

# Canal Winchester

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



## Meeting Minutes

**Monday, September 10, 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 Wildenthaler, seconded by Joe Donahue that Mark Caulk be excused. The motion carried by the following vote:**

**Yes: 6** – Donahue, Christensen, Konold, Vasko, Wildenthaler and Richey

**Excused: 1** – Caulk

Approval of Minutes

August 13, 2018 Planning and Zoning Commission Meeting Minutes

**A motion was made by Brad Richey, seconded by Joe Wildenthaler, that the August 13, 2018 Minutes be approved. The motion carried by the following vote:**

**Yes: 6** – Donahue, Christensen, Konold, Vasko, Wildenthaler and Richey

Public CommentPublic OathPublic Hearings**FDP-18-001**

Property Owner: Canal Investment Partners, LLC

Applicant: Wilcox Communities

Location: South-west corner of US 33 and North High Street (PID 184-002764, 184-000748, 184-000749, 184-000739, 184-000738, 184-000747, and 184-001616).

Request: Final Development Plan application for 76 twin single-family dwelling units for Turning Stone subdivision.

Mr. Moore presented the application for Jonathan Wilcox for a 15.75 acre site located at the intersection of North High Street and US 33, zoned Planed Unit Development. The applicant is requesting approval for the Final Development Plan for the Turning Stone Subdivision, which consists of 76 twin single-family dwelling units. Staff discussed that this application was tabled during the August Planning and Zoning Meeting so that the applicant could finalize the playground design along with the emergency access road with city staff.

Staff provided a brief overview of the overall site plan to the commission. The playground design in terms of equipment and spacing has been preliminarily approved by the technical review group and the emergency access drive design has been approved.

Staff provided an update to one of the units design from last months meeting.

With the updates to the plan from last months meeting, staff is recommending that Final Development Plan #FDP-18-001 be approved as presented.

**A motion was made by Brad Richey, seconded by Junk Konold that Final Development Plan Application #FDP-18-001 be approved as presented.**

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

**Yes: 5** - Donahue, Konold, Richey, Wildenthaler and Christensen

**No: 1** – Vasko

**CU-18-001**

Property Owner: Robert Stebelton

Applicant: Ben Strunk, Cinco Electronics Recycling

Location: 870-880 West Walnut Street

Request: Conditional Use approval to Chapter 1171.03(c) to allow an electronics/battery recycling center on the property.

Mr. Moore presented the application for Ben Strunk, representing Cinco Electronics Recycling for properties located at 870-880 West Walnut Street. The applicant is requesting a Conditional Use approval from chapter 1171 to allow an electronics/battery recycling center to operate on the property. Looking at the application, both buildings are currently underutilized with the building to the left being used for only trailer storage.

Cinco Electronics has been providing end of life electronics services to private businesses since the year 2000. The user will contain all of the processes required for the business inside the building and no outdoor storage will take place on site. The company will be recycling electronics and batteries only so no paper or glass products. Staff presented some site photographs of the subject properties.

Staff is recommending the Conditional Use Application #CU-18-001 be approved with the following conditions:

1. That no outdoor storage takes place on the property, including in any container unless a fully enclosed commercial trailer.
2. That only electronics, batteries and their components are permitted to be recycled, processed, refurbished, or remanufactured on this site. No other materials shall be processed with the approval of this conditional use.
3. No public drop off facilities shall be located on this site.

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

Mr. Strunk stated that the staff conditions are consistent with the company's practices and that all trash and debris will be stored inside the building. The company has had issues with public drop off in the past and no longer allows that to take place.

Mr. Wildenthaler asked the applicant if materials would be transferred from one building to another. The applicant indicated that that is not a typical practice.

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

**A motion was made by Joe Donahue, seconded by Joe Wildenthaler that this Public Hearing be closed.**

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

**Yes: 6** - Donahue, Konold, Vasko, Richey, Wildenthaler and Christensen

**A motion was made by Brad Richey, seconded by Joe Donahue that this Conditional Use Application #CU-18-001 be approved with the following conditions:**

- 1. That no outdoor storage takes place on the property, including in any container unless a fully enclosed commercial trailer.**
- 2. That only electronics, batteries and their components are permitted to be recycled, processed, refurbished, or remanufactured on this site. No other materials shall be processed with the approval of this conditional use.**
- 3. No public drop off facilities shall be located on this site.**

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

**Yes: 6** - Donahue, Konold, Vasko, Richey, Wildenthaler and Christensen

**VA-18-014**

Property Owner: Nifco America Corp

Applicant: Ferguson Construction

Location: 7877 Robinett Way (PID 042-0376030)

Request: Variance to Chapter 1175.02(e)(2)(B) to allow a loading dock be on the front building elevation.

Mr. Moore presented the application for Ferguson Construction for property located at 7877 Robinett Way in the Canal Pointe Industry and Commerce Park. The applicant is requesting approval for a variance from Chapter 1175 to allow a loading dock to be on the front elevation of the building.

The proposed site plan calls for the construction of a new 175,000 sq. ft. industrial warehouse and manufacturing facility for Nifco America. This building will accommodate existing warehouse operations located in Groveport, OH as well as new manufacturing operations in Canal Winchester. With the project, the applicant plans to construct a private access road that will connect the site to their existing operation on Dove Parkway.

The site plan shows truck dock parking on both north and south ends of the building with access to the private drive in-between. The layout of the facility shows that the truck dock on the north end of the building is for incoming products and the docks on the south side are for outgoing products. The employee parking lot(s) will be on both the north and west side of the building. Staff shared with the commission the site plan for the facility noting the locations of the loading docks and the private access drive between the two facilities. With the north loading dock space the applicant is providing mounding and evergreen trees to help screen the loading docks from view.

With the facility being located within the Canal Pointe Industrial Park, with no frontage to the traveling public the loading docks will have no negative impact on the surrounding properties. Additionally, the applicant is proposing to install evergreen screening and mounding along the frontage of the area to further screen the loading areas from the right-of-way. Staff recommends that variance application #VA-18-014 be approved as presented.

The applicant indicated that he is here to represent the property owner and can answer any questions.

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

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

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

**Yes: 6** - Donahue, Konold, Vasko, Richey, Wildenthaler and Christensen

**A motion was made by Joe Donahue, seconded by Joe Wildenthaler that Variance Application #VA-18-014 be approved as presented.**

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

**Yes: 6** - Donahue, Konold, Vasko, Richey, Wildenthaler and Christensen

**VA-18-015**

Property Owner: Nifco America Corp  
Applicant: Ferguson Construction  
Location: 7877 Robinett Way (PID 042-0376030)

Request: Variance to Chapter 1191.02 to reduce the number of trees required to be planted on site.

Mr. Moore presented the application for Ferguson Construction for property located at 7877 Robinett Way. The applicant is requesting a variance from Chapter 1191.02 to reduce the number of trees required to be planted on site.

The proposed site plan calls for the construction of a new 175,000 sq. ft. industrial warehouse and manufacturing facility for Nifco America. The site plan shows truck dock parking on both north and south ends of the building with access to the private drive on the east end of the building. The employee parking lot(s) will be on both the north and west side of the building consisting of 338 employee parking spaces. The applicant is requesting a variance to plant a total of 95 trees out of the 231 required to be planted per code. The justification for reducing the planting requirement is due to the scale of the facility and requirements not allowing the applicant to place the required number of trees. They have also indicated in their letter their intention to retain the four wooded acres to the east as part of their improvements.

Staff shared with the commission an aerial photograph showing the location of the project site in relation to its surroundings.

Staff discussed that the applicant is investing and expanding the company presence within the industrial park on an existing farm field. The field is surrounded by trees on three sides, with heavily wooded parcels to the east and south. The applicant intends to retain the four wooded acres to the east and the City will maintain the wooded wetland area to the south in perpetuity. The 95 trees the applicant is planting will be a considerable amount based on the lot coverage proposed and will provide for appropriate screening and that will be dispersed throughout the property.

Staff recommends variance application #VA-18-015 be approved as presented.

Mr. Richey asked if there was a landscape plan provided for review and if the 4 acre property being retained could be noted as a tree reserve. Long term tree canopy maintenance is important and having a future project come through and remove all of those trees would be an issue. Staff indicated that is a good conversation to have with the applicant, but through past conversation that wooded area was purchased to be retained as an amenity for the employees.

Staff indicated that trees within the woodland would need a tree removal permit from the Urban Forester and would require P&Z Approval for any project.

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

The applicant indicated that the owner has expressed interest in working with the city for whatever is necessary. The intent is to preserve the area and not remove any trees, to be remained as is.

Mr. Wildenthaler commented that the layout of the site and facility does not provide any more space to plant more trees. The applicant affirmed they do not want to plant trees with this project and remove them later for expansion. The applicant noted that a forester is supposed to be going through the wooded area to provide a report on the number, type and size of existing trees.

Mr. Wildenthaler indicated that the staff report alluded to the fact the applicant would be willing to plant trees if they had the appropriate space to do so. The applicant affirmed.

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

**A motion was made by Joe Donahue, seconded by Brad Richey that this Public Hearing be closed.**

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

**Yes: 6** - Donahue, Konold, Vasko, Richey, Wildenthaler and Christensen

**A motion was made by Joe Donahue, seconded by Joe Wildenthaler that Variance Application #VA-18-015 be approved as presented.**

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

**Yes: 5** - Donahue, Konold, Richey, Wildenthaler and Christensen

**No: 1** - Vasko

**SDP-18-010**

Property Owner: Nifco America Corp

Applicant: Ferguson Construction

Location: 7877 Robinett Way (PID 042-0376030)

Request: Site Development Plan approval for a new 175,000 sq. ft.

Warehouse and Manufacturing Facility for Nifco America Corp.

Mr. Moore presented the application for Ferguson Construction for property located at 7877 Robinett Way. The applicant is requesting for a Site Development Plan Approval to construct a new 175,000 sq. ft. warehouse and manufacturing facility for Nifco America Corp.

The proposed site plan calls for the construction of a new 175,000 sq. ft. industrial warehouse and manufacturing facility for Nifco America. This building will accommodate existing warehouse operations located in Groveport, OH as well as new manufacturing operations in Canal Winchester. With the project the applicant plans on constructing a private access road that will connect the site to their existing operation on Dove Parkway.

The subject site is proposed to have three access points along Robinett Way. Two access points for employee parking and a dedicated access point for the truck traffic. The employee parking lot is broken into two main lots. The lot on the north end of the building will have 172 parking stalls and the second lot on the west end of the building will have 163 parking stalls. The third access point on Robinett Way is proposed to be on the eastern property line and will be the primary access point for truck traffic. The applicant has arranged the access points this way to eliminate employee and truck traffic conflicts. The truck parking is arranged for 14 loading docks on the north and 12 loading docks on the south end of the building. A private access drive will connect the loading docks of this site to the loading docks on the rear of the main headquarters located on 8015 Dove Parkway. This private access road will help alleviate truck traffic on the public street as the two buildings transport items between each other.

As a side note, the access point on the south end of the cul-de-sac will serve as the primary employee access point for a future 192,000 sq. ft. building that is conceptually shown on the plans to be constructed on the 15.588-acre site to the west of the subject site. The adjacent site is also owned by Nifco America Corp.

The proposed landscaping plan shows proposed planting schedule for the site. The site will feature mounding with evergreen arborvitae to screen the parking lots from Robinette Way. Additionally, the applicant has proposed landscape islands within the parking lot to be planted with a series of trees and shrubs. Landscaping standards for the site require a total of 231 trees to be planted based on the size of the building and the parking lot. The applicant is proposing to plant a total of 95 trees on site.

The applicant is showing preliminary building signage that will feature the company name with a size that appears will meet code. No details for exact signage has been proposed at this time. Signage for the site will have to follow the Violet Pointe Overlay District Chapter, which regulates wall signage and monument signage in Canal Pointe Industrial Park.

The front elevation has been designed to mimic the main headquarters at 8015 Dove Parkway with precast concrete panels with an accent stripe. The side and rear elevations are proposed to be metal wall panels with translucent panels on



the east and west elevations to bring in natural light to the facility. The construction of the facility is consistent with other large scale industrial buildings within Canal Pointe Industrial Park.

The proposed site plan maximizes the space within Canal Pointe Industry & Commerce Park for industrial use. The applicant has proposed ample parking for their growing staff and efficient truck access for their company needs. Staff recommends that the applicant's request for the Site Development Plan application #SDP-18-010 be approved as presented.

The applicant is present for questions.

**A motion was made by Joe Wildenthaler, seconded by Brad Richey that Application #SDP-18-010 be approved as presented.**

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

**Yes: 6** - Donahue, Konold, Vasko, Richey, Wildenthaler and Christensen

#### **ZA-18-003**

Applicant: City of Canal Winchester Planning and Zoning Commission  
Request: Proposed Zoning Code Amendment to Chapter 1130 Residential Design Standards, to modify and create Chapter 1198 Residential Appearance Standards.

Mr. Moore presented the application ZA-18-003, a proposed Zoning Code Amendment to repeal Chapter 1130 Residential Design Standards, and to create Chapter 1198 Residential Appearance Standards. Staff discussed that this update was prompted by City Council after being asked to review the current standards that are over a decade old. Council formed a review committee which ultimately decided that the current standards should be updated and have produced this document for Planning and Zoning Commission review.

Staff discussed that this update takes the main concepts from the current residential design standards and modifies it to allow more flexibility in lot sizes and design within future planned district development. The current standards discuss aesthetic requirements along with property regulations. The committee felt it important to remove the property regulations to allow a developer to design the neighborhood with more flexibility, and that it is more important to encourage a strong architectural design that would last for future generations and hold its value.

Staff discussed the standards update and how they are more precise in how they apply and do not apply within the city. These standards will be the

minimum for any new development on a single-family zoned lot and will serve as a guide and starting point for any new planned district development text. Staff discussed each section with the commission noting how the changes promote architectural diversity and quality while creating a more pedestrian front elevation design that notes garage orientation and driveways should clearly be secondary in character.

Mr. Vasko stated that requiring a porch on every single home may create a cookie cutter neighborhood which is what these standards are trying to avoid. This can be problematic.

Mr. Wildenthaler asked if front porch variations would allow two of the same houses to be constructed next to each other. Staff indicated that the architectural diversity standards state that different house models need to have deviation not just the front elevation. This section is to encourage anti monotony standards and could result in multiple developers in the same subdivision.

Mr. Christensen opened up the application for the public hearing.

Jon Melchi, executive director with the Building Industry Association of Central Ohio. The BIA represents the home building and remodeling industry for central Ohio. Recently the BIA learned about the code standards update and was shocked that the community had not previously reached out to builders to discuss the standards prior to the Planning and Zoning Public Hearing. The BIA looks forward to a future meeting with City staff on September 21<sup>st</sup> to discuss the code update and asks Planning and Zoning Commission delay the recommendation to City Council until a time when members of this commission and city staff have had an opportunity to engage with stakeholders and determine the feasibility and practical impacts of this proposal.

Mr. Christensen clarified that Planning and Zoning Commission would not be approving any legislation, but make recommendation to City Council. Mr. Melchi stated it is their belief that getting it right on the front end it will make the end process smoother.

Mr. Christensen asked if the applicant planed on talking to Council. The applicant affirmed that is their wish. Christensen stated then they need to first get a recommendation over to them.

**A motion was made Mr. Donahue, seconded by Mike Vasko that this Public Hearing be closed.**

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

**Yes: 6 - Donahue, Konold, Vasko, Richey, Wildenthaler and Christensen**

Mr. Vasko commented that he really appreciates what the committee has done to put this document together. However, perhaps it would be helpful if the BIA meets with staff or the BIA provides input this evening before a recommendation is made to Council so that any differences could be ironed out early. Vasko further stated he likes most of what is in the document a lot. With an ordinance rewrite nobody is 100% satisfied but since there is a meeting scheduled on the 21<sup>st</sup> with the BIA moving this application to the October meeting might be a good idea to provide a better recommendation to Council.

Mr. Donahue asked what difference delaying the recommendation makes when Council has the final say.

Mr. Richey commented that waiting for the BIA meeting would be helpful so that Council does not have to push it back to P&Z after that meeting.

Mr. Wildenthaler asked if staff already has a meeting planned with the BIA. Staff affirmed a meeting is scheduled for September 21<sup>st</sup>. Mr. Wildenthaler stated that since a meeting date has been set then delaying this to the October meeting makes sense.

Staff asked the commission for clarity on what they would like the outcome to be with tabling the application tonight for the meeting with the BIA next week.

Mr. Richey asked staff if that meeting with the BIA will have members of council. Staff indicated that they did not believe so.

Mr. Vasko stated that he would like to see what the BIA comments are on the application and then staff's response on validity or a blending on the two views.

Staff asked the commission if it would be helpful for the representative of the BIA to discuss concerns this evening or what type of conversation they are going to have moving forward.

Mr. Donahue stated his opinion the amendment needs to go to Council.

Mr. Vasko stated that he would like to make his recommendation to Council with the most information available.

Staff indicated that if they had some direction on what P&Z would like to see as a result of the meeting with the BIA it would make that meeting go smoother. Additionally, knowing what the BIA wanted to discuss would help that meeting.

Mrs. Konold asked staff if it would be helpful for the BIA to provide redline changes prior to the meeting on the 21<sup>st</sup>. Staff affirmed that would be helpful.

Mr. Wildenthaler asked Mr. Melchi if he could provide staff with a copy of the redlined document prior to the meeting next week. Mr. Melchi affirmed he could provide a redlined document, adding that the BIA requested members of Council be present at the meeting as well.

Mrs. Konold asked staff if that is helpful. Staff affirmed.

**A motion was made by Joe Wildenthaler, seconded by Mike Vasko that the application be Tabled until the October meeting so that staff can meet with the BIA prior to that meeting.**

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

**Yes: 5** - Vasko, Konold, Richey, Wildenthaler and Christensen

**No: 1** - Donahue

**ZA-18-004**

Applicant: City of Canal Winchester Planning and Zoning Commission  
Request: A proposed Zoning Code Amendment to Chapter 1193 Wireless Communication Facilities to add Small Cell Device Regulations.

Mr. Moore presented the application ZA-18-004, a proposed zoning amendment to Chapter 1193 Wireless Communication Facilities to add Small Cell Device regulations to the city code. Staff discussed the proposed changes and noted how small cell technology is visually different from current cellular device technology noting the tower size and range components.

Staff discussed the need for these changes is to allow the municipality to regulate aesthetic and location requirements. Staff shared visual examples of how the small cell device can look on utility poles and ground mounted units.

Mr. Wildenthaler asked staff about adding these types of devices to the historic district light poles. Staff indicated that the historic area light poles would be difficult to mount on just due to the design of the pole. More importantly, the design regulations, which accompany the zoning text, would place a priority on where the small cell devices should go first and the historic district would be next to last, right before residential neighborhoods.

The commission discussed the visual impacts of these devices and how regulations are good.

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

**A motion was made by Brad Richey, seconded by Joe Wildenthaler that this Public Hearing be closed.**

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

**Yes: 6** - Donahue, Konold, Vasko, Richey, Wildenthaler and Christensen

**A motion was made by Mike Vasko, seconded by Brad Richey that Zoning Text Amendment #ZA-18-004 be recommended to City Council for approval.**

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

**Yes: 6** - Donahue, Konold, Vasko, Richey, Wildenthaler and Christensen

#### Old Business

Staff updated the commission that the Winchester Veterinary Clinic has submitted new building plans for review so that project is back on track. The COTA project is under construction and is moving along well. Rumer is one of the COTA outlots has an interested buyer so there might be a proposal for a new commercial building in the upcoming months. Additionally it looks like the Hampton Inn project might break ground before the end of the year. As for the Winchester Office Park project, they have a preconstruction meeting scheduled for this upcoming Friday so activity will be taking place on Winchester Blvd with two new office buildings.

#### New Business

Staff discussed that for new business a rewrite to the Landscape code will be sent to P&Z for recommendation to City Council.

Mr. Wildenthaler stated that next time NIFCO does not want to plant trees on their site due to not enough room they should offer to donate the trees to the High School so that their tree-planting schedule over the next seven years can be accelerated.

#### Adjournment

*Time Out: 8:24 pm*

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

**Yes: 6** - Donahue, Konold, Vasko, Richey, Wildenthaler and Christensen

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bill Christensen - Chairman

\_\_\_\_\_  
Joe Donahue - Secretary