

Canal Winchester

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



Meeting Minutes - FINAL

September 5, 2017

6:30 p.m.

PUBLIC HEARING

City Council

*Steve Donahue - President
Will Bennett – Vice-President*

Bob Clark

Bruce Jarvis

Bobbie Mershon

Mike Walker

Call To Order

Mr. Donahue called the meeting to order at 7:09pm

Roll Call

Yes: 6 – Bennett, Clark, Donahue, Jarvis, Mershon, Walker

Not present: 0

Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Andrew Moore,

Purpose of Public Hearing

[17-204](#)

ZONING MAP AMENDMENT ZM-17-003 AND PRELIMINARY DEVELOPMENT PLAN PDP-17-002; TO CONSIDER A PRELIMINARY DEVELOPMENT PLAN FOR TURNING STONE PLANNED UNIT DISTRICT; FOR 17.47 ACRES LOCATED ALONG HIGH STREET AND U.S. 33 (PID 184-002764 (PRD), 184-000748 (PRD), 184-000749 (PRD), 184-000739 (PRD), 184-000738 (PRD), 184-000747 (OT-SF), and 184-001616 (R-3))

Applicant: Jason Wisniewski, Grand Communities

Owner: Damon Pfeifer, Tiger Construction

Attachments: [Staff Report Council](#)

[Preliminary Development Plan](#)

[Preliminary Development Plan Supplement](#)

[ORD-17-041](#)

AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING A TOTAL OF 17.554 ACRES CONSISTING OF PARCELS (184-002764, 184-000748, 184-000749, 184-000738, AND 184-000739) ZONED PLANNED RESIDENTIAL DEVELOPEMNT (PRD), A PARCEL (184-000747) ZONED OLD TOWN SINGLE FAMILY

RESIDENTIAL (OTSFR), AND A PARCEL (184-001616) ZONED LOW DENSISTY RESIDENTIAL (R-3) TO PLANNED UNIT DEVELOPMENT (PUD), OWNED BY DAMON A. PFEIFER AND TIGER CONSTRUCTION, INC., LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH HIGH STREET AND US 33

Attachments: [N High St and US 33 Rezoning Exhibit A – Legal Desc](#)
[N High St and US 33 Rezoning Exhibit B – App Part 1](#)
[N High St and US 33 Rezoning Exhibit C – App Part 2](#)

Staff Report

Moore: presents presentation of proposed plan; before open for public hearing then will allow applicant to present and ask questions; applicant has applied for rezoning for this tract of lane to do a plan unity district; allows commercial plan to be involved in that district; applicant still have to go through that process if it was being rezoned or not; originally had 88 units as single family homes on narrow lots; two units would have a shared wall in the middle; proposed comprises on two main points of residential and commercial; commercial piece would be difference; Fischer homes would do the residential pieces; proposed central mailbox kiosk; commercial piece on the 1.75 acres where building would site; outside would be parking; turning stone drive would be a new road that would replace that alley; when we asked the applicant what we wanted them to look at asked to look at traffic; daycare would be the biggest conflict driving to the location; didn't want stacking exceed; applicant has showed there is enough pavement to allow resident to turn into the development; Walker: would be a service road into the commercial unit; Moore: yes; applicant was required to do tree survey; majority of the trees are on the boundary of the property; three major pieces; create a park, pond and path; creates space from new development from the existing residential homes; Staff asked to dedicate that the park would be a public park; city asked to install park equipment for provide cash for equipment; Walker: they would just provide the equipment the city would do the upkeep; Moore: yes; Will have HOA responsibilities; code enforcement for exterior maintenance; six to eight years for full build out; Meet and exceed landmarks requirements; they will

also be adopting the commercial development guidelines; will make it much more consistent;

Walker: as far as the park we are talking about keeping things consistent with the parks so that we know they are CW parks; just wanted to put that out there; is there any possibilities that high street will completely close off as an access point from 33; Peoples: there was talk but that would be for an overpass; Jarvis: can the commercial component be any commercial; Moore: the applicant would only use it for administrative, or medical or professional office; Not with the current text can't be anything else; applicant could come back and ask but would have to go to planning and zoning;

Jonathan Wilcox: as Andrew summarized we have been working on this for a while; been a year and half process; originally wanted to focus on a senior apartments; looked at other options; the reason single family doesn't work is basements wouldn't work; one reason why Damon and Herb never developed single family homes; looked at storage but that wasn't welcomed; compared to other cities Canal Winchester tends to be a little older; based on feedback with staff and the city of canal we came up with a plan meeting the cities underserved need of ranch style homes; chose Fischer because of reputation and they are active on the market; do not foresee many families with children moving into these home which would increase the benefit of cost going to the school without adding the financial burden for the extra children to the school district;

Public Comments – Five Minute Limit Per Person

Vivian Anderson: 248 Highland Avenue; only concern my husband and I have is at that place there are now going to put beside our property a new street and sidewalk: along our property we have tree planted; if during the process will they damage the root system of our trees that they would be responsible to take the trees out and replanting them for us; Just want some kind of reassurance;

Richard Stone: 255 Jones place: my concern has been the added traffic it's going to bring in the existing neighborhood; I think its common knowledge that they may close high street from 33; even if they don't the way the traffic will flow in from 33 it is going to make it busier since you are going to have more people living there; don't see a need for commercial building; to

pack a commercial building and all these homes that are 10ft apart just doesn't fit; it's a nice proposal; but don't see the fit in this specific area;

Ralph Urban 210 Jones place; concurs with Rick; concerned about the amount of traffic; concerned about kids walking down the street; with the increase of traffic; thinks it's too dense to have that many people in that area;

Council Discussion and Recommendation

Donahue: HOA directly; are guidelines drawn up: Jason: we have templates but nothing fine lined; Donahue: developer will make any needed corrections; Donahue; roofing outside; moving, snow, landscaping; Jason; Manger of Fischer homes will be in control of the funds that go into the reserves and will be in control of those funds; Donahue: what will the fees be? Jason: don't know; Donahue are you going to pay for everything until it's completely developed; Jason: we will not put all the roads in right away; Donahue: your duplexes are ten feet apart; is that going to be cement board; we will meet the fire codes; Donahue: Park area you still didn't get to the guidelines for the units; also put in a drive in area for pick up and drop off for school buses; I know you say you won't have many students but the plans you have for these you could have more possibility for more kids; I want to see a shelter house; for shade; I'd like to get the density down to see those six units gone; Clark: I expressed that to Andrew and Luke there would be more buffer; Jarvis: the commercial component; struggling on how to design that; I'm confused on this stage we have nothing to look at on adopting this plan; it's coming fast; would you have something by then? Wilcox: we just focused on the residential; that's all written in the zoning text it would have to be per that text when we get to architecture; don't know if I can get a ton of info between now and then or I can; Haire: we are having a text that is written with specific requirements; Its standard for how we do all our commercial development; they have specific text; Jason: believe: they will average \$200,000; some will fall below or little over; Jason: loft options are fairly new; third option for that; Walker; that is what you were looking at as being a third bedroom: Bennett: what's the max potential; how many max bedrooms can I make; Jason: 3 or 4; Bennett:

have rough projections on the cost; Jason: entry \$170's; what fluctuates that number is what people put into it; It's not age restricted; in understanding that if the buyer is downsizing; Bennett: if I maxed out what would that price be; Jason: I can't answer that; Mershon: traffic is one of the issues; looks that traffic feedback signs seem to slow down traffic; can you add some traffic feedback signs to help slow down some traffic; Jason: it's something we can consider I don't want to rule it out as I don't know what that looks like; Bennett: chief bates you would prohibit street parking because of the narrowness; these are the same size as John and Archie court; I'm not sure how wide Cherry bend is; Bates: we can go back and revisit; Donahue: if you can't have street parking then they won't sell one unit; Bennett: if we want to have parking on the street is there anywhere in our text if you want to have street parking; Walker: I know this happened on Kramer; then there is only parking on one side of the street then the second part of the development the street got wider; Peoples: we have street width standards but it doesn't address parking; Clark: in your report you mentioned sprinklers if they didn't use fire resistant material; Chief: it allows you to cut flow by 50%; Clark: are you prepared to put sprinklers in to meet the flow requirements; Jason: I don't know what that will do to our decision; Bennett: if the Chief recommends no parking on the street you may want to consider widening the streets or parking for residents to have guests; Walker: why did the parking change on Kramer; Peoples: it was in the curve I'm assuming; Mershon: we upgraded development since the first section was developed;

Adjournment

Meeting adjourned at 8:41pm

A motion was made by Bennett, seconded by Walker, that this meeting be adjourned. The motion carried by the following vote:

Yes: 6 – Bennett, Walker, Clark, Donahue, Jarvis, Mershon