

# Canal Winchester

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



## Meeting Minutes

**Monday, May 9, 2022**

**7:00 PM**

## Planning and Zoning Commission

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

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

April 11, 2022 Planning and Zoning Commission Meeting Minutes

**A motion was made by Joe Wildenthaler, seconded by Rick Deeds, that the April 11, 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

**SDP-22-002**

Property Owner: CRI Outparcels LLC  
 Applicant: Chuck New – Mas Restaurant Group  
 Location: 6075 Gender Road  
 Request: Minor Site Development Plan for painting exterior of the building and new signage.

Mr. Moore presented the application for Chuck New for property located at 6075 Gender Road at the existing Taco Bell restaurant with drive-thru. The applicant is requesting for a Minor Site Development Plan application to paint the exterior stucco/eifs on the building and install new signage.

The applicant is seeking to repaint the stucco “Brainstorm Bronze” and the trim “Aged White” by Sherwin-Williams. The signage as shown on the screen will be a face lit white channel letter signage with a face lit channel bell logo. The rendering shows some decorative gooseneck fixtures will also be added around the building as well as updating the menu board for a new digital electronic message display. The signage is typically looked at administratively for code compliance.

**A motion was made by Brad Richey, seconded by Kevin Serna that Site Development Plan application #SDP-22-002 be approved as presented.**

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

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

**VA-22-007**

Property Owner: Meijer Stores Limited Partnership  
Applicant: Chuck New – Mas Restaurant Group  
Location: Proposed 1.26 acre outparcel at PID 042-0389000  
Request: Variance from Chapter 1199.03(d) to allow for a reduction in window glass for the proposed Taco Bell restaurant.

Mr. Moore presented the application for Chuck New for property located at a proposed 1.26 acre outparcel in the Meijer's development. The applicant is requesting for a variance from Chapter 1199.03(d) to allow for a reduction in window glass for the proposed Taco Bell restaurant.

The subject building is a Taco Bell restaurant with drive-thru consisting of approximately 2,377 sq. ft. The building will feature a drive-thru menu board and window located on the south side of the site. The interior floor plan shows that the dining room is located on the west side of the building and the kitchen is located on the east side of the building.

The applicant is requesting a variance from Chapter 1199.03(d) to allow for a reduction in window glass on the north elevation. The plans show that the north elevation is providing 190 sq. ft. out of the 231 sq. ft. required window glass on the front elevation or 33% provided out of the 40% required.

Chapter 1199.03(d) of the zoning code requires for the front elevation of commercial buildings to face Meijer Drive with an entry door and a minimum of 40% window glass between the heights of 2' and 10' of the front elevation that has a viewing depth of 4 feet into the building.

Staff discussed that a typical Taco Bell is oriented so that the short dining room side faces the main street. This creates a scenario where the drive-thru loops around the building having pavement between the front of the building and Meijer Drive. The Meijer Outparcel Development text prohibits from pavement to be located between a building and its front. In order to remedy this condition, along with meeting the 40 foot front yard build-to line, the applicant has rotated the building to have the dining room be located on the west end. This change has resulted in the west entry having the most window glass and the north entry, or the front of the building has less than the 40% required.

Staff noted that they have worked extensively with the applicant to increase the window percentage on this elevation from an original 18% to the 33% as shown by increasing window height and adding a third window to the left of the main entry doors.

Staff recommends variance application #VA-22-007 be approved as presented. The applicant has significantly modified the design of the building to conform to the Meijer Outparcel Development Pattern Book and the requirements for building location created the need for the variance.

Mr. Richey asked if the glass needs to be fully translucent to meet the 40% requirement. Staff indicated that the 40% requirement is for translucent with a minimum depth of 4 feet into the building. Richey said his only concern is there have been several projects in the last few years that have asked for variances from the window glass requirements and what standard is it setting approving them. Staff responded saying that sentiment was related to the architect during the design process and that is why the window glass went from 15% to 33% by adding glass where they typically do not locate it and also increasing the budget of the project by raising the ceiling height inside the lobby to gain another 1' of window height. In addition, they added a window on the south west corner of the building to provide additional glass elsewhere into the lobby since they could not get the requirement on the front side.

Mr. Deeds asked staff why there is not a second walkway from the parking lot to the front entry rather than all the way around the side. Staff indicated that a previous design had a second walkway between the menu-board and the patio and the positioning of it had a pedestrian walking through the moving drive-thru traffic at an angle. Staff suggested to the applicant that pathway gets removed and stripe out an area between the parking lot and the drive-thru for a safe pedestrian crossing that is as far away from the pick-up window as the site would allow.

Mr. Donahue commented that this orientation is similar to Wendy's and Chipotle.

Mr. Buskirk asked staff explain a little further on the dumpster location. Staff indicated that this application is about the window glass variance but to answer the question, the dumpster was placed in this location so that the trash truck did not need to enter the site and could get the access along the private alley that will have access for both this outlot and outlot 8 to the east. The idea is that outlot 8 would have their dumpster mirrored to be directly across from this one.

Lonnie Smith introduced himself to the commission as the architect working on this project. Mr. Smith indicated that they have spent time trying to modify a prototypical design to fit the development standards for the site with city staff. The biggest hurdle is the kitchen. Because the building is so small, they try and utilize every wall space that they can and without drastically changing the building shape and kitchen layout, they have attempted to take the front half of the building as far towards what the commission is looking for as possible.

Mr. Deeds asked if the variance would follow the site and not the project specifics. Staff indicated that they believe this variance would be subject to the architecture of this building only and therefore be building specific not site specific.

Mr. Richey asked if another project comes along for this site, would they be able to apply for the same variance. Staff affirmed.

Mr. Donahue opened up the application for Public Comment.

**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

**A motion was made by Brad Richey, seconded by Rick Deeds that Variance Application #VA-22-007 be approved as presented.**

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

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

**FDP-22-001**

Property Owner: Meijer Stores Limited Partnership

Applicant: Chuck New – Mas Restaurant Group

Location: Proposed 1.26 acre outparcel at PID 042-0389000

Request: Final Development Plan for a new 2,377 sq. ft. Taco Bell restaurant.

Mr. Moore presented the application for Chuck New for property located at a proposed 1.26 acre outparcel in the Meijer's development. The applicant is requesting for a Final Development Plan for a proposed new Taco Bell restaurant with drive-thru consisting of approximately 2,377 sq. ft. on Outlot 7 of the Meijers development. The building will feature a drive-thru menu board and pickup window located on the south side of the site.

The subject property is zoned Planned Industrial District and is subject to the Meijer Outparcel Development Pattern Book that was approved by City Council with ORD-74-06 on September 5, 2006. The outparcel development pattern book set a standard for building orientation and design, site layout, landscaping standards and signage regulations. The development was designed with the intent of all buildings to face outwardly and not internally to the development with a cohesive architectural design and enhanced landscape requirements.

Staff discussed that the development text for this site dictates the building position needs to front Meijer Drive and has parking restrictions to be completely behind the building. The proposed layout meets those standards.

The subject side is accessed from the eastern property boundary with the construction of a new private access drive to serve both outlots 7 and 8, per the outparcel development pattern book. The site plan shows 32 parking spaces to the south of the proposed building.

The Meijer development text prohibits any pavement between the building and Meijer Drive. The applicant's layout for the proposed parking and drive thru meets this requirement with the drive-thru loop completely to the south of the proposed building.

The Meijer outparcel development pattern book indicates that building entries shall be convenient for parking but also acknowledge the importance of the public realm. The subject site has the primary entry facing Meijer Drive and a secondary entry on the west façade facing the outdoor seating area.

The development standards require the site design to accommodate both vehicular and pedestrian circulation in a way that minimizes conflict and provides a pedestrian connection to the circulation systems of the surrounding development. The applicant is showing a 5 foot concrete walk will be constructed around the property and there will be a direct connection to the front door on the north side of the site.

The outparcel development pattern book discusses that all service areas, storage areas and refuse enclosures shall be screened from public view, and screened from adjacent sites and be constructed with decorative construction materials on all four sides. All utilities are to be screened by landscape or buildings to the extent allowable. The landscape plan shows that the dumpster, grease interceptor and electric transformer will be screened.

The Meijer outparcel development pattern book discusses that the landscaping shall blend with the area and shall be provided at the base of buildings to anchor them to the surrounding environment. Trees shall be used through paved areas to reduce heat build-up and glare and dense landscaping and architectural treatments shall be used to screen storage areas, trash enclosures, utility cabinets, and other similar elements.

The development pattern book requires the interior landscaping area shall be a minimum of 10% of the total area of the parking lot pavement and shall be used to visually break up the pavement, provide runoff filtration and provide landscaping walking paths between parking lots and the building. All parking areas are to be screened from all roads with evergreen or deciduous hedge with a minimum 18" installation and maintained at a 4 foot height. The hedges can be staggered or broken up by masonry columns or trees to prevent monotony. The applicants landscape provides parking lot screening on all property lines including for the drive-thru lane on the west property line meeting the requirements.

Parking lots shall incorporate 1 tree island per 6 parking spaces with a minimum of 1 shade tree per island. Islands must be a minimum of 8 feet curb-face to curb-face and no less than 100 square feet. Each tree within the island must be able to mature to a canopy of 20 feet minimum. The applicant is showing 8 trees around the parking lot meeting this requirement.

The building is required to provide a minimum planting width of 3 feet adjacent to the building with multi-stemmed ornamental trees, shrubs, perennial flowers and ground cover, consisting of no less than 40% of the building perimeter. The proposed building landscaping meets this requirement.

The proposed lighting plan features nine parking lot lights that are proposed to be a max 16 foot tall with a decorative bell shaped fixture. The proposed lighting meets the specs of the outparcel development book.

The Meijer outparcel development pattern book requires that similar colors, materials and textures of the buildings need to match that of the Meijer store. Details and features on the Meijer building should be incorporated to the smaller scale of the outparcel developments. All sides of the buildings shall express a consistent architectural detail and character. The proposed materials for the Taco Bell have a brick colors that match the Chipotle that was recently constructed on Diley Road, meeting this requirement.

The outparcel development pattern book states that buildings shall be designed to reduce their visual impact and provide a human scale. The proposed structure has altering roof parapet heights and a lower wall height on the east end of the building where pedestrians will be walking from the parking lot to the front entry, meeting this section of the development text. Buildings with flat roofs are required to have the integration of strong cornice lines and have a parapet and or means of screening all rooftop mechanical equipment. The proposed building has a flat roof and the applicant indicates that it will meet the screening requirements.

All buildings are required to be traditional and natural in appearance such as brick, precast stone, wood and glass. No less than 60% of each façade shall be brick or stone. The proposed building is comprised of brick and a black tile and meets the 60% brick requirement, in addition to the 80% natural material requirement.

The street frontage of the building walls shall be no less than 40% window glass. The applicant is proposing 33% window glass on the Meijer Drive elevation and received a variance in the previous applicaiton from that code section. In addition to the storefront windows, the applicant is showing two (2) faux window locations that will feature black tile to match some other locations on the building.

The applicant is showing a patio located on the west side of the building. This patio is connected with a sidewalk to the Meijer Drive, further providing pedestrian connectivity to the area.

The applicant is showing two wall signs on the building. One to the north facing Meijer Drive and another on the west. The wall signs are shown to be 24 sq. ft. and are reverse halo lit channel letters and a reverse halo lit logo on a purple backer board. The letter character height is 12”.

The Meijer outparcel development is unique in that all Final Development Plans need final approval from City Council so the Planning and Zoning Commission is only making a recommendation towards the project. Staff recommends that Final Development Plan application FDP-22-001 be recommended to City Council for approval as presented.

**A motion was made by Brad Richey, seconded by Kevin Serna that Final Development Plan application #FDP-22-011 be recommended to City Council for approval.**

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

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

Old Business

Staff noted that the City Hall Council Chambers space is being finalized and should be ready by June.

Staff updated the commission on the Comprehensive Plan process and forming the Steering Committee.

New Business

Adjournment

*Time Out: 7:33 pm*

**A motion was made by Brad Richey, seconded by Kevin Serna, 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



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Secretary – Brad Richey