

Canal Winchester

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



Meeting Minutes - Final

June 15, 2020

5:30 PM

Council Work Session

Mike Walker - President

Mike Coolman - Chair

Jill Amos

Will Bennett

Bob Clark

Patrick Lynch

Chuck Milliken

A. Call To Order *at 5:31 p.m.***B. Roll Call**

Present 7 – Amos, Bennett, Clark, Coolman, Lynch, Milliken, Walker

C. Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Sergeant Hendershot

D. Reports

Bill Sims -

Sims said the 2020 street program is continuing. We have resurfaced West Waterloo Street between the Walmart east entrance and Chesterville Drive. The paint stripers have been in town and started working on the thermoplastic striping on West Waterloo. The Cherry Landing multipurpose path has been paved, contractor is working today and next couple of days for restoration along the edges of the path; it is already being heavily used, I have been out there about three times and there have been a number of people out there each time. The work at the expansion of the pool parking lot I anticipate that starting the end of this week or beginning of next week, that is the last major item on the street program. We have begun work on the Bixby Road utility extension project, sanitary force main pipe installed closer to Wyler Dodge so that project is just begun and we have several months of water and sewer pipes on that job. The ODOT resurfacing of 674 the paving is complete and there are a handful of items they will be working on this week, miscellaneous striping, reflective pavement markers that need to go in, a man hole to adjust today so you will continue to see intermittent work on Gender Road for the next week or so. Private development Westchester 9-2 extension of Conner Drive getting curbs installed this week on that portion of the road, also the extension of Winchester Boulevard for the Winchester Logistics project they are just about ready for curb to go in on that project and working on schedule for the contractor to get in on that. Three Fountains is continuing water and sewer are in on that project and they have a lot of on-site stuff to work with definitely see improvements in the grading and it is really starting to take shape now. A new project is the Learning Center on Winchester Boulevard sitting between the office buildings and the Fairfield Inn site; they just started work on that project as well. There is some right-of-way work going on in town. Gas company is working on a gas main extension down Cherry Alley for the new building at 18 West Waterloo and there will be new gas mains installed in these new subdivisions as well as soon as the curbs go in. MCI continues to have right-of-way permits and have installed part of their systems but still have quite a bit more work to do to get the cable and fiber infrastructure in as planned in town. No questions from council. Sims said he will leave Mr. Clark the opportunity to talk about the municipal building meetings we have been having; we have completed the second design development meeting; starting to hone in on a more complete floor plan; one of the areas we spent a lot of time on in the last few weeks is the community center; I shared our last drawing with Linda and she is going to share it with the senior board as well; very excited for the provisions made to try to accommodate what they do into the new building as much as possible and it is moving along quite well but I will leave the details to Bob.

Coolman called Sgt. Hendershot if he is available; Jackson said he is not available at this time; Coolman said we will come back to him.

E. Request for Council Action

RES 20-005

Finance

A Resolution Affirming that Funds Distributed Under Amended Substitute House Bill 481 by the State of Ohio to the City of Canal Winchester Shall be Expended by the City Only for Costs Permitted Under the Federal Coronavirus Aid, Relief, and Economic Security Act (Resolution)

- Request to move to full Council

Jackson said back in March, President Trump signed into law what is being referred to as the CARES Act, which is the Coronavirus Aid, Relief and Economic Security Act. This is a federal funding bill to help with expenses for local government, state government, local businesses and residents had to endure during the pandemic. The state is responsible for distributing dollars to the local governments, because we are small we have to go through the state to get ours and the only way we can do that is to pass this resolution saying that we intend to apply for it and we only intend to use it for certain expenditures. I have looked at what we have expended and what I have found so far is not a huge amount but I am not done with going through all of our expenditures from when the pandemic started that qualifies. I am bringing this to you so that it is already passed in case we find it is worth it for us to ask for funds from the state under this Act. Coolman said he read in the packet that it is funds for through the end of the year; Jackson said correct; Coolman said but you have to report them by October 15th, how are you supposed to do that or do you just make a guess. Jackson said that is the federal government for you; Coolman said okay. Jackson said I have not looked at anything past what is allowable under this, just again I don't know that we have expended that much to get funding but I am doing it in case we feel it is worth it so that we will be ready to go and not have to come back to council especially with your July break coming up. Coolman said I saw in the local paper over the weekend there are a couple of local communities that have already applied and seems like they got a pretty good chunk of money they asked for. Bennett asked what would our threshold be that we would consider not applying; Jackson replied honestly, what we have spent to date is very minimal; Bennett said less than \$5,000; Jackson said way less than \$5,000, and a lot of that is because of our makeup, we don't have a fire department or a police department and the first responders to this type of pandemic and that is where you will see a lot of expenses coming from other communities I think, and here we just don't have that. Bennett said and we contract our health department, too, so even those expenses would be Franklin Counties; Jackson said yes. Clark asked about not running our pool; Jackson replied that revenue loss is not eligible; Lynch said do we actually make money off the pool; Clark said if we can makeup what we lose.

Motion to move RES 20-005 to full council made by Bennett; seconded by Lynch

Motion carried by the following vote:

Yes 7 – Bennett, Lynch, Amos, Clark, Coolman, Milliken, Walker

ORD 20-031

Development

An Ordinance Authorizing the Mayor and Clerk to Accept and Execute the Plat for Villages at Westchester, Section 9 Part 2 (Ordinance, Exhibit A,

[Exhibit B, Exhibit C\)](#)

- Request to move to full Council

Haire said Mr. Moore can represent that application since he is there. Andrew Moore, Planning and Zoning Administrator, said section 9 part 2 of the Villages of Westchester is at the stage where it is ready to be platted. Right now, they are finishing the underground utilities of that section and hopefully starting on curbing in the next thirty days. This section consists of 4.2 acres which is completion of the Conner Court stub and this section is behind the high school and the section that connect with Cormorant Drive and the Conner Court stub and backs up to the homes that front Groveport Road. This section combined with the next ordinance will put together a total of 24 new lots; this section 9.2 will contain 17 single family lots. This section is a continuation of an existing product line that the Villages of Westchester is developing. Within that section of the community it has been highly successful and there is only one lot left to be developed within that product line. There are other products fronting the golf course section and a patio home product down by the roundabout that you are familiar with how they look. Planning and Zoning Commission reviewed the plats and recommended it be approved as presented and it be approved by city council when up for adoption. Lynch said the houses being built here, they were plotted about twenty or thirty years ago; Moore said the preliminary plan was approved in the 90s, the final development plan is the next step to approve the exact number of lots and the breakdown of the phases and that was approved in 2017; Lynch said are they subject to the building standards that were adopted, not the current ones but the previous ones is that correct; Moore replied in 1990 there were no building standards, the only standards that were developed as part of the Westchester development text were lot sizes and typically the setbacks for those lots and in section ten specifically because they back up to existing single family homes, that was the only section of Westchester that actually backs up to something that pre-existed it; they allowed those lots to be a little wider, all of those homes are built out and meet those development standards so they are meeting their own development text. Lynch said okay, so they are not subject to any current residential building codes or architectural standards; Moore said correct. Bennett asked how many lots between the two ordinances; Moore replied twenty-four.

Motion to move ORD 20-031 to full council made by Lynch; seconded by Bennett

Motion carried by the following vote:

Yes 7 – Lynch, Bennett, Amos, Clark, Coolman, Milliken, Walker

[ORD 20-032](#)
Development

An Ordinance Authorizing the Mayor and Clerk to Accept and Execute the Plat for Villages at Westchester, Section 9 Part 1 ([Ordinance, Exhibit A, Exhibit B, Exhibit C\)](#))

- Request to move to full Council

Moore said section 9 part one is the first extension of the Connor Court stub that leads into 9.2 which we just discussed. The utilities for this section have been in the ground for over two years. They went to do pavement last year but based off of timing they were not able to, so they are looking to get the pavement done and court extension and whole final area; this section constructed a culvert that went over the ditch in that area. This section was engineered and constructed in 2017 and due to trying to be forthcoming and put the ditch and culvert before the Army Corps changed their permitting requirements and required different things to be submitted to them and since they had already received approval and so this is for seven lots just south of that ditch crossing for the total of twenty-four in the two ordinances.

Motion to move ORD 20-032 to full council made by Amos; seconded by Clark

Motion carried by the following vote:

Yes 7 – Amos, Clark, Bennett, Coolman, Lynch, Milliken, Walker

ORD 20-033
Development

An Ordinance Approving the Final Development Plan for the Greengate Residential Development ([Ordinance, Exhibit A Greengate Application Only, Exhibit B](#))

Request to move to full Council

Moore gave a power point presentation and said this is for final development plan application 20-002, this is for the Greengate development which is 46.17 acres off Hill Road, located at parcel ID# 0420388600 and parcel ID #0420388500. The request is for the final development plan for the 191 detached condominium sites for the Greengate residential development. The subject property is 46.17 acres on the west side of Hill Road, this is part of the original residential plan for Greengate; the development exhibit for this site indicates this specific section was planned for detached condominiums. To the north of this site is Busey Road park, this park was a school land dedication and was accepted by the city at the time for this overall planned development. To the west is phases one through four of the Winchester Ridge apartment community that contains 329 multi-family units. To the east of this site is undeveloped land within the PRD which is in the same zoning district but this specific parcel is zoned for assisted living and independent living. To the south is the Meijer shopping center, this is also part of the same planned district as this site was designated as a PID with different specifics within the zoning text. ORD 52-01 set the preliminary plan for the Greengate development and was approved in 2001 by city council; there are a number of conditions that are associated with that ordinance that are in my staff report for you guys to look over; all of these conditions are being met with this final development plan. The PRD had a development map that was associated with it and the map helped visualize the separation between the different districts. There is the PCD zone which is the immediate intersection of Diley and Busey about 35 acres; there is the PRD zone which is all the multi-family units that are constructed this site and the assisted living that is further to the east; and the PID zone which is the Meijer development and all of its outparcels; Meijer has created a sub-text that further restricts the type of development that happens in the outparcels themselves. The subject site was designated for detached condominiums, a total of 246 dwelling units were approved with the 2001 ordinance. It does not say the 246 have to be constructed, it was just the maximum that was permitted; This was all a part of the discussion and negotiation with this land with city council in its heyday. When going through this plan I will talk about the site plan analysis for the Greengate development. Now on the screen is the overall context map of the site and the area in the center is the 46 acres for this PRD. Surrounding the site is all properties within planned districts that were just discussed and the other various properties that are outside of the corporate limits or in Violet Township. One of the unique conditions of this ordinance that was passed by city council in 2001 was that all final development plans be reviewed by Planning and Zoning Commission and City Council; this is the same as the Meijer outparcel developments which you are familiar with the recently approved they are also a part of this ordinance that have to go for city council approval. Typically, council doesn't look at final plans they just look at preliminary that create the zoning and approving those documents; at the time council thought this whole side of Diley Road needed the two-review step process. The proposed plan for Greengate is creating a total of 191 detached condominium units, as part of the history of this site when this property was designated for detached condominiums it

was not something that was common in the central Ohio region and city council at the time asked the developer what a detached condo was and the developer said it is very similar to a single family development, you have stand-alone homes and the homes are in a condo community where they have common ground, maintenance and you don't own anything but your four walls and what is within and everything is shared in the community as far as how it is maintained. The condo association takes care of code enforcement types of items, very similar to what Cherry Landing does, just the type of ownership is a little different. This developer came into this site as planned detached condo as is what the development text requires. As part of the development plan you can see it is a typical grid pattern and a main thoroughfare road that will connect Hill to Diley Road as the central street; the sub-streets doing the loops to the north and south are also for the single family lots; this development has been designed where each street has scaled different widths and right-of-way and is tiered; there is a small cul-de-sac to the south of the site which has a narrow right-of-way. This development does feature an eight-foot asphalt path on the north side of Greengate Blvd. and will connect all the way through to Diley Road and terminates at Hill Road at this site and then along the western side of Hill Road continues to the corporate limits. Throughout the development there will be five-foot sidewalks along all public streets except for along that north side of Greengate Blvd. which is the central street. There is also planned eight-foot asphalt paths that wrap around the retention basin and the developer has provided two asphalt paths from the north street at Busey Road park and in the future connect with the paths in the park and trail system and link this neighborhood to that existing amenity. The residential development has been preliminarily designed with these seven phases and the developer has indicated they plan on doing more than one phase at a time but in terms of not restricting themselves they have set these seven phases up as the minimum amount they will build at a time. As part of this property's zoning requirements it goes in front of the land use committee to review all final development plans and the land use committee recommended that if they do one than one phase in a row they do the phases in the order of what the map shows specifically phase one and two get constructed in order so all of Greengate Blvd. gets constructed all at one time. The city has a commitment to finish the rest of Greengate Blvd. by 2025. So, the thought behind that is that by 2025 this whole section should be made and not a gap in the middle and waiting for a private developer to do it. The development plan shows connection to existing public sanitary, connection to public water, stormwater is handled by the retention basin to the south corner of the site. The developer has put together a landscape plan and is the only thing in this plan that is required to meet our most current standards; the applicant is meeting our most currently landscape standards. As you see in the plan they are making up for trees that are cut down, planting trees for every single house that will be constructed as well as other screening requirements in the development text. The applicants will be removing 61 trees and will be planting over 700 trees. The development text is doing a new hybrid type of planting. Previously as a city we did not wish for developers to plant the street trees in the public right-of-way because they could not be managed effectively; they were required to make landscape plans that required diversity and other standards to be met and it was something that was not managed very well. This has a four-tier plant list system that has each lot dissected down to what tree species that will be planted in front of the lot, on the lot, behind the lot making it very easy from a compliance standpoint when someone goes to move-in we can make sure it is done right or we can hold occupancy for them to replace. There is the screening plan for Hill Road as part of the development text requirements and see the plan for signage along Hill Road. The applicant has provided what the homes to be constructed will look like in this development; these are sample elevations from a product type they plan on constructing; they all have the same interior layout with these six different elevations, these are examples of what they plan on doing at this time. The plan is not limited to just these six home

elevations, the developer can bring a new home as long as it meets the requirements of the 2001 zoning text it can be constructed. These are to show you examples and put together a picture for you. It was suggested to add it to the P & Z packet to give some insight to what they are looking at approving. There are side and rear elevations and all of the homes are exactly the same except for the front façade will provide some diversity in the first phase. This development features all public streets, it will allow for on-street parking and because of the set-backs of the units the staff made sure of was ability to have on-street parking with the driveway clustering and so this shows the room to have a standard parallel parking space in between each house and making sure utilities are not in the way and clustering to maximize the on-street parking and to act as a traffic homing device and it narrows the perception of the street and makes you slow down. With all feature developments in the United States they are requiring cluster mailbox units instead of individual mailboxes for each home and the developer has set aside an area for the units and provided three off-street parking spaces based on location of the CVUs at a curb so you can park and get your mail and this area is nicely landscaped. This development also had a lengthy traffic study and city staff reviewed the traffic study for five or six months and put together the review comments in the traffic study, it is 700+ pages in your packet and I will sum up the findings for you. What is an improvement that has to be installed by the developer is an improvement along Hill Road to provide a left hand turn into the site when traveling north on Hill Road, this turn lane exists within the existing right-of-way limits and part of this turn lane is in the county jurisdiction for review, this resulted in needing a ten-foot grading easement from the east side of Hill Road to be constructed effectively. The east side of Hill Road is a similar family member to the subject property, staff required the applicant to provide a sufficient form of guarantee they can do the required improvements and they have provided a signed easement agreement to show they have the ability to do the required improvements. The Fairfield County Engineer has reviewed the traffic study and improvements and they agree they improvements are achievable and one of the items that I highlighted was that the applicant will do the seven phases in reality in three phases each phase one year apart. Based on the speed of growth the county recommends that the Hill Road improvements be done with phase one and not pushed where the traffic study says it has to be done as they want all required improvements done from the get-go and city staff agrees with that assessment and thinks it makes total sense. The traffic study goes through the other various intersections that are impacted by this development such as Diley Road and Greengate Blvd. and the anticipated improvements that will be needed there based on future development of that outparcel and also the Kings Crossing and Hill Road intersection and improvements that will be required and Busey and Hill Road intersection. The traffic study and development study are here in summary for you, traffic study pages 1-6. This development is for 191 detached condominiums and this slide shows a colored in detail of where it is on the aerial map and this gives you a visualization of Greengate will connect with Howe Industrial Parkway and these meet the minimum setback from wall to wall of the units because they are detached condos there are no property lines and they do meet all requirements from that 2001 ordinance. Planning and Zoning commission reviewed the final development plan and made the following recommendations to city council with the following two conditions, the turn lane improvements along Hill Road be constructed with phase one of the development to mirror the county's request for the same and the applicant is responsible for the proportional share of offsite traffic improvements at the Kings Crossing and Hill Road intersection and the Diley Road and Greengate Blvd. intersection and acknowledging the applicant will contribute to that construction cost in the future.

Coolman asked do we know how much they are willing to contribute and what the overall expense would be to us at that time; Moore replied the traffic study talks about the proportion they can contribute to

those intersections and I believe 12-17% of those intersections will have their communities traffic impacting it and one of the things we will be looking at prior to the next meeting is the actual cost of those improvements and what percentage of it relates to us. Clark said in his conversation with Lucas the Hill portion is 100% funded for the turn lane was 100% funded by the developer; Moore said the Hill turn lane is 100% on this development and no other development is contributing for the need for this intersection improvement so they will absorb the sole cost of that. Clark asked about the Greengate Blvd. that goes out to Diley and we have to have that built by 2025 is that to be done on our dime or I think there might be a TID to pay for that; Moore said there is a TIF to help with some of that cost and with the apartment neighborhood directly to the east they contributed to constructing the section of Greengate that is between this development and the commercial outparcel that is undeveloped so they are constructing their entire portion and the commercial outparcel portion will be refunded through the TIF when things get built through there. We created the TIF to give incentive to the commercial growth in that we will construct it by 2025. Clark said so if nothing goes there and there is not enough money we have to find the money in our general fund but we can get reimbursed as the areas develop there and the TIF dollars grow; Moore said correct. Haire said the TIF is on the apartments and so we are starting to accumulate funds into that Greengate TIF currently; and so we set that in the development agreement with the owner of the commercial piece so we would have enough funds in there to construct the roadway so there will not be anything coming out of the general fund to construct that roadway; it will come out of the agency funds that currently exist and the TIF fund. Lynch said the TIF money we are getting is coming from the apartments to the west of this development; Haire said that is correct; Lynch asked are we able to apply a TIF charge to these new condos as they get built; Haire replied TIFing residential properties is much more difficult, the state looks at apartments as commercial for their standards and is much easier; a residential TIF can be done but it is much more difficult to do; the estimates we have for this TIF and what it will generate for this area are more than enough to cover the costs associated with the infrastructure in that area. Lynch asked about the CDA the community development authority or general development authority is that anything that can be applied to these units; Haire replied we have not talked specifically about that for this project, no. Lynch asked would it be beneficial to do that; it would generate funds for future road improvements in a general area much like a TIF would but it would apply to residential; Haire replied it could be an option we can discuss with the developer for their portion of the cost as well. Bennett asked if there was any estimate on cost for these condominium units; Moore replied the developer is present to join the discussion to answer those types of questions. Lynch asked about building standards what standards does this fall under and do we have any say-so as far as the overall appearance of these units; I love this development, the paths, the tree planting is great and the houses look good; my concern is the materials and finishes that are being used; are we creating Hollywood fronts and then vinyl around the side and we also had the sides are bear with no windows in them and on the back there are no eaves or overhangs on the house; so what kind of leeway do we have as far as an appearance standard; Moore said if you look at page three of the staff report it includes all of the conditions that were part of that Ordinance 52-01 and there is a condition in there for exterior building standards the condition reads, the attached condominiums, detached condominiums, apartments shall each incorporate a common element of style, color and materials so they are architectural compatible and complementary; the exact style, color and material for each area and use shall be submitted for the village approval along with final site plans and final engineering drawings; so the only requirements we have is that they match, everything else is up for final village approval as per the ordinance. Lynch said so as long as it matches it doesn't matter what material they use but we still can't approve or disapprove specific materials; Moore said it would be however council

wants to interpret the conditions they set forth in the ordinance; Lynch said I would like to see that it meets the latest building standards, we are trying to improve the quality of houses we build here in town so that we don't have places that are garage forward or houses that are all wrapped in plastic or vinyl and walls that are completely blank, I think we have worked to get away from that so I want to make sure that doesn't happen here. Moore said the development text doesn't require any of that, it would be up to the applicant to want to do that, so to speak; the exterior standards have to be compatible with the whole community; Lynch said absolutely, yes. Moore said it is up to city council to determine if this project is compatible with the apartments which are already constructed because that is the one that set the standard. Lynch said so compatible with the apartments not just compatible within its own; Moore said correct, compatible with everything that has been built in that entire PRD, so the apartments set the standard for the quality and they have to see that what is being built is meeting that standard; Lynch said okay, I'd like to see how we can improve that standard a bit and step it up a little higher. Clark said I don't think that's...we have already done that for approval of new plots but this was already approved and so we are going under the 2001 ordinance and what the building standards were, we are kind of hamstrung a little bit with any teeth to force them to increase any building standards, right; Moore replied it would be a discussion you would have to have with the developer, and again council is approving the final development plan; Lynch said so we do have some leeway as far as asking for certain things. Clark said so we approve of this tonight; Moore said tonight is the first reading and there are three total readings; Clark said okay; Moore said tonight is the introduction where I tell you guys of the nuts and bolts and the applicant is here virtually to comment on any questions you have that I can't answer, like architectural items, what was submitted in the development text is the bare minimum things that are required, anything else that you are looking for would be above and beyond and they needed to get P & Z recommendation so these are questions you can ask them directly. Lynch said as council one of the greatest things we can do for this community is steer how things get built here; I have no problem with this development, it is well laid out, we need the homes, I am curious to hear the price point, the plantings around it are well done and well thought out but let's make sure whatever we build and the quality of the exterior product is there I think we owe that to the community. Bennett said I think it would be good to let the developer answer some of our questions at this point. Milliken asked about Greengate Road that will go out to Diley and connect with an existing intersection is that right; Moore replied yes.

John Bills from DDC Management began speaking virtually. He is with the applicant for this project and ultimately the developer for it; thank you for the discussion here tonight and the opportunity to work with staff for almost a year and planning out this development and get it restarted. It is our first development in the city and happy to get up and running and move the project forward. I got derailed a bit with the pandemic but sales have remained strong and we are optimistic and believe this will be a successful project for everyone involved. I will hit on a couple of the questions and things I heard. As it relates to the traffic there was a good bit of discussion on that and we are obligated to do the main improvement of the turn lane as you come into the site and that is 100% on us and that will be done with our first phase. We plan to build the boulevard in the first phase of construction and we anticipate starting that in 2021 and I know the remainder of it doesn't have to be finished until 2025 but we plan to build out our portion of the boulevard in 2021. There was talk about the landscape and we are happy with the plan that has evolved out of it, we think it will bring a lot to the community and are excited from that standpoint. We are not a builder, we develop and then sell the land or sell the lots in this case the home pads to the builder, Ryan Homes is who we are partnering with on this project and those were

their elevations that were shown. We worked with them to find elevations that we think meet the standard that are similar in nature in material and in style, you have multiple materials on the front, it is like a craftsman style where you can get like three different facades to help break up that front which is similar if you look at the Redwoods apartments that are over there and that is what we need to be similar to in nature and we believe we meet that in color and style to that same kind of craftsman style or cottage style fronts which we are mimicking in our subdivision. The questions from a price standpoint we anticipate that Ryan Homes will be in the mid to upper \$200s. We do see this as first time home buyer community and there is no age targeting with it and it will be open to everybody but basically meant for families and there are different age groups that do not want to take care of maintenance and take care of large yards and this is a good alternative in a condominium where it still has that upkeep in the community with a company taking care of it with the HOA or the condominium association taking care of the exterior. The six elevations shown, we are not saying those are the only six, there are three different homes types in there and of those the square footages range from 2200 down to 1680 with the average around 1900. I will be glad to answer any other questions from council. Clark asked if there will be basements; Bill said yes there will with options for finishing, not sure about half, but definitely full basements. Lynch asked about the finishes and you mentioned you are following the style of the apartments that are already built based on building standards and everything, but what are finishes that will be used on this product; Bills said can you clarify that a bit about finishes; Lynch said what type of materials are you using, vinyl siding, aluminum siding, concrete fiberboard, what are you looking to use on these; Bills replied vinyl siding is part of it and there are different materials on the front and a component of vinyl siding similar to what is on the apartments. Lynch said so, somewhat of a Hollywood front then, good finish on front and lesser on the sides and back; Bills said I am not familiar with that term but there would be vinyl on the sides and the rear similar to that of the apartments; Lynch said okay thank you. Bennett asked Haire on the sides of the apartments are those 100% wrapped in vinyl or are there other architectural elements that break those up; Haire replied it depends on which section of the apartments you are talking about, the first two phases that are south of Greengate Blvd. are different from the second two phases I guess, so, the majority of those units are all vinyl, they are vinyl shakes, vinyl siding, some of the unit have porches or covered porches so that changes up the architectural elements on some of those units that are facing outward from the development, but all of the material is vinyl. Lynch said the stormwater catch basin that is not currently existing, right; Bills said no it is not, it would be part of the development; Lynch said is that going to be continually filled with water or is that a catch area; Bills said it will be a wet basin; Lynch said okay, wet basin, thank you; are there going to be any fountains or anything in that; Bills said yes, we haven't gotten to that level, but we put fountains in all of them to keep them aerated and it is less about appearance and more about maintenance of the pond, occasionally we put a bubbler in, but 99% of the time we put a fountain in; Lynch said I notice there are storm easements all the way around the basin and I know there is a path that comes from the west side and wraps around the south side of the basin, but is there a plan to bring a path all the way around this pond or could there be; Bills said our preference would be to keep it as drawn, bringing it between the pond and the houses just from a distance standpoint and proximity to them, the condo association their living space and we don't have an option when you get closer on the cul-de-sac, and bring it up to the road, but we wanted to give a place to walk and enjoy that pond, but not so close to those homes and leave them as much sense of a rear of yard and space as possible; we try to limit where it is in perceived back yards because homeowners don't like the idea of somebody walking back there and looking into their home and we try to limit that in our design; Lynch said okay fair enough; the asphalt path that runs to the north of the property that goes towards that park is there going to be screening then along that

path so those people achieve privacy in those units; Bills said I don't have the landscape plan pulled up in front of me, but I don't think there is a similar plan there like on the other side, so no I don't think there is any screening currently planned along that path; Lynch asked do those paths stop at the property line or will they connect to the paths in the park; Bills replied they stop at our property line. Amos said Mr. Moore I believe you said the intention is to eventually connect to the park, correct; Moore said yes, Violet Township maintains and does all of the improvements to the park and as part of the land use review with Violet Township and with this plan part of that discussion was to have these paths terminate at the property line and in the future the township can connect them to the development. Lynch asked do the utilities come from Violet or Canal; Moore said Canal Winchester, sanitary already exists on site, water was constructed underneath the right-of-way of future Greengate Blvd. and they can tie into that, the storm water is handled by their site run off and the other tributaries that drain into this site and handled by the basin and just south of the basin is the ditch that runs between Diley Ridge hospital and goes down to 33 and the pond will outlet into that ditch for stormwater control.

Motion to move ORD 20-033 to full council made by Bennett; seconded by Coolman

Motion carried by the following vote:

Yes 7 – Bennett, Coolman, Amos, Clark, Lynch, Milliken, Walker

ORD 20-034

Public Service

An Ordinance to Repeal Section 333.03.1 of the Codified Ordinances of the City of Canal Winchester ([Ordinance, Exhibit A](#))

- Request to move to full Council

Peoples said as I detailed in my report we have been looking at the transition of 35 to 25 mile per hour out on West Waterloo street and as Mr. Sims reported we have a bike path that is in there now that comes out in that section and we have added two crosswalks in that area and there has been a lot of discussion in the last year about moving that 25 mph out to Cemetery Road. As we were going through this we found an ordinance from 2004 that sets the speed limit out there and after the ordinance was set we put into the codified ordinances the ability for me as Director of Public Service to set speed limits throughout the village, the city, and this would be a duplicate ordinance that we would like to repeal, the code section 333.03.1. Coolman said so it will be 25 mph all the way out to Gender Road; Amos said Cemetery; Peoples said we are looking at it to be at Cemetery, we have not finalized that but the items that I listed are going into that evaluation so if we are moving forward with it, this existing code section would be an obstacle to that; Coolman said okay. Lynch said Cemetery Road is west of the Sunoco station, is that correct; Peoples replied that is correct; Lynch said I have had people request to be able to drive to Sunoco in their golf carts to get gas as opposed to going all the way around the block; Coolman said we have heard that at earlier council meetings this year where someone said I could not even fuel up my golf cart; Lynch said instead of going 100 yards up the road you have to drive two miles around to get to it, so this makes a lot of sense, thanks for looking into this Mr. Peoples; Peoples said thanks, I want to stress that this is not being done just for the golf carts, when we look at speed limits we look at the configuration of the roadway and this being an open section with three lanes there with a center turn lane by itself would not constitute a change in the speed limit but when you add in two crosswalks and the bike path we just put in, it puts some markers in that allows us to further justify moving that speed limit. Amos said the seniors from the condominiums there have said they walk a lot and cross there and they have asked for it to be reduced as well so I know they will be excited if we go through with it;

Bennett said keep in mind we are just eliminating the standard that prevents Mr. Peoples from changing the speed limit; Amos said we want to give him the power back; Coolman said it doesn't change it but it opens the door to change it; Peoples said it is an encouraging sign that we want to repeal this but it's not a done deal yet; Coolman said I think it is a positive move; Clark said I think with that intersection now and Bigerton Bend opened up you are getting more traffic now coming down and you don't have a square there or a tee in the road with Chesterville Drive it's kind of weird there and you get cars turning, and it's my neighborhood and I have noticed more and more traffic of cars kind of missing each other while turning in and out of between Chesterville and Bigerton there and I know that is 35 mph right there as well. Coolman asked isn't the rest of West Waterloo 25 mph as you come from the overpass up by Pfeifer and all the way down; Peoples said yes, currently it is 25 from East Waterloo at the county line at the city limits all the way to Bigerton Bend, and a little bit of background about this code section, the 25 mph transition was right at West Street when we redid the roadway and widened it out it was sent all the way out to Bigerton Bend. Coolman said I would like to opportunity to make that all 25, because I am with Mr. Clark I have been up there and trying to go to the car wash and you can drive down there in that area from Cherry Bend going up to the woods gas station is kind of like a launching area for some people who are observing the speed limit so they accelerate to get to Walmart a little bit quicker or out to Gender Road quicker so I would like to see that all controlled as 25 mph all the way out there; I know we are not passing a speed limit change yet, but I am dropping a hint; Amos said we are just encouraging. Peoples said the ordinance that was passed after this one that provides me the authority to do so it is administrative so out of courtesy we would report anything we do under that provision in the code especially on a speed limit like this so you will be notified when that extension is made; Coolman said very good, thank you.

Motion to move ORD 20-034 to full council made by Lynch; seconded by Bennett

Motion carried by the following vote:

Yes 7 – Lynch, Bennett, Amos, Clark, Coolman, Milliken, Walker

F. Items for Discussion

Jackson said Mr. Hendershot is now at the community center and is available to give a report. Hendershot said good afternoon council and thank you for having me today. You should have in your report the stats for May so we'll just go over those a little bit. Dispatch calls we had 480 calls, 391 multiple unit calls, 92 reports, 255 traffic stops, 110 of those were citations and 131 being warnings, 15 warrant arrests, 20 summonses issued, 35 misdemeanors filed, total busy downtime was 70.8%. One thing you will notice in May is the number of pickup runs we had 1510, this has increased quite a bit and it has to do with our new logs that were put out by the third shift sergeant; his third shifters were not getting a lot of stats, pickup runs were not counted for anything so the lieutenant didn't want to start a whole new spreadsheet for the entire year so we started implementing this process; so if somebody is in the neighborhood, say like in Ashbrook for a half hour patrolling that area and that is logged on the report and it is added as a pickup run until next year when they redo the entire spreadsheet; so there are about 600 more pickup runs so it doesn't mean they are doing anything different. At Mayor's Court we had two different days down here and that seems to be going really well with Amanda helping out and the rest of the crew so we'll continue doing that. I just found out that Deputy Manier on the second shift, he is in the Marines and he needs back surgery immediately so he will be off the next six months; that is all I have. Amos asked while Deputy Manier is off will we have somebody who is coming in to cover;

Hendershot said yes, I will be working on that tomorrow and working with Lt. Churchill this week to see what we need to do; Amos said do we just borrow from somebody; Hendershot said that is what we are going to try to do, but I think they already started the motions to get somebody else on the road but in the meantime we will mandate people and have other people fill in; Amos said okay, I just know they have said when we train somebody it takes such a long time to get somebody new and I didn't know if there is a pool you are able to borrow from, so to speak; Hendershot said not currently, but we have one in training now and one just found out they are coming out; Amos said okay, we will wait to hear your news and send Deputy Manier our best; Hendershot said I will. Lynch said I hope things go well for the deputy having surgery; give him our best. You did a great job on the protests last week, thank you for getting the additional officers, glad to see it was a peaceful protest and you guys did a great job working with the crowd and being present and thank you for that. My next question I see on the report it is the second month in a row that we see a 70% busy time, I know in the Mayor's report it said he was working with Chief Lape as far as looking into additional help, I hope we can get that for you, I hope that is going well, too, so we can bring the busy number down a little bit and give you guys a little bit of relief; Hendershot said we appreciate it and you know the Mayor and the Chief had a meeting, I don't know much about the meeting, it was a long meeting and a lot of good came out of it and I made my recommendations to the Mayor so we'll see what happens in the future. As far as the protests go, we had four protests in a week and every one of them went well and the deputies did a good job; Lynch said yes, thank you for all of your help with that.

G. Old/New Business

H. Adjournment

***Motion to adjourn made by Bennett; seconded by Lynch
Motion carried by the following vote:***

***Yes 7 – Bennett, Lynch, Amos, Clark, Coolman, Milliken, Walker
Adjourned at 6:50 p.m.***