

# Canal Winchester

*CW Community Center  
22 South Trine Street  
Canal Winchester, OH 43110*



## Meeting Minutes

Monday, June 8, 2020

7:00 PM

### Planning and Zoning Commission

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

Call To Order

*Time In: 7:00pm*

Declaring A Quorum (Roll Call)

**A motion was made by Joe Donahue, seconded by Mike Vasko that Brad Richey & Joe Wildenthaler be excused.**

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

**Yes: 5** – Christensen, Vasko, Serna, Donahue & Caulk

**Excused: 2** – Richey & Wildenthaler

Approval of Minutes

May 11, 2020 Planning and Zoning Commission Meeting Minutes

**A motion was made Mike Vasko, seconded by Kevin Serna, that the May 11, 2020 Minutes be approved.**

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

**Yes: 4** – Christensen, Vasko, Serna & Donahue

**Abstain: 1** – Caulk

Public Comment

Public Oath

Public Hearings

**FS-20-001**

Property Owner: Grand Communities, LLC  
 Applicant: Keith Smith – Civil & Environmental Consultants, Inc.  
 Location: PID 184-003289  
 Request: Final Subdivision Plat for Villages at Westchester Section 9, Phase 1.

Mr. Moore presented the application for Grand Communities Limited for property located at PID 184-003289. The applicant is requesting approval for a Final Subdivision Plat for the Villages at Westchester, Section 9 Part 1. Staff discussed that this section is an extension of Connor Court and contains 7 single family lots and 1 reserve space. All plans meet the requirements for the Villages at Westchester PUD.

Mr. Vasko commented that on the cover sheet for the plat in the location map they incorrectly note Groveport Road as Main Street. Staff affirmed.

**A motion was made by Joe Donahue, seconded by Kevin Serna that Final Subdivision Plat #FS-20-001 be approved as presented and recommended to City Council.**

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

**Yes: 5** – Christensen, Vasko, Serna, Donahue & Caulk

**FS-20-002**

Property Owner: Grand Communities, LLC  
 Applicant: Keith Smith – Civil & Environmental Consultants, Inc.  
 Location: PID 184-003289  
 Request: Final Subdivision Plat for Villages at Westchester Section 9, Phase 2.

Mr. Moore presented the application for Grand Communities Limited for property located at PID 184-003289. The applicant is requesting approval for a Final Subdivision Plat for the Villages at Westchester, Section 9 Part 2. Staff discussed that this is the final extension of Connor Court and contains 17 single family lots and 1 reserve space for a detention basin. All plans meet the requirements in the Villages at Westchester PUD.

**A motion was made by Joe Donahue, seconded by Mark Caulk that Final Subdivision Plat #FS-20-002 be approved as presented and recommended to City Council.**

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

**Yes: 5** – Christensen, Vasko, Serna, Donahue & Caulk

**VA-20-003**

Property Owner: Crossroads Christian Church  
 Applicant: DaNite Sign Co.  
 Location: 6600 Bigerton Bend  
 Request: Variance to section 1189.06(a) to allow for an off premises freestanding sign.

Staff discussed that the applicant has not yet updated the application to provide the requested information. Staff is recommending that Variance application #VA-20-003 be tabled at this time to the July meeting.

**A motion was made by Joe Donahue, seconded by Kevin Serna that Variance Application #VA-20-003 be tabled to the July 13 P&Z Meeting.**

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

**Yes: 5** – Christensen, Vasko, Serna, Donahue & Caulk

**VA-20-004**

Property Owner: Crossroads Christian Church  
 Applicant: DaNite Sign Co.  
 Location: 6600 Bigerton Bend

Request: Variance to section 1189.08(b)(1) & (3) to allow for a freestanding sign to be larger and taller than the setback requirement.

Staff discussed that the applicant has not yet updated the application to provide the requested information. Staff is recommending that Variance application #VA-20-004 be tabled at this time to the July meeting.

**A motion was made by Mike Vasko, seconded by Joe Donahue that Variance Application #VA-20-004 be tabled to the July 13 P&Z Meeting.**

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

**Yes: 5** – Christensen, Vasko, Serna, Donahue & Caulk

**FDP-20-002**

Property Owner: Pifer Tract Five Limited Partnership

Applicant: DDC Management

Location: PID 042-0388600 & 042-0388500

Request: Final Development Plan for a 191 unit detached condominium community.

Mr. Moore presented the application for DDC Management for the 46 acre tract located off Hill Road with PID 042-0388600 & 042-0388500. The applicant is requesting approval for the Final Development Plan for 191 Detached Condominiums for the Greengate Residential Development.

Staff provided an overview of the project with the commission and noted that since the March meeting staff has been waiting for the final results of the traffic study review and plans provided from the applicant showing that they have the ability to construct the necessary improvements identified along Hill Road with the project. The applicant has since finished the traffic study review and has sign off from the city engineering team and Fairfield County Engineers. Additionally, the applicant has recently provided information showing that the Hill Road improvements can take place within the existing right-of-way limits and have obtained a temporary construction easement from a property owner to the south.

Staff discussed that the plans and traffic study note that they plan on doing this project in three consecutive phases completing by 2024. Fairfield County has determined due to the short construction period they will request the Hill Road improvements be installed with Phase 1 of the development and Canal Winchester Staff confirms.

Staff noted that due to the Preliminary Development Plan conditions, Planning and Zoning Commission must make a motion to provide their recommendation to City Council on this Final Development Plan.

Staff recommends the applicant's request for the Final Development Plan be approved and recommended to City Council with the following recommendations:

1. The turn lane improvements along Hill Road be constructed with Phase 1 of the development.
2. The applicant is responsible for the proportional share of offsite traffic improvements.

Mr. Donahue asked staff if the traffic study found a need for a right bound turn lane into the site on Hill Road. Staff stated that the traffic study only found the warrant analysis for the left bound turn lane on Hill Road.

Mr. Christensen affirmed that this is also a recommendation to City Council. Staff affirmed.

Mr. Vasko discussed that his understanding is an adjacent property owner is under contract to obtain a piece of this property and the plans that were presented this evening do not reflect that. Staff responded saying that their understanding was that the land swap was a previous iteration of the plans that has since been changed by the developers. At this time only the plans that are presented this evening are being requested for approval.

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

John Bills representing the application spoke about the update to the plans and discussed that previous discussions with the commission were about how to complete the Hill Road improvements. This evening they have come up with the plan they would like to move forward with. Bills discussed that they are excited about the project and despite what is happening around the world the housing market has remained strong.

**A motion was made by Joe Donahue, seconded by Kevin Serna that Final Development Plan #FDP-20-002 be approved and recommended to City Council with the following conditions:**

1. **The turn lane improvements along Hill Road be constructed with Phase 1 of the development.**
2. **The applicant is responsible for the proportional share of offsite traffic improvements.**

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

**Yes: 4 – Donahue, Christensen, Serna & Caulk**

**Abstain: 1 - Vasko**

Old Business

Staff updated the P&Z Commission on the Hampton Inn project. One of the conditions of approval was that the parking lot lights be flush with the ground with no concrete exposed to get the parking lot poles to be within the max 30 feet tall. The electrician on side contacted staff stating that the 3 foot concrete basis called out in their construction documents were installed and wanted to know if a smaller 25 foot light pole could be installed to get the total height less than 30 feet. Staff made a compromise with the applicant that the 25 foot poles would be acceptable if the concrete base was painted black to match the light.

Mr. Vasko commented that he saw the newspaper article about the swine appeal and the newspaper article failed to mention she did not attend the P&Z hearing. Staff discussed that the resident explained she was confused if the appeal hearing was still taking place or not with the COVID restrictions. However, the resident has appealed P&Z’s decision to City Council for further review. Rumor has it that the property owner with the pig has sold her property and is moving.

New Business

Adjournment

*Time Out: 7:34 pm*

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

**Yes: 5 – Christensen, Vasko, Serna, Donahue & Caulk**

\_\_\_\_\_  
Date

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

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