

Canal Winchester

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



Meeting Minutes

Monday, April 9, 2018

7:00 PM

Planning and Zoning Commission

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

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)

A motion was made by Joe Donahue, seconded by Joe Wildenthaler that June Konold and Brad Richey be excused. The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Caulk, Vasko and Wildenthaler

Excused: 2 – June Konold and Brad Richey

Approval of Minutes

March 12, 2018 Planning and Zoning Commission Meeting Minutes

A motion was made by Joe Wildenthaler, seconded by Mark Caulk, that the March 12, 2018 Minutes be approved. The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Caulk, Vasko and Wildenthaler

Public CommentPublic OathPublic Hearings**SDP-18-002**

Property Owner: Winchester Office Park, LLC

Applicant: Deno Duros

Location: PID 184-003243 (2.68 acres located south of Winchester Blvd, West side of Gender Road)

Request: Site Development Plan approval for Phase 2 of the Winchester Office Park Complex with a 7,000 sq. ft. multi-tenant office building.

Mr. Moore presented the application for PID 184-003243, which consists of 2.68 acres of property on the south side of Winchester Blvd, west of Gender Road. The applicant, Deno Duros is requesting approval for Site Development Plan application SDP-18-002, to approve Phase 2 of the Winchester Office Park complex which will consist of a 7,000 sq. ft. multi-tenant office building.

Staff presented the application to the commission and noted that the building is an exact copy of the first multi-tenant office building that was approved in November in 2017. The only notable difference with this plan that what was approved with Phase 1, is that the applicant will need to install a storm water detention basin with Phase 2 and will skip the temporary storm water control device that was previously permitted. Staff discussed the details of the parking lot expansion and landscaping noting that it complies with zoning code.

Mr. Moore explained to the commission that the property owner has the first building pre-leased before it has been constructed and to make the project more worthwhile, the applicant would like to construct the first two buildings at the same time as the second building is tentatively 50% leased.

No questions were asked to the applicant.

A motion was made by Joe Wildenthaler, seconded by Mark Caulk, that Site Development Plan SDP-18-002 be approved as presented.

The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Caulk, Vasko and Wildenthaler

VA-18-003

Property Owner: PLW Family Investors

Applicant: Peter Lynch – Signature Builders Group, LLC

Location: 35 North High Street

Request: Variance to Chapter 1161.03(a)(1) to allow more than 6 units per acre and Chapter 1161.03(c)(1)(G) to allow a residential dwelling to be under 1,000 sq. ft.

Mr. Moore presented the application for PLW Family Investors for property located at 35 North High Street. The applicant is requesting approval for a variance from several sections of the code so that he can turn an existing summer kitchen on the property into a guest home for his friends and family. The first variance request is from Chapter 1161.03(a)(1) of the code, which states that there is a maximum of six (6) units per acre permitted on property zoned Old Town Commercial. With the subject property being a total of 0.2 acres, a second dwelling unit on the property would create a total of ten (10) units per acre. Staff discussed that the main building on the property is used as a multi-tenant commercial office but with the ability to be converted back to a residential home at any time, this building must be counted as a possible dwelling unit.

The second variance request is from Chapter 1161.03(c)(1)(G) of the code, which states that any new dwelling unit must be a minimum of 1,000 sq. ft. in size. The current summer kitchen is 500 sq. ft. spanned across 1.5 floors. The applicant received approval during the March Landmarks Commission meeting for an approximate 300 sq. ft. addition onto the structure, creating a total of around 800 sq. ft. for the proposed guest home.

Staff discussed that during the Landmarks Meeting last month, the commission discussed the applicant's proposal for the addition and the variance requests for the structure to be converted into a summer kitchen. The commission discussed

their support for the conversion as it helps keep the structure on the property and utilizes it in a way where it would continue to be maintained. Additional conversation was had on how only accessory buildings being converted to dwelling units is not uncommon for the area.

No questions were asked to the applicant.

Mr. Christensen opened up the application for a Public Hearing.

A motion was made by Mike Vasko, seconded by Joe Wildenthaler, that the Public Hearing be closed.

The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Caulk, Vasko and Wildenthaler

A motion was made by Joe Donahue, seconded by Mark Caulk, that this variance application VA-18-003 be approved as presented.

The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Caulk, Vasko and Wildenthaler

VA-18-004

Property Owner: 380 W Muskegon LLC

Applicant: Troy Kent

Location: 8010 Dove Parkway

Request: Variance to Chapter 1185.04(d) to allow an equipment storage yard use asphalt millings as final surface.

Mr. Moore presented the application for Kent Power for property located at 8010 Dove Parkway. The applicant is requesting approval for a variance to Chapter 1185.04(d) of the parking standards to allow for an equipment storage yard to use asphalt millings as the final surface at the rear of the building. Staff discussed the application with the commission and noted that the site development plan for the storage yard itself will be discussed next.

The applicant is requesting that in-lieu-of doing a paved surface for the storage yard they use 10 inches of asphalt millings on top of 10 inches of compressed sand. This variance request is due to the use of all-terrain track equipment that the company will be parking back there, along with the utility poles and other equipment the laydown yard will accept. Using this type of material vs concrete or blacktop will prolong the life of the yard and the equipment.

Staff discussed that the CEDA Land Use Committee overviews every application in the Violet Pointe Overlay District, including all property in Canal Pointe. The

Committee met on April 3 and at that meeting recommended approval for the variance request, noting that other properties in Canal Pointe have a gravel or other non-paved equipment storage yards.

Mr. Moore discussed that Canal Pointe also has an HOA board that reviews all variance requests, and having a non-paved parking surface is also a variance from that third review committee. The Canal Pointe HOA will review the variance request after P&Z.

Mr. Christensen opened up the application for a Public Hearing.

A motion was made by Joe Wildenthaler, seconded by Mike Vasko, that the Public Hearing be closed.

The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Caulk, Vasko and Wildenthaler

Mr. Wildenthaler asked staff if the HOA has the final review of the application. Staff affirmed and stated that the HOA has a member of city staff on the board.

A motion was made by Joe Wildenthaler, seconded by Mark Caulk, that this variance application VA-18-004 be approved as presented.

The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Caulk, Vasko and Wildenthaler

SDP-18-003

Property Owner: 380 W Muskegon LLC

Applicant: Troy Kent

Location: 8010 Dove Parkway

Request: Site Development Plan approval for rear equipment storage yard at Kent Power.

Mr. Moore discussed the application for Kent Power for property located at 8010 Dove Parkway. The applicant is requesting approval for a Site Development Plan to construct a rear storage yard behind the facility. Staff discussed that this storage yard is associated with the previous variance application to allow the final surface be asphalt millings in-lieu-of pavement.

Staff discussed the location of the proposed storage yard on the north side of the building with the commission and commented that the entire yard is proposed to be surrounded by a 10 foot chain-link fence with barb wire on top facing into the subject property. The applicant is not requesting any site lighting at this time.

With the proposal the applicant will need to install a pond for water quantity control, as the city provides water quality control for the entire Canal Pointe Industrial Park. Staff discussed that during the CEDA Land Use Committee meeting for the overlay district it was noted that the pond design did not meet the minimum design requirements for the city. The committee at that meeting made recommendation to Planning and Zoning Commission that the pond be redesigned to meet the minimum requirements.

Staff discussed the proposed landscape plan with the commission. The landscaping provided is required to screen the parking area from undeveloped property to the north and the right-of-way to the west. During the CEDA meeting, the committee recommended to Planning and Zoning Commission that the landscape buffer be extended to the entire north-west corner of the property. Staff also discussed that the Urban Forester reviewed the application and made a recommendation that the landscaping include a Serbian Spruce to alternate the proposed evergreens to diversify the plant species.

Staff recommended to the commission that the Site Development Plan be approved with the following conditions:

1. The landscaping continue to cover the entire north-west corner of the site.
2. The pine trees along the north and west property lines alternate species between White Spruce and Serbian Spruce, per Urban Forester recommendations.
3. The pond be designed to meet Canal Winchester minimum standards.

Mr. Caulk asked staff if the pond is a retention or detention pond. Staff responded that the pond will be required to be a wet pond.

A motion was made by Joe Donahue, seconded by Joe Wildenthaler, that this Site Development Plan SDP-18-003 be approved with the following recommendations:

- 1. The landscaping continue to cover the entire north-west corner of the site.**
- 2. The pine trees along the north and west property lines alternate species between White Spruce and Serbian Spruce, per Urban Forester recommendations.**
- 3. The pond be designed to meet Canal Winchester minimum standards.**

The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Caulk, Vasko and Wildenthaler

Old BusinessNew Business

Staff discussed that the Canal Winchester High School is going to be constructing several additions on the building and as part of the project they will be doing miscellaneous site/utility work this summer. Due to the timing of the project some of the utility work needs to be accomplished during the summer months when school is not in session so the school is currently under engineering review for those items now. Staff discussed that the entire project will be coming before Planning and Zoning Commission in the upcoming months, but some site prep may be happening prior to that meeting.

Mr. Caulk asked if they would provide a construction schedule with the submittal. Staff indicated that they would let the applicant know that one was requested.

Mr. Christensen asked if there is any motion that is needed for the high school project. Staff indicated not at this time, it is just a new business discussion item.

Staff discussed a proposed zoning code text amendment to the Old Town Commercial section to the code. The amendment would include cleaning up some of the permitted and prohibited uses allowed, along with removing Old Town Multi-Family as a permitted use and replacing it with a new Mixed-Use category. Mr. Haire discussed this amendment is primarily in result to the Old Town Plan that was adopted last year. That plan discussed future housing options in the area that the public wanted, along with other desires from the community. The biggest topic that was discussed throughout the planning process was how to attract more commercial space. Staff discussed that the best way to achieve both commercial space and density through new housing options is to allow more construction of the mixed use buildings that you see around the center of town.

Mr. Haire discussed the mixed use concept and indicated that it would require the first floor space to be commercial space that the public can utilize and not just for the residents of the building. Staff discussed that our current code limitations on density do not allow these types of projects to happen, even with incentives. Currently the Old Town Multi-Family code allows 6 units per acre, which would result in typically 1-2 units per building. Additionally, the requirement for a minimum of 1,000 sq. ft. per bedroom further limits the amount of units you can fit horizontally on a building. The proposal would be to increase the density to 16 units per acre/24 units in a building. This increase would result in around 9 units in a typical sized mixed use building across the 2nd and 3rd floors, or 4-5 units per floor. Mr. Haire further discussed that when

researching typical 1 bedroom unit sizes, it was discovered they average around 650-800 sq. ft., so staff would like to set the minimum size at 700 sq. ft. with an additional 160 sq. ft. per bedroom.

Mr. Haire further discussed that the density in a project like this is what makes it a real world project for a developer. Banks have a hard time financing mixed use projects without the guarantee of the residential income and so this density will allow the increase in commercial space the residents want to actually happen.

Staff discussed that currently there are no parking standards for the majority of Old Town. With this chapter update, if someone wishes to construct a new mixed use building, they must be able to accommodate 1 parking space per residential unit and 1 parking space per 1,000 sq. ft. of the building. This section will help aid in any parking concerns for future projects.

The final major update to this code section is that it changes the building height requirements. Currently the code states that a new building can only be 10% taller than the adjacent building, or up to 38 feet/3 stories. This becomes a challenge when the buildings adjacent are single story so the update sets a maximum building height of 40 feet or 3 stories. Staff shared example renderings of what a 40 foot building could look like with the commission, noting it would probably be a 2 story building with a pitched roof, or a 3 story building with a flat roof. Mr. Haire added that many single family homes in the area with the 2.5 stories are at the 40 foot building height already.

Staff discussed that this process would still be reviewed by the Landmarks Commission for compatibility of building design for the area, along with Planning and Zoning Commission for Site Development Plan approval.

Mr. Donahue asked staff if there is any restriction on anyone from purchasing multiple properties to combine them to get more units in a building. Staff indicated that there is not that restriction, but based on how small lots are in the Old Town Area, it would be extremely difficult to purchase say a block of properties to do a project. Staff further elaborated that the Landmarks Commission has to approve any demolition of a historic home, so the more properties being requested the harder the process.

Mr. Donahue asked staff about the building height change and examples in the area. Staff discussed with the commission existing buildings that are near or at the 40 foot height.

Mr. Haire briefly discussed the option of allowing carriage homes/accessory homes in the historic district.

Mr. Caulk discussed that he feels that carriage homes are good additions to the historic district. In addition, Caulk discussed the practicality to needing more density to get any mixed use project to work.

Mr. Haire updated the commission the Kay Jewelers canceled the project on Winchester Blvd. The company has canceled many project in the region, this site being one of them.

Adjournment

Time Out: 8:06pm

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

Yes: 5 – Donahue, Christensen, Caulk, Vasko and Wildenthaler

Date

Bill Christensen - Chairman

Joe Donahue - Secretary