

Canal Winchester

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



Meeting Minutes

Monday, July 8, 2019

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 Wildenthaler, seconded by Mark Caulk that Bill Christensen and Brad Richey be excused.

The motion carried by the following vote:

Yes: 5 – Vasko, Wildenthaler, Donahue, Serna & Caulk

Excused: 2 – Richey & Christensen

Approval of Minutes

May 22, 2019 Planning and Zoning Commission Meeting Minutes

A motion was made by Joe Donahue, seconded by Mike Vasko, that the May 22, 2019 Minutes be approved.

The motion failed by the following vote:

Yes: 3 – Vasko, Richey & Caulk

Abstain: 2 – Donahue & Serna

June 10, 2019 Planning and Zoning Commission Meeting Minutes

A motion was made by Joe Donahue, seconded by Mike Vasko, that the June 10, 2019 Minutes be approved.

The motion carried by the following vote:

Yes: 5 – Vasko, Wildenthaler, Donahue, Serna & Caulk

Public Comment

Public Oath

Public Hearings

VA-19-007

Property Owner: John & Maria Factor

Applicant: John & Maria Factor

Location: 6555 Streams End Drive

Request: Variance to Chapter 80.29.04(a)(2) of the 1990 Zoning Code to exceed the maximum 30% lot coverage and a variance from the Ashbrook Village Zoning Text to encroach on the 25 foot rear yard setback.

Mr. Moore presented the application for John and Maria Factor for property located at 6555 Streams End Drive. The applicant is requesting approval for a variance from the zoning code to exceed the maximum 30% lot coverage and

also a variance from the Ashbrook Village Zoning Text to encroach on the 25 foot rear yard setback to construct a deck at the rear of the home.

Staff discussed that the applicant's property is located in the Ashbrook Village subdivision and the property borders the City of Canal Winchester and the Village of Lithopolis. The subject property backs up to a tree line with a stream not far beyond. The property features a significant grade change from front to back with the street side of the house showing 1 story ranch and as you look at the home from the rear yard it has a full walkout basement with the grade still falling to the rear property line. The proposed deck would be off the first floor of the home and is proposed to be 16' x 14'.

Staff discussed the home that was constructed on the lot takes up 28.14% lot coverage. The proposed deck is 224 sq. ft. which puts the lot coverage at 30.44%. Staff discussed to get the deck to be under 30% you need to reduce the depth by 4 feet. The applicant feels that a 16' x 10' deck is not usable and is seeking the variance.

Staff further commented that the deck will require a variance from the Ashbrook Village Development Text. The Ashbrook Village zoning text discusses that the rear yard setback for residential units shall be 25 feet to allow for adequate space for rear yard decks. The rest of Canal Winchester has a rear yard setback at 30 feet.

The applicant has noted that the existing grade and slope the property is constructed on does not allow for adequate yard space. The applicant purchased the home in late 2017 and was unaware of the property restrictions. Staff discussed that the layout of the home appears to suggest the lot was developed in a way to maximize the building with the difficult grade changes in mind. The applicant further notes with the existing conditions to the rear of their home they do not feel it will negatively affect any future development to the south.

The proposed deck is being constructed above grade so its potential impacts from a storm water perspective are minimal. Additionally, the property to the rear of the site (in the Village of Lithopolis) is heavily wooded and has a stream running through it making future development and impacts to other surrounding properties less likely. Staff recommends that Variance Application #VA-19-007 be approved with the following condition:

1. The applicant receive approval from the HOA to encroach the 25 foot rear setback line.

Mrs. Factor stated that their home is a ranch so they are limited on space given the layout. The deck would allow for the social space to expand on the first floor and provide the ability to be outside.

Mr. Vasko asked the applicant if they have any objection to getting consent from the home owners association. The application stated that they do not.

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

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

The motion carried by the following vote:

Yes: 5 – Vasko, Wildenthaler, Donahue, Serna & Caulk

A motion was made by Joe Donahue, seconded by Mark Caulk that Variance application #VA-19-007 be approved with the following condition:

- 1. The applicant receive approval from the HOA to encroach the 25 foot rear setback line.**

The motion carried by the following vote:

Yes: 5 – Vasko, Wildenthaler, Donahue, Serna & Caulk

CU-19-002

Property Owner: Central Ohio Transit Authority
 Applicant: Lee Beckman – Buckeye Investments LLC
 Location: 184-003361
 Request: Conditional Use from Section 1167.03(c) to allow for an Automobile Convenience Market

Mr. Moore discussed that the applicant wishes the application be tabled to the August 12, 2019 meeting.

A motion was made by Joe Wildenthaler, seconded by Joe Donahue that Conditional Use #CU-19-002 be tabled to the August 12, 2019 Agenda.

The motion carried by the following vote:

Yes: 5 – Vasko, Wildenthaler, Donahue, Serna & Caulk

VA-19-001

Property Owner: Gender/Thirty-Three, LLC
 Applicant: Douglas Swain (Project Casto Team)
 Location: PID 184-000532 & 184-000871
 Request: Variance to Chapter 1185.03 to reduce the required minimum number of parking spaces.

Mr. Moore presented the application for Douglas Swain with the OPUS development group for 69 acre tract of land located on the north side of Winchester Blvd, west of Gender Road. The applicant is requesting approval for

a variance from Chapter 1185.03 of the Zoning Code to reduce the minimum number of parking spaces required for the site. Staff discussed that the applicant is constructing two speculative warehouse buildings totaling 814,195 sq. ft. The site plan shows two access points into the site from Winchester Blvd. The proposed employee parking area to be paved with the project will accommodate 475 parking stalls, with future expansions shown on the plan to accommodate an additional 200+ parking stalls.

Chapter 1185 of the zoning code discusses that for a warehouse use there is a minimum of 1 space per 1,000 sq. ft. Based on those requirements the applicant would be required to construct 815 parking spaces. The applicant has indicated that 815 parking spaces surpasses any need they would have for vehicular parking.

Staff discusses that the applicant has designed the parking needs for the site to fit the building layouts they typical see and staff feels that the design is appropriate because they do have the flexibility to add more vehicular parking in the future if need be.

The applicant is proposing to construct only the parking that is necessary for the intended operation. The property owner has developed countless number of sites across the United States and has the necessary number of parking spaces needed down to a science. In the chance that more parking is needed the applicant has provided a concept of how to facility upwards of 200+ additional spaces on the lot. Staff recommends that the variance application VA-19-001 be approved as presented.

Mr. Wildenthaler asked staff if the applicant has provided any estimate to the number of people that will be working in both buildings. Mr. Moore indicated the applicant has not at this time as the buildings are speculative. Mr. Haire added that they have internally estimated the number of jobs to be 460 based on average jobs in products of similar size and use.

Mr. Caulk asked if this site will be used for light manufacturing and is that number of job creating typical. Mr. Hare stated it could be light manufacturing but it will likely be a mix. The smaller building may lean towards the light manufacturing while the larger building lends itself to warehousing and distribution type uses. The developer is willing to spend 20+ million dollars to construct the buildings so they have a good idea of what types of parking will be needed for the site.

Mr. Vasko commented that Nifco has a parking shortage and people are parked along the street. The streets were not designed for private parking spaces for companies to use in-lieu of private parking lots. What is the employee square

footage calculation for Nifco. Mr. Haire indicated that is a different operation. Nifco is a manufacturer that had had significant growth over the last six years. Currently they are over 600 employees and the building wasn't designed to accommodate that number of employees. Currently they are building a 175,000 sq. ft. building that should accommodate their parking needs in September when they move into that space.

Mr. Vasko commented that he is generally always in favor of reducing the parking in the City of with this particular site where would the excess park if they fall short. The next space over is Kroger and Home Depot or would they park on Winchester Blvd, which is not designed to have on street parking. What will happen if they need more parking than what they are constructing. Mr. Moore commented that Winchester Blvd. does not allow on street parking while the site where Nifco is at does.

Mr. Donahue commented that it looks like the west end of the buildings could accommodate a future parking expansion. Staff affirmed. Donahue further asked if they get tenants during the construction process that demand more parking they can satisfy that need during the construction process. Staff affirmed. All areas on the site plan that note future parking for trailers could also be car parking based on tenants needs.

Doug Swain with OPUS spoke to the commission about the parking situation and stated the design of the layout has been done to satisfy typical demands and they have ample room for expansion if something atypical arises. Rather than building out parking to the max at the first step they have set the site up to be parking expansions in favor of more green space. Additionally, tenants would look at the parking provided so that it fits their needs.

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

A motion was made by Joe Donahue, seconded by Joe Wildenthaler to close the Public Hearing.

The motion carried by the following vote:

Yes: 5 – Vasko, Wildenthaler, Donahue, Serna & Caulk

A motion was made by Joe Donahue, seconded by Mark Caulk that Variance Application #VA-19-001 be approved as presented.

The motion carried by the following vote:

Yes: 5 – Vasko, Wildenthaler, Donahue, Serna & Caulk

SDP-19-001

Property Owner: Gender/Thirty-Three, LLC
Applicant: Douglas Swain (Project Casto Team)
Location: PID 184-000532 & 184-000871
Request: Site Development Plan for two speculative industrial warehouse buildings.

Mr. Moore presented the application for Douglas Swain with the OPUS development group for 69 acre tract of land located on the north side of Winchester Blvd, west of Gender Road. The applicant is requesting approval for a Site Development Plan to construct two speculative warehouse buildings totaling at 814,195 square feet.

Staff discussed that as part of the site plan the applicant will be relocated the existing basin located in the center of the lot to the southeast corner and be modified the 1% annual flood area that is associated with that building and the rest of the site. The existing detention basins are designed for the Winchester Square Shopping Center so the applicant will be constructing a large 6 acre basin on the northwest corner of the site for the proposed development. All of the detention basins will be linked and drain to the existing farm ditch to the south as previously designed.

Staff discussed the site plan calls for two buildings. The smaller building is at 258,346 sq. ft. and the larger building to the rear is 555,849 sq. ft. The site will have access from two locations on Winchester Blvd. The east access is off the existing Winchester Blvd. street stub. The west will be off an extension of Winchester Blvd. to be constructed by the applicant. The parking area has 475 employee parking spaces between the two buildings and 174 trailer parking between dock walls and cross docks.

With the development proposal the applicant will be extending Winchester Blvd approximately 1,000 feet to the Corporation Limits. This roadway extension will match the current road profiles with a street design of 36 feet within a 66 foot right-of-way. This roadway extension will open up the south side of Winchester Blvd to future development as access and the public water main will be extended with the project. The road design will terminate with a T-turnaround with the future plan to expand westward towards Bixby Road.

The applicant is showing that they will be getting water from an existing 12" water main that runs the length of the property on the east property line. They will also be constructing an extension of the 12" water line along Winchester Blvd. The plans show a private waterline loop around the site for fire flow.

The site currently has a 12" sanitary line running the east side of the property. The applicant is showing tapping the existing sanitary connection to serve both buildings. Due to the sanitary lines having multiple taps leading to each building they will need to be constructed as public sanitary lines with easements within the property.

Storm water for the Winchester Square Shopping Center is currently handled within the existing retention ponds located on the property. The applicant is proposing to retain the current pond on the north side of the site and is showing adding an additional 6.44 acre pond for storage immediately adjacent to the existing between the proposed buildings and US 33. The central basin currently on the property is being relocated to the southeast corner of the site in a new 2.28 acre pond. All three of these ponds will serve the Winchester Square Shopping Center and the industrial site's storm water needs.

The application shows that a number of existing trees on site will need to be removed for the proposed building and parking configuration. Based on Chapter 1191.03(a), the applicant would need to plant 449 trees to make up for the trees being removed for the project. The applicant has chosen to do a variety of methods for tree replacement as outlined in Section 1191.03(c). The applicant is showing to plant 100 trees to meet the building and parking requirements for the site, and planting an additional 128 trees on site for a replacement value. All 228 trees proposed to be planted will be done at a 3" caliper, which equates to 197 trees at a 2.5" caliper towards the replacement value. The applicant is also getting credit for 4 trees by saving over 20+ inches of trees on the site.

The applicant is planting a value of 197 trees out of the 449 being removed from the site. The applicant has indicated that they will make up for the additional 252 trees by either planting trees elsewhere in the city or paying a fee-in-lieu of planting or a combination of both.

The Urban Forester has reviewed the landscape plan for the site and has recommended that during the Engineering Technical Review the applicant provide species call-outs for each tree location and use a maximum use of the same genus as indicated in Section 1191.04(g). Additionally, the Urban Forester requests that the trees along Winchester Blvd frontage be the Swamp White Oak as indicated in the Plant Palette.

The plans show that the parking lot is to be illuminated with 34 foot tall parking lot lights arranged throughout the site. All proposed fixtures are a shoebox LED with a cutoff type head. The parking lot lighting proposed meets Chapter 1185 requirements for illumination.

The applicant has provided color elevations for the proposed industrial buildings. Both buildings are proposed to be constructed of precast concrete panels with accent paneling around the building office entryways. All entry features include large glass storefront systems with polycarbonate canopy systems. The building design shows four (4) different colors creating prominent office entryways and breaking up the building massing with different forms of banding across the facade. The applicant has not submitted signage plans for review at this time.

Staff has worked with the applicant on the proposed site plan for a number of months. The plan creates two large box industrial warehouse buildings that further promote the economic stability to the community by providing an alternative industrial product that is not found elsewhere in the city. This development will extend Winchester Blvd. to the corporation limits that further helps promote economic development by opening up all of the property on the south side of the road extension. Staff recommends approval of the Site Development Plan application with the following conditions:

1. The sewer lines on the property be public lines with associated easements.
2. The Landscape Plan be updated to provide species call-outs for each tree location and use a maximum use of the same genus as indicated in Section 1191.04(g).
3. The trees to be planted along the Winchester Blvd frontage be Swamp White Oak.

Mr. Caulk asked staff if the storm water ponds discharge into a natural ditch line that previously exists. Staff indicated that the existing ground discharges into a farm ditch. The proposal uses the same ditch for the discharge.

Mr. Serna asked staff if there was any egress study done for this section of Winchester Blvd. and Gender Road. Mr. Haire indicated that traffic study was completed in November as part of the rezoning request. The results showed that the level of service at build-out would not change or require mitigation. The study did show there are impacts from the development but not at this time. However, in 2030 there are improvements that are recommended. Those improvements discuss having contribution from future development for a future traffic light at the rear entrance of Kroger and the Inn at Winchester Trail and a widening in that area to allow for more storage in the existing turn lanes. The traffic study also identified a right bound turn lane on Gender Road onto Winchester Blvd. The City is looking at making these improvements. This property is located within a TIF that will generate the funds to allow the city to make these improvements over time.

Mr. Vasko asked the applicant if they have any comments. The applicants had no comments to add.

A motion was made by Joe Wildenthaler, seconded by Kevin Serna that Site Development Plan application #SDP-19-001 be approved with the following conditions:

- 1. The sewer lines on the property be public lines with associated easements.**
- 2. The Landscape Plan be updated to provide species call-outs for each tree location and use a maximum use of the same genus as indicated in Section 1191.04(g).**
- 3. The trees to be planted along the Winchester Blvd frontage be Swamp White Oak.**

The motion carried by the following vote:

Yes: 5 – Vasko, Wildenthaler, Donahue, Serna & Caulk

Old Business

Mr. Haire indicated that an Appeal has been filed for Panda Express for the P&Z Decision on the Conditional Use and Setback Variance that were denied. The public hearing for those application will take place on August 5, 2019 and is scheduled to be at 6:30pm.

New Business

Staff introduced Keven Serna to the Planning and Zoning Commission. Mr. Serna is the 7th member of the commission and was appointed by City Council on July 1, 2019. Mr. Serna introduced himself to the commission.

Adjournment

Time Out: 7:54 pm

A motion was made by Joe Donahue, seconded by Joe Wildenthaler, that this Meeting be adjourned. The motion carried by the following vote:

Yes: 5 – Vasko, Wildenthaler, Donahue, Serna & Caulk

Date

Bill Christensen - Chairman

Joe Donahue - Secretary