

Canal Winchester

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



Meeting Minutes

Monday, April 11, 2022

7:00 PM

Planning and Zoning Commission

*Joe Donahue - Chairman
Joe Wildenthaler – Vice-Chairman
Brad Richey – Secretary
Kevin Serna
Deborah McDonnell
Rick Deeds
Steve Buskirk*

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)

Brad Richey	Kevin Serna	Joe Wildenthaler	Joe Donahue
Deborah McDonnell		Rick Deeds	Steve Buskirk

Approval of Minutes

March 14, 2022 Planning and Zoning Commission Meeting Minutes

A motion was made by Kevin Serna, seconded by Rick Deeds, that the March 14, 2022 Minutes be approved.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

Public Comment

Public Oath

Public Hearings

CU-22-001

Property Owner: Canal Winchester Pike LLC, Ohio LLC
 Applicant: Eric Elizondo – Skilken Gold Real Estate Development
 Location: 729 Winchester Pike
 Request: Conditional Use to Chapter 1167.03(c), to allow for an automobile convenience market and service station on the subject property.

Mr. Moore presented the application for Eric Elizondo for property located at 729 and 759 Winchester Pike. The applicant is requesting approval for a Conditional Use from Chapter 1167.03(c) to allow for an automobile convenience market and service station on the subject property. The subject parcel is zoned General Commercial and is located on the corner of Winchester Pike and Gender Road.

The proposed plans are for a 4,900 sq. ft. Sheetz store with 12 fuel pump stations located under a detached canopy to the north of the site. The site shares access on Gender Road and Winchester Pike. Access on Gender Road is controlled by the City of Columbus, Winchester Pike access is with Franklin County and the intersection of Gender and Winchester Pike is controlled by the City of Columbus.

The applicant is requesting five variance requests that will be discussed during other applications later this evening. As part of the Conditional Use approval, the code requires that five sections are being met. First that the proposed use is a Conditional Use of the zoning district and applicable development standards are being met. Staff discussed that the site is an irregular triangle shape and the

variances to be discussed this evening are a direct result of the property configuration.

The second criteria is that proposed use is compatible with adjacent land use and plans for the area. Staff discussed that the proposed automobile convenience market is compatible with the surrounding auto-oriented land uses adjacent to the subject property.

The third criteria is that the proposed use will not adversely impact access, traffic flow or other public services. Staff noted that the previous conditional use application that was denied by the Planning and Zoning Commission showed a right-out access on Gender Road and the access was the contention for creating a situation that could adversely impact access and traffic flow. With the removal of the right-out on Gender Road this condition has been alleviated.

The fourth criteria is that the proposed use will not result in the loss or damage of natural features found on the property. The proposed use will result in the redevelopment of the existing properties. Currently, there are two vacant buildings on the sites that previously were an autobody repair shop and auto detailing center. Redevelopment of this site will allow the property to conform further into current zoning requirements.

The final criteria is that the proposed use will not adversely affect the public health, safety, convenience, comfort, prosperity and general welfare. With the applicant removing the right-out access on Gender Road from the previous version of the plan, the functional area of the Gender Road and Winchester Pike intersection will be improved from its existing condition.

Staff is recommending that Conditional Use application #CU-22-001 be approved as presented.

Mr. Donahue asked staff if there has been any adjustments to the right-in on Gender Road based on the parking configuration. Staff noted that the plans that have been provided in the packet do not have any adjustments to the access on Gender Road but the applicant has a handout for the commission this evening that shows an adjustment of the right-in.

Mr. Elizondo noted that he does have a handout for the commission regarding the shift in the access on Gender Road.

Mr. Deeds asked if the current site plan for the Sheetz takes into account any future re-alignment of Winchester Pike and Gender Road. Staff noted that the applicant has moved the monument sign to be out of the way of any future roadway changes.

Mr. Deeds asked the applicant to elaborate more on shifting the access on Gender Road to be further away from the front door. The applicant noted that with the shift as shown, a vehicle can pull out from the parking spot and not be

in conflict with the right-in access. Mr. Elizondo elaborated that the distance between the front of the store to the canopy is 65 feet. This leaves enough space for 4 cars to interact with each other, providing plenty of width to navigate around the canopy.

Joe Miller representing the applicants legal team noted that questions should be focused on the conditional use request and other questions may get raised during the site plan application.

Mrs. McDonnell noted she had a question about the site lighting plan and the height of the light poles. Staff noted that those specific questions are better to be discussed during the Site Development Plan application.

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

A motion was made by Brad Richey, seconded by Kevin Serna that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

A motion was made by Kevin Serna, seconded by Rick Deeds that Conditional Use application #CU-22-001 be approved as presented.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

VA-21-021

Property Owner: Canal Winchester Pike LLC, Ohio LLC
Applicant: Eric Elizondo – Skilken Gold Real Estate Development
Location: 729 Winchester Pike
Request: Variance from Chapter 1185.05(a) to increase the max 25' driveway width.

Mr. Moore presented the application for Eric Elizondo for property located at 729 and 759 Winchester Pike. The applicant is requesting approval for a Variance from chapter 1185.05(a) to allow for the access drive on Winchester Pike to exceed the 25 foot maximum width.

The applicant is proposing for the access on Winchester Pike to be 40 feet in width to accommodate the fuel truck turn movements in and out of the site. The proposed turn turning exhibit shows that the full width is needed in order to accommodate this turn movement. Staff had asked the applicant to stripe a right-out, left-out and in arrow onto the access drive to help delineate motor vehicle traffic with the excess apron width.

This variance request is common for sites that have truck turn movements in addition to fuel center sites with the fuel truck turn movement. Staff is recommending that Variance Application #VA-21-021 be approved as presented.

Mr. Donahue 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: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

Mr. Deeds asked staff if the variance request specifies which roadway will be permitted to have the 40 foot wide access drive. Staff indicated that the variance is specific to Winchester Pike and to the configuration of this layout of the project.

A motion was made by Kevin Serna, seconded by Deborah McDonnell that Variance Application #VA-21-021 be approved as presented.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

VA-21-022

Property Owner: Canal Winchester Pike LLC, Ohio LLC
Applicant: Eric Elizondo – Skilken Gold Real Estate Development
Location: 729 Winchester Pike
Request: Variance from Chapter 1191.08(a)(1) to have a trash enclosure be between the building and the right-of-way.

Mr. Moore presented the application for Eric Elizondo for property located at 729 and 759 Winchester Pike. The applicant is requesting approval for a Variance from Chapter 1191.08(a)(1) to allow the trash enclosure to be located between the building and the right-of-way on Winchester Pike.

Staff shared with the commission the site plan showing the dumpster location due to the dual frontage of this parcel, the trash enclosure could only be located on the south side of the building. Staff shared a previous concept site plan to the commission that had the dumpster on the northeast corner of the site near the intersection. Staff has worked with the applicant to relocate it to the location shown and in doing so, it had shifted the building to be closer to Gender Road. However, the new location is less obtrusive from a site interaction standpoint.

Staff is recommending that Variance Application #VA-21-022 be approved as presented.

Mr. Deeds asked if the variance language is specific enough to control the location as shown on the plans. Staff affirmed that the contents provided in the variance application will control the location to be as shown-only.

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

A motion was made by Brad Richey, seconded by Kevin Serna that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

A motion was made by Deborah McDonnell, seconded by Kevin Serna that Variance Application #VA-21-022 be approved as presented.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

VA-21-023

Property Owner: Canal Winchester Pike LLC, Ohio LLC

Applicant: Eric Elizondo – Skilken Gold Real Estate Development

Location: 729 Winchester Pike

Request: Variance from Chapter 1199.04(a) to have relief from the build-to lines.

Mr. Moore presented the application for Eric Elizondo for property located at 729 and 759 Winchester Pike. The applicant is requesting approval for a Variance from Chapter 1199.04(a) to have relief from the build-to line of Gender Road and Winchester Pike.

Staff presented the site plan to the commission noting that the site has a build-to line on Gender Road of 50 feet and Winchester Pike of 25 feet. Based on the dual frontage with the triangular shape of the site, meeting both build-to lines is a challenge. The proposed building is shown at 34.19 feet from Gender Road and 99.88 feet from Winchester Pike. The Planning and Zoning Commission in this case would be looking at if the intent of the build-to lines is being met with the proposed application.

Staff mentioned that a previous site plan from the applicant with the dumpster being located on the north side of the site had the Gender Road build-to line being met. However, when the dumpster was relocated the building got pushed closer to Gender Roadway, past the 50 foot build-to line.

Staff mentioned that this variance is very site plan related and does not apply for all future plans for the property.

Staff is recommending that Variance Application #VA-21-023 be approved as presented.

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

A motion was made by Brad Richey, seconded by Rick Deeds that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

A motion was made by Rick Deeds, seconded by Deborah McDonnell that Variance Application #VA-21-023 be approved as presented.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

VA-21-024

Property Owner: Canal Winchester Pike LLC, Ohio LLC
Applicant: Eric Elizondo – Skilken Gold Real Estate Development
Location: 729 Winchester Pike
Request: Variance from Chapter 1199.04(3) to have uncovered seating between the build-to line and the right-of-way.

Mr. Moore presented the application for Eric Elizondo for property located at 729 and 759 Winchester Pike. The applicant is requesting approval for a Variance from Chapter 1199.04(3) to allow for an open patio area be located between the build-to line and the right-of-way. Staff discussed that based on the way the code is written, a patio can only extend past a build-to line by 5 feet. With the location of the proposed building being pushed past the build-to line the zoning code would prohibit a patio on the Gender Road side of the building.

Staff noted that they were unaware the way the code was written would create this condition until the applicant pointed it out. This will be addressed with a future revision to the code.

Staff noted that the patio as designed will be over 36 feet from Gender Road and 20 feet away from the right-of-way.

Staff is recommending that Variance Application VA-21-024 be approved as presented.

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

A motion was made by Brad Richey, seconded by Kevin Serna that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

A motion was made by Rick Deeds, seconded by Deborah McDonnell that Variance Application #VA-21-024 be approved as presented.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

VA-21-025

Property Owner: Canal Winchester Pike LLC, Ohio LLC

Applicant: Eric Elizondo – Skilken Gold Real Estate Development

Location: 729 Winchester Pike

Request: Variance from Chapter 1199.05(a) for parking to be located in the front of the building.

Mr. Moore presented the application for Eric Elizondo for property located at 729 and 759 Winchester Pike. The applicant is requesting approval for a Variance from Chapter 1199.05(a) to allow for parking to be located in front of the building.

Staff discussed that the variance request is necessitated by the dual frontage on Gender Road and Winchester Pike. The only permissible location for the parking lot would be directly to the south of the subject building, but not to extend past the building line on either frontage. This makes the parking area unfeasible to meet code requirements creating the variance request.

Staff is recommending that Variance Application #VA-21-025 be approved as presented.

Mr. Donahue opened up the Public Hearing.

A motion was made by Brad Richey, seconded by Kevin Serna that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

A motion was made by Deborah McDonnell, seconded by Brad Richey that Variance Application #VA-21-025 be approved as presented.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

SDP-21-014

Property Owner: Canal Winchester Pike LLC, Ohio LLC

Applicant: Eric Elizondo – Skilken Gold Real Estate Development

Location: 729 Winchester Pike

Request: Site Development Plan for 4,906 sq. ft. Sheetz building and detached gas pumps.

Mr. Moore presented the application for Eric Elizondo with Skilken Gold for 729 and 759 Winchester Pike. The applicant is requesting the property be redeveloped for a Sheetz convenience market and fuel center. The property is proposed to include a 4,959 sq. ft. convenience market, 31 parking stalls, and 12 fueling stations at 6 pumps under a detached canopy. The subject site is a triangular lot which has frontage on both Gender Road and Winchester Pike.

Staff discussed the setbacks for the proposed site noting that the commission approved this evening a variance from the front yard build-to lines on Gender Road and Winchester Pike.

The site plan shows two access points. The first is a right-in on Gender Road. The second is a 40 foot full access curb cut on Winchester Pike. Staff noted that the applicant has removed the right-out on Gender Road based on previous discussion with the denial of Conditional Use #CU-21-003. 31 total parking stalls are provided on site. Staff recommends that the parking stall closest to the right-in on Gender Road be removed to reduce any conflict with the access connection. This would reduce the total parking on the site to 30 spaces.

The 2021 Canal Winchester Thoroughfare Plan discuss potential access management changes to the Gender Road and Winchester Pike intersection. These changes are based on preliminary plans with the City of Columbus that the intersection of Winchester Pike and Gender Road will be relocated to the north. The City of Columbus has already acquired the right-of-way for the western leg of the Winchester Pike intersection, that could move Winchester Pike 500 feet to the north, north of the existing Waffle House. This realignment would align Winchester Blvd to Winchester Lakes Blvd.

A future realignment in the City of Columbus would leave the eastern leg of the Winchester Pike and Gender Road at an irregular angle. The 2021 Thoroughfare

Plan starts the conversation of realigning the eastern portion of the Winchester Pike to be at a right angle with Gender Road.

The applicant has provided in the traffic study a preliminary drawing showing how Winchester Pike could be realigned with Gender Road given their site layout configuration. This realignment scenario has not been finalized and is only conceptual at this time. Staff recommends that the area north of the parking stalls on the north end of the property be dedicated as highway easement to accommodate any future relocation.

The City of Columbus has recommended that the Winchester Pike and Gender Road intersection be upgraded to correct deficiencies identified in the traffic study. Sheetz will be responsible for contributing their proportional share of the cost of these improvements. A cost estimate has been prepared and is under review by the City of Columbus. The proportional share of costs will be set by the City of Columbus. The developer will need to enter into an agency fund agreement with the City of Canal Winchester to hold funds for contribution to the City of Columbus when a project is specified to improve the intersection. These funds shall be paid prior to issuing a building permit.

The lighting plan shows 9 parking lot lights with a dark bronze historic bell-shaped fixture at 20 feet tall on a 3 foot concrete base. Chapter 1199 indicates that parking lots over 30 parking spaces can have parking lot lights at 30 foot tall maximum. At 30 spaces or less, the parking lot lights can be a maximum of 18 foot tall. Staff recommends that if the parking space closest to the right-in is removed, the parking lot poles be modified to be a maximum of 18 foot tall, including any concrete riser to be compliant with the commercial overlay.

The building lighting features 18 wall mounted fixtures. 10 of the fixtures are a decorative wall sconce by solera. 8 of the fixtures are wall packs. Several are noted to be under awnings on the north elevation and over doorways on the east and west elevation. Staff recommends that the three (3) Cree, Inc. SEC-EDG-3M-WM-04-E-UL-XX-525 wall packs on the south elevation be changed out to the Solera Decorative Wall Sconce shown on the architectural elevations. The site lighting for the parking lot pole lights and building lights meets the requirements for the Commercial Overlay Site lighting.

The applicant has provided elevations of the proposed Convenience Market and Detached Fuel Canopy. The Commercial Development standards require that exterior walls be composed of 80% natural materials with brick or stone as the predominant material. The proposed elevations meet this requirement.

The Commercial Development Standards require the building to have four-sided architecture. The standards also require that for every 100 ft. of elevation width, each side and rear elevation must have 2 design elements and the front must have 3 design elements. The proposed elevations meet this requirement.

The Commercial Development Standards require that the building feature 40% window glass between 2 and 10 feet on the West Elevation. The applicant has provided updated information showing the West Elevation meets the window glazing requirements.

The mechanical units on the roof are proposed to be screened by extending the brick parapet walls to the height of the units. The dumpster screen is proposed to be screened by a brick enclosure with a wooden gate. The ICE storage and propane storage on the east side of the building is proposed to be screened by masonry walls to match the building.

The fuel canopy is proposed to match the architecture of the building with a stone column base with structural steel to an upper canopy. The upper portion of the canopy does not state what material it is to be constructed from but features a flat roof with internally illuminated signage on three elevations. Staff recommends that the upper portions of the column supports for the fuel canopy be red brick to match the building elevations. This is a similar condition that was requested for the Friendship Kitchen development just south of the proposed Sheetz.

The applicant is proposing a 43.12 sq. ft. by 8' 7" foot tall Complex Identification/Fuel Price Freestanding Sign. The sign is proposed to be 20 feet away from Gender Road right-of-way. The sign is proposed to have electronic EMB pricing for both Unleaded 87 fuel and Diesel.

The building shows wall signage on the north, east and west elevations over the entryways. Note 9 on the elevations states that the signage is internally illuminated and to refer to sheet A200. Sheet A200 has not been provided for review. Based on the standard design for the wall signage they are an internally illuminated cabinet box design, which is prohibited per the Commercial Development Standards. Staff recommends that the wall signage on the building be externally illuminated with gooseneck lights to remove the variance request.

Chapter 1189.12 Prohibited Signs (l) A sign attached to or painted on a light standard, gasoline pump, fence, wall, post, existing sign, or other structure, except as specifically authorized by this chapter. The applicant has not provided detail cut sheets for the fuel pump areas. However, it should be noted that signage in these areas is not permitted.

Staff recommends that Site Development Plan #SDP-21-014 be denied as presented. The plans proposed for the site include a number of deficiencies identified in the Staff Report that have not been addressed by the applicant.

Eric Elizondo asked the commission if they could go through the items addressed by staff in their report. First, they would like to retain 31 parking stalls on this site, regardless of the height of the parking lot lights. That many spaces help the functionality of the site. The right-in has been shifted 19 feet north to help with movement in or out of that parking stall.

Mr. Donahue noted that the hand out that was distributed this evening shows that most of the items addressed by staff the applicant has no problems in complying with them, so time is better off spent talking about items that they do not want to amend, per the staff report.

Mr. Richey noted that he does want to take a moment to discuss the closest parking stall to the Gender Road access. The common driver would be backing out of that space, not pulling out like the turning exhibit is showing. This would put the rear of the vehicle towards the right-in. Mr. Elizondo noted that there is enough room to make that turn movement without having the car enter the entry from Gender. Mr. Richey noted that they have made lots of changes based on feedback and this is one final item to correct. Mr. Elizondo affirmed and said they will work with staff to ensure it is safe.

Mr. Elizondo noted that they have worked with staff since September of 2021 and typically the Sheetz store has a lower parapet with mechanical screening and staff suggested raising the parapet to remove the metal HVAC screening based on another store location. Additionally, they have added some additional landscaping in the front of the building to provide a buffer from the front of the building to the pavement around the site. This site also features a brick paver patio and walkway around the building to increase the aesthetics of the site. Sheetz is asking not to do the brick on the fuel canopy. It is not standard and the way that the architecture is set up for the canopy design the brick will look out of place.

Mr. Richey asked the applicant if Sheetz has an issue in lowering the height of the parking lot lighting to minimize the amount of lighting pollution off-site. Mr. Elizondo noted that the off-site lighting perimeter is 0.4fc. and asked Mr. Richey and Mrs. McDonnell what their comments are regarding those figures.

Mrs. McDonnell stated that her concern is that there is light bleed off of the property and into the street. Even though it is not a very high level, it is still bleeding offsite. Mr. Elizondo asked if they would like to see the offsite spill over at zero foot candles. Mrs. McDonnell noted that she feels lowering the height of the parking lot lights to 18 feet would reduce the spillover. The applicant noted that they could reduce the foot candles of the lights themselves if that helps. Mr. McDonnell noted that they could do directional light fixture shields to help direct the lighting as well.

Mr. Elizondo noted if the goal is to reduce the spill over to 0.0 foot candles off site they can redo the lighting plan to show that without reducing the parking lot pole height. Mrs. McDonnell asked if they are opposed to reduce the parking lot pole height to 18 feet. The applicant noted that they want to keep them how they are spec'd at 25 feet stating they can have them up to 30 feet tall based on zoning.

Mrs. McDonnell mentioned that there are some concerns with a few parking spaces and if those get removed from the plans the parking lot lights can only be 18 feet tall if they drop under 30 spaces.

Mrs. McDonnell asked the applicant why it is necessary to have the taller parking lot lighting. The applicant noted that the lighting level is not necessarily related to the height of the poles. McDonnell asked if they are using directional lighting. The applicant affirmed they are a zero cut off fixture. Mrs. McDonnell notes that the lights could have a shield on the back end to create a sharp cutoff of lighting from bleeding offsite, asking if they would have any concern adding them to the lighting plan. The applicant notes he would not have any issues with that and will work with staff.

Mr. Serna asked the applicant what is the height of the building. Staff indicated it is 21' 4" to the top of the parapet. The entry tower is 29' 8". Mrs. McDonnell noted that the parking lot lights are taller than the majority of the building.

Mr. Elizondo commented it would have been helpful if the renderings showed the parking lot lighting.

Mrs. McDonnell noted that the lights are taller than the building. Donahue responded saying that they are within the allowable height. McDonnell stated that if they do not allow the extra parking stalls then the lights are too tall. Donahue responded that they have the ability for the motion for approval to include a condition that requires the applicant to work with staff on revising the plan to reduce spillage.

Mr. Richey asked staff what the canopy area details are. Staff pulled up the slide that shows the canopy noting the area they are recommending be wrapped with brick. Richey asked the applicant what the material proposed is. Mr. Elizondo stated it is a metal wrap painted black and the base is stone that matches the building.

Joe Miller spoke to the commission and noted that if they are okay with the rest of the plans then what it boils down to is the parking configuration and the parking lot poles. Mr. Miller noted the canopy design with the steel is 'cool looking' and it would be arbitrary to require this site to have brick columns even if another fuel center was required to do so.

Mr. Elizondo thanked the commission for their time and dedication on this project and they are willing to work with staff on the final remaining items.

Mr. Donahue discussed with the commission that they have spent some time on this application and while things are not perfect they have spent time to work with staff and there can be additional time they work with staff if they make recommendations for approval. The application before them is the best redevelopment for this lot. It will not be perfect given the site constraints. There have been five variances that have been approved this evening and the

applicant seems willing to work with staff on the parking configuration with the Gender Road access and site lighting.

Mr. Deeds felt comfortable with the lighting and what fits with this project.

Staff noted that if the commission wants to see changes done administratively with the lighting then there needs to be some direction on what should be done with those adjustments. Whether it is just the fixture shield, reduce the off-site light spillage, or reduce the size of the parking lot light poll. A general recommendation to review the lighting does not provide enough direction to understand what the commission wants.

Mrs. McDonnell commented that she would like for the lighting to be shorter than the building height and to reduce the spill over. If the light can not be lowered then a shield on the back side of the lights to reduce spill over.

Staff commented that the motion for approval should include the agency fund agreement for the Gender Road and Winchester Pike improvements and dedicating the area north of the parking on the site for a highway easement. These items are highlighted in the applicants response letter, but it would be good for the commission to state them verbally.

Mr. Serna asked staff how the lighting plan differs from Friendship Kitchen or BP. Staff indicated that they are unsure about the pole lights but Friendship Kitchen's fuel canopy will meet the maximum 20 fc brightness based on their variance request to go over being denied. The BP fuel canopy has a peak of 100 fc rating based on information that Sheetz has provided. Fuel centers aside from Friendship Kitchen exceed current standards due to no standards being in place when those facilities were constructed.

Mrs. McDonnell asked if the lighting plan as presented meets zoning. Staff affirmed.

Mr. Serna noted that his concern is the parking stall closest to Gender Road and it needs to be reviewed by professionals to ensure that it has buffer room and is safe. Mr. Deeds affirmed.

Mr. Donahue noted while this application does not necessitate a public hearing, he would like to invite the resident that has a comment to make it to the commission.

Joe Elliott spoke to the commission noting that this development will increase traffic on Winchester Pike trying to turn left onto Gender Road. Additionally, there is full traffic movement on Trillium Ave now and cars may work their way that direction from this site to turn left. Staff noted that with the approval of the Friendship Kitchen site they are going to be installing a island at Trillium and Gender Road access to restrict southbound turn movements onto Gender Road.

A motion was made by Rick Deeds, seconded by Kevin Serna that Site Development Plan #SDP-21-014 be approved with the following conditions:

1. The applicant works with the City of Canal Winchester and City of Columbus on an agency fund agreement for the Gender Road and Winchester Pike intersection.
2. The applicant dedicates the area north of the brick screening wall on the north side of the site as a highway easement for future roadway improvements.
3. The applicant adjusts the right-in on Gender Road further north to reduce conflicts with the parking configuration.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

Old Business

Staff updated the commission on other development projects and the current status of those projects.

New Business

Staff introduced the newest P&Z Member Steve Buskirk and noted that he works for the Franklin County Engineer and has experience in traffic study reviews so that will be helpful moving forward.

Staff discussed that they have selected the planning consultant McKenna to do the Comprehensive Plan process for the community. This plan will help the community guide its next 10 year growth strategy. Staff would like a representative from the Planning and Zoning Commission to be on a Steering Committee that will have a more in-depth involvement in the process helping guide how things are done.

Adjournment

Time Out: 8:32 pm

A motion was made by Kevin Serna, seconded by Deborah McDonnell, that this Meeting be adjourned.

The motion carried by the following vote:

Yes: 7 – Serna, Richey, Donahue, Deeds, Wildenthaler, Buskirk & McDonnell

–

Date

Chairman – Joe Donahue

Secretary – Brad Richey