where we hope to go; Mershon: I think we need to go through by ourselves and then come back with questions; Donahue: We all got these last week; we had time to review it and address questions today; I noticed something for recreation within that 5 year plan; Jackson: yes.; Mayor: it helps with planning, buildings and office space; Jackson: more summer help is needed; Donahue: we keep adding trees: Dick needs help;

people are pruning their own trees because he is not able to get to them faster; Jackson: while we have the position classified as urban forester street crew help; they do share crew members and work load; Bennett: what are the highlighted cells; Jackson: with the hiring of city administrator does the mayor position stay full time; so that is just discussion at this time; Donahue: is that the year the charter is up; Jackson: 2020 is the review; Bennett: mayor what are your thoughts on the city administrator; Mayor: right now I don't think it's necessary; I don't know if it will become necessary; I have almost 10 years' experience by myself; what can they do that I am not doing; but I think at some point if the city wants to do it then they can go ahead and do it; if you bring someone in from outside the area; that is more than likely what you are going to have; a local city did that 7/8 years ago he lasted 8 months; nobody liked what he was doing; Walker: what duties does a city manager have that you don't already have; Mayor: I don't know probably wouldn't have much; Mayor position is more than a 40 hours a week job; Hollins: functionally it is the same; politically with an administrator it would be different; works typically best in bigger cities; Donahue: this is all amendable' Jackson: yes; Clark: on development on 33 and high street; Mershon: June 12th first step for the application process before zoning and commission working staff report for materials; can't answer too much; Clark: June 10th will it be discussed at the meeting; Mershon: June 12th it will; I have not looked at their entire application; Clark: won't be voting on planning and zoning; Moore: that is up to planning and zoning; Walker: at some point would like to visit the golf carts being able to get the speed limit increased to get to the gas station or Walmart; Hollins: we would have to increase it from 25mph to 35mph; Mayor: issue with the 35 speed limit you are now allow them on Gender road; most golf carts only go 25mph; Hollins: we would have to look at something 35mph at 2 lane road only; have to look at the state law; Mershon: my issue is what about people who have carts that can't go 35; Walker: would be nice if we could designate roads in the city to drive carts on; Mayor: we could probably figure out a way to get to Sunoco station;

This Discussion Item was received and filed.

Adjournment

Meeting adjourned at 7:16pm

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

Yes: 7 - Clark, Jarvis, Mershon, Wynkoop, Bennett, Donahue and Walker

Proclamation

Whereas: the American Cancer Society Relay for life movement brings together 4 million people at Relay For Life events worldwide to show their DETERMINATION and COMMITMENT to help free the world from the pain and suffering of cancer; and

Whereas, the Relay For Life of Canal Winchester is community based and driven by volunteers who work together to bring the people and build the fun to fund the mission of the American Cancer Society; and

Whereas, cancer continues to touch the lives of so many. In 2016 more than 1.6 million people will be newly diagnosed with cancer in the U; and

Whereas, thanks to funds raised through the Relay For Life movement, the American Cancer Society is able to invest in cancer research, provide free information and support for people facing the disease today, and educate people about how to reduce their risk for cancer or detect it early when it's the easiest to treat, contributing to a 23 percent decline in cancer death rates since 1991.

Now, Therefore, Be it Resolved, that I, Michael Ebert, Mayor of the City of Canal Winchester, Ohio, do hereby proclaim June 10th, 2017 as,

Relay for Life Day™

In the City of Canal Winchester, and encourage citizens to let their passion inspire them to take the Relay For Life message to more people to raise more dollars to fund our shared determination against cancer by participating in the Relay For Life event at Canal Winchester High School.



Michael Ebert, Mayor



RES-17-009

A RESOLUTION AUTHORIZING DESTINATION: CANAL WINCHESTER TO OPERATE THE “CANAL WINCHESTER FARMERS’ MARKET” IN AND ON VARIOUS PROPERTY OWNED BY THE CITY OF CANAL WINCHESTER

WHEREAS, Destination: Canal Winchester hosts a weekly Farmers’ Market on most Saturday mornings each May to September; and

WHEREAS, the Canal Winchester Farmers’ Market is a civic endeavor which is family oriented, safe, clean and fun for all the citizens of Canal Winchester; and

WHEREAS, the Council and Mayor of the City of Canal Winchester desire to express their approval on behalf of the citizens of the City and to authorize the use and control of various city property, including but not limited to parks, streets, alleys and sidewalks of Canal Winchester for the benefit of this event;

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

SECTION 1. That the Canal Winchester Farmers’ Market operated by Destination: Canal Winchester be held on most Saturday mornings from May 27, 2017 to September 30, 2017 from 9:00 am to 12:00 pm each week.

SECTION 2. That the Farmers’ Market be held only in Stradley Place, including adjacent sidewalks and the parking lot and alley located to the north of the park.

SECTION 3. That the parking lot and alley within the boundaries of the Farmers’ Market be shut down to traffic by Destination: Canal Winchester staff with appropriate barriers provided by the City.

SECTION 4. That Destination: Canal Winchester shall maintain liability insurance for the protection of the City of Canal Winchester, Ohio indemnifying and saving harmless said City from any and all liability that may arise or accrue by reason of the use of the various city properties of the City of Canal Winchester and shall present a copy of said insurance to the City.

SECTION 5. That Destination: Canal Winchester complete all permitting requirements for this event as set forth by the City of Canal Winchester.

SECTION 6. That this resolution shall take effect and be in force from and after its passage.

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

RES-17-010

**A RESOLUTION APPROVING THE ADMISSION OF ONE
NEW MEMBER TO THE CENTRAL OHIO RISK
MANAGEMENT ASSOCIATION SELF-INSURANCE POOL**

WHEREAS, the Central Ohio Risk Management Association Self-Insurance Pool (CORMA) was formed in 1997, pursuant to Section 2744.081 of the Ohio Revised Code, for the purpose of pooling risk and insurance coverage; and

WHEREAS, the City of Canal Winchester has been a member of CORMA since 2014 and Dublin, Upper Arlington, Westerville, Grove City, Pickerington, Powell, and Groveport are the other members of CORMA; and

WHEREAS, the Board of Trustees of CORMA recommends that it would be in the best interest of said insurance pool to admit the City of Grandview Heights.

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

SECTION 1. That the City of Canal Winchester hereby accepts the recommendation of the CORMA Board of Trustees and approves the admission of the City of Grandview Heights as a new member in the CORMA Self-Insurance Pool.

SECTION 2. That this resolution shall take effect and be in force from and after its passage.

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

ORDINANCE NO. 17-019

**AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR
WINCHESTER RIDGE RESIDENTIAL COMMUNITY**

WHEREAS, the final development plan for Winchester Ridge Phase III has been approved with conditions by the Planning and Zoning Commission; and

WHEREAS, per Ordinance No. 52-01, all final development plans for the Pifer property are also to be approved by the Council of the City of Canal Winchester.

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

SECTION 1. That the City Council hereby approves the Final Development Plan for Winchester Ridge Phase III which is attached hereto as Exhibit A, subject to and conditioned upon, with the following conditions:

1. Busey Road is a Violet Township Roadway, the applicant shall obtain a right-of-way permit for access to Busey Road from Violet Township and complete any required improvements.
2. An 8' bike path shall be constructed along Busey Road, as indicated in the thoroughfare plan and Preliminary Plan.
3. All air-conditioning units and similar equipment shall be screened from the right-of-way by extending the building façade or by decorative fencing and/or landscaping if on ground level and shall be subject to review and approval by the City.
4. The applicant shall submit a tree survey for any trees to be removed along the west property line to be reviewed by the Urban Forester.
5. Final Landscaping plan to be approved by the Urban Forester.
6. The maintenance garage have windows in the garage door to match the rest of the development.
7. Only one entry sign be incorporated at each entrance into the development.
8. That the applicant or assigns provide a sufficient form of guarantee for the construction cost of the future roadway to the south as designated on the plan.

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: _____

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 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

Winchester Ridge- Phase III

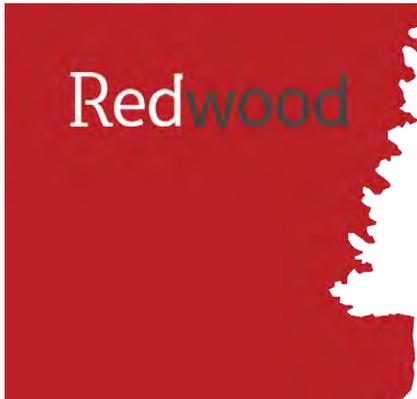


Redwood

Planned Unit Development/ Development Plan Submittal

Canal Winchester, Ohio
March 20, 2017

Developer



Jim Frey
Senior Vice President

23775 Commerce Park, Suite 7
Beachwood, Ohio, 44122
(216) 360-9441

Design Team



Todd Foley
Principal
Land Planning/Landscape Architecture
100 Northwoods Blvd, Suite A
Columbus, Ohio, 43235
(614) 360-3055



Oliver Damschroder, LEED AP
Project Manager / Civil Engineering
2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231
(614) 901-2235



James Keys
Architecture
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770

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Project Summary

Redwood Living would like to bring our beautiful apartment homes to Canal Winchester.

Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO Steve Kimmelman puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like Canal Winchester because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Stars" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really wanted to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience

We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.

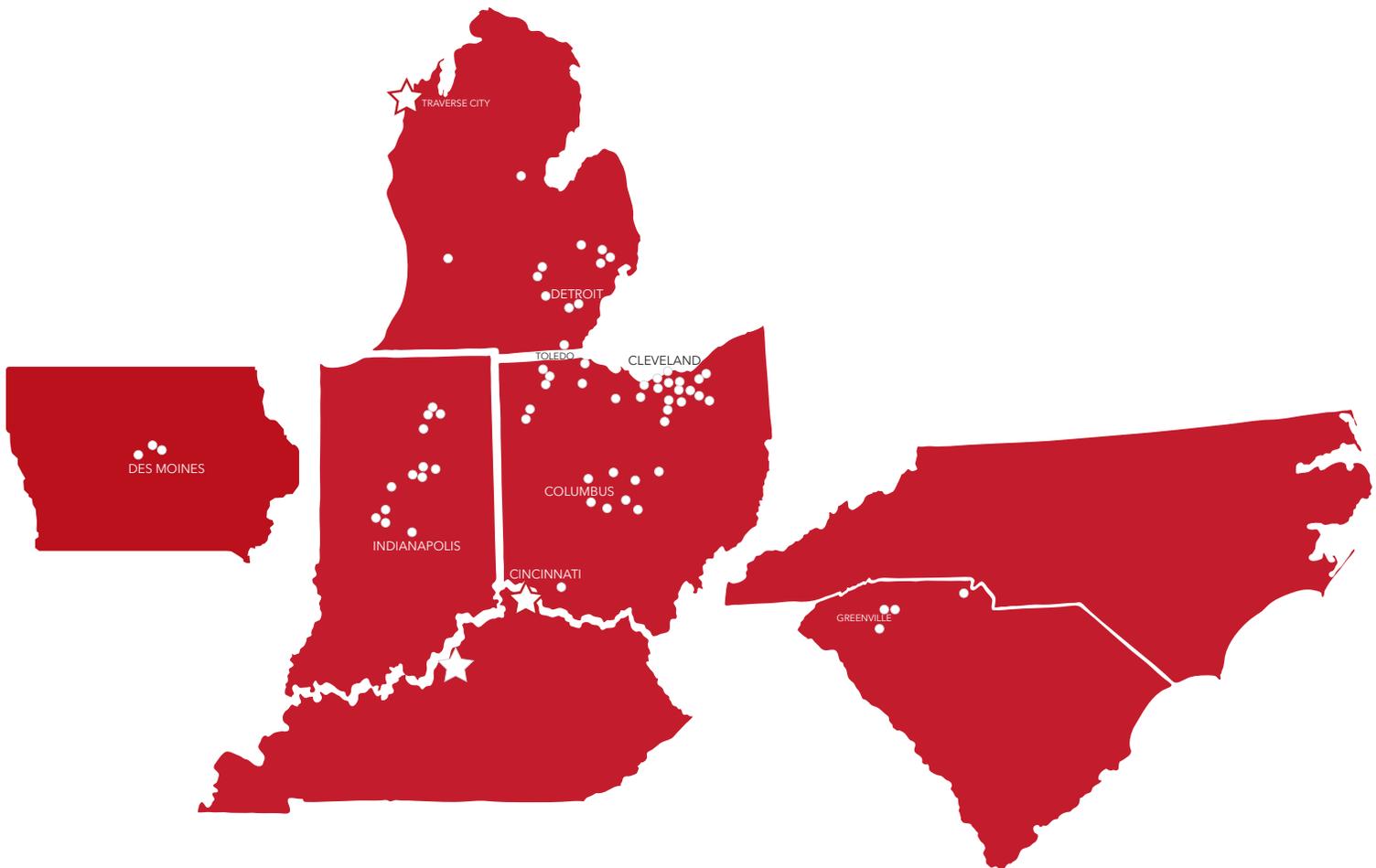


Redwood Communities: Peace, Quiet & Comfort



Who is Redwood?

- Founded in 1991
- Based in Cleveland, Ohio
- 6,700 Units; Owned and Managed
- Single story apartment developer
- 98% Leased Portfolio
- All communities are conventionally financed



☆ COMING IN 2017!

Redwood Community Exteriors

- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no 'ribbon' parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios



Redwood Community Exteriors

- All communities use extensive landscaping
- Attention to details throughout the neighborhood



Redwood Community Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large eat-in kitchens
- Vaulted ceilings
- Large windows for abundant natural interior light



Redwood Community Interiors

- Quality finishes that include maple cabinets, vaulted ceilings, crown moldings, updated floor coverings and lighting fixtures
- Washer and dryer hook-ups in every home
- Very energy efficient construction; energy star certified



Who are our Residents?

- Residents who want a single-story design
- Residents who want private attached garages
- Those who want a 'peace and quiet' neighborhood
- Maintenance-free lifestyle
- Empty nesters
- Those who can afford \$1200-\$1500 rent
- Our design and features generate long-term residents



Why the Redwood Formula Works so Well?

- 24/7 On-site professional management
- Responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes
- Private driveways to attached garages
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans



Why Redwood is Good for Canal Winchester:

- Appeals to older residents and empty nesters who want to stay in the community but don't want to deal with maintenance issues
- Provides a distinctive condo-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services (i.e. police, etc.)





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 Final

rev. 09/24/2013

PROPERTY OWNER

Name C3 Church Assembly of God
Address 200 Hill Road South, Pickerington OH 43147
Daytime Phone _____ Email _____

APPLICANT

Name Redwood Acquisitions, LLC, c/o James Frey, Senior Vice President
Address 7510 E. Pleasant Valley Rd, Independence OH 44131
Daytime Phone 614-206-1123 Email jfrey@byredwood.com

Address/Location of Subject Property South Side Busey Road, east of Diley Road

Tax Parcel ID 0420388700 Current Zoning PRD Acreage +/- 20.93

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 true to the best of my ability.

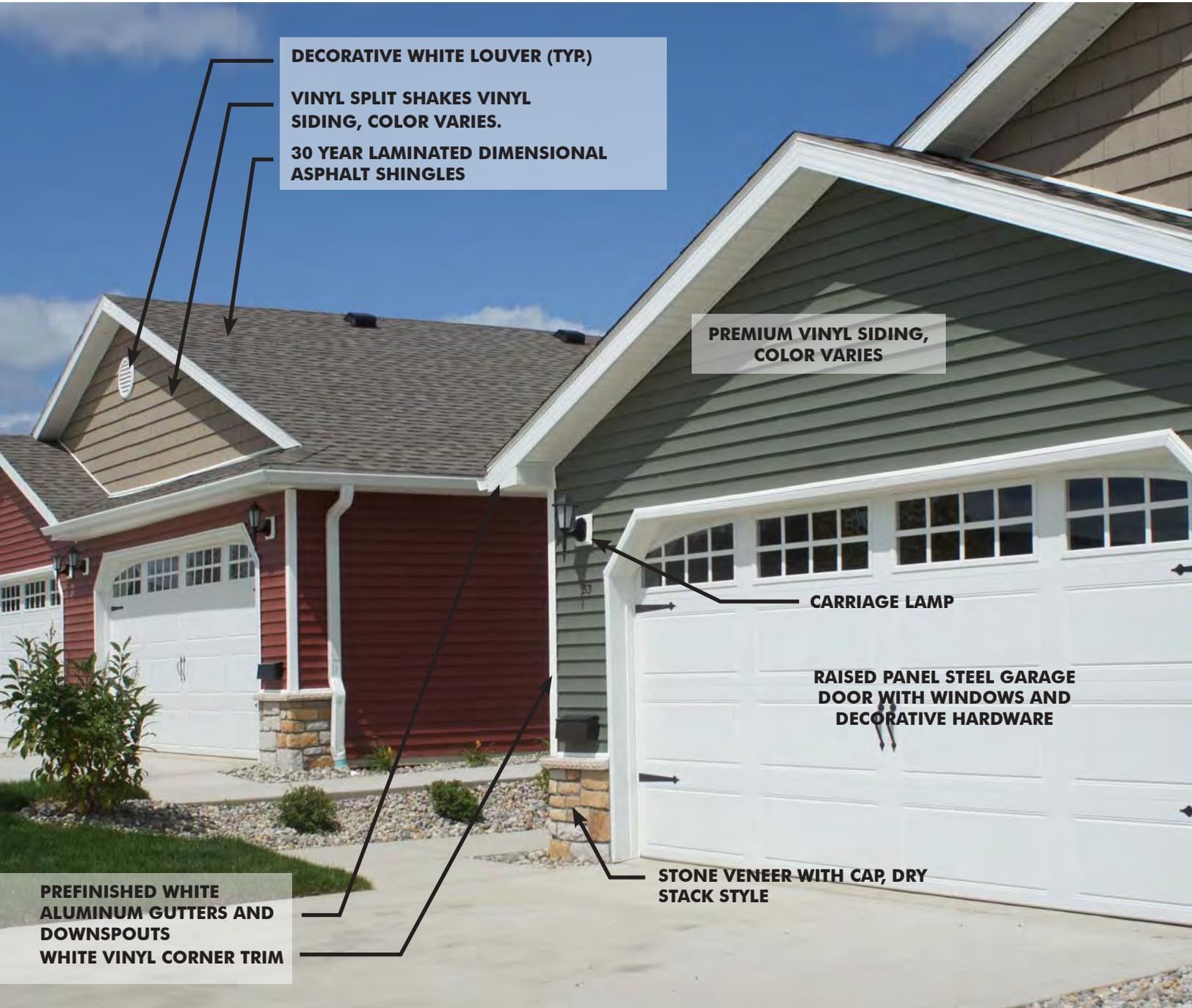
Property Owner's or Authorize Agent's Signature

**See Original Copy Filed with
City of Canal Winchester**

Date Received _____
Date of _____
Expiration _____
Tracking Number _____ PDP _____
Application _____ No
Approved: _____ Yes
_____ Yes, with conditions



Architectural Features



DECORATIVE WHITE LOUVER (TYP.)
VINYL SPLIT SHAKES VINYL SIDING, COLOR VARIES.
30 YEAR LAMINATED DIMENSIONAL ASPHALT SHINGLES

PREMIUM VINYL SIDING, COLOR VARIES

CARRIAGE LAMP

RAISED PANEL STEEL GARAGE DOOR WITH WINDOWS AND DECORATIVE HARDWARE

STONE VENEER WITH CAP, DRY STACK STYLE

PREFINISHED WHITE ALUMINUM GUTTERS AND DOWNSPOUTS
WHITE VINYL CORNER TRIM

Architectural Features



VINYL SPLIT SHAKES VINYL SIDING, COLOR VARIES

30 YEAR LAMINATED DIMENSIONAL ASPHALT SHINGLES
PREMIUM VINYL SIDING, COLOR VARIES

VINYL WHITE SINGLE HUNG WINDOW WITH COLONIAL PATTERN FLAT GRIDS
WHITE VINYL CORNER TRIM

STONE VENEER WITH CAP, DRY STACK STYLE

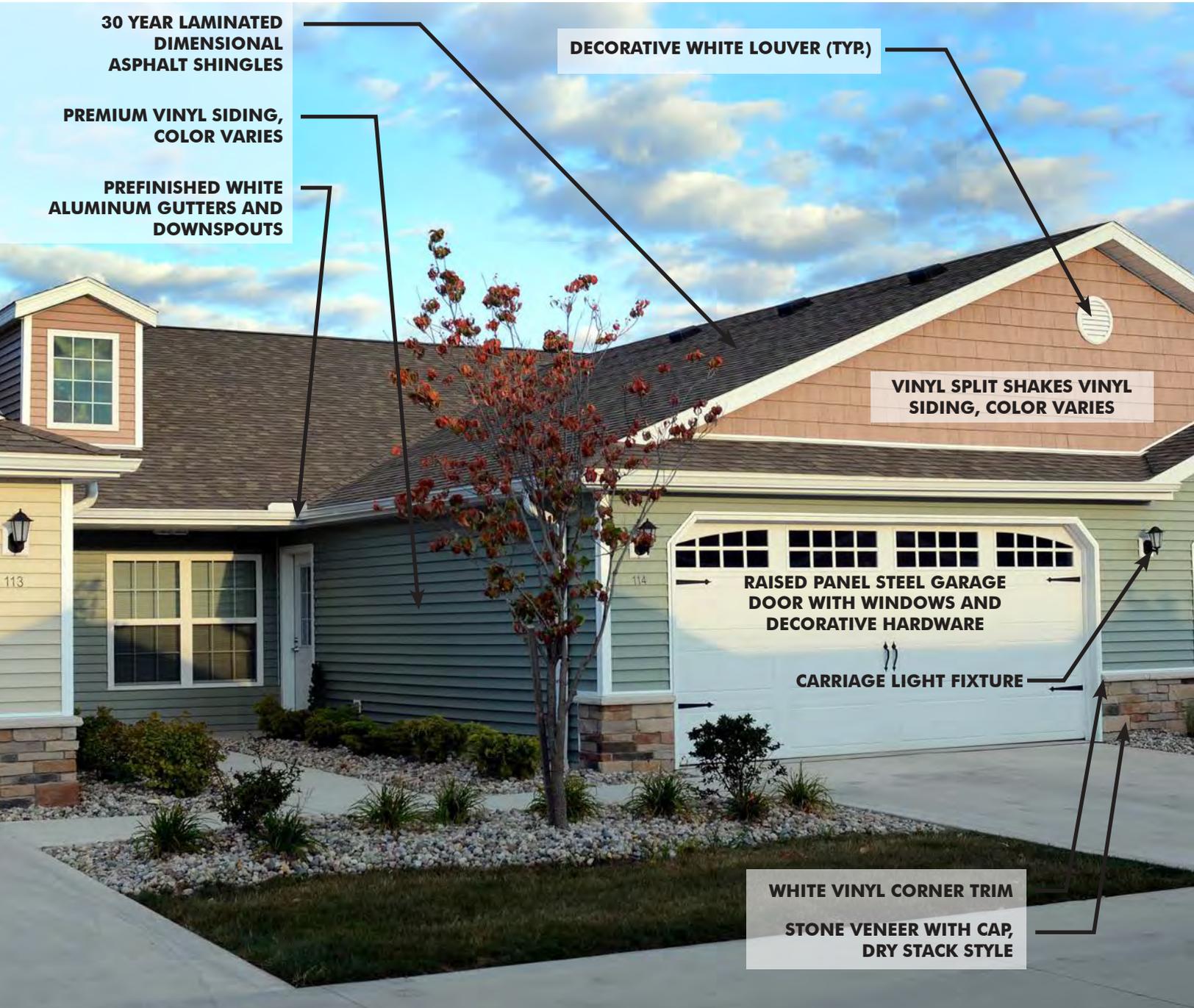
RAISED PANEL STEEL GARAGE DOOR WITH WINDOWS AND DECORATIVE HARDWARE

DECORATIVE WHITE LOUVER (TYP.)

CARRIAGE LIGHT FIXTURE

PREFINISHED WHITE ALUMINUM GUTTERS AND DOWNSPOUTS

Architectural Features



Interior Features



Interior Features

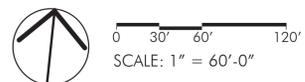


Interior Features



Plan Exhibits

- *Legal Description/Site Survey*
- *Illustrative Plan*
- *Site Context Plan*
- *Development Plan (DP 1.0)*
- *Architectural Elevations (AR1.1 - AR1.7)*
- *Landscape Plans (L1.0 - SD2.0)*
- *Site Utility Plan*

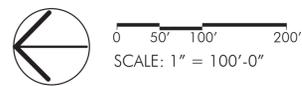


SITE DATA

ACREAGE: +/- 19.22
 UNITS: 137
 UNITS/ACRE: +/- 7.1

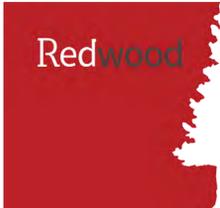


Winchester Ridge Phase III Illustrative Site Plan | 3.20.2017



SITE DATA

ACREAGE: +/- 19.22
 UNITS: 137
 UNITS/ACRE: +/- 7.1

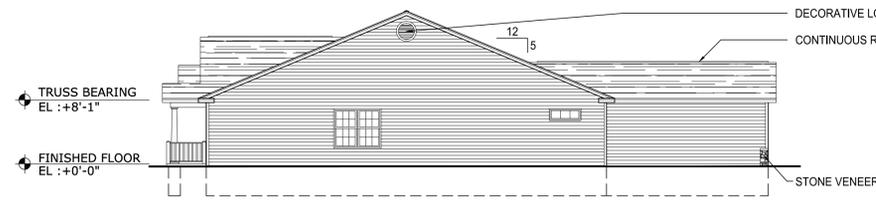


Winchester Ridge Phase III Site Context Plan | 3.20.2017

EXTERIOR FINISH MATERIAL SELECTIONS

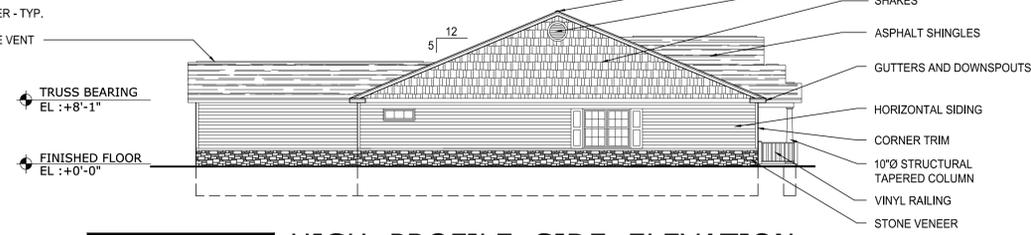
ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	NORANDEX WOODSMAN SELECT PREMIUM VINYL	VARIES
SHAKES	NORANDEX HOME ACCENTS VINYL SPLIT SHAKES	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	ENVIRONMENTAL STONWORK LEDGESTONE	NEW ENGLAND
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG, SLIDING & TRANSOM WINDOWS	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



STANDARD SIDE ELEVATION

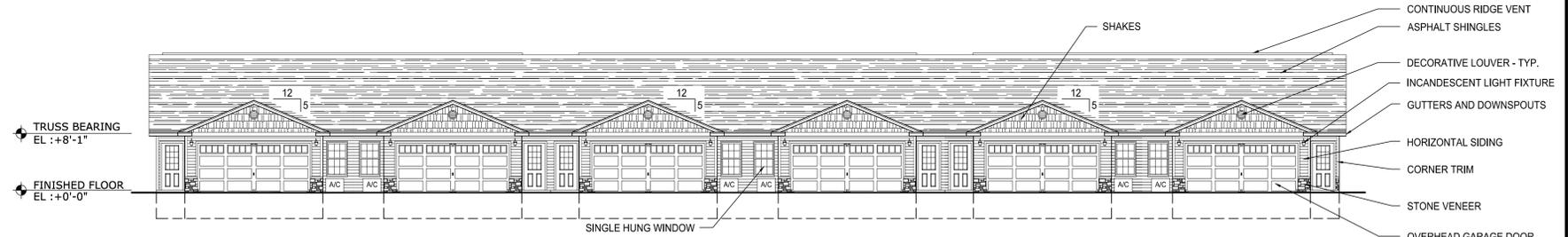
SCALE: 3/32" = 1'-0"



HIGH PROFILE SIDE ELEVATION

SCALE: 3/32" = 1'-0"

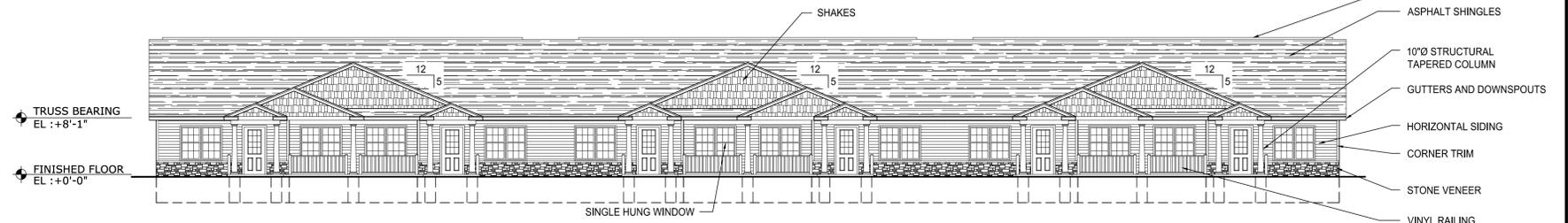
NOTE:
HIGH PROFILE ELEVATION OCCURS AT STREET VIEW ONLY



REAR ELEVATION

SCALE: 3/32" = 1'-0"

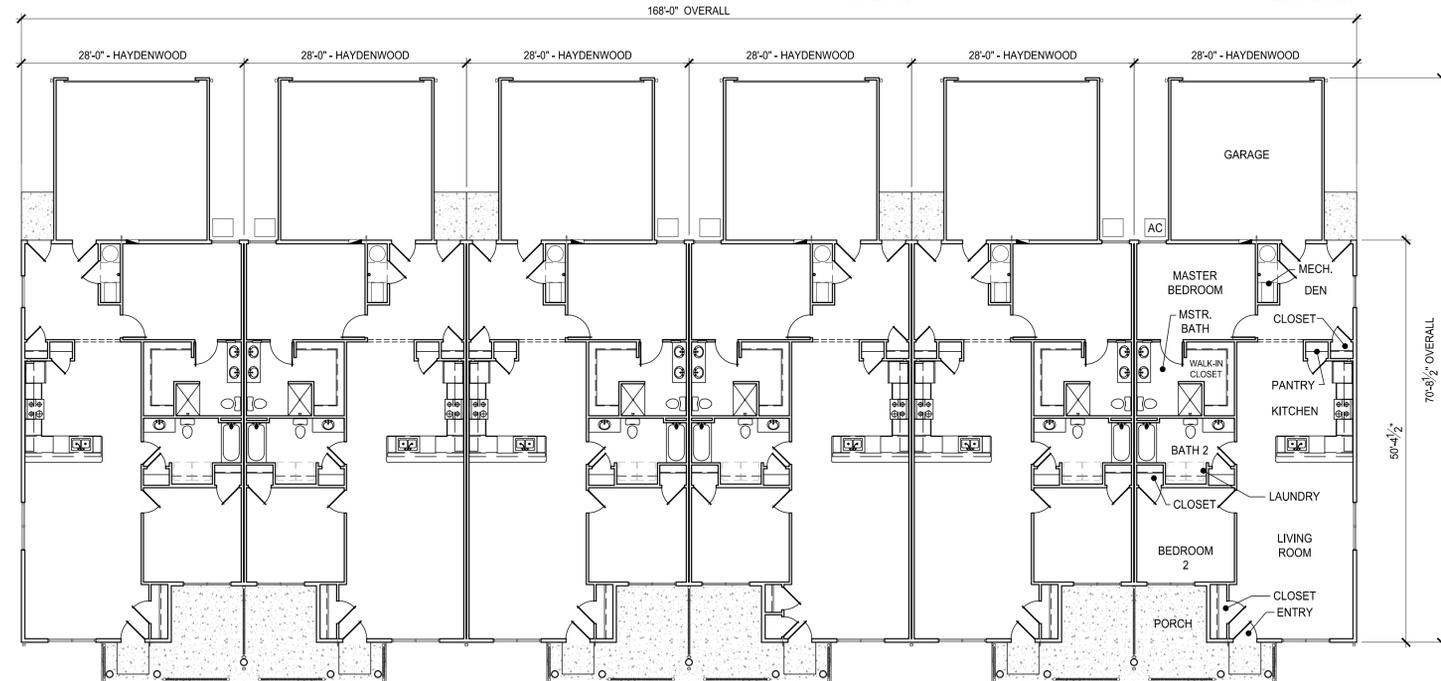
BLDGS.: A, B, C, D



FRONT ELEVATION

SCALE: 3/32" = 1'-0"

BLDGS.: A, B, C, D



OVERALL FLOOR PLAN

SCALE: 3/32" = 1'-0"

BLDGS.: A, B, C, D

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
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3660 Embassy Parkway
Fairlawn, OH 44333

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BUILDING ELEVATIONS AND FLOOR PLAN

PROJECT #: 9417 DATE: MARCH 20, 2017

WINCHESTER RIDGE PHASE III

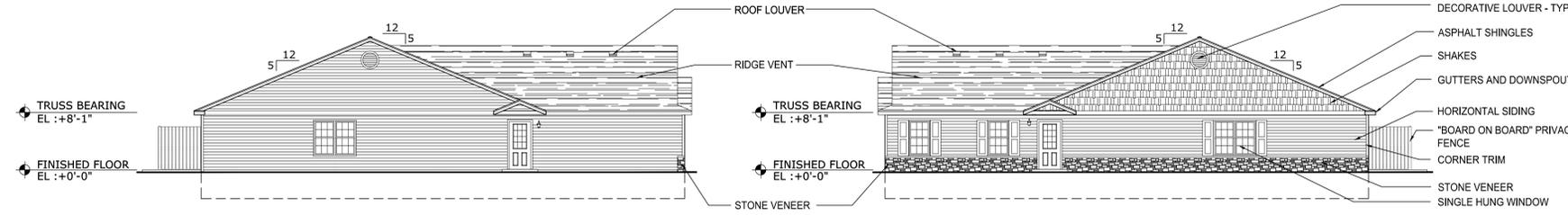
DILEY ROAD
CANAL WINCHESTER, OHIO

AR1.1

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	NORANDEX WOODSMAN SELECT PREMIUM VINYL	VARIES
SHAKES	NORANDEX HOME ACCENTS VINYL SPLIT SHAKES	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	ENVIRONMENTAL STONWORK LEDGESTONE	NEW ENGLAND
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG, SLIDING & TRANSOM WINDOWS	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

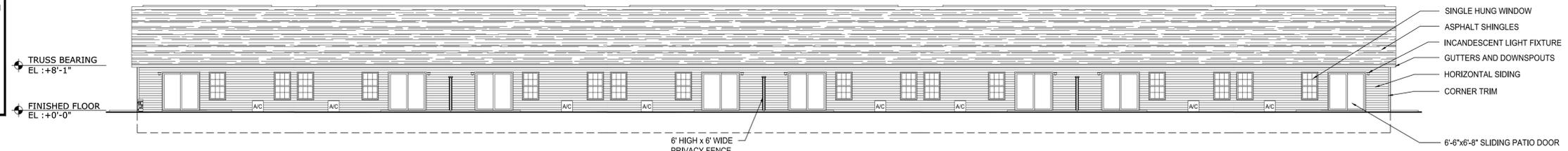
NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



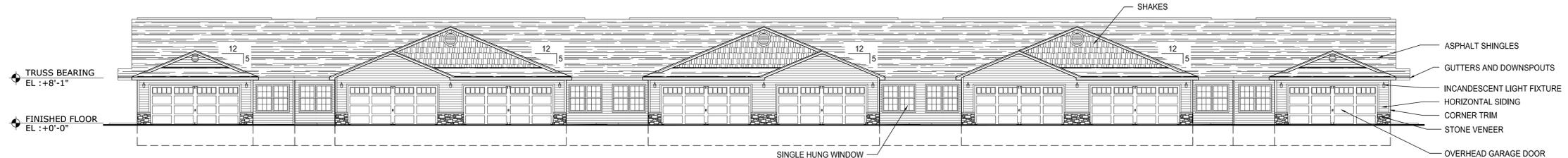
STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"

HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"

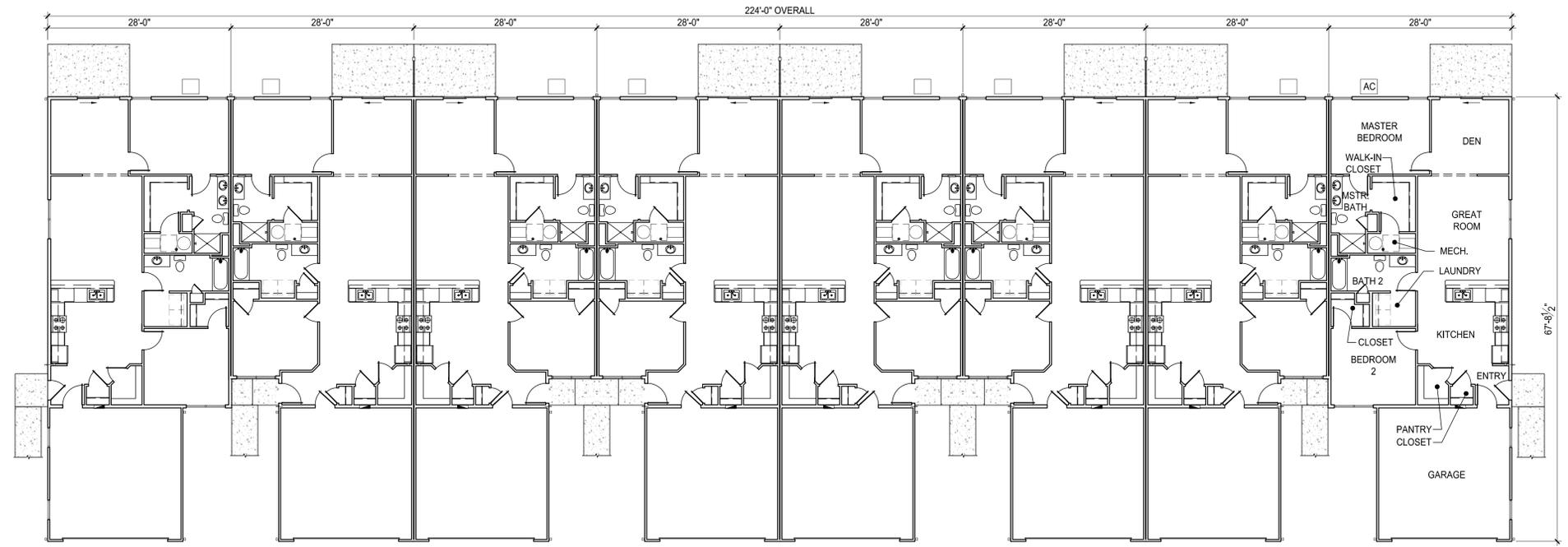
NOTE:
HIGH PROFILE ELEVATION OCCURS AT STREET VIEW ONLY



REAR ELEVATION
SCALE: 3/32" = 1'-0" BLDGS.: E, R



FRONT ELEVATION
SCALE: 3/32" = 1'-0" BLDGS.: E, R



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0" BLDGS.: E, R

PRELIMINARY

NOTE!!!
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REVISIONS

NO.	DESCRIPTION

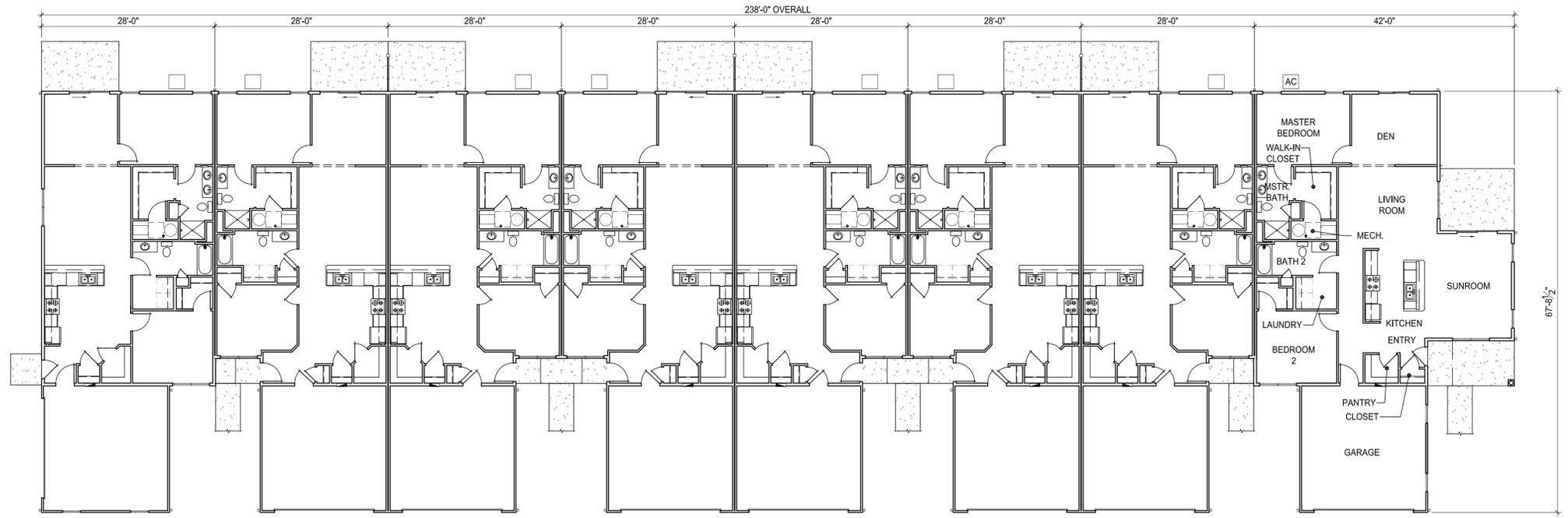
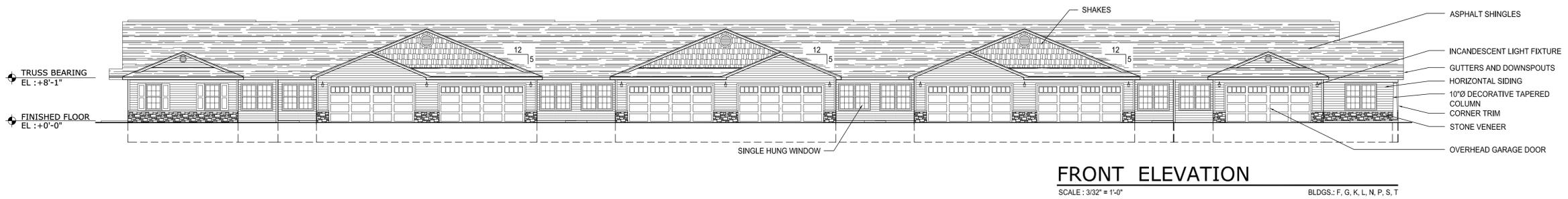
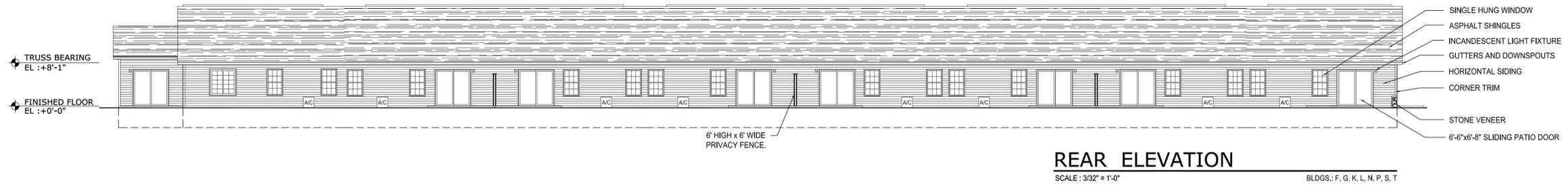
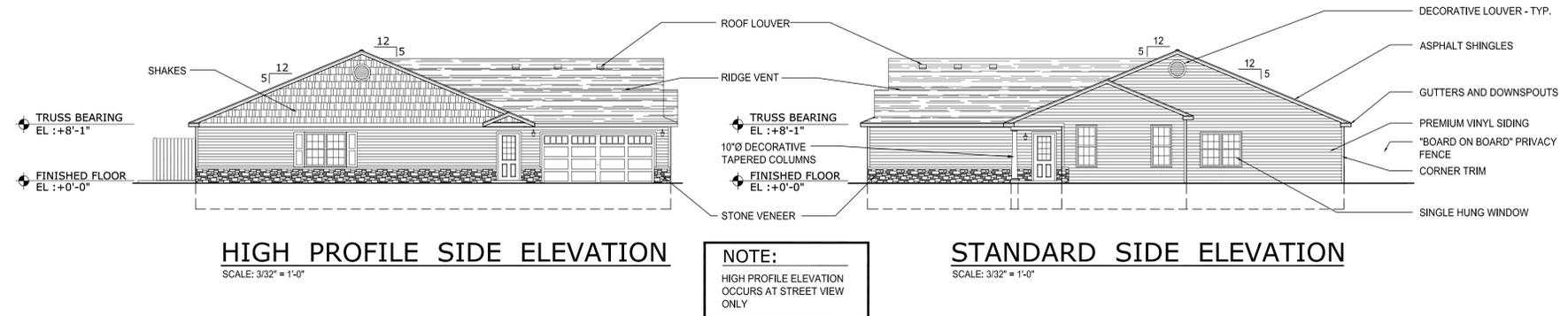
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BUILDING ELEVATIONS AND FLOOR PLAN
PROJECT #: 9417 DATE: MARCH 20, 2017
WINCHESTER RIDGE PHASE III
DILEY ROAD
CANAL WINCHESTER, OHIO

AR1.2

REVISIONS



EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	NORANDEX WOODSMAN SELECT PREMIUM VINYL	VARIES
SHAKES	NORANDEX HOME ACCENTS VINYL SPLIT SHAKES	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	ENVIRONMENTAL STONEMARK LEDGESTONE	NEW ENGLAND
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG, SLIDING & TRANSOM WINDOWS	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

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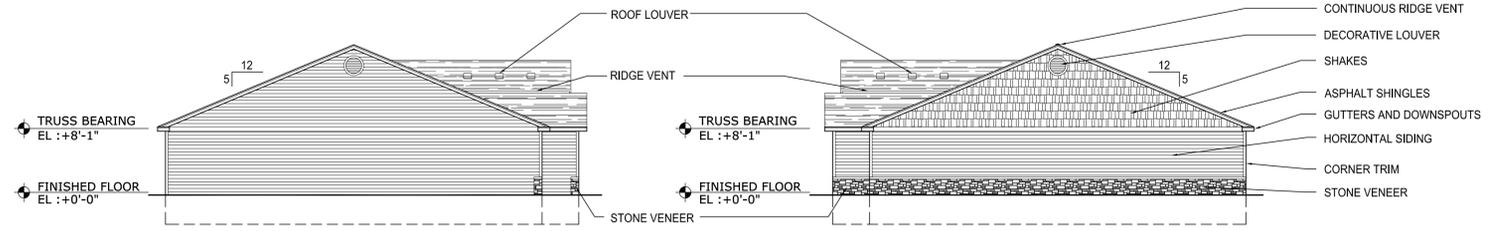
MPG

BUILDING ELEVATIONS AND FLOOR PLAN
PROJECT #: 9417
DATE: MARCH 20, 2017
WINCHESTER RIDGE PHASE III
DILEY ROAD
CANAL WINCHESTER, OHIO

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	NORANDEX WOODSMAN SELECT PREMIUM VINYL	VARIES
SHAKES	NORANDEX HOME ACCENTS VINYL SPLIT SHAKES	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	ENVIRONMENTAL STONWORK LEDGESTONE	NEW ENGLAND
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG, SLIDING & TRANSOM WINDOWS	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



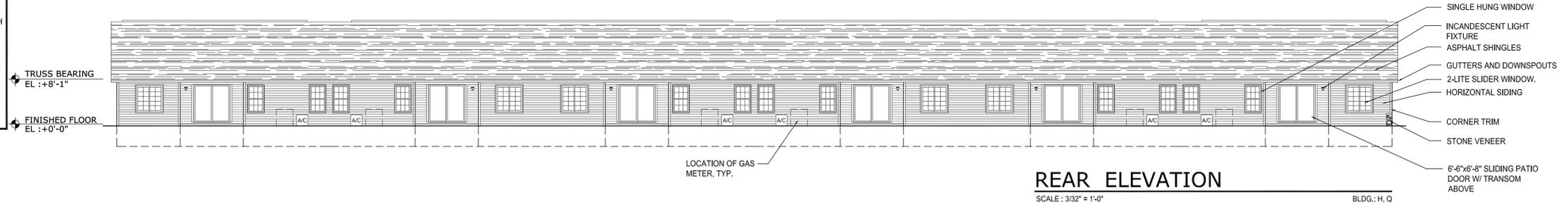
STANDARD SIDE ELEVATION

SCALE: 3/32" = 1'-0"

HIGH PROFILE SIDE ELEVATION

SCALE: 3/32" = 1'-0"

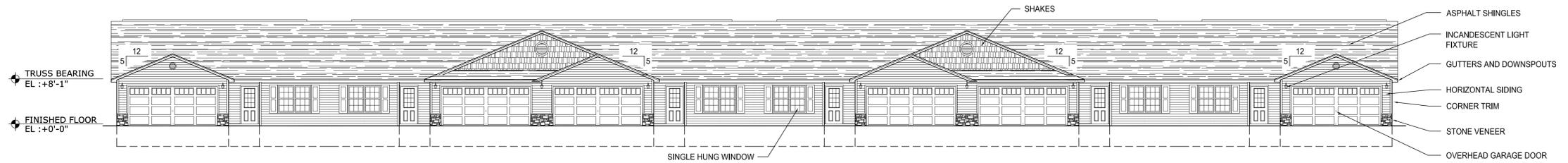
NOTE:
HIGH PROFILE ELEVATION OCCURS AT STREET VIEW ONLY



REAR ELEVATION

SCALE: 3/32" = 1'-0"

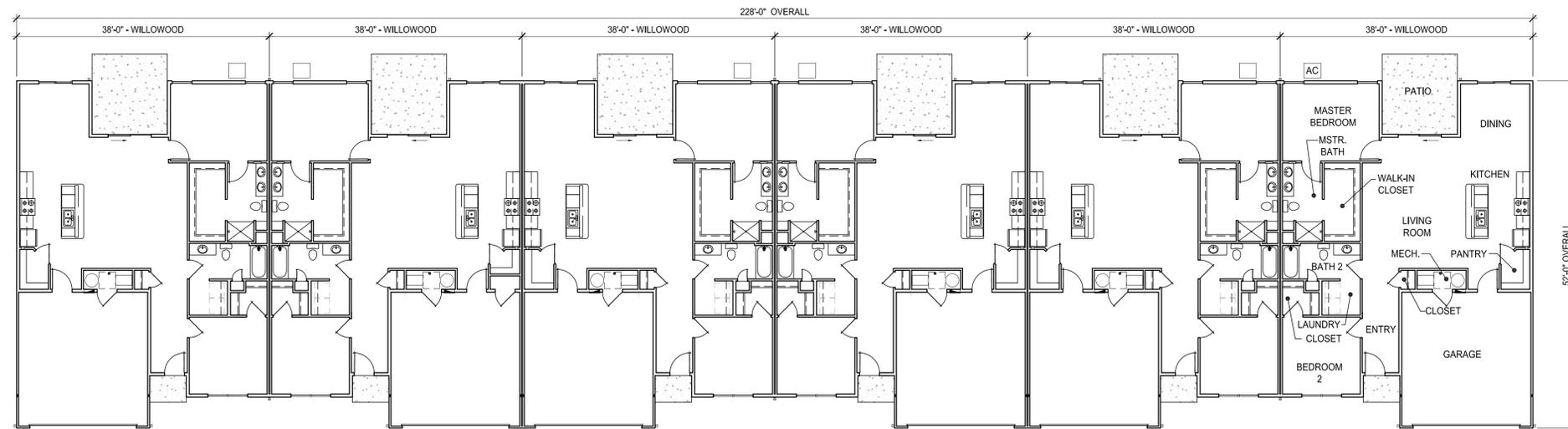
BLDG.: H, Q



FRONT ELEVATION

SCALE: 3/32" = 1'-0"

BLDG.: H, Q



OVERALL FLOOR PLAN

SCALE: 3/32" = 1'-0"

BLDG.: H, Q

PRELIMINARY

NOTE!!! THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

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BUILDING ELEVATIONS AND FLOOR PLAN

PROJECT #: 9417 DATE: MARCH 20, 2017

WINCHESTER RIDGE PHASE III

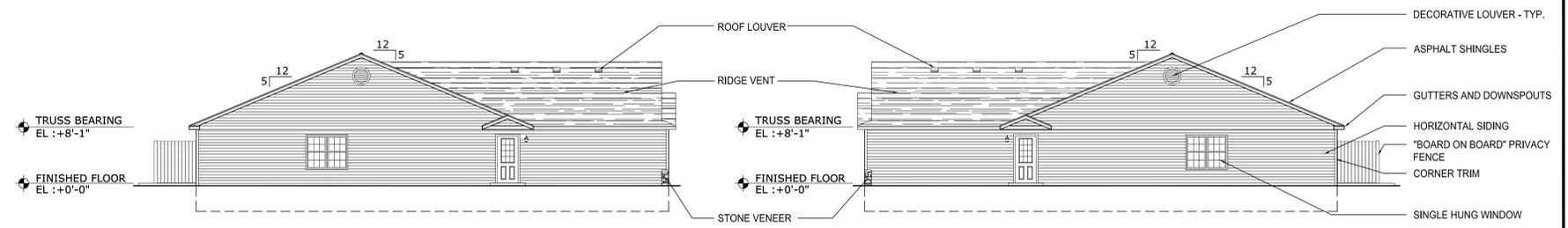
DILEY ROAD
CANAL WINSHESTER, OHIO

AR1.4

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	NORANDEX WOODSMAN SELECT PREMIUM VINYL	VARIES
SHAKES	NORANDEX HOME ACCENTS VINYL SPLIT SHAKES	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	ENVIRONMENTAL STONWORK LEDGESTONE	NEW ENGLAND
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG, SLIDING & TRANSOM WINDOWS	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

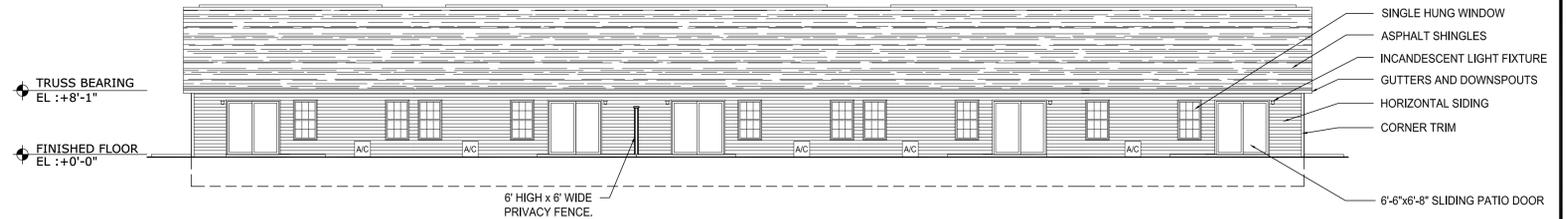


STANDARD SIDE ELEVATION

SCALE: 3/32" = 1'-0"

STANDARD SIDE ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"

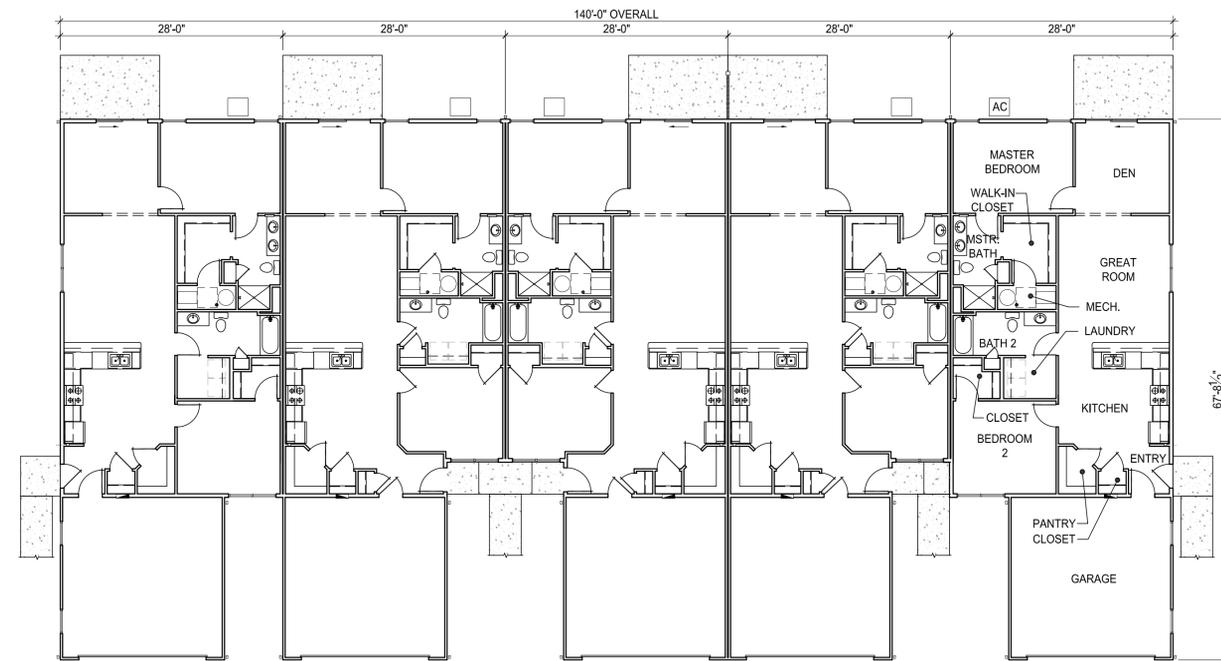
BLDG: M



FRONT ELEVATION

SCALE: 3/32" = 1'-0"

BLDG: M



OVERALL FLOOR PLAN

SCALE: 3/32" = 1'-0"

BLDG: M

PRELIMINARY

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BUILDING ELEVATIONS AND FLOOR PLAN

PROJECT #: 9417 DATE: MARCH 20, 2017

WINCHESTER RIDGE PHASE III

DILEY ROAD
CANAL WINSHESTER, OHIO

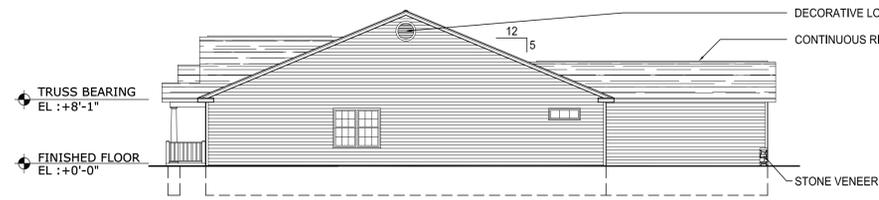


AR1.5

EXTERIOR FINISH MATERIAL SELECTIONS

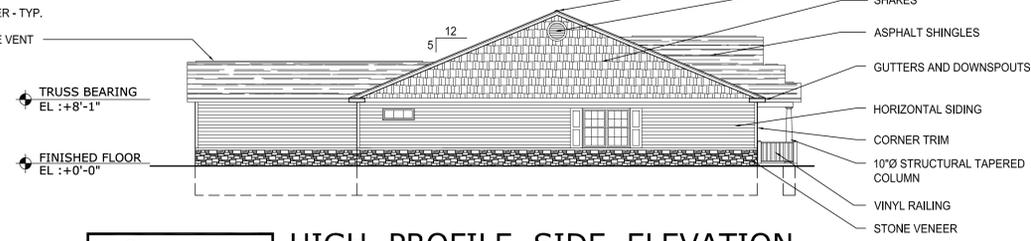
ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	NORANDEX WOODSMAN SELECT PREMIUM VINYL	VARIES
SHAKES	NORANDEX HOME ACCENTS VINYL SPLIT SHAKES	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	ENVIRONMENTAL STONWORK LEDGESTONE	NEW ENGLAND
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG, SLIDING & TRANSOM WINDOWS	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



STANDARD SIDE ELEVATION

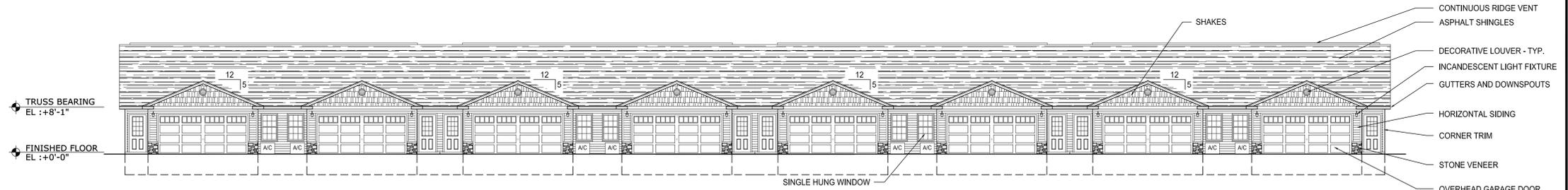
SCALE: 3/32" = 1'-0"



HIGH PROFILE SIDE ELEVATION

SCALE: 3/32" = 1'-0"

NOTE:
HIGH PROFILE ELEVATION OCCURS AT STREET VIEW ONLY



REAR ELEVATION

SCALE: 3/32" = 1'-0"

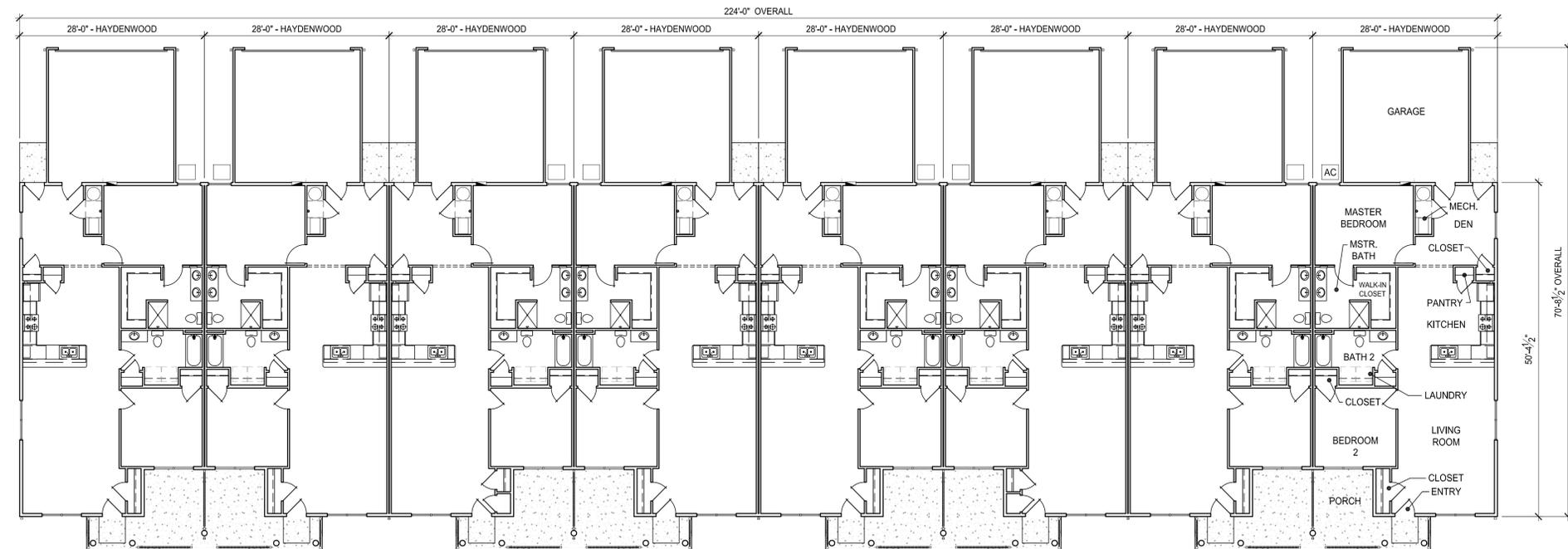
BLDGS.: U, W



FRONT ELEVATION

SCALE: 3/32" = 1'-0"

BLDGS.: U, W



OVERALL FLOOR PLAN

SCALE: 3/32" = 1'-0"

BLDGS.: U, W

PRELIMINARY

NOTE!!!
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BUILDING ELEVATIONS AND FLOOR PLAN

DATE: MARCH 20, 2017

PROJECT #: 9417

WINCHESTER RIDGE PHASE III

DILEY ROAD
CANAL WINSHESTER, OHIO

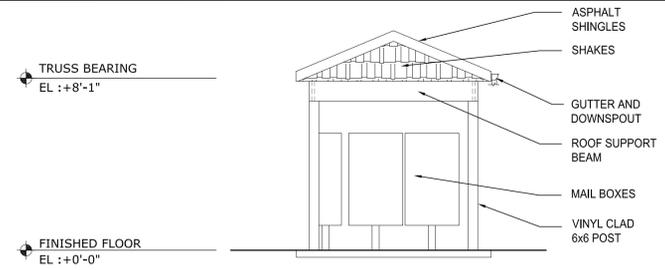


AR1.6

EXTERIOR FINISH MATERIAL SELECTIONS

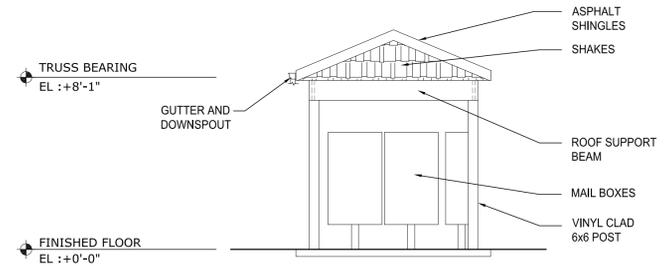
ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	N/A	N/A
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	NORANDEX WOODSMAN SELECT PREMIUM VINYL	VARIES
SHAKES	NORANDEX HOME ACCENTS VINYL SPLIT SHAKES	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	ENVIRONMENTAL STONESTONE LEDGESTONE	NEW ENGLAND
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG, SLIDING & TRANSOM WINDOWS	N/A	N/A
6'-6" X 6'-8" SLIDING PATIO DOOR	N/A	N/A

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



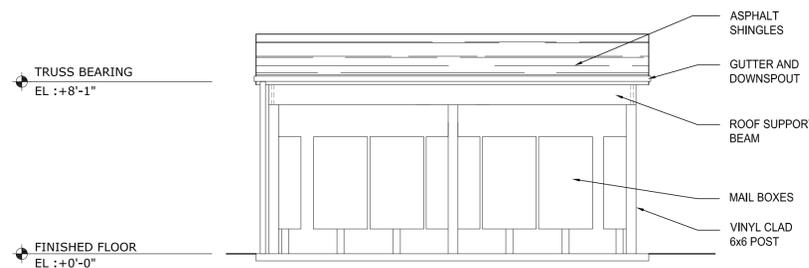
SIDE ELEVATION

SCALE: 1/4" = 1'-0" BLDG.: MAIL CENTER



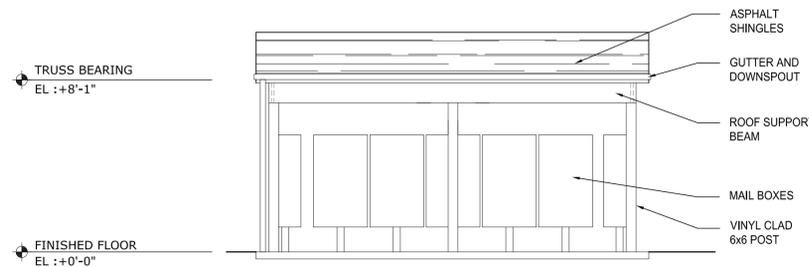
SIDE ELEVATION

SCALE: 1/4" = 1'-0" BLDG.: MAIL CENTER



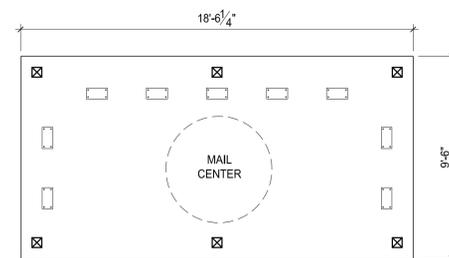
REAR ELEVATION

SCALE: 1/4" = 1'-0" BLDG.: MAIL CENTER



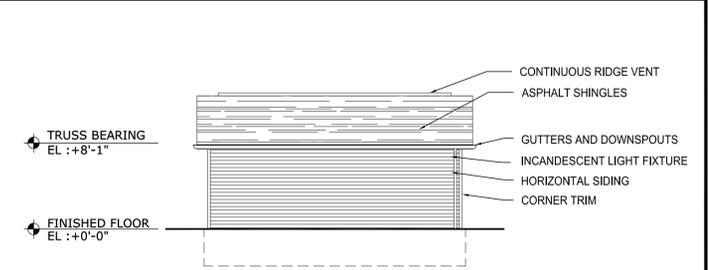
FRONT ELEVATION

SCALE: 1/4" = 1'-0" BLDG.: MAIL CENTER



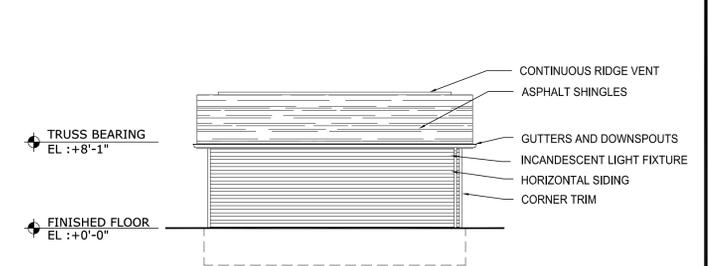
OVERALL FLOOR PLAN

SCALE: 1/4" = 1'-0" BLDG.: MAIL CENTER



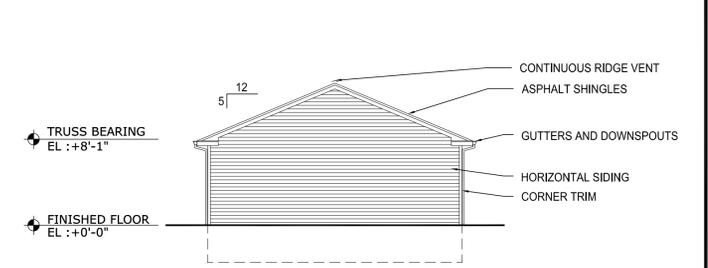
SIDE ELEVATION

SCALE: 1/8" = 1'-0" BLDG.: MAINTENANCE GARAGE



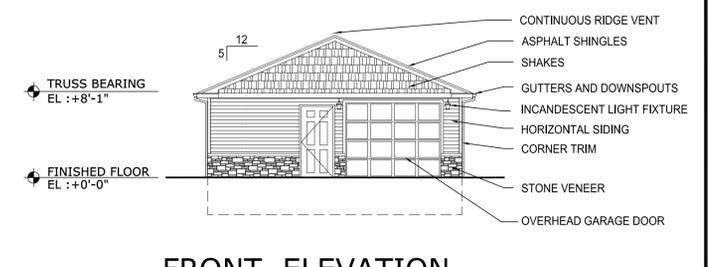
SIDE ELEVATION

SCALE: 1/8" = 1'-0" BLDG.: MAINTENANCE GARAGE



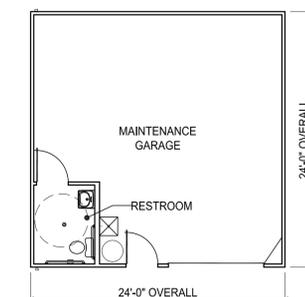
REAR ELEVATION

SCALE: 1/8" = 1'-0" BLDG.: MAINTENANCE GARAGE



FRONT ELEVATION

SCALE: 1/8" = 1'-0" BLDG.: MAINTENANCE GARAGE



OVERALL FLOOR PLAN

SCALE: 1/8" = 1'-0" BLDG.: MAINTENANCE GARAGE

PRELIMINARY

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BUILDING ELEVATIONS AND FLOOR PLAN

PROJECT #: 9417 DATE: MARCH 20, 2017

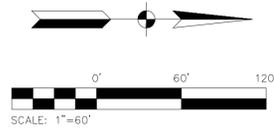
WINCHESTER RIDGE PHASE III

DILEY ROAD
CANAL WINSHESTER, OHIO



AR1.7

Situated in the State of Ohio, County of Fairfield, City of Canal Winchester and Township of Violet, located in Section 21, Township 15, Range 20, Congress Lands



- Drainage Inlet Square
- Electric Transformer
- Fire Hydrant
- I.P.F. Iron Pin & Cap Found
- I.P.F. Iron Pin Found
- I.P.S. Iron Pin Set
- M.N.F. Mag Nail Found
- M.N.S. Mag Nail Set
- Mailbox
- Power Pole
- Railroad Spike Found
- Sanitary Manhole
- Sign
- Tree
- Water Valve

Curve Data
 $\Delta = 40^{\circ}38'42''$
 $R = 538.00'$
 $T = 199.25'$
 $L = 381.65'$
 $C = 373.70'$
 CBRG = N65°14'00"W

Curve Data
 $\Delta = 16^{\circ}00'35''$
 $R = 612.00'$
 $T = 86.06'$
 $L = 171.01'$
 $C = 170.45'$
 CBRG = N52°55'40"W

Curve Data
 $\Delta = 12^{\circ}34'56''$
 $R = 542.00'$
 $T = 59.75'$
 $L = 119.02'$
 $C = 118.78'$
 CBRG = S51°12'50"E

PID: 0420388700
 C3 CHURCH ASSEMBLY OF GOD
 O.R. 1660, PG 3836
 21.270 ACRES (RECORD)
 21.273 ACRES (MEASURED)

DESCRIPTION OF RECORD

Situated in the State of Ohio, County of Fairfield, City of Canal Winchester, and Township of Violet, located in Section 21, Township 15, Range 20, Congress Lands, being part of that original 49.114 acre tract conveyed to Pifer Tract Five Limited Partnership of record in Official Record 627, Page 902 (all references refer to the records of the Recorder's Office, Fairfield County, Ohio), being more particularly bounded and described as follows:

- Beginning for reference, at the common corner of Section 20, 21, 28 and 29, being in the centerline of Diley Road;
- Thence North 04° 28' 12" East, with the centerline of said Diley Road, the common line of said Section 20 and 21, a distance of 2734.28 feet to a railroad spike found at the centerline intersection of said Diley Road and Busey Road, the northwest corner of the Southwest Quarter of Section 21;
- Thence South 85° 34' 03" East, with the centerline of said Busey, the northerly line of said Southwest Quarter of Section 21 a distance of 828.36 feet to a mag nail set previously at the common corner of said 49.114 acre tract and that 3.478 acre tract conveyed to The Village of Canal Winchester, Ohio of record in Official Record 1490, Page 1410, the TRUE POINT OF BEGINNING;
- Thence South 85° 34' 03" East, with the centerline of said Busey Road, the northerly line of said 49.114 acre tract, the northerly line of said Southwest Quarter of Section 21, a distance of 844.35 feet to a mag nail set previously at the northerly common corner of the remainder of said original 49.114 acre tract and that 6.015 acre tract conveyed to the Board of Trustees of Violet Township, Ohio of record in Official Record 14876, Page 2466;
- Thence South 04° 31' 32" West, with the common line of said remainder tract and 6.015 acre tract, and that 28.457 acre tract conveyed to the Board of Trustees of Violet Township, Ohio of record in Official Record 1486, Page 2462, a distance of 904.98 feet (passing an iron pin set previously at 17.50 feet) to an iron pin set previously;
- Thence South 45° 04' 38" West, with the common line of said remainder acre tract and 28.457 acre tract, a distance of 342.01 feet to an iron pin set previously in the proposed northerly right-of-way line of a 70 foot road;
- Thence South 44° 55' 22" East, with the common line of said remainder tract and 28.457 acre tract and said proposed northerly right-of-way line, a distance of 257.53 feet to an iron pin set previously at a point of curvature;

Thence continuing with the common line of said remainder tract and 28.457 acre tract and said proposed northerly right-of-way line, with the arc of a curve to the left, having a central angle of 12° 34' 56", a radius of 542.00 feet, an arc length of 119.02 feet, a chord bearing of South 51° 12' 51" East and a chord distance of 118.79 feet to an iron pin set at a corner common to said remainder tract and the remainder of that original 49.627 acre tract and the remainder of that original 49.627 acre tract conveyed as Tract Two to Ruth E. Pifer by deed of record in Deed Book 598, Page 545;

- Thence South 04° 31' 32" West, with the common line of said original 49.114 and 49.627 tracts, a distance of 78.02 feet to an iron pin set previously in the proposed southerly right-of-way line of said 70 foot road, at a northeasterly corner of that 29.550 acre tract conveyed to Diley I Investment Partners LLC by deed of record in Official Record 1627, Page 970;
- Thence with the common line of the remainder of said original 49.114 acre tract and said 29.550 acre tract and said proposed southerly right-of-way line, the following courses and distances:
 - with the arc of a curve to the right, having a central angle of 16° 00' 36", a radius of 612.00 feet, an arc length of 171.01 feet, a chord bearing of North 52° 55' 40" West and chord distance of 170.45 feet to an iron pin set previously at a point of tangency;
 - North 44° 55' 22" West, a distance of 366.31 feet to an iron pin set previously at a point of curvature;
 - with the arc of a curve to the left, having a central angle of 40° 38' 43", a radius of 538.00 feet, an arc length of 381.65 feet, a chord bearing of North 65° 14' 44" West and chord distance of 373.70 feet to an iron pin set previously at a point of tangency; and
 - North 85° 13' 34" West, a distance of 142.87 feet to an iron pin set previously in the common line of said original 49.114 acre tract and that 39.028 acre tract conveyed to Shrimangeshi, LLC by deed of record in Official Record 1447, Page 1914;
 - Thence North 04° 30' 30" East, with the common line of said 49.114 and 39.028 acre tracts, a distance of 1016.10 feet (passing an iron pin previously set at 976.10 feet and a 3/4" iron pipe capped "Ahlers Moe" found at 998.49 feet) to the TRUE POINT OF BEGINNING, and containing 21.270 acres of land, more or less, of which 0.340 acre are part of APN 037-02075-10 and 20.930 acres are part of APN 042-03887-00.



AMERICAN STRUCTUREPOINT INC.
 2250 Corporate Exchange Drive | Suite 300
 Columbus, Ohio 43231
 TEL 614.901.2235 | FAX 614.901.2236
 www.structurepoint.com

WINCHESTER RIDGE PHASE 3

BUSEY ROAD CANAL WINCHESTER, OH 43110

CERTIFIED BY

ISSUANCE INDEX

DATE:	03/17/2017
PROJECT PHASE:	----

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2016.02769

EXISTING CONDITIONS SURVEY
 1 of 1

PLOT DATE: 3/17/2017 11:00 AM
 PLOT SCALE: 1:1
 EDIT DATE: 3/17/2017
 EDITED BY: MMWARD
 DRAWING FILE: O:\2016\02769.DWG
 DIMENSION SHOW: 201602769.SV 2017-01-12.XTP.dwg



2550 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43231
 TEL 614.901.2235 | FAX 614.901.2236
 www.structurepoint.com

SITE UTILITY PLAN

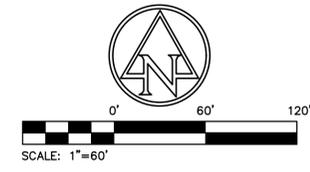
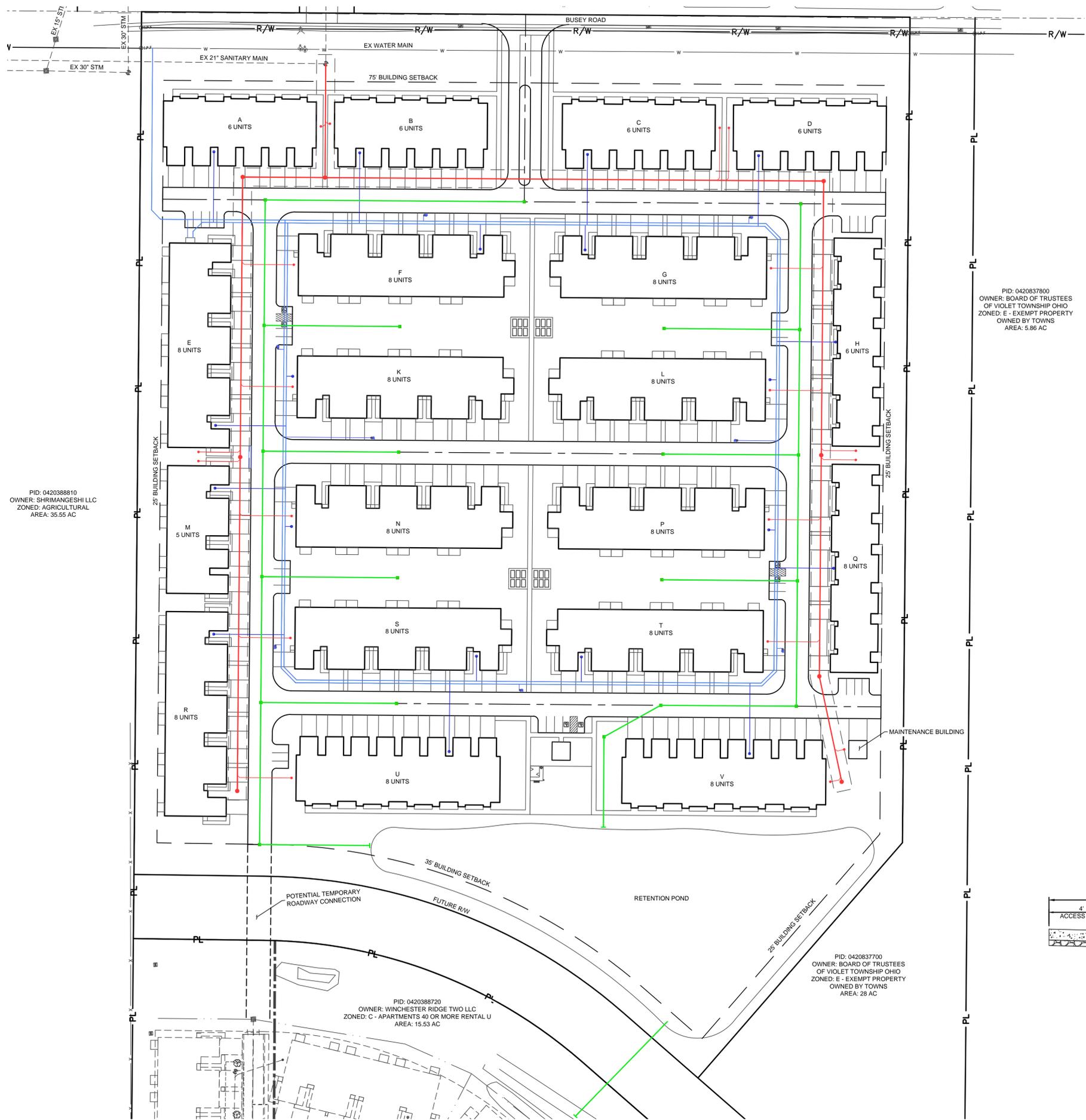
**WINCHESTER RIDGE
 PHASE 3
 CITY OF CANAL
 WINCHESTER
 FAIRFIELD COUNTY,
 OHIO**

CERTIFIED BY

ISSUANCE INDEX	
DATE:	03/15/2017

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2016.00193



LEGEND

—	PROPOSED WATER
—	PROPOSED SANITARY
—	PROPOSED STORM

CURRENT OWNER
 C3 CHURCH ASSEMBLY OF GOD
 200 HILL RD S
 PICKERINGTON, OH 43147

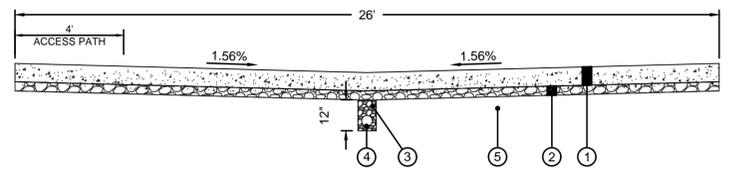
OWNER/DEVELOPER
 REDWOOD ACQUISITION, LLC
 JAMES FREY
 7510 PLEASANT VALLEY RD
 INDEPENDENCE, OH 44131
 PHONE: 216-360-9441
 EMAIL: JFREY@BYREDWOOD.COM

PID: 0420388810
 OWNER: SHIRIANGESHI LLC
 ZONED: AGRICULTURAL
 AREA: 35.55 AC

PID: 0420837800
 OWNER: BOARD OF TRUSTEES
 OF VIOLET TOWNSHIP OHIO
 ZONED: E - EXEMPT PROPERTY
 OWNED BY TOWNS
 AREA: 5.86 AC

PID: 0420837700
 OWNER: BOARD OF TRUSTEES
 OF VIOLET TOWNSHIP OHIO
 ZONED: E - EXEMPT PROPERTY
 OWNED BY TOWNS
 AREA: 28 AC

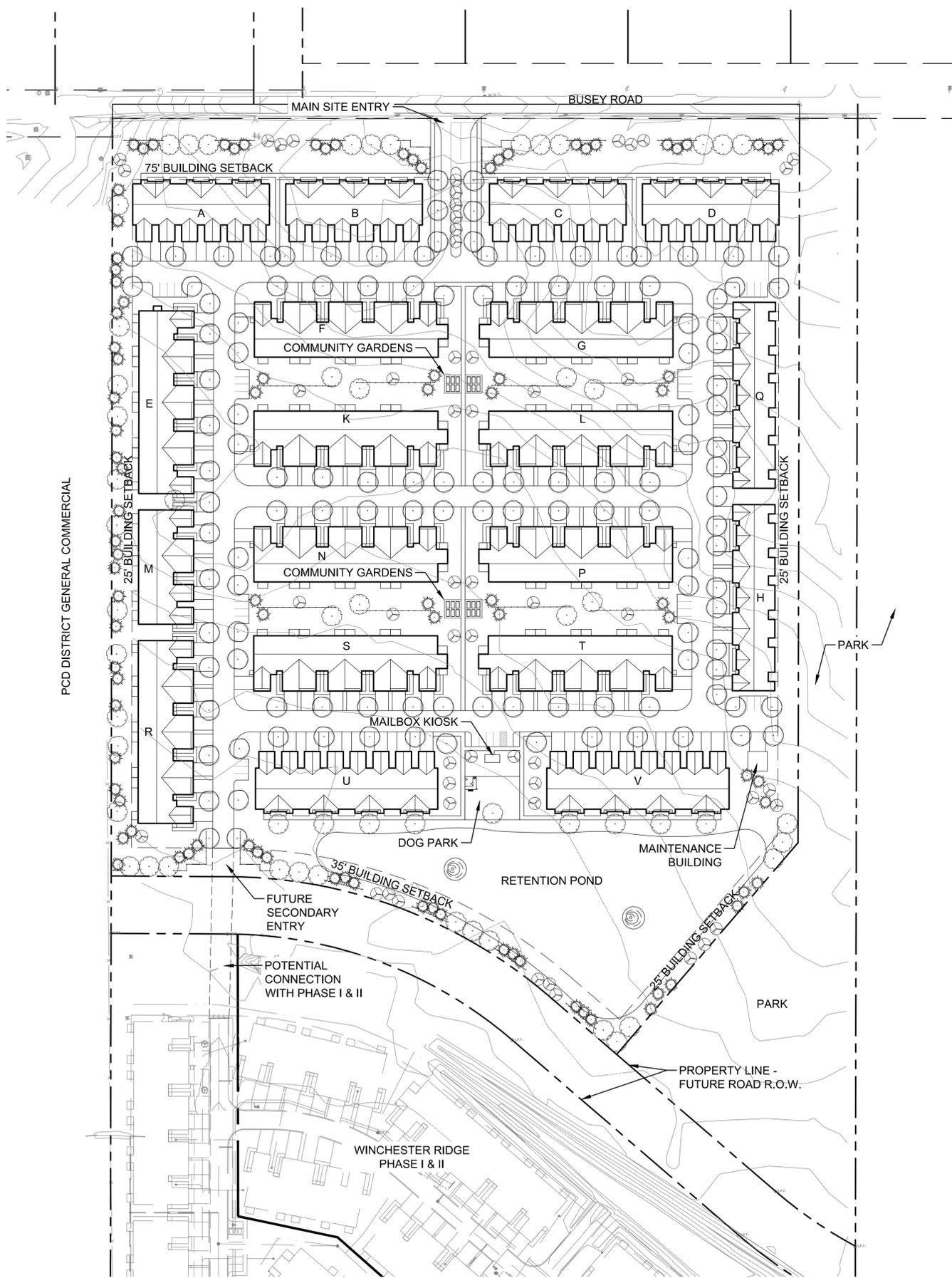
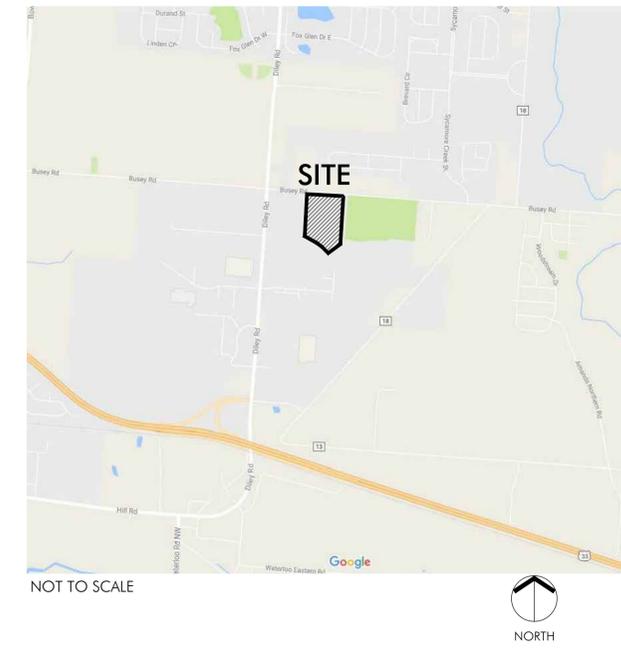
PID: 0420388720
 OWNER: WINCHESTER RIDGE TWO LLC
 ZONED: C - APARTMENTS 40 OR MORE RENTAL U
 AREA: 15.53 AC



- ① ITEM 452, 6" FIBER-REINFORCED CONCRETE PAVEMENT
 - ② ITEM 304, 3" AGGREGATE BASE
 - ③ NO. 8 OR NO. 57 AGGREGATE
 - ④ ITEM 605, 4" PIPE UNDERDRAIN
 - ⑤ ITEM 204, SUBGRADE COMPACTION
- TYPICAL PAVEMENT SECTION**
 NOT TO SCALE

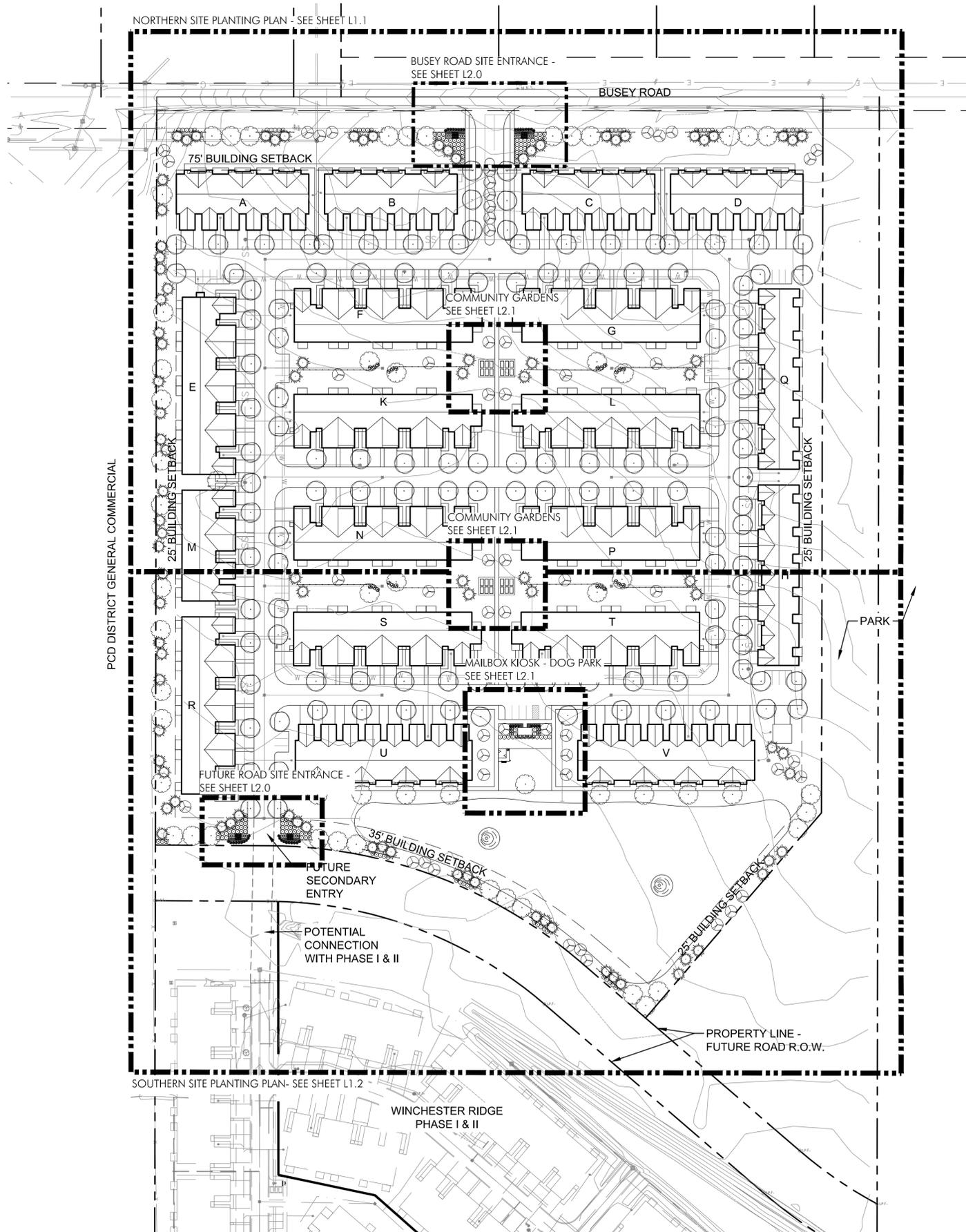


VICINITY MAP



SITE DATA:

CURRENT ZONING DISTRICT	PRD
TOTAL ACRES	±19.22 AC
TOTAL UNITS	137
DENSITY	±7.1 DU/AC
PARKING PROVIDED	585
SURFACE (DRIVEWAY STACKED SPACES)	274
GARAGE	274
VISITOR	37
TOTAL OPEN SPACE	±6.39 AC
ACTIVE OPEN SPACE	±1.91 AC
SETBACKS	±2.87 AC
RETENTION POND	±1.61 AC



PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES					
AC FR	Acer freemanii	Freeman Maple	1.75" cal.	B&B	As Shown
AM CA	Amelanchier canadensis	Serviceberry	8' hgt.	B&B	As Shown
GI BI	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	1.75" cal.	B&B	As Shown
PR VI	Prunus virginiana 'Canada Red Select'	Canada Red Select Cherry	1.75" cal.	B&B	As Shown
QU BI	Quercus bicolor	Swamp White Oak	1.75" cal.	B&B	As Shown
TI CO	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	1.75" cal.	B&B	As Shown
UL PA	Ulmus parvifolia	Lacebark Elm	1.75" cal.	B&B	As Shown
ZE SE	Zelkova serrata 'Green Vase'	Green Vase Zelkova	1.75" cal.	B&B	As Shown
EVERGREEN TREES					
PI AB	Picea abies	Norway Spruce	5' ht.	B&B	As Shown
PI GL	Picea glauca 'Densata'	Black Hills Spruce	5' ht.	B&B	As Shown
PI PU	Picea glauca	White Spruce	5' ht.	B&B	As Shown
SHRUBS					
BE TH	Berberis thunbergii var. 'Atro-Nana'	Crimson Pygmy Japanese Barberry	24" ht.	B&B	As Shown
CO AL	Cornus alba	Redtwig Dogwood	24" ht.	B&B	As Shown
JU CO	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	24" sprd.	B&B	As Shown
RO RA	Rosa 'Radiko'	Double Knockout Shrub Rose	24" ht.	B&B	As Shown
PERENNIALS AND ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	cont.	As Shown
MI SI	Miscanthus sinensis	Maiden Grass	2 gal.	cont.	As Shown

NOTE: CONTRACTOR MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

CODED NOTES

- THREE RAIL VINYL FENCE. SEE SHEET SD1.0, DETAIL 2
- PRIVACY FENCE. SEE SHEET SD1.0, DETAIL 3
- ENTRY SIGN. SEE SHEET SD1.0, DETAIL 4
- DOG PARK FENCE. SEE SHEET SD1.0, DETAIL 5
- COMMUNITY GARDEN RAISED PLANTER. SEE SHEET SD1.0, DETAIL 6
- BENCH. SEE SHEET SD1.0, DETAIL 7
- TRASH RECEPTACLE. SEE SHEET SD1.0, DETAIL 8
- DOG WASTE STATION. SEE SHEET SD1.0, DETAIL 9
- RETENTION BASIN
- FOUNTAIN
- LAWN, PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
- PLANTING BED, PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS

PLANT INSTALLATION NOTES

- CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S REPRESENTATIVE APPROVAL.
- BASE INFORMATION PROVIDED BY AMERICAN STRUCTUREPOINT INC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED AND PLANTING BED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
 SOIL AMENDMENT: 'COM-TIL' ORGANIC COMPOST (OR EQUAL)
 7000 STATE ROUTE 104
 SOUTH LOCKBOURNE, OHIO 43137
 (614) 645-3152
 TURF & SHRUB BED AREAS: SPREAD 3" OF 'COM-TIL' OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.
 TREES AND SHRUBS: MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
- ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER'S REPRESENTATIVE. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT INSTALLATION.
- BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED OR SODDED AS SHOWN ON THE PLANS AND NOTED IN THE TECHNICAL SPECIFICATIONS.
- FINISHED TURF (SOD OR SEED) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER'S REPRESENTATIVE IN FIELD AS REQUIRED.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER'S REPRESENTATIVE.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
- MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.
 A. MOWING - MINIMUM ONCE PER WEEK, EXCEPT IN FUTURE EXPANSION AREAS WHICH WILL REQUIRE A MINIMUM OF ONCE PER THREE WEEKS.
 B. TRIMMING - SHRUBS, TREES, GROUND COVERS, PERENNIALS, AND ANNUALS, MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
 C. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS EXCEPT IN FUTURE EXPANSION TURF AREAS (WHERE APPLICABLE).
 D. BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.

Project Name

Winchester Ridge III

Busey Road
Canal Winchester, OH

Prepared For

Redwood Acquisitions LLC
7510 E Pleasant Valley Rd,
Independence, OH 44131



Project Info

Project # 16072
Date 03/20/17
By TF, DH, SO
Scale AS NOTED

Revisions

Sheet Title

Overall Reference Plan

Sheet #

L1.0



Project Name

**Winchester
Ridge III**

Busey Road
Canal Winchester, OH

Prepared For

Redwood Acquisitions LLC
7510 E Pleasant Valley Rd,
Independence, OH 44131



Project Info

Project # 16072
Date 03/20/17
By TF, DH, SO
Scale AS NOTED

Revisions

Sheet Title

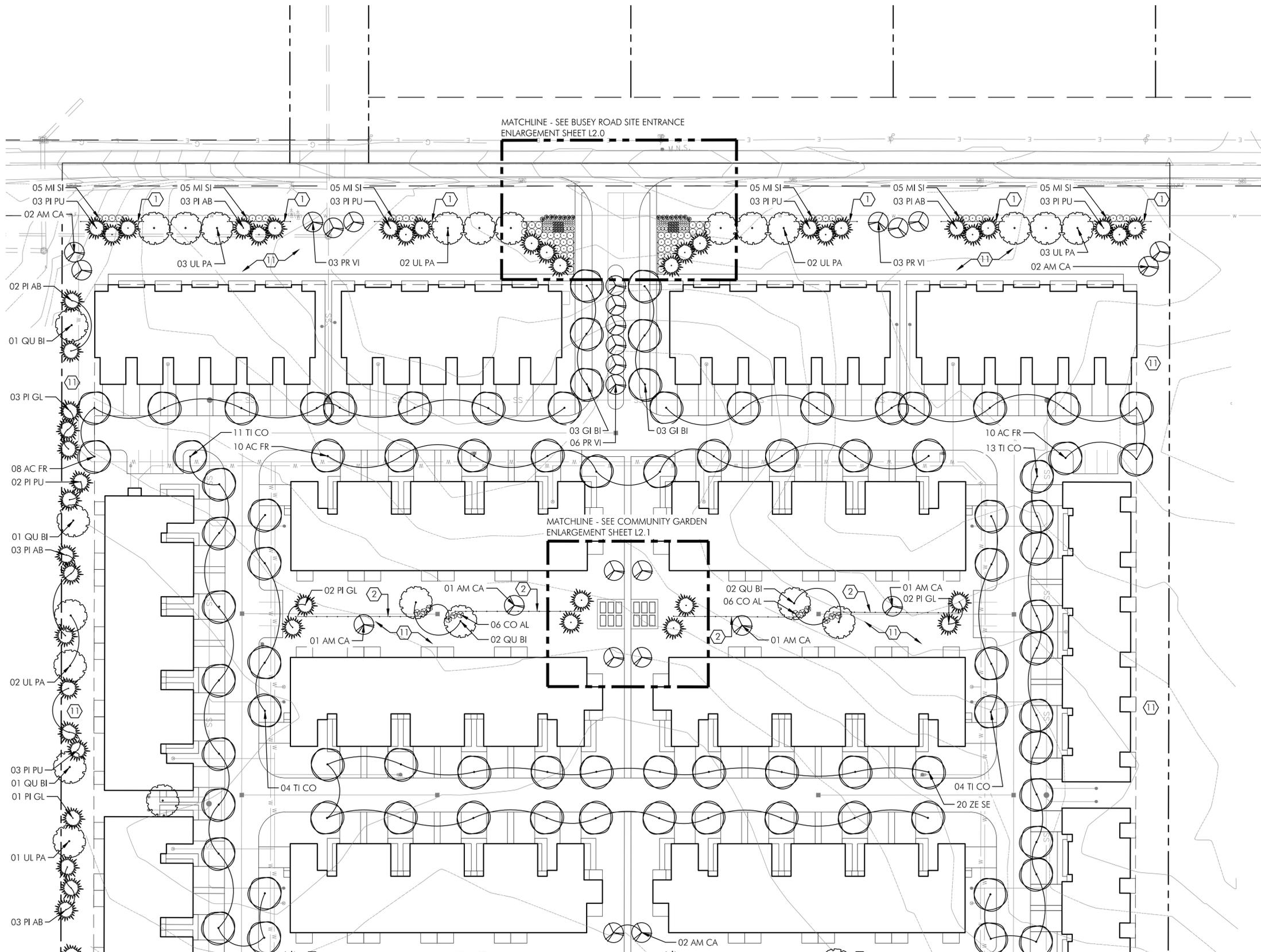
**Northern Site
Landscape Plan**

Sheet #

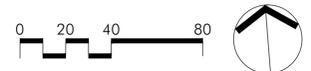
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CODED NOTES

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8. DOG WASTE STATION. SEE SHEET SD1.0, DETAIL 9
9. RETENTION BASIN
10. FOUNTAIN
11. LAWN, PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
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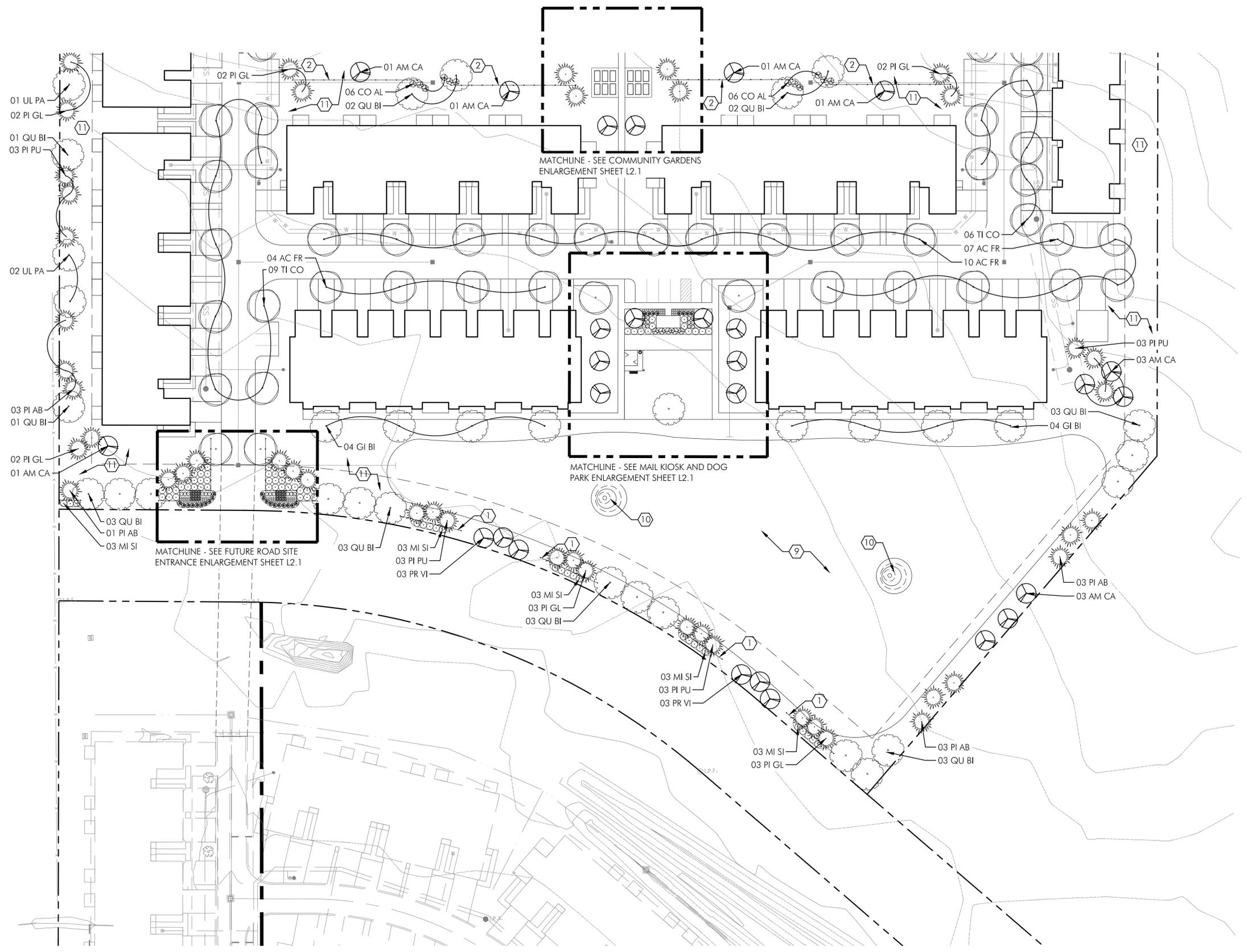


Northern Site Landscape Plan
1"=40'

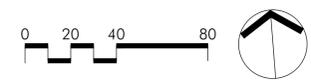


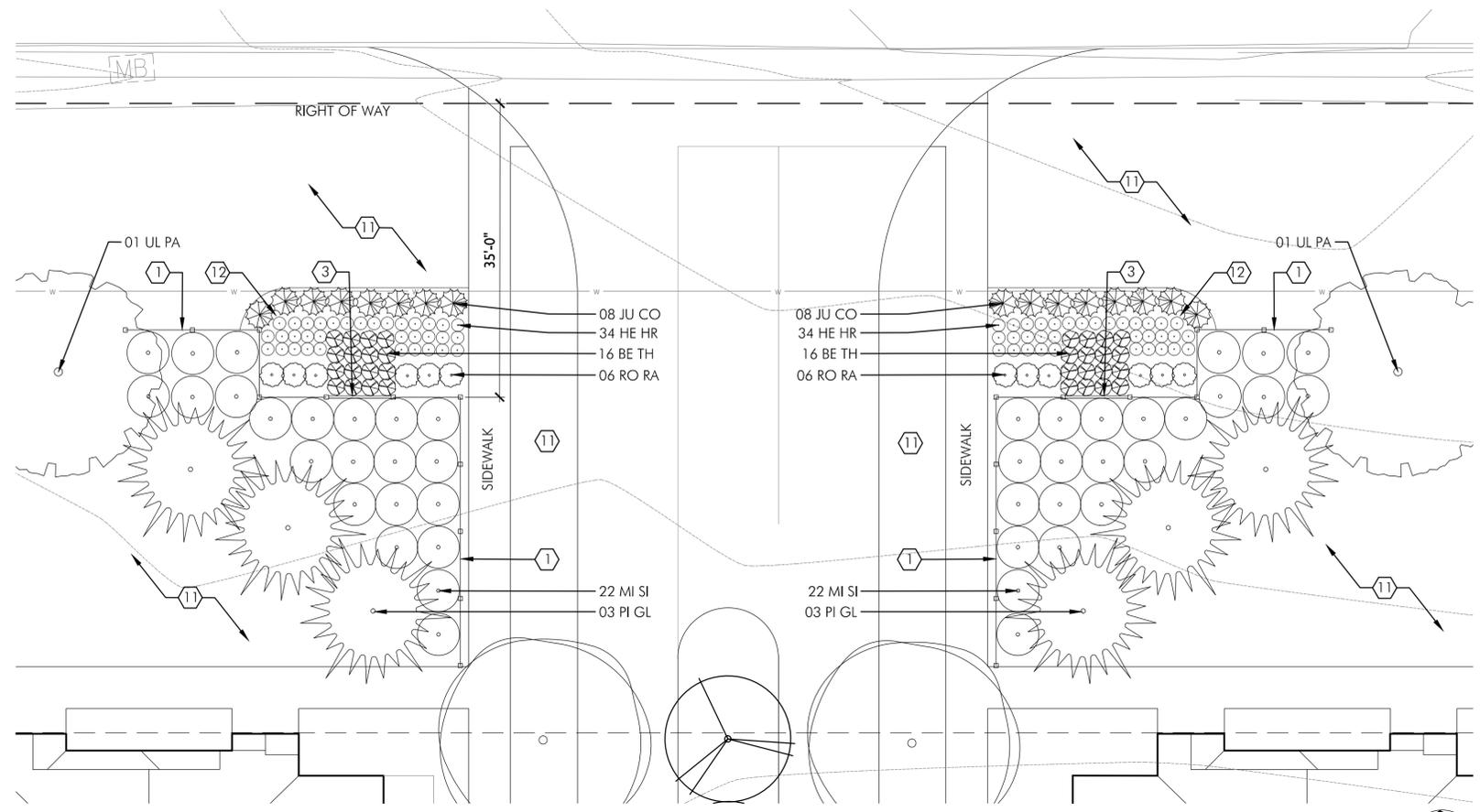


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 9. RETENTION BASIN
 10. FOUNTAIN
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Southern Site Landscape Plan
 1"=40'

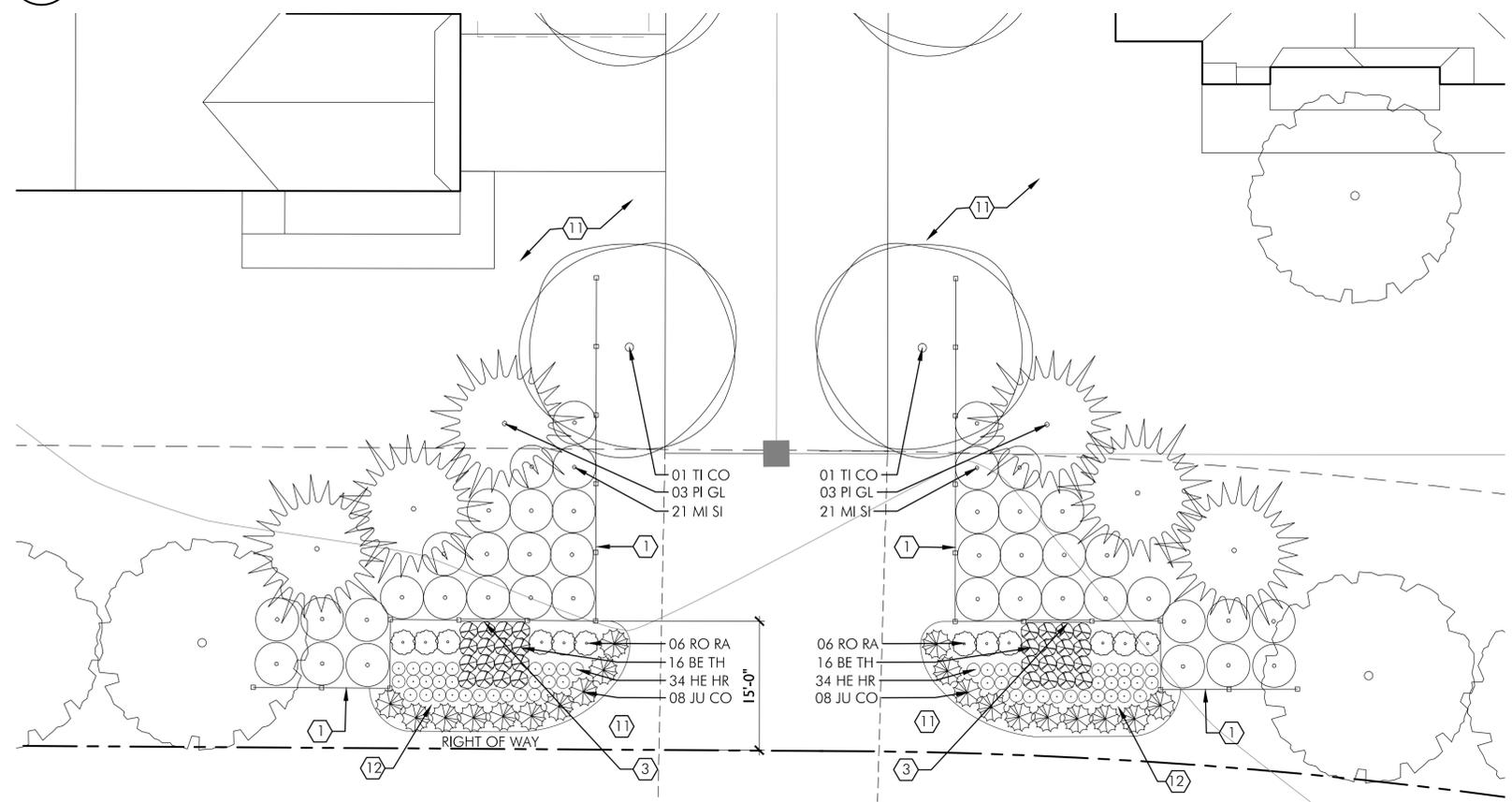




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Busey Road Site Entrance Layout Enlargement Plan
1"=10'

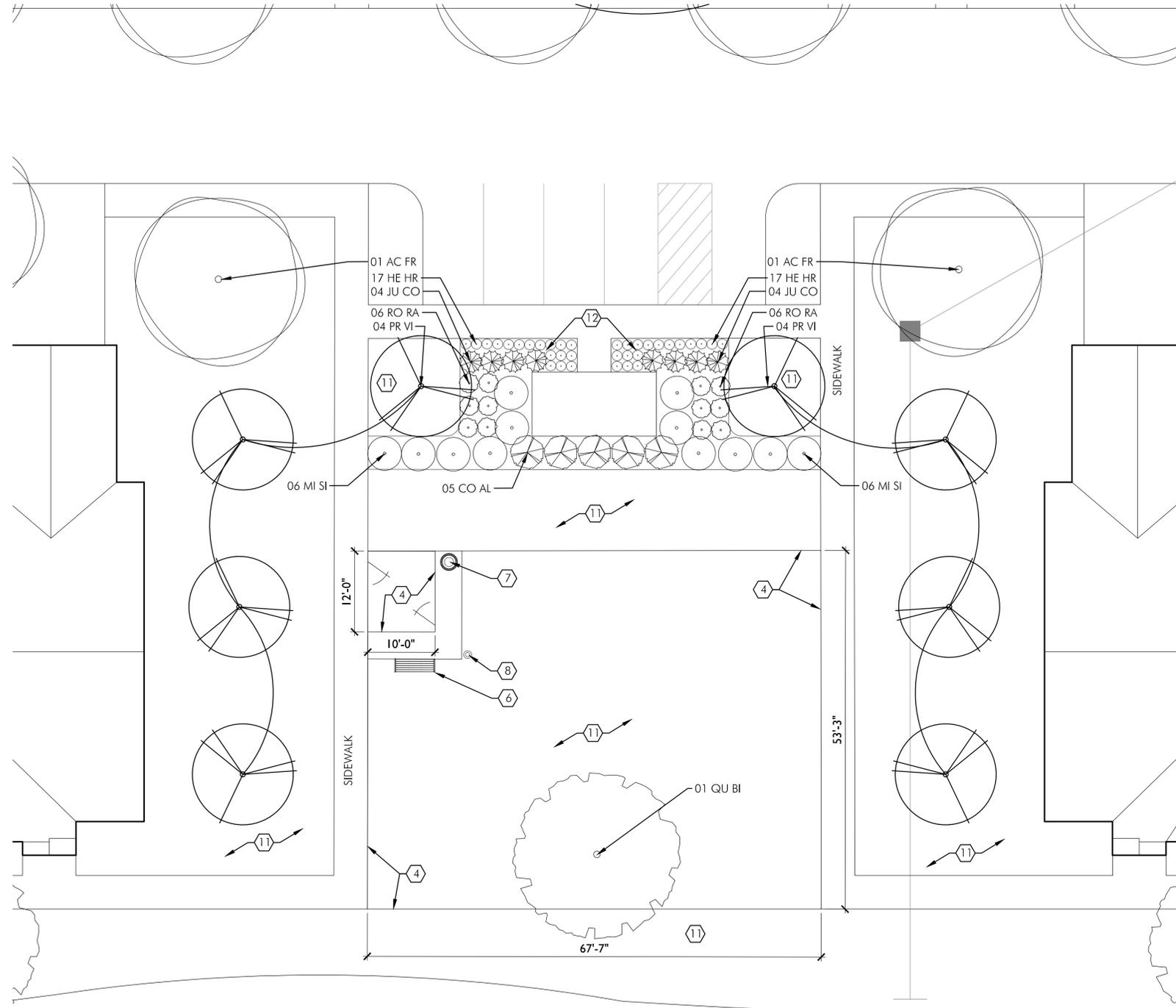


Future Road Site Entrance Layout Enlargement Plan
1"=10'

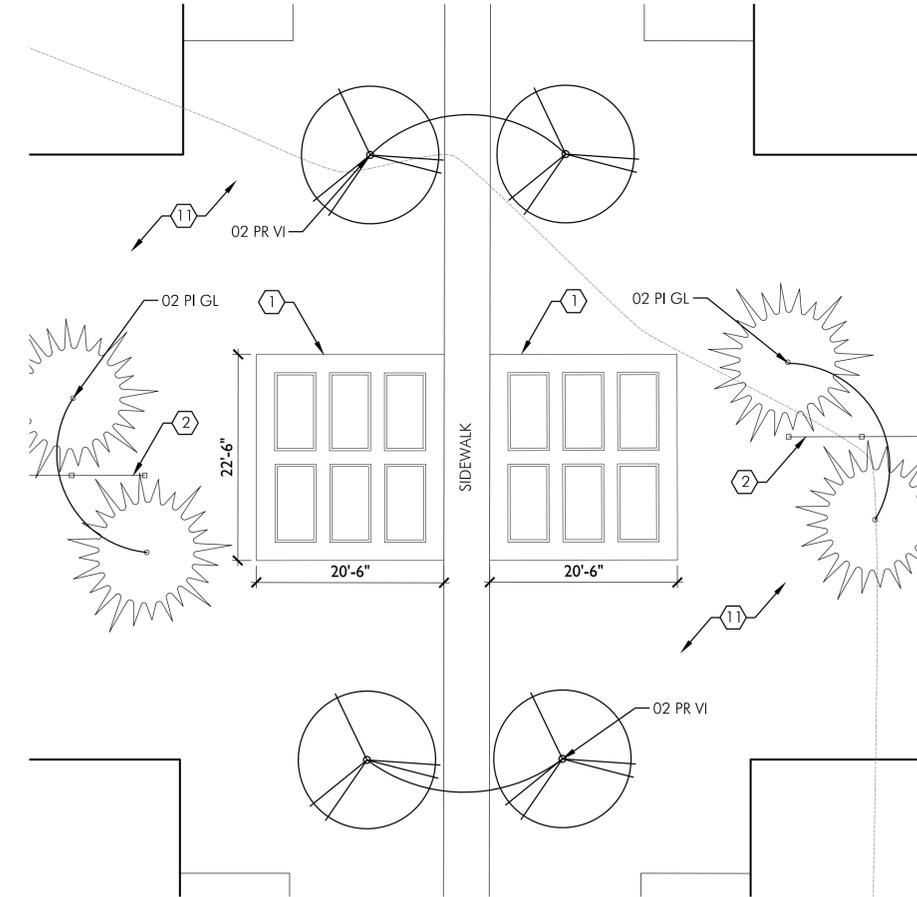
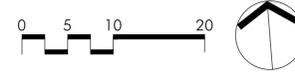


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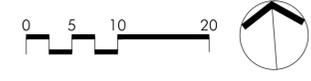
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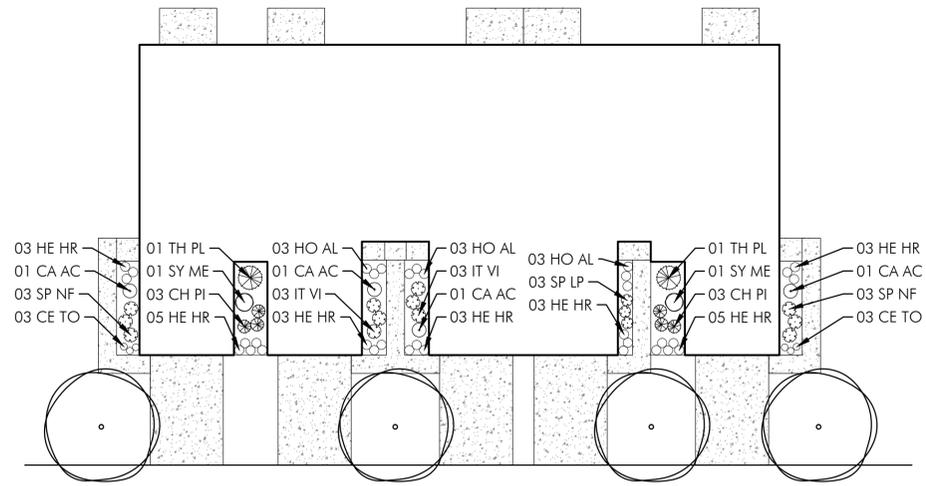


Mailbox Kiosk and Dog Park Layout Enlargement Plan
1"=10'



Community Gardens (Typical of 2)
1"=10'





Note:

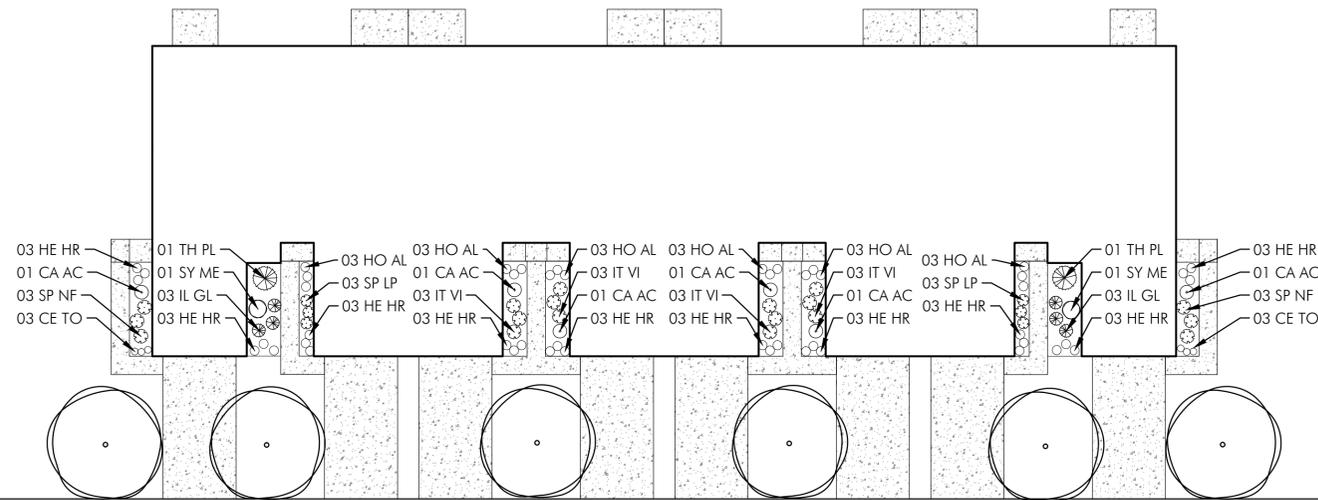
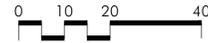
Planting treatment shown is representative of building M

PLANT LIST (5 UNIT - TYPE 2)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS					
IL GL	Ilex glabra 'Densa'	Densa Compact Inkberry	18" hgt.	Cont.	As Shown
SP NF	Spiraea x 'Neon Flash'	Neon Flash Spirea	18" hgt.	Cont.	As Shown
SP LP	Spiraea japonica 'Little Princess'	Little Princess Spirea	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Palabin Lilac	30" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Gelderland'	Gelderland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown
CE TO	Cerastium tomentosum	Snow in the Summer	1 gal.	Cont.	As Shown
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown
HO AL	Hosta 'Fortunei Albamarginata'	Variegated Hosta	1 gal.	Cont.	As Shown

NOTE: CONTRACTOR MAY SUBSTITUTE PLANT SPECIES BASED ON AVAILABILITY

Typical 5 Unit - Type 2 Foundation Planting
1"=20'



Note:

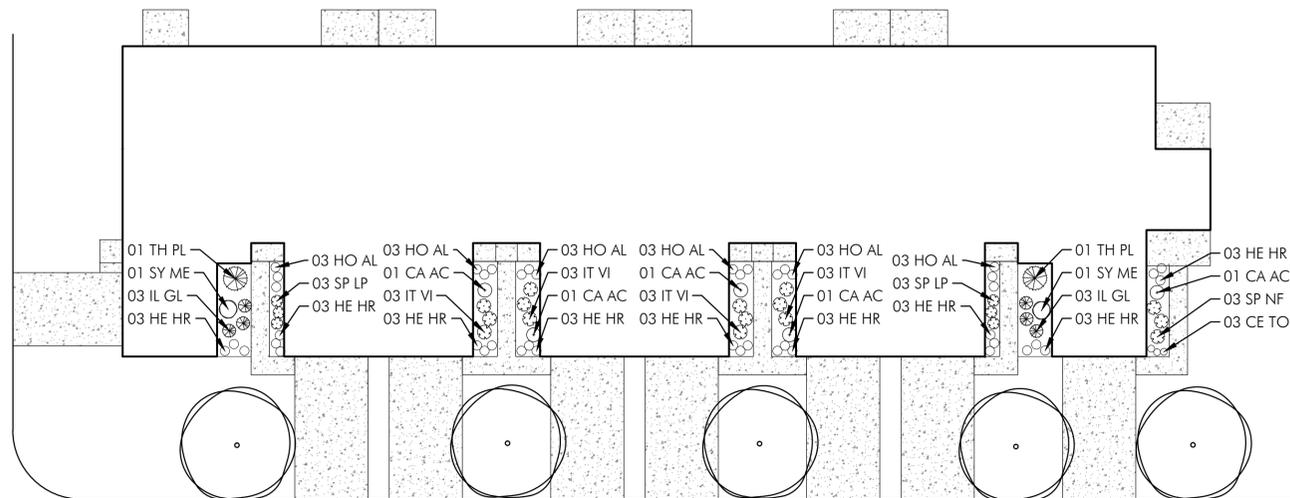
Planting treatment shown is representative of buildings E, R

PLANT LIST (8 UNIT - TYPE 2)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS					
IL GL	Ilex glabra 'Densa'	Densa Compact Inkberry	18" hgt.	Cont.	As Shown
SP NF	Spiraea x 'Neon Flash'	Neon Flash Spirea	18" hgt.	Cont.	As Shown
SP LP	Spiraea japonica 'Little Princess'	Little Princess Spirea	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Palabin Lilac	30" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Gelderland'	Gelderland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown
CE TO	Cerastium tomentosum	Snow in the Summer	1 gal.	Cont.	As Shown
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown

NOTE: CONTRACTOR MAY SUBSTITUTE PLANT SPECIES BASED ON AVAILABILITY

Typical 8 Unit - Type 2 Foundation Planting
1"=20'



Note:

Planting treatment shown is representative of buildings F, G, K, L, N, P, S, T

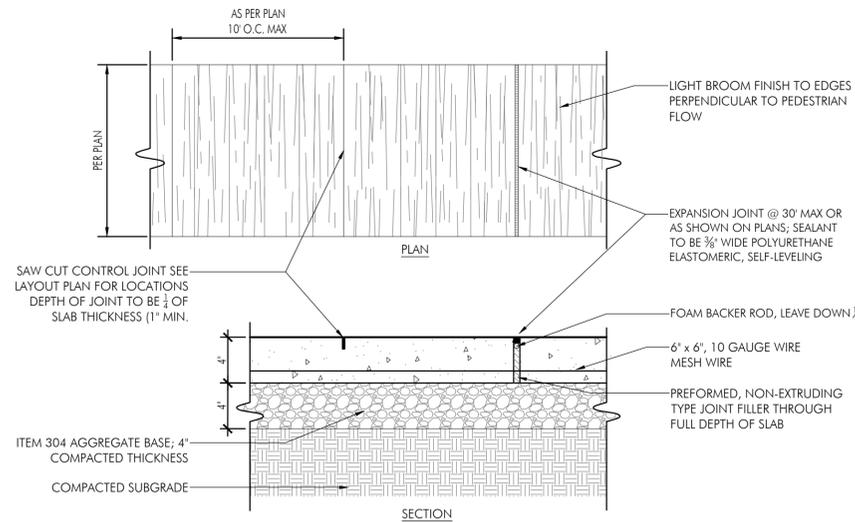
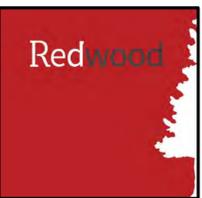
PLANT LIST (8 UNIT - TYPE 2 SUMMERWOOD)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS					
IL GL	Ilex glabra 'Densa'	Densa Compact Inkberry	18" hgt.	Cont.	As Shown
SP NF	Spiraea x 'Neon Flash'	Neon Flash Spirea	18" hgt.	Cont.	As Shown
SP LP	Spiraea japonica 'Little Princess'	Little Princess Spirea	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Palabin Lilac	30" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Gelderland'	Gelderland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown
CE TO	Cerastium tomentosum	Snow in the Summer	1 gal.	Cont.	As Shown
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown

NOTE: CONTRACTOR MAY SUBSTITUTE PLANT SPECIES BASED ON AVAILABILITY

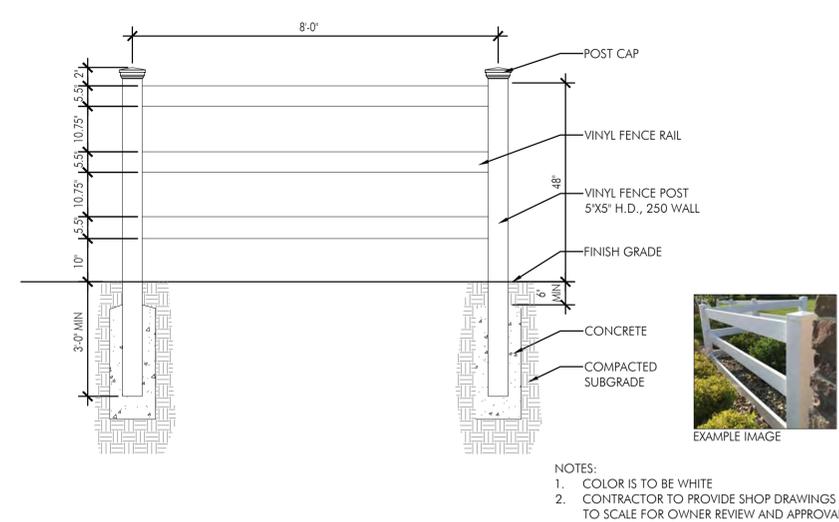
Typical 8 Unit - Type 2 Summerwood Foundation Planting
1"=20'





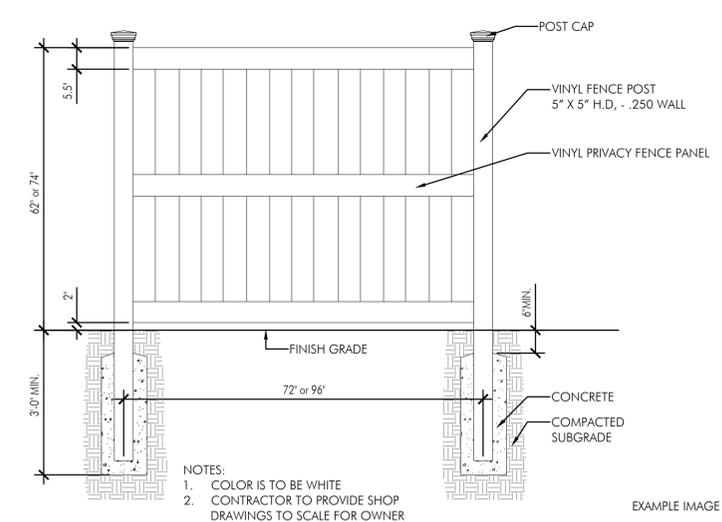
1 Standard Broom Finish Concrete Pavement

1/2" = 1'-0"



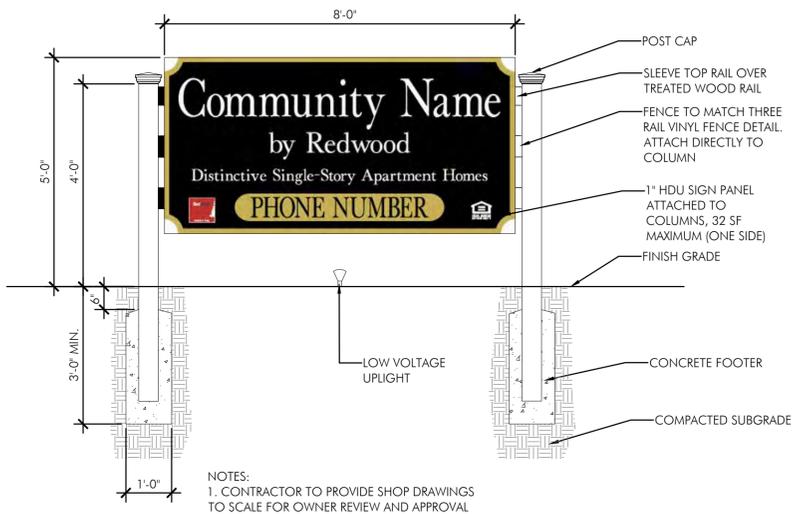
2 Three Rail Vinyl Fence

1/2" = 1'-0"



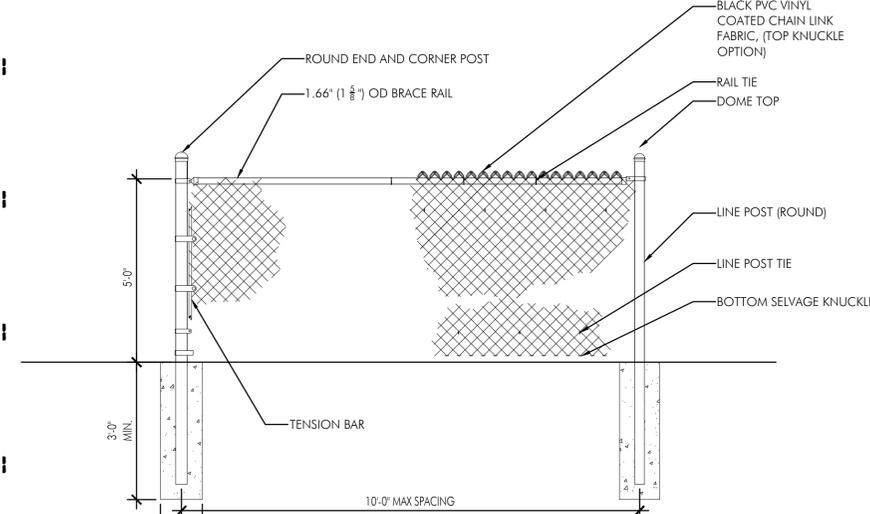
3 Vinyl Privacy Fence

1/2" = 1'-0"



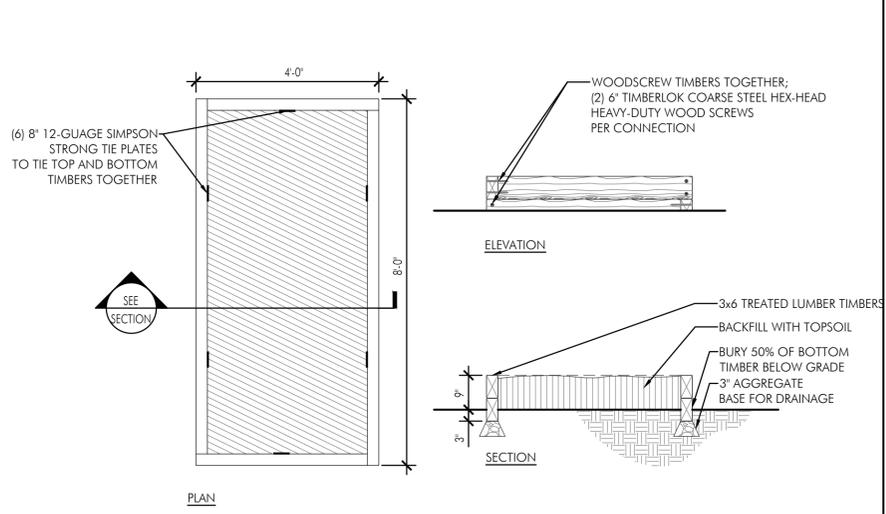
4 Development Entry Sign

1/2" = 1'-0"



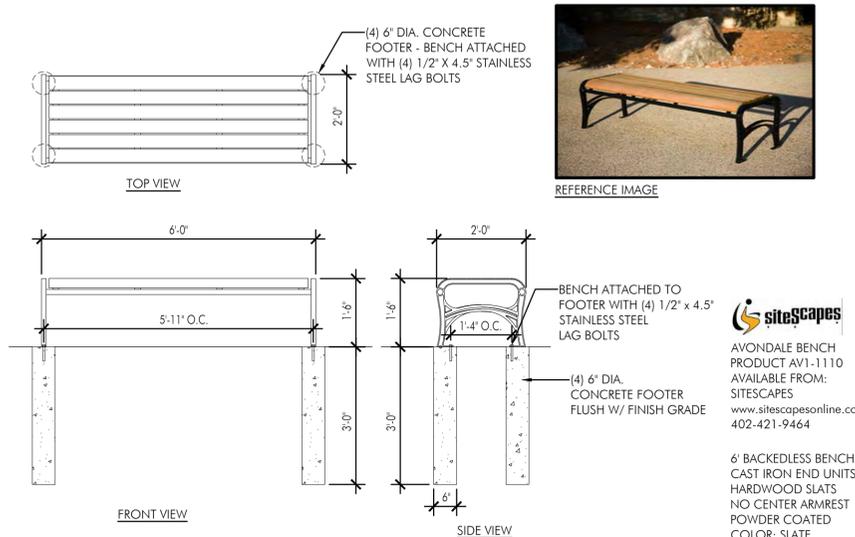
5 5' Vinyl Coated Chain Link Fence (Dog Run)

1/2" = 1'-0"



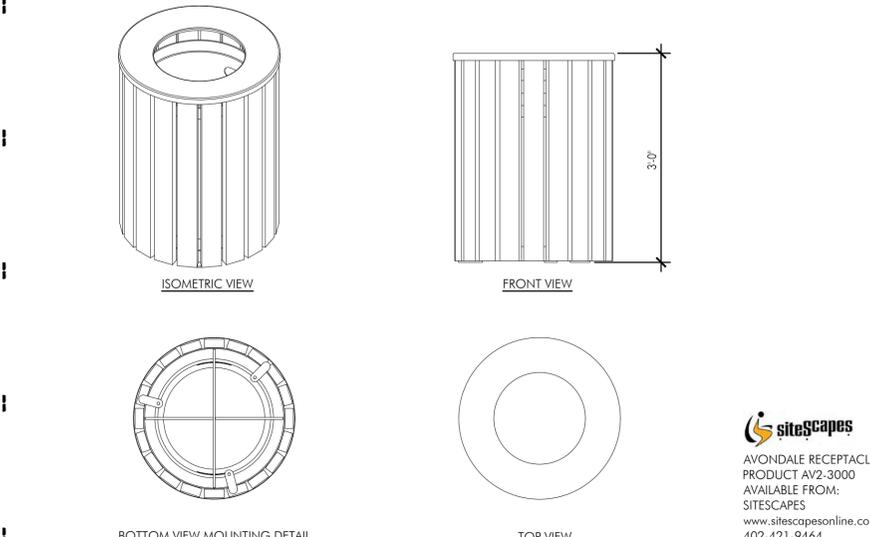
6 Community Garden Raised Planter

1/2" = 1'-0"



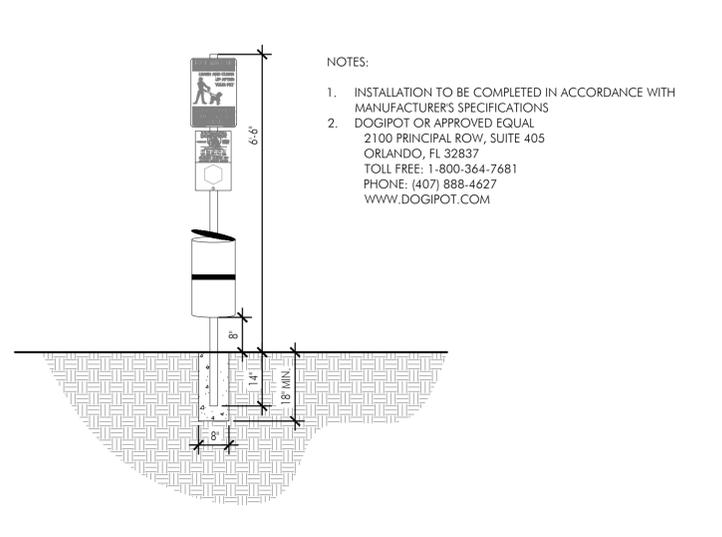
7 Avondale Backless Bench

1/2" = 1'-0"



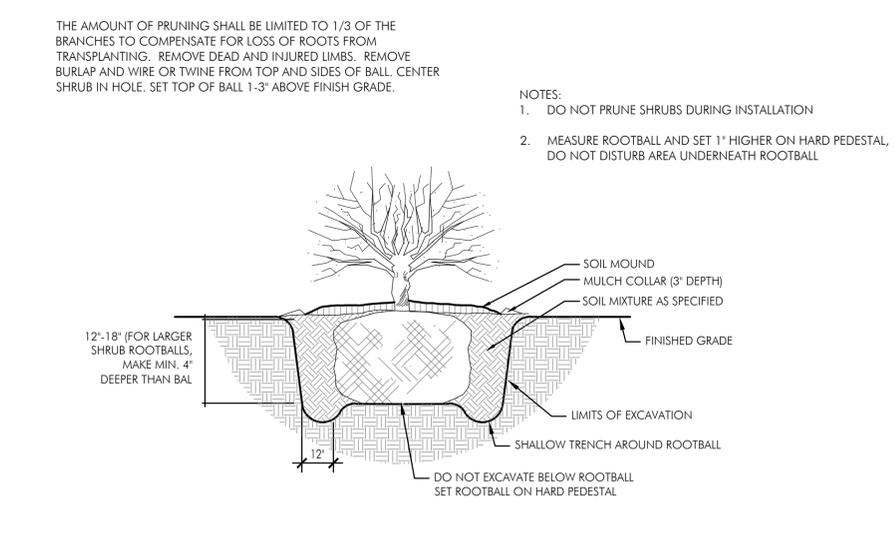
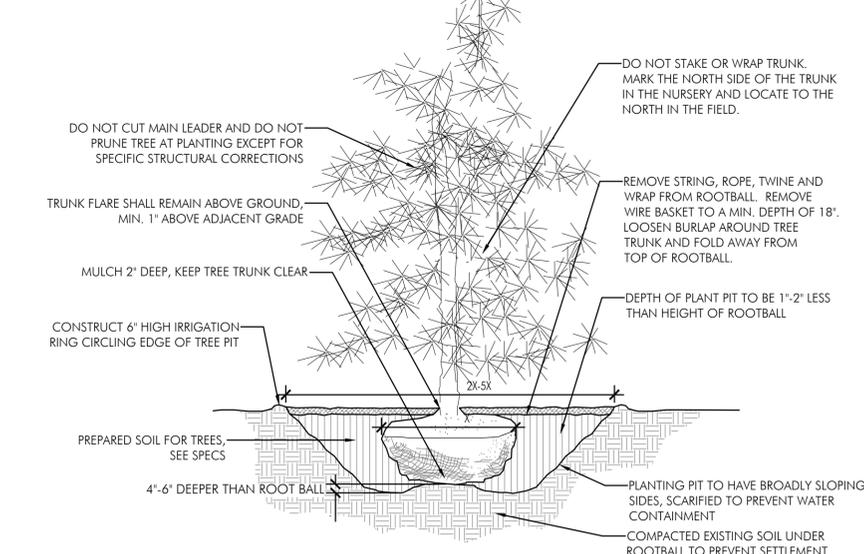
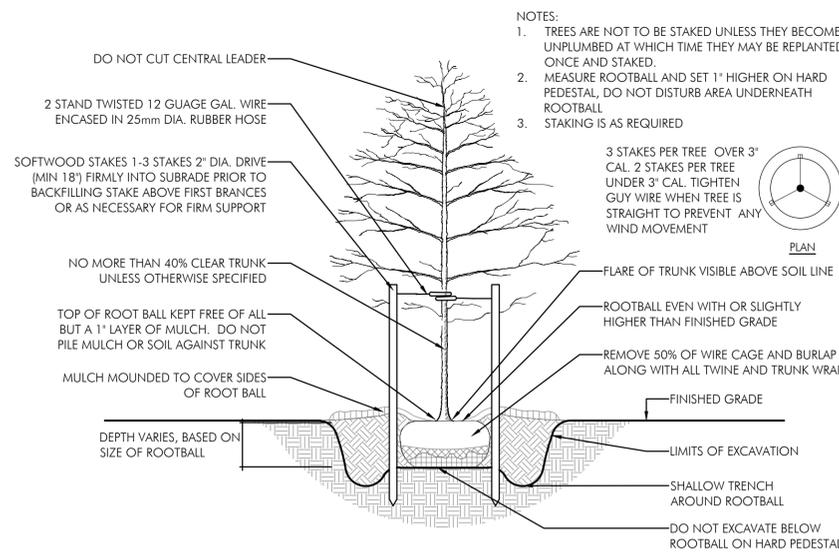
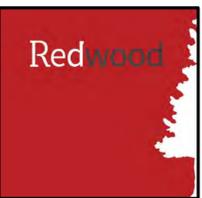
8 Trash Receptacle

3/4" = 1'-0"



9 DOGIPOT Dog Waste Station

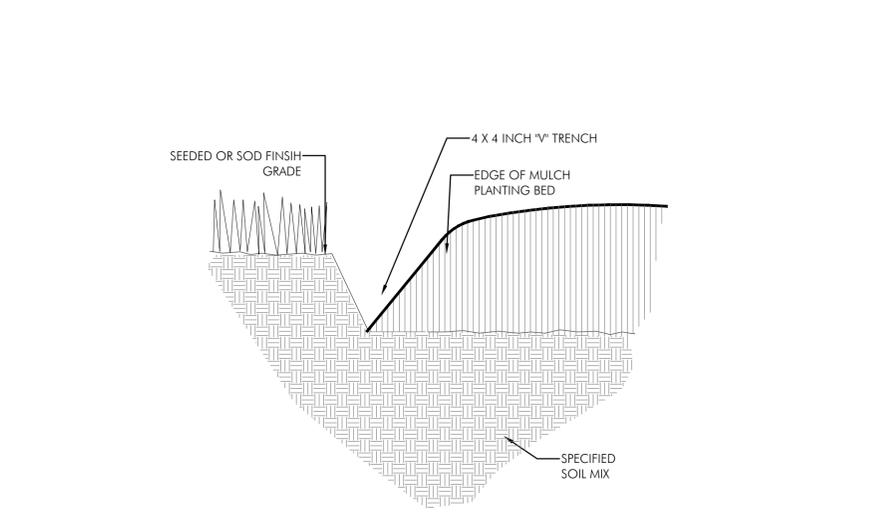
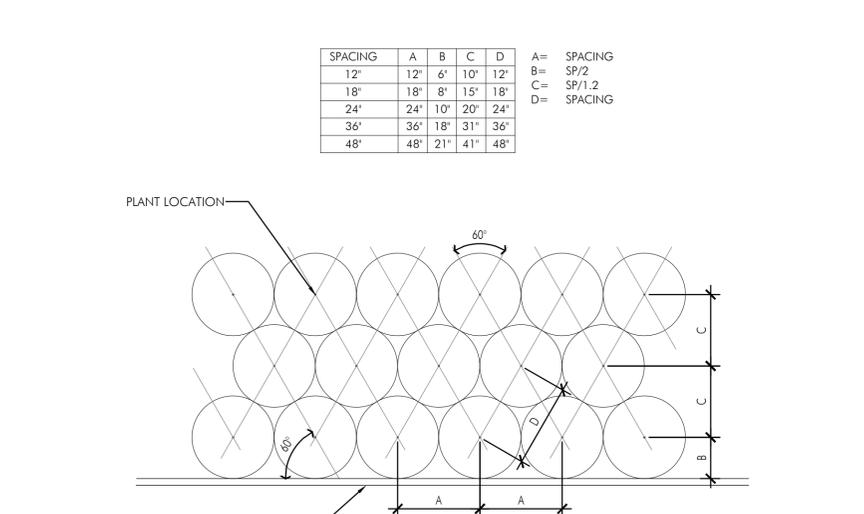
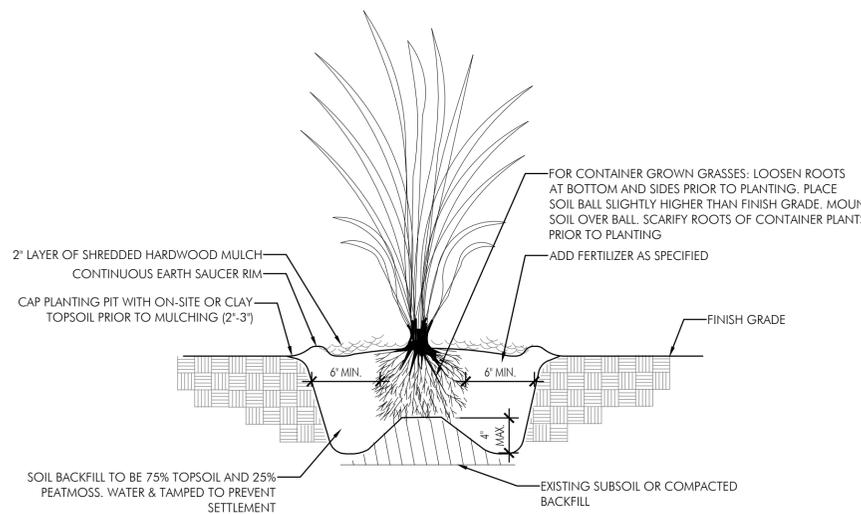
1/2" = 1'-0"



1 Tree Planting
N.T.S.

2 Evergreen Planting
1"=1'-0"

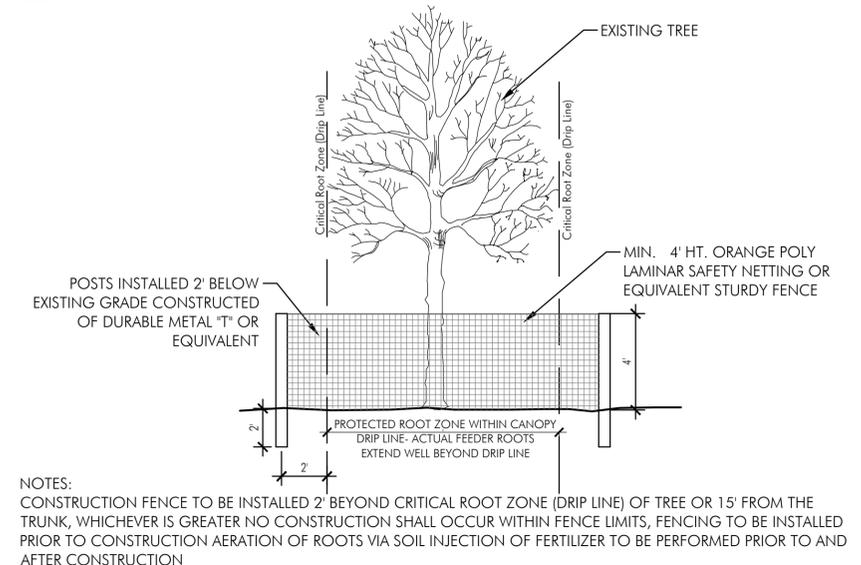
3 Shrub Planting
N.T.S.



4 Grass Planting
1 1/2"=1'-0"

5 Perennial Spacing
N.T.S.

6 Mulch Edge Treatment at Lawn
N.T.S.



7 Tree Protection
1"=1'-0"

To: Amanda Jackson, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: April 11, 2017
RE: Application FDP-17-001

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held April 10, 2017

Motion by Brad Richey, seconded by Mike Vasco, to recommend to Council approval of FDP-17-001; to consider an amendment to ORD #52-01 and the approved Preliminary Plan for GreenGates PRD district located on the south side of Busey Road, East of Diley Road for FDP-17-001 to allow for 137 multi-family units to be constructed as Phase III of Winchester Ridge; for property located at PID 042-0388700 (18.3 acres on the south side of Busey Road, east of Diley Road). Applicant Redwood Development, LLC, Owner C3 Church Assembly of God. Voting yes: Bill Christensen, Brad Richey, June Konold, Mike Vasko, Joe Wildenthaler, Joe Donahue, Drew Gatliff. Motion Carried 7-0

Andrew Moore
Planning and Zoning Administrator

**Final Development Plan #FDP-17-001
Winchester Ridge Phase 3**

Owner: C3 Church Assembly of God
Applicant: James Frey – Redwood Acquisitions
Location: South side Busey Road, east of Diley Road. (PID #042-0388700)
Existing Zoning: PRD (Planned Residential District)
Request: Requesting approval for a Final Development Plan for Section 3 of Winchester Ridge to Construct 137 multi-family units.

Location and Surrounding Land Uses

The subject property is 19.22 acres on the south side of Busey Road, east of Diley Road (This is noted as the 18.3 acre subsection on the preliminary development plans). This property is part of the original PRD District for Green Gates. To the north are single family homes in Violet Township that front Busey Road. To the west is vacant land that is zoned PCD and is a Commercial site within the Green Gate development. To the south is the existing Phase 1 & 2 of the Winchester Ridge community that contains 192 multi-family units. To the east is Busey Road Park, part of the Green Gate development.

Zoning

The subject parcel is zoned PRD (Planned Residential District). It is currently subject to the Green Gate development text and conditions adopted by Ordinance 52-01. Sections 1 of Winchester Ridge has been completed and Section 2 is currently under construction. These phases take place in the 29.0 acre subsection of the 2001 plan noted as PRD District Apartments (300 Dwelling Units). The proposed Section 3 is referred to on the plan as the 18.3 acre subsection of the 2001 plan noted as PRD District Condominiums (108 Dwelling Units). The approved development standards as part of the Green Gate PRD district are as follows:

The Preliminary Site Plan conditions (Ordinance #52-01) are as follows:

1. The maximum overall PRD density shall be four (4.0) dwelling units per acre based upon the number of actual units divided by the net developable acres (including open space), pursuant to Section 1173.04 (c) (4) of the Canal Winchester Codified Ordinances.
2. Revise Note "A" to read as follows: All acreages shown on this plan are approximate. The number of units permitted to be constructed within each designated use area as shown on this plan are approximate. The owner, or their agents and/or assigns, shall be permitted to build fewer units in each designated use area than are shown on this plan.
3. The developer, its successors or assigns, shall be responsible for their fair share of the costs of any off-site improvements to Diley Road, Busey Road or Hill Road. The fair share of these costs shall be determined from the required traffic study.

4. The developer, its successors or assigns, shall be responsible for all internal infrastructure improvements.
5. The developer, its successors or assigns, shall be responsible for all costs for getting water service to the site.
6. Water service to all residential development, except for detached condominiums, shall be provided by a private water system with a master meter.
7. Sanitary sewer service to the site shall be provided by a public system. Appropriate maintenance easements shall be provided to the village by the developer, its successors or assigns, if and where appropriate for the maintenance of this system. The size and location of these easements shall be subject to review and approval by the village.
8. The maximum number of total apartments shall be 258. This is based on the overall density requirement of 4.0 dwellings per acre, and the number of residential units and acreages shown on the revised site plan dated July 9, 2001.
9. Uses to be allowed and/or prohibited on the 33-acre school site are to be resolved between the developer and the school board prior to final site plan approval of the school site.
10. As each phase of the PCD, PID and PRD districts becomes ready for development, the Preliminary Site Plan and Final Site Plan shall be submitted for review and approval by the Planning & Zoning Commission and Village Council.

The approved development standards as part of Green Gate Planned Residential District are as follows.

- Units Per Building: Multiple-Unit residential structures shall not exceed sixteen (16) units per building except that assisted living and Independent Living Facilities may exceed this limit and shall be reviewed and approved on an individual basis.
- Minimum Finished Floor Area: The Minimum Finished Floor Area of a One Bedroom Units shall be 750 sq. ft. All other units shall be delineated in the Village of Canal Winchester Zoning Code. The minimum percentage of one (1) bedroom apartments shall be twenty (20) percent. Assisted Living and Independent Living Facilities shall not be required to meet the Minimum Finished Floor Area as set forth above and may include studio apartments as well as one and two bedroom units.
- Parking: The proposed final development plan for the residential areas will comply with the Village of Canal Winchester Zoning Code, Chapter 1185 Off-Street Parking and Loading for the required number of spaces and parking lot layout standards. A detailed parking lot layout will be submitted to the Village for each individual lot at the time of their individual site plan approval.
- Sidewalks: All development on the PRD area shall have sidewalks that comply with current American's with Disabilities Act (ADA) requirements. In situations where there is a bike path running parallel with the sidewalk along the same roadway, sidewalks shall be constructed only on the opposite side of the roadway as the bike path.

- Signage: A main entrance sign shall be constructed at the entrance of each residential area on the internal road and one entrance sign shall be constructed on Busey Road to identify the attached condominium development. The specification for these signs shall be submitted to the Village for review and approval with the final development plan for each area and shall be approved on an individual basis. All signage shall follow the overall design criteria of the Canal Winchester-Violet Township Economic Development Agreement Land Use Plan.
- Building Location: The uses set forth in the final development plan have no maximum lot coverage or size, however, they must provide for adequate yard space as follows:
 - (A) Front Yard set back shall be a minimum of twenty-five (25) feet.
 - (B) Side Yard set back shall be a minimum of ten (10) feet.
 - (C) Rear Yard set back shall be a minimum of twenty-five (25) feet.
- Building Height: Buildings shall not exceed the height of thirty-five (35) feet and/or three (3) stories. This does not include any decorative elements such as cupolas, bell towers, clock towers etc. which shall be approved on an individual basis.
- Exterior Building Standards: The attached condominiums, detached condominiums and apartments shall each incorporate common elements of style, color schemes and materials such that they are architecturally compatible and complimentary. The exact style, color and materials for each area and use shall be submitted for the Villages approved along with the Final Site Plans and Final Engineered Drawings for each site.
- Landscaping: The proposed final development plan will comply with the Village of Canal Winchester Zoning Code for the individual lot and parking lot landscaping and screening requirements. The landscaping along Diley Road, Hill Road and Busey Road shall be described on attached **Exhibit "C"**, entitled Landscape Plan for Diley/Hill Road.
- Utilities: Final Design of the utilities (sanitary sewers, storm sewers, water and street lighting) will be completed with the submission of the engineering plans for the development approval from the Village Engineer. All dumpsters will be enclosed as required by the Village of Canal Winchester Zoning Code. The street lighting plans for the streets and parking lot areas will be submitted for approval with the final development plans. All utilities shall be placed underground.

Zoning Analysis

One condition of approval in rezoning this property to the PRD district was that all Final Development Plans are to be submitted and approved by both Planning and Zoning Commission and City Council. Final Development Plan FDP-17-001 is a Major Modification to the approved Preliminary Plan and ORD #52-01. FSP-03-01 was the previous site plan that was approved for this 18.3 acre subsection and permits 108 Condominium units.

The applicant is proposing to amend the Approved Preliminary Plan and Ord #52-01 to allow for 137 multi-family units to be constructed on the 18.3 Acre subarea. Ordinance #52-01 specifies 258 apartments allowable in the PRD development with an overall density of 4.0 units/acre and refers to the revised plan dated July 9, 2001. The revised plan dated July 9, 2001 notes a total

of 300 apartment dwelling units allowable in the 29.0 Acre subsection with an overall density of 4.25 units/acre. The 29.0 Acre subsection is where Phase 1 & 2 of Winchester Ridge have been constructed.

The applicant is defaulting that 300 dwelling units is the maximum allowable in the 29.0 Acre site and 108 dwelling units is the maximum allowable in the 18.3 Acre site. Due to the applicant only constructing 192 units in the 29.0 Acre subsection (108 units less than the 300 permitted), the applicant would like to shift density of the 108 units they did not use to the 18.3 acre subsection to increase the maximum from 108 to 137. 137 units is 79 less units than both sub areas combined. This calculation would have the total units per acre for the entire development under the 4.0 units/acre maximum.

Site Plan

The site plan for this section creates a primary access drive off of Busey Road. This access drive is complimented by a boulevard style entrance lined with trees in the median. The layout of this project is a typical grid pattern which allows for an ease of traffic flow and minimizes site confusion. The applicant has planned a pedestrian path to be centered down the development leading through two community gardens and ending at a dog park that fronts the retention pond for the site. A total of 19 buildings containing 137 units are being planned for this development.

The buildings that face Busey Road and future Green Gate Drive will have front doors that face the road with rear load garages. This is to incorporate a front door design that fronts public streets to allow the product to blend in with the single family units to the north, rather than having the rear of the unit face the street. The architecture of these units are substantially similar to the design of Phase 1 and 2. The maintenance garage is designed to be similar architecture as the rest of the development. Staff requests that the garage door on the maintenance garage have windows incorporated to match the rest of the development.

The applicant is requesting that with the development a secondary access is added at future Green Gate Drive on the western edge of the development. Current plans for Phase 2 of Winchester Ridge have the access drive linking to Green Gate Drive on the east edge. The applicant would like to have the possibility of changing Phase 2 access to reflect the future access point to Section 3 and have the drive modified to be on the west side of the property.

All roads throughout the development are proposed as private streets. The applicant plans on integrating a 4' sidewalk along one side of the road, in-lieu of constructing a separate sidewalk.

The landscaping plan looks similar to the landscaping that was installed in Sections 1 and 2 of Winchester Ridge. Final Landscaping design will need to be reviewed by the Urban Forester for approval. The fence rows that exist will be maintained as a buffer from the commercial property and will be supplemented by additional landscaping materials. Staff requests that a tree survey reflecting the proposed removal of any trees be submitted along the west property line to be reviewed by the Urban Forester.

The signage plan shows two entry signs along Busey Road and two entry signs along Green Gate Drive. Staff is recommending that the development be limited to one entry sign at each entrance to follow the original development text.

Staff Recommendation

The developer has agreed to their share of the cost of the roadway to the south (Green Gate Drive). This roadway will connect Winchester Ridge Phase 1, 2 and 3 to Diley Road and to the rear access of Busey Road Park. Staff has worked with the applicant on a number of revisions to ensure that the proposed development is compatible with the development standards and zoning code.

To recap, the applicant is requesting revision to ORD #52-01 to allow for the following amendments to the approved Preliminary Plan:

- Increase in density from 108 Condo Dwelling units in the 18.3 acre subsection to allow the proposed 137 multi-family units.
- An increase from 300 total apartment units (29.0 acre subarea) to a total of 329 apartment units in the entire development.
- Reduce the 20% 1-bedroom apartment requirement to 0%.
- Two entry signs along Busey Road and two entry signs along Green Gate Drive.

Staff recommends the applicant's request for the Final Development Plan of Section 3 of Winchester Ridge development be approved with conditions:

1. Busey Road is a Violet Township Roadway, the applicant shall obtain a right-of-way permit for access to Busey Road from Violet Township and complete any required improvements.
2. An 8' bike bath shall be constructed along Busey Road, as indicated in the thoroughfare plan and Preliminary Plan.
3. All air-conditioning units and similar equipment shall be screened from the right-of-way by extending the building façade or by decorative fencing and/or landscaping if on ground level and shall be subject to review and approval by the City.
4. The applicant shall submit a tree survey for any trees to be removed along the west property line to be reviewed by the Urban Forester.
5. Final Landscaping plan to be approved by the Urban Forester.
6. The maintenance garage have windows in the garage door to match the rest of the development.
7. Only one entry sign be incorporated at each entrance into the development.
8. That the applicant or assigns provide a sufficient form of guarantee for the construction cost of the future roadway to the south as designated on the plan.

ORD 17- 020

**AN ORDINANCE TO PROHIBIT MEDICAL MARIJUANA CULTIVATION,
PROCESSING, AND RETAIL DISTRIBUTION WITHIN THE CITY OF CANAL
WINCHESTER**

WHEREAS, on May 25, 2016, the Ohio General Assembly passed Substitute House Bill 523 ("H.B. 523"), which allows individuals with a qualifying medical condition, on the recommendation of a physician, to apply to the State, and upon approval of their application receive an identification card allowing them to obtain, possess, and use medical marijuana for the treatment of said condition; and

WHEREAS, ORC § 3796.29, enacted by H.B. 523, affirms that municipalities may adopt restrictions, including prohibiting or limiting the number of cultivators, processors, or retail dispensaries of medical marijuana within their corporation limits; and

WHEREAS, pursuant to the City Charter, the Constitution of the State of Ohio, and the Ohio Revised Code, municipalities have the inherent power to enact planning, zoning and business regulation laws that further the health, safety, welfare, comfort and peace of the citizens of the municipality, including restricting, prohibiting and/or regulating certain business uses; and

WHEREAS, marijuana (cannabis) remains classified as a Schedule I controlled substance under the Federal Controlled Substances Act, rendering the manufacture, distribution, dispensation, and the possession of marijuana with intention to manufacture, distribute, or dispense, a crime under federal law; and

WHEREAS, a consequence of the continued prohibition of marijuana by the Federal government is that financial services providers such as banks and credit card companies are unable to do business with marijuana enterprises because it is illegal under Federal law to transmit funds known to have been derived from marijuana; and

WHEREAS, the unbanked status of marijuana businesses results in the businesses and their customers carrying significant amounts of cash, and the presence of large amounts of cash invites opportunity for robbery, theft, money laundering, tax evasion, and other crimes constituting threats to the public health, safety, and welfare; and

WHEREAS, due to the above threats to public health, safety, and welfare, having reviewed the State's rules and Federal law's continued classification of marijuana (cannabis) as a Schedule I drug, the City of Canal Winchester determines that cultivation, processing, and retail dispensing of marijuana for medical purposes, or otherwise, shall not be a permitted use within this City;

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

SECTION 1. That Part Seven, Business Regulation Code, of the Codified Ordinances of the City of Canal Winchester shall be amended by adding Chapter 719, Medical Marijuana, to read as follows:

CHAPTER 719 - MEDICAL MARIJUANA

719.01 DEFINITIONS.

- (a) "Academic medical center" has the same meaning as in section 4731.297 of the Ohio Revised Code.
- (b) "Marijuana" has the same meaning as marihuana as defined in section 3719.01 of the Ohio Revised Code.
- (c) "Medical marijuana" means marijuana that is cultivated, processed, dispensed, tested, possessed, or used for a medical purpose.
- (d) "State university" has the same meaning as in section 3345.011 of the Ohio Revised Code

719.02 CULTIVATION, PROCESSING, OR RETAIL DISPENSING OF MEDICAL MARIJUANA PROHIBITED.

- (a) The cultivation, processing, or retail dispensing of medical marijuana within the City of Canal Winchester is hereby prohibited.
- (b) This section does not prohibit research related to marijuana conducted at a state university, academic medical center, or private research and development organization as part of a research protocol approved by an institutional review board or equivalent entity, if otherwise permitted by State law or rule, or local ordinance.

719.99 PENALTY

Whoever violates Section 719.02(a) is guilty of a misdemeanor of the fourth degree. Each day of violation shall constitute a separate offense.

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

ORD-17-022

**AN ORDINANCE TO SET THE SALARY AND FRINGE BENEFITS OF THE MAYOR
EFFECTIVE JANUARY 1, 2018**

WHEREAS, Charter of the City allows for salaries of elected officials to be reviewed and adopted no later than July 1 of each odd number year; and

WHEREAS, the salary and fringe benefits of the Mayor needs to be established for the period of January 1, 2018 through December 31, 2019;

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

SECTION 1. That the salary of the Mayor be and hereby is set at \$95,983.12 per year effective January 1, 2018 through December 31, 2019 to be paid in biweekly installments on the schedule of all other employees of the City.

SECTION 2. That the Mayor shall be eligible to enroll in or opt-out of single or family coverage in the City’s Medical/Hospitalization plan, dental plan, vision plan and life insurance benefit plan on the same terms, conditions, and requirements as full time employees of the City.

SECTION 3. That the Mayor shall receive a travel allowance of \$500 per month to compensate for use of his or her personal vehicle in the conduct of City business.

SECTION 4. 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

ORD-17-023

**AN ORDINANCE TO SET THE SALARIES OF MEMBERS
OF COUNCIL EFFECTIVE JANUARY 1, 2018**

WHEREAS, Charter of the City allows for salaries of Council to be reviewed and adopted no later than July 1 of each odd number year; and

WHEREAS, the salaries for the Council members, President and Vice President of Council need to be established for the period January 1, 2018 through December 31, 2019; and

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

SECTION 1: That the salary of the President of Council be and hereby is set at \$7,251.00 per year, effective January 1, 2018 through December 31, 2019 to be paid in monthly installments of \$604.25.

SECTION 2: That the salary of the Vice President of Council be and hereby is set at \$6,921.00 per year, effective January 1, 2018 through December 31, 2019 to be paid in monthly installments of \$576.75.

SECTION 3: That the salaries of the members of Council be and hereby is set at \$6,592.00 per year effective January 1, 2018 through December 31, 2019 to be paid in monthly installments of \$549.33 per month.

SECTION 4: That Council members are eligible to enroll in or opt-out of single coverage in the City's Medical/Hospitalization plan at the same terms, conditions, and requirements as full time employees of the City.

SECTION 5: That Council members are eligible to purchase through payroll deduction dental and vision care through the City's plan.

SECTION 6: That Council members will have their Ohio Public Employees Retirement System "employee" contribution picked up and paid by the City at a tax deferred basis by the "fringe benefit method" as permitted by the Internal Revenue Code Section 414(h)(2).

SECTION 7: 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

ORDINANCE NO. 17-024

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT WITH PRECISE BORING OF OHIO, LLC FOR THE CONSTRUCTION OF THE GROVEPORT RD. PUMP STATION FORCE MAIN RECONSTRUCTION PROJECT AND DECLARING AN EMERGENCY.

WHEREAS, it is the recommendation of the Municipal Engineer and the Construction Services Administrator to award the contract for the Groveport Rd. Pump Station Force Main Reconstruction Project to Precise Boring of Ohio, LLC and

WHEREAS, Council hereby finds and determines that it is in the best interest of the City of Canal Winchester to enter into a contract with Precise Boring of Ohio, LLC for the Groveport Rd. Pump Station Force Main Reconstruction Project;

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

Section 1. That the Mayor be and hereby is, authorized to enter into a contract on behalf of the City of Canal Winchester with Precise Boring of Ohio, LLC in the amount of \$192,820.00 for the Groveport Rd. Pump Station Force Main Reconstruction Project.

Section 2. That this ordinance is hereby declared to be an emergency measure, necessary for the preservation of public health, safety, and welfare, such an emergency arising from the need to meet a specific construction schedule; wherefore this ordinance shall take effect and be in force from and after its passage.

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



May 8, 2017

William E. Sims Jr.
Construction Services Administrator
City of Canal Winchester
36 South High Street
Canal Winchester, OH 43110

Re: Groveport Road Pump Station Force Main Reconstruction Project
Job No. 15-107

Dear Mr. Sims:

We received bids for the above named project on May 5, 2017 at your City offices. A copy of the bid tabulation is enclosed. We received one bid for this project. The bidder for the project is Precise Boring of Ohio, LLC. Precise Boring of Ohio, LLC. is located in Lancaster, Ohio and have been in business since 1998 but under the current corporate name since 2007. Their documentation is complete and their work history is satisfactory.

Based on this information and the scope of the work, Precise Boring of Ohio, LLC. has the ability, the resources, and the experience to properly complete the project in accordance with the Contract Documents. **We are recommending that the City of Canal Winchester award the contract to Precise Boring of Ohio, LLC.**

The **BID Total** received for this project is **\$192,820.00**. There was no Alternate Bid on this Project.

I trust that this information is sufficient for your needs. If you should have any questions, please contact me at your convenience.

Respectfully,

Bird + Bull, Inc.

Brian P. Coghlan, P.E.
Vice President

Enclosure (2): Bid Tabulation, Bid Checklist

Cc: Matt Peoples - Public Service Director
Amanda Jackson - Finance Director



**CITY OF CANAL WINCHESTER
GROVEPORT ROAD PUMP STATION FORCE MAIN
RECONSTRUCTION PROJECT**

Bid Date: May 5, 2017

BASE BID:					Precise Boring of Ohio, LLC			
CMS REF.	ODOT ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITY	MATERIAL	LABOR	SUM OF MATERIAL & LABOR	TOTAL EXTENDED PRICE
COC	202	Pavement Removal	35	S.Y.	\$28.00	\$28.00	\$56.00	\$1,960.00
CW	205	Topsoil	15	C.Y.	\$30.00	\$5.00	\$35.00	\$525.00
CW	210	Seeding	910	S.Y.	\$1.75	\$1.75	\$3.50	\$3,185.00
ODOT	301	Bituminous Aggregate Base	7	C.Y.	\$225.00	\$225.00	\$450.00	\$3,150.00
COC	405	Cold Patch	2	C.Y.	\$110.00	\$10.00	\$120.00	\$240.00
COC	409	Sawing and Sealing Asphalt Concrete Pavement Joints	150	L.F.	\$1.25	\$1.25	\$2.50	\$375.00
ODOT	441	Asphalt Concrete Surface Course, Type 1, PG64-22	2	C.Y.	\$225.00	\$225.00	\$450.00	\$900.00
COC	623	Construction Layout Staking	1	Lump Sum	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00
COC	624	Mobilization	1	Lump Sum	\$5,000.00	\$5,710.00	\$10,710.00	\$10,710.00
COC	802	8" Valve with Standard Box	1	Ea.	\$1,200.00	\$200.00	\$1,400.00	\$1,400.00
COC	802	Standard Valve Box (for Trace Wire Termination)	1	Ea.	\$185.00	\$50.00	\$235.00	\$235.00
COC	808	Valve Closed & Abandoned	1	Ea.	\$500.00	\$8,750.00	\$9,250.00	\$9,250.00
COC	808	Ex. 8" Forcemain Cut and Capped	2	Ea.	\$500.00	\$1,750.00	\$2,250.00	\$4,500.00
CW	1400	10" PVC Sanitary Sewer	70	L.F.	\$36.00	\$100.00	\$136.00	\$9,520.00
CW	1412	8" HDPE Forcemain	150	L.F.	\$3.00	\$58.00	\$61.00	\$9,150.00
CW	1802	8" HDPE Forcemain, Directionally Drilled	1,360	L.F.	\$18.00	\$19.00	\$37.00	\$50,320.00
CW	2000	4' Precast Sanitary Manhole - Shallow	1	Ea.	\$1,000.00	\$100.00	\$1,100.00	\$1,100.00
CW	4100	Maintaining Traffic	1	Lump Sum	\$3,000.00	\$3,000.00	\$6,000.00	\$6,000.00
Spec.	Spec.	8" Forcemain Lining	800	L.F.	\$6.00	\$90.00	\$96.00	\$76,800.00
Spec.	Spec.	Manhole Coring	1	Ea.	\$100.00	\$400.00	\$500.00	\$500.00
Spec.	Spec.	8" Forcemain Replaced to Existing Lift Station (To be Used at Engineer's Discretion)	10	L.F.	\$50.00	\$50.00	\$100.00	\$1,000.00
Bidder's Total Bid:					\$192,820.00			
ENGINEER'S ESTIMATE:					\$193,000.00			



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Mayors Report

June 5, 2017

Gender Road IV:

Matt, Bill and I met with EMH&T for a kickoff planning meeting for the 2018 construction season. Primary discussion items were lane alignments, turning radius, edge of pavement locations, lane width's, Rail Road improvements, multiuse path location.

SWACO:

Matt and I met with the new Executive Director and the Director of Programs and discussed the history of CW and SWACO. They were both apologetic about what has transpired between SWACO and Canal Winchester in the past and said they want to make amends. They had no idea of what had transpired previously. We discussed Curbside Recycling and what options may be available as far as funding/grants and education. They will be reviewing our current contract with Waste Management and getting back to us with some ideas on how they can help in various ways including Curbside Recycling.

OML Mayors Conference:

I will be attending the OML Mayors conference on June 14, 15 & 16 in Dublin, Ohio.

Music & Art in the Park:

The next Event is scheduled for June 16th and is dedicated to our local Farming Community.

Destination: Canal Winchester:

Destination: Canal Winchester will be holding a Summer Brew Fest on Waterloo Street between High and Elm. The event begins at 3pm and will close at 10pm, entertainment will be provided.

Monthly Mayor's Court Report

Canal Winchester Mayor's Court
Cash Flow for May 2017

Page : 1
Report Date : 06/01/2017
Report Time : 09:00:39

	Current Period	Year-To-Date	Last Year-to-Date
City Revenue From:			
Court Costs			
Court Costs	\$1,809.00	\$11,961.00	\$6,189.00
Additional Costs	\$87.00	\$342.00	\$131.00
Fines			
Overpayment / Adjustment	\$0.00	\$0.00	\$67.00
City Revenue From Fines	\$4,041.00	\$32,081.90	\$24,951.30
Fees			
Fees	\$145.00	\$1,435.00	\$1,482.00
Bond Forfeits			
Bond Forfeits	\$0.00	\$450.00	\$0.00
Miscellaneous/Other			
Bond Administration Fees	\$0.00	\$0.00	\$0.00
Total to City:	\$6,082.00	\$46,269.90	\$32,820.30
State Revenue From:			
Court Costs			
Court Costs	\$2,003.00	\$12,897.50	\$6,346.00
Fines			
Fines	\$30.00	\$200.00	\$60.00
Fees			
Fees	\$60.00	\$120.00	\$90.00
Total to State:	\$2,093.00	\$13,217.50	\$6,496.00
Other Revenue From:			
Court Costs			
Court Costs	\$66.00	\$436.50	\$177.00
Restitution			
Restitution	\$235.00	\$613.00	\$449.96
Total to Other:	\$301.00	\$1,049.50	\$626.96
TOTAL REVENUE *	\$8,476.00	\$60,536.90	\$39,943.26
*Includes credit card receipts of	\$1,358.00	\$11,509.00	\$12,813.49

END OF REPORT

COUNCIL UPDATE



June 5, 2017

Finance Department
Amanda Jackson, Finance Director

Request for Council Action:

Resolution – A Resolution Approving the Admission of One New Member to the Central Ohio Risk Management Association Self-Insurance Pool

- *It is the recommendation of the CORMA board of which I am a voting member that we approve the addition of the City of Grandview Heights to our consortium. CORMA provides us with the opportunity to pool resources with other Central Ohio municipalities in purchasing property and liability insurance as well as to provide valuable input to one another on relevant insurance-related topics. Grandview Heights has a very good claims history and is similar in nature to several of our other current members.*

Project Status:

2015-2016 Audit – The audit is complete and I have received a draft of the report. Preliminarily we have received a clean audit. After everything is finalized, I will share the full report with Council.

2017 Kris Sims Memorial Relay for Life Spaghetti Dinner – I am happy to report that we collected over \$1,300 for the 2017 Canal Winchester/Groveport Relay for Life! We had a great turn out and appreciate the support we received from our residents. Thank you to everyone involved for all your hard work at making the dinner so successful!

COUNCIL UPDATE



May 31, 2017

Department of Public Service
Matthew C. Peoples, Director

Project Status:

2017 Pool Season: The pool opened for May 26th for the 2017 season and we had a successful season. Typical start-of-the-season bugs are being worked out on the new registration system and operations. Additionally, there are a few unexpected equipment malfunctions that we are working through.

Gender IV OPWC Project: We had a design progress meeting this week and set an initial timeline that has the project starting construction in March 2018. In the meantime, EMH&T is working to get us detailed information to share with property owners that will be impacted by the edge of pavement shift on the west side of Gender Rd. south of Groveport Rd. Additionally, while there are still details to work out, we have heard a positive response from the Genesee & Wyoming railroad on cost sharing the crossing upgrades.

Groveport Force Main Replacement: We had one bidder for the project and are asking Council to consider legislation to award the contract at the June 5th meeting.

SWACO SWMP Updates: SWACO has started their Solid Waste Management Plan update process. We will be reviewing the updated plan and will meet with them in the coming months. Legislation will be presented for plan adoption sometime in the late summer/early fall. We met with SWACO this week and discussed some of our concerns with the last SWMP update.

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.

Rickenbacker Study: I have been participating by MORPC to in the 2018 Rickenbacker Area Comprehensive Study Transportation and Utilities Working Groups. The groups will focus on primary routes that provide mobility through the study area and utility services, respectively.

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



May 31, 2017

Division of Urban Forestry

Dick Miller, Urban Forester

Project Status:

Weed Control

Spraying has begun to mulch, gravel, fences, and paved areas with post and pre-emergence herbicides. Guardrail and gravel/brick areas spraying will follow.

Tree Removals

Most tree removals related to sidewalk construction and utility conflicts are complete for spring. Planned removals remain for verticillium infected maple trees along Fox Hill Drive (all maples with vascular infection here). All maple trees along Fox Hill Drive will eventually be removed as they decline and will be replaced with species not affected by this vascular plant disease.

Landscapes

PNC Bank parking lot screening is being restored at this writing to bring it up to code.

Brew Dog front mound: Weed control needed for this mixed red fescue planting.

Hanging Baskets and other planters were placed this week.

Pruning of street trees will begin in early June.

COUNCIL UPDATE



May 31, 2017

Division of Water Reclamation
Steve Smith, Superintendent

Project Status:

Phosphorous Removal: The OEPA requirement for a plan for phosphorus removal by year's end 2018 is driving conversations and research as to how the WRP will achieve compliance. A plan to meet the requirement has been devised and work has begun on analyses and data collection towards that.

Brew Dog: The plant staff are continuing to monitor and develop process changes for adapting to the brewery waste.

Process Blower: The WRF process blower have not been performing to their design capability and investigation is underway to determine why, and what can be done to correct the situation.

Safety: The safety committee has developed a series of ongoing training sessions which will roll out this summer which will more directly reflect on city duties and routines.

COUNCIL UPDATE



May 31, 2017

Division of Streets, Lands and Buildings

Shawn Starcher, Manager

Project Status:

Mowing: Mowing season is in full swing and keep crews busy weekly

Pool Maintenance: Crews completed pre-season work at the pool (painting, cleaning, ect.)

Park Maintenance: Crews are power washing and sealing the split rail fence and will be performing minor repairs in the next few weeks.

Weed Control: Crews have begun spraying weeds behind guardrails and along roadside areas

Tree Removals: Assisting Urban Forester with pruning of trees and bushes throughout town.

Seasonal Positions: All seasonal employees have started their summer employment at this point

COUNCIL UPDATE



May 31, 2017

Division of Information Technology

Rick Brown, IT Coordinator

Project Status:

Security Training: Developing training course for anyone who uses technology components of the city.

Pool Technology: All computers, credit card machines and peripherals have been installed for the 2017 pool season.

Security Cameras: Working on the discovery phase of adding security cameras at various city facilities.

COUNCIL UPDATE



May 31, 2017

Division of Water

Joe Taylor, Superintendent

Project Status:

Ashbrook Tower Painting: Painting is completed we are currently in the process of filling and disinfecting the tank. Bacteria test will be performed asap.

W. Waterloo Water Main: West Waterloo water line project is near completion. All of the services are connected and we will begin abandoning the old line

Distribution Work: Staff repaired two water valve boxes that needed attention on High Street.

Hydrant Damage: A fire hydrant was hit on Washington Street across from the school. Staff needs to straighten the valve box and begin a parts search. We do not have this brand in stock.

AMI: AMI meter installs are ongoing. We currently have 210 units installed. Over the next 6 months we will be striving to get 1000 more units installed!

COUNCIL UPDATE



June 2, 2017

Construction Services Department
Bill Sims, Administrator

ACTION NEEDED BY COUNCIL: Legislation authorizing the award of the Groveport Rd. Forcemain Project to Precise Boring of Ohio.

Capital Improvement Projects

W. Waterloo Water Main Replacement: Project Substantially Complete on May 31st. Anticipate final completion of construction by June 10th.

Groveport Force Main Replacement: Legislation to Council to award to Precise Boring. Anticipate start of work approx.. July 1st.

2017 Street Program: Sidewalk work 80% complete. Paving work underway in Winchester Trace. Paving on W. Waterloo and on N. High to occur mid to late June. Project on schedule.

Gender Rd. Ph. 4: Preliminary engineering has been authorized. Initial survey work complete. Design kickoff meeting conducted on May 30th.

Oregon Rd. Culvert Repair: Completed.

Private Development Projects

Canal Cove, Sec. 4: Westport Homes. On-site utilities installed. Roadway construction ready to resume in the next couple of weeks. Hill Rd. widening for entrance turn lanes being reviewed by Fairfield County.

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

Aldi: Construction began 1/17/17. Utilities complete.

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

Food Pantry: Plans approved. Tree removal complete.

Winchester Veterinary Clinic: Site work underway.