

Canal Winchester

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



Meeting Agenda

August 7, 2017

6:30 p.m.

PUBLIC HEARING

City Council

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

Call To Order

Roll Call

Purpose of Public Hearing

[ORD-17-029](#) AN ORDINANCE AMENDING SECTION 1171.03 OF THE CODIFIED ORDINANCES REGARDING CONDITIONAL USES IN THE LM – LIMITED MANUFACTURING DISTRICT

[ORD-17-030](#) AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING APPROXIMATELY .25 ACRE TRACT OF LAND FROM OLD TOWN SINGLE FAMILY (OT-SF) TO OLD TOWN COMMERCIAL (OT-C), OWNED BY A CPA TEPEE, LLC., LOCATED AT 18 EAST COLUMBUS STREET (PID 184-000328)

Staff Report

Public Comments – Five Minute Limit Per Person

Council Discussion and Recommendation

Adjournment

ORDINANCE NO. 17-029

AN ORDINANCE AMENDING SECTION 1171.03 OF THE CODIFIED ORDINANCES REGARDING CONDITIONAL USES IN THE LM – LIMITED MANUFACTURING DISTRICT.

WHEREAS, in order to allow hotels and motels as a conditional use in the LM district;

WHEREAS, the Planning and Zoning Commission initiated Application #ZA-17-004 and following a public hearing held on June 12, 2017 has recommended approval of this ordinance; and

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

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

SECTION 1: That Section 1171.03 of the Codified Ordinance of the City of Canal Winchester is hereby amended to read as follows:

1171.03 CONDITIONAL USES.

The following uses may be allowed in the Limited Manufacturing District (LM) subject to approval in accordance with Chapter 1145:

(a) Other lawful Industrial Uses. Any other lawful industrial use compatible with the permitted uses, fulfilling the intent of this district, and developed in accordance with the development standards and performance standards of this district.

(b) Personal and Consumer Services. Personal and consumer services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption intended to serve the industrial establishments of their employees, including:

(1) Personal: beauty shops, barber shops, shoe repair shops, pressing, alteration and garment repair, and miscellaneous personal services **excluding gymnasiums and personal or athletic training.**

(2) Business: advertising, consumer credit reporting agencies, mercantile reporting agencies, adjustment and collecting agencies, business services including duplicating, addressing, blueprinting, photocopying, mailing, mailing list, and stenographic, private employment agencies, and business services not elsewhere classified, except research, development and testing laboratories.

(c) Recycling Centers. Not to include manufacturing.

(d) Commercial Kennels. Commercial kennels shall not be located within two hundred (200) feet of any residential zoning district, including PUD and PRD.

(e) Automobile Convenience Markets, Automobile Repair and Services, and Automobile Service Stations. No portion of an Automobile Service Station's structure or its appurtenances, including ancillary, associated or auxiliary equipment, shall be located in front of the established building line.

(f) Electric Vehicle Charging Stations. Electric vehicle charging stations when a property has more than five (5) electric vehicle charging stations or an electric vehicle charging station that includes an overhead canopy.

(g) **Hotels and Motels. Lodging facilities and subordinate eating and drinking facilities and recreational facilities, provided that the minimum lot area is two (2) acres.**

SECTION 5: 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



To: Amanda Jackson, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: June 12, 2017
RE: Application ZA-17-004

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held June 12, 2017

Motion by Donahue, seconded by Wildenthaler, to recommend to council approval of ZA-17-004; to consider a Zoning Text Amendment to Chapter 1171.03 Conditional Uses in the Limited Manufacturing District (LM) to modify (b) Personal and Consumer Services to exclude gymnasiums and personal or athletic training and to include (g) Hotels and Motels. The proposed amendments have been initiated by the Planning and Zoning Commission. Voting yes: Bill Christensen, Joe Donahue, Drew Gatliff, Brad Richey, Michael Vasko and Joe Wildenthaler.
Motion Carried 6-0

Andrew Moore
Planning and Zoning Administrator

ORDINANCE NO. 17-030

AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING APPROXIMATELY .25 ACRE TRACT OF LAND FROM OLD TOWN SINGLE FAMILY (OT-SF) TO OLD TOWN COMMERCIAL (OT-C), OWNED BY A CPA TEPEE, LLC., LOCATED AT 18 EAST COLUMBUS STREET (PID 184-000328).

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

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

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

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

That approximately .25 acre parcel, located at 18 East Columbus Street (PID 184-000328), owned by A CPA Tepee LLC., as fully set forth in the description attached hereto as Exhibit A and incorporated herein by reference, is rezoned from Old Town Single Family (OT-SF) to Old Town Commercial (OT-C).

SECTION 2. That all other provisions of Part 11 of the Codified Ordinances and the accompanying zoning map shall remain in full force and effect.

SECTION 3. 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



To: Amanda Jackson, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: June 12, 2017
RE: Application ZM-17-002

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held **June 12, 2017**

Motion by Richey, seconded by Vasko, to recommend to council approval of Application ZM-17-0202 to consider a rezoning from Old Town Single Family (OT-SF) to Old Town Commercial (OT-C); for property located at 18 East Columbus Street (PID 184-000328). Applicant Robert Toledo JR, Owner A CPA Teepee LLC. Voting yes: Bill Christensen, Joe Donahue, Drew Gatliff, Brad Richey, Michael Vasko and Joe Wildenthaler. **Motion Carried 6-0**



Andrew Moore
Planning and Zoning Administrator



City of Canal Winchester

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

ZONING CODE AND MAP AMENDMENT APPLICATION

rev. 9/24/2013

PROPERTY OWNER

Name A CPA Tepee LLC
 Address 7110 Richardson Rd Groveport Ohio 43125
 Daytime Phone (614) 307-7455 Email job@baracktgroupcpa.com

APPLICANT

Name Robert Tolcoo Jr
 Address 7160 Old Creek Lane Can Ohio 43110
 Daytime Phone (614) 570-0558 Email BTOLCOO@TRULYNOLANDOHIO.COM
 Address or Location of Subject Property 118 EAST Columbus St.
 Requested rezone from OT-SF CW OHIO 43110
Like to use for our corporate office. (ADMINISTRATIVE ONLY)

Attach a current survey (within 2 years) and legal description along with supporting materials required per Section 1143.02 (c) (see attachment). Additional information may be required by the Planning & Zoning Administrator, the Planning & Zoning Commission or Village Council.

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

James M. Bennett member
 Property Owner's or Authorize Agent's Signature

04/18/17
 Date

DO NOT WRITE BELOW THIS LINE

Date Received: 5/15/17

Fee: \$ 150
 Paid

Tracking Number: 217-002

P&Z Public Hearing: ___/___/___
 Recommendation ___ Approval ___ Denial

Council Public Hearing: ___/___/___
 Action ___ Approval ___ Denial

Expiration Date: ___/___/___

Council Ordinance No.: _____



18 E. Maund

Here is a list of property owners within, contiguous to, and directly across the street from the property in question.

Huntington National Bank 37 S High St CW Ohio 43110
Panoquin Co 17-19 S high St. CW Ohio 43110
Patrick & Theresa Reede 42-44 S High St. CW Ohio 43110
Village of Canal Winchester 36 S High St. CW Ohio 43110
Faith United Methodist Church 15 W Columbus St. CW Ohio 43110
Sharon Hartman 74 High St. CW Ohio 43110
Bob Mcdorman Real estate 15 Trine St. CW Ohio 43110
Mitchell D Dollery 28 East Columbus St. CW Ohio 43110
Sheldon Burtner 32 East Columbus St. CW Ohio 43110
John K Stedman 38 East Columbus St. CW Ohio 43110
Jeffrey J Fisher 46 east Columbus St. CW Ohio 43110
Jeffrey Ball 7 S High St CW Ohio 43110
William M Stubert 15 Columbus St. CW Ohio 43110
Harry Hanna 17 E Columbus St. CW Ohio 43110
Helen Findley 23 E Columbus St. CW Ohio 43110
Lucinda Lynch 27 East Columbus St. CW Ohio 43110
Elizabeth Martin 35 East Columbus St. CW Ohio 43110

Thanks,

Robert Toledo
Truly Nolen Pest Control
614-570-0958



I would like to have under consideration that 18 East Columbus St become rezoned from OT-SF(Old town single family)

To Old town Commercial (OT-C) I would like to use this office as my corporate office. We would be using the space to perform accounting and administrative duties only. This office is presently used as an accounting office as a non-conforming use. I have attached The Nonconforming use dated from 01/09/2006 that is presently set.

The present use of the property is used for an accounting office and apartment rental. I would like to rent the upstairs formally used as an apartment to be used as my corporate office. This office will be primarily used for administrative duties for my company. I will still have two offices in Columbus and Mansfield.

The property is currently used as an accounting office where essentially we will be doing the same thing. We will be using it to do our company payroll, accounts payable and receivables and sales tax reporting. This should not have an impact since I will have one administrative assistant and myself at this location. This property is currently a non-confirming permit and by changing it from single family to commercial should have very little impact on the community.

Thanks for your consideration,
Robert Toledo

A handwritten signature in blue ink, appearing to be "R Toledo", written over a blue scribble.

Owner
Truly Nolen
614-570-0958 Cell

9/14/17

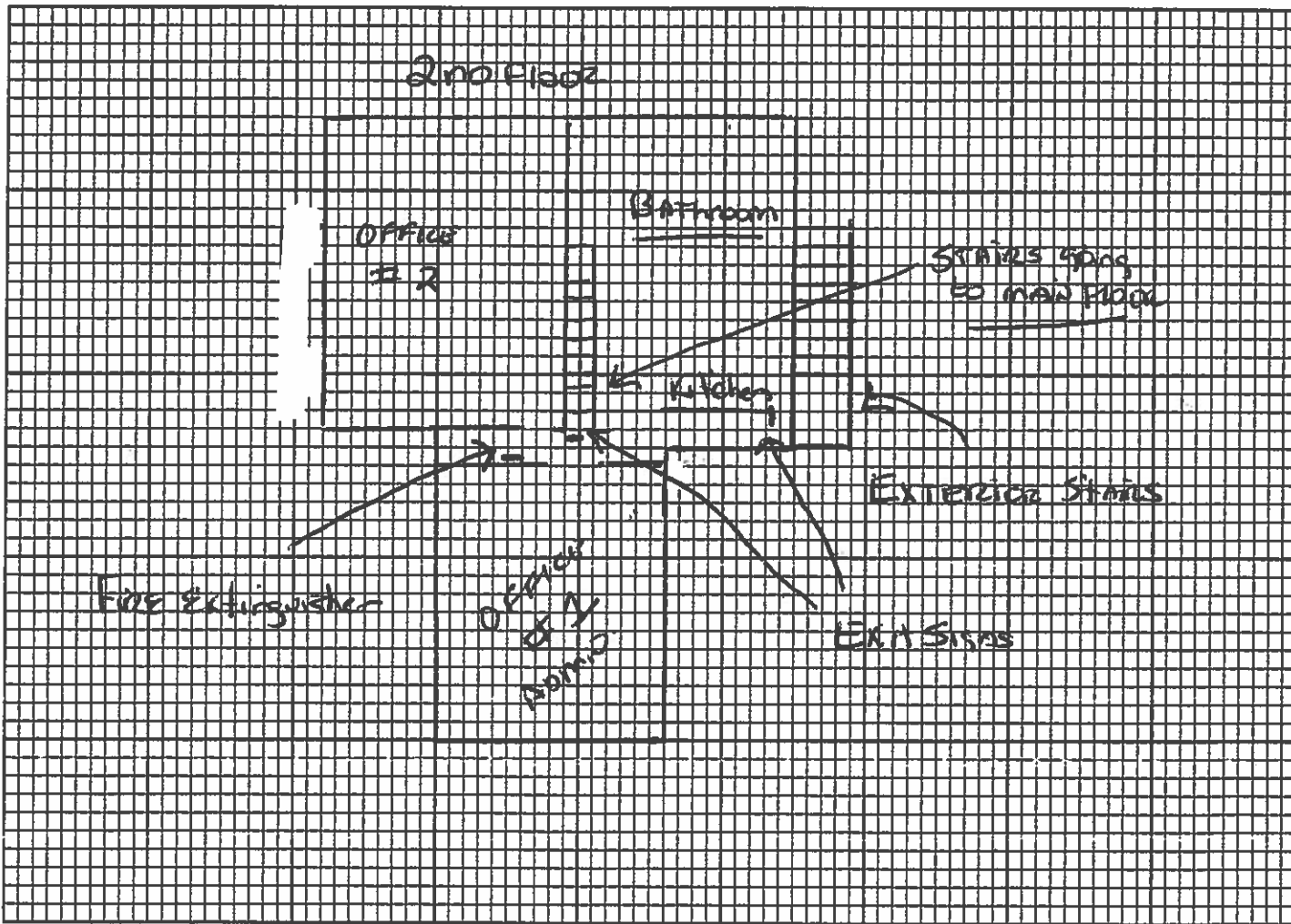
TRULY NOLEN GRAPH



TERMITE PEST RODENT INSULATION

Name Proposed Corp. office Date 05/14/17
 Treating Address 18 E Columbus St.
 City CW State Oh Zip 43110
 Phone _____ Inspected By _____

Structure: Residential Home Residential Apt/Condo Residential Mobile Home Commercial Other Sq Ft _____ Lin Ft _____ FUM ONLY: CU. FT. _____



TERMITE

See back for Graphing Symbol Key

YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	INFESTED AREA	TYPE	LOCATION
	S	SUBTERRANEAN TERMITES		EC	EARTH-WOOD CONTACT	<input type="checkbox"/> SILL <input type="checkbox"/> JOIST <input type="checkbox"/> SUB FLOOR		
	K OR DWT	DRY WOOD TERMITES		FG	FAULTY GRADE LEVELS	<input type="checkbox"/> WALLS, STUDS, PLATES <input type="checkbox"/> FINISHED FLOOR <input type="checkbox"/> INTERIOR TRIM <input type="checkbox"/> PANELED WALL <input type="checkbox"/> DOOR WINDOW FRAME <input type="checkbox"/> ATTIC <input type="checkbox"/> POSSIBLE HIDDEN DAMAGE		
	FD	FUNGUS OR DRY ROT		EM	EXCESSIVE MOISTURE			
	Z	DAMPWOOD TERMITES		CD	CELLULOSE DEBRIS			
	B	BEETLES		SL	SHOWER LEAKS			
	OTHER WOOD PESTS TYPE			IA	INACCESSIBLE AREAS			
	F	FORMOSAN		FI	FURTHER INSPECTION REQ.			
TYPE OF CONSTRUCTION <input type="checkbox"/> FLOATING SLAB <input type="checkbox"/> SUPPORTED SLAB <input type="checkbox"/> MONOLITHIC SLAB <input type="checkbox"/> CRAWL								
<input type="checkbox"/> STEM <input type="checkbox"/> POURED <input type="checkbox"/> BLOCK <input type="checkbox"/> POST TENSION								

<input type="checkbox"/> SUBTERRANEAN
<input type="checkbox"/> HORIZONTALLY DRILL STEM WALLS
<input type="checkbox"/> VERTICALLY DRILL FLOOR SLAB <input type="checkbox"/>
<input type="checkbox"/> VERTICALLY DRILL PORCH SLAB <input type="checkbox"/>
<input type="checkbox"/> CUT BATHTUB TRAP ACCESS
<input type="checkbox"/> TREAT BATHTUB TRAP AREA
<input type="checkbox"/> TREAT CRAWL SPACE AREA
<input type="checkbox"/> CUT CRAWL SPACE ACCESS
<input type="checkbox"/> REMOVE WOOD DEBRIS
<input type="checkbox"/> ESTABLISH FOUNDATION BARRIER
<input type="checkbox"/> PULL CARPETING VVV
<input type="checkbox"/> CUT CARPETING CCC
<input type="checkbox"/> ADDITIONAL _____

RODENT/INSULATION

YES	CODE	INFESTATION KEY	YES	CODE	TREATMENT KEY	YES	CODE	ATTIC INFORMATION
	E	EVIDENCE PRESUMPTIVE OF INFESTATION		EX	EXCLUSION		AA	LOCATION OF ATTIC ACCESS
	RD	RODENT DAMAGE		V	VECTOR SITES		LS	LOW ATTIC HEIGHT
	H	HEAVY DROPPINGS		S	SANITIZE		VS	VENT STACKS
	C	MODERATE DROPPINGS		V/R	VACUUM & REMOVE		DS	AIR CONDITIONING DUCTS
	B	LIGHT DROPPINGS					RL	RECESS LIGHTING LOCATION
	EP	RODENT ENTRY POINTS					# RL NEEDED.	

<input type="checkbox"/> TRUGUARD
<input type="checkbox"/> LIQUID ATTIC AREA * _____
<input type="checkbox"/> LIQUID TREAT CRAWL SPACE AREA * _____
<input type="checkbox"/> LIQUID TREAT GARAGE TRUSS AREA * _____
<input type="checkbox"/> TREAT DOOR FRAME
<input type="checkbox"/> HIGH PRESSURE INJECT
<input type="checkbox"/> INJECTION AREAS
<input type="checkbox"/> INJECT WINDOW CASINGS
<input type="checkbox"/> INJECT DOOR FRAMES
<input type="checkbox"/> INJECT SIDING



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ParcelID: 184-000328-00
A CPAS TEPEE LLC

Map-Rt: 184-N009 -044-00
18 COLUMBUS ST

2 of 2

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184-000328 04/23/2014



Public



Public

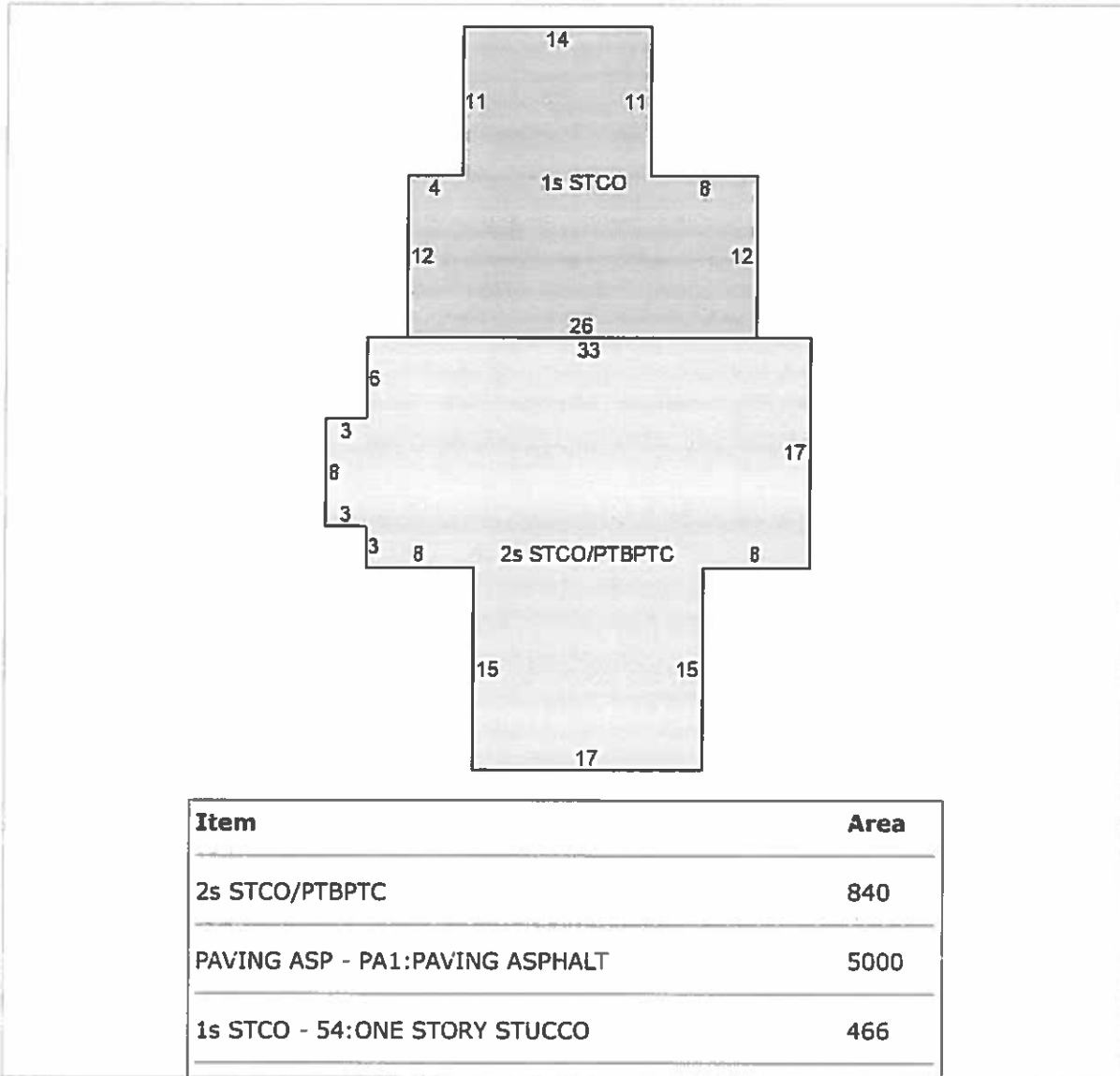
Disclaimer:

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ParcelID: 184-000328-00
A CPAS TEPEE LLC

Map-Rt: 184-N009 -044-00
18 COLUMBUS ST



Item	Area
2s STCO/PTBPTC	840
PAVING ASP - PA1:PAVING ASPHALT	5000
1s STCO - 54:ONE STORY STUCCO	466

Printed on Monday, May 15, 2017, at 1:19:14 PM EST

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

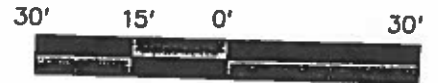
Huntington

Legal Description: Situated in The State of Ohio, County of Franklin, City of Canal Winchester Being Lot 7 Dove & Coleman (Plat of Winchester), Plat Book 3, Page 141

Applicant:

Posted Address: 18 E. Columbus St., Canal Winchester, Ohio

Apparent Encroachments: 1) Concrete Over Property Line. 2) Concrete Public Walk Over Property Line.



Scale 1" = 30'
Date: 05/02/2017

