

Canal Winchester

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



Meeting Minutes - FINAL

February 4, 2019

7:00 PM

City Council

*Bruce Jarvis – President
Mike Walker – Vice President
Jill Amos
Will Bennett
Bob Clark
Mike Coolman
Patrick Lynch*

- A. **Call To Order** *Jarvis called the meeting to order at 7:02p.m.*
- B. **Pledge of Allegiance - Lynch**
- C. **Roll Call** *Present 7 – Amos, Bennett, Clark, Coolman, Jarvis, Lynch, Walker*
- D. **Approval of Minutes**

[MIN-19-006](#) 1-22-19 Work Session Minutes ([Work Session Minutes](#))

[MIN-19-007](#) 1-22-19 City Council Meeting Minutes ([Council Minutes](#))

A motion was made by Amos to approve MIN-19-006 and MIN-19-007, seconded by Bennett. The motion carried with the following vote:

Yes 6 – Amos, Bennett, Clark, Coolman, Jarvis, Walker

Abstain 1 – Lynch

- E. **Communications & Petitions - NONE**

[19-010](#) Canal Winchester Human Services Letter Dated January 21, 2019 ([Letter](#))

Jarvis: There was a letter in our packet from Canal Winchester Human Services; it was kind of a thank you letter, and also a year-end-review; this was not on the agenda, but given the fact that it's one of the more important things that we are going to be working with this evening, the representatives from Westport Homes are here, and I'd like to turn the floor over to them at this time.

- F. **Public Comments - Five Minute Limit Per Person**

Molly Gwin, Attorney for Westport Homes: Mr. Chair, we had a PowerPoint presentation, we're having a few technical issues, but I do have hard copies, so I'd like to pass those out now if that will work for you; Jarvis: Sure; Gwinn: My name is Molly Gwinn, I am the attorney for the applicant Westport Homes, I believe that we all met at the last meeting; also present with me this evening is my colleague Tom Hart, with the law firm of Isaac Wiles Burkholder & Teetor, LLC, Mr. Jack Mautino with Westport Homes, as well as Terry Andrews; on behalf of the applicant, as well as myself – thank you very much to council, and to staff, for all of the effort that has been put into this project; as you all know, we started this project preliminary discussions in September of 2017; throughout this process, everyone has been willing to meet, and willing to provide feedback, and for that we are very grateful.

Gwinn: What I have put together here in this PowerPoint – I'd like to start first just very briefly with the evolution of the text for this project; just to show you how far the applicant has come, and how we have tried to take your consideration and concerns for this development into account; you'll see on the 2nd page of the PowerPoint presentation that the text has been revised to comply with the residential appearance standards that are set forth in your code; I'm going to talk about where exactly we comply, where we exceed those standards, and where we are requesting a small PUD modification under those standards; I'd like to just note that we originally proposed 194 single family lots, the applicant has gone

down to 162 lots; they've lost over 30 lots in this case; the density – we heard your concerns about density – it has been lowered from 2.4 units per acre to 2 units per acre; in keeping with lowering the density for this development, we have increased the lot widths from 50 foot, 65 foot, 70's and 75's, and we have now changed those lists to 75's, 80's, and 85's; at one point there was an empty nester product proposed for this development – we have gotten rid of that product, this is all traditional, single family type of homes; I think probably the most important thing on this slide is that the values of these homes have increased significantly; that is in part based on a new commitment here this evening that the applicant is prepared to make, and I am prepared to talk about; that is going to be full fiber cement siding; some of you may have heard of this as "HardiePlank" siding - that is the brand name for it; the applicant is proposing to commit to full natural materials for this development; we think is going to result in really nice homes, and take this development to the next level; in keeping with that, the original price point and range of these houses was \$275,000 for the empty nester product – we are now looking at homes that we believe are at a price point between \$350-\$450,000; that's just kind of a little story of how far we've come; we have been able to maintain the open space at the 35% requirement – that greatly exceeds your code at 20%; based on those concessions, we feel that there are some PUD modifications that are warranted, specifically with the garages, and with regard to the architectural elevations; if you'll turn to the 3rd page of that presentation, you'll see that I have cited to the new residential standards, and that is the 11-98 code section; you will note that these are the design standards that the applicant is going to comply with strictly; this is in terms of foundations – there will not be exposed foundations – if they are, they will be finished with approved building materials; eaves and overhangs are going to be required on these homes, and they will not be less than 8 inches in elevation; finally, this is again an additional commitment from Westport in this case, we are prepared to meet the 3 lot separation standard in terms of the diversity; I think when I spoke with you last time, you expressed some concerns about that, we reviewed your code, and we understand what it states better, and we are prepared to meet those requirements; on the next page you'll note items that I have identified as commitments that Middletown Farms will comply substantially with; these are based on discussions with several of you on January 9th at our meeting, as well as with staff; the first is the front porches – the applicant is prepared to mandate that front porches have a minimum of 100 square feet, and that they are a minimum of 5 feet in depth; your code right now requires a minimum of 7 feet, and 10 feet wide porch – we're requesting a little more flexibility there, and you'll see the reason for that is to make sure that the scale of the home fits a little better, and to make sure that the porch conforms to what we're proposing in each of these houses; the second thing is the driveways – Westport is prepared to do concrete, asphalt, or brick pavers on all of the driveways; they are prepared to comply with the requirement that the driveways be grouped, to enhance the appearance of open space, and to provide the appearance of additional open space; the only thing that they're requesting that's a little bit different in the text, is to have 16 foot wide driveways at the approach, versus 10 feet; you'll see the rationale there, and I'm certainly happy to take questions about that, as is Jack or Terry; finally, with respect to roof pitches – the applicant is prepared to go to a 6-12 for a roof pitch for primary rooves, and for secondary roof features, they're prepared to comply with the 4-12 pitches; they are requesting language stating that there would be a minimum of 5-12 pitch for single story ranch homes; that is just to provide too much 'massing of the roof' on a deep ranch house; finally, and I think most importantly – if you'll flip to the next page of the packet, Middletown Farms is prepared to exceed your new residential standards code, which does allow for .46 vinyl siding; the applicant here is expressly proposing language that vinyl siding will not be permitted in this development, and they're prepared to go to full HardiePlank siding, full cementitious materials; I think this is important for two primary reasons – the most

important is that I do not believe there are any developments in Canal Winchester that mandate this in their text, this level of materials; the second important criterion of this is that this will increase the value of the homes, perhaps more than anything else that the applicant has proposed; it will increase the trim that is required, it will increase the look and appearance, - Jack Mautino can certainly speak to that separately – this is a new concession since we last met, and last spoke, and the applicant is prepared to do this; the sole remaining items that we have are set forth in the next 3 slides, and the first one is garages; we’ve had a lot of talk about garages, but I wanted to go ahead and call out that there are several criteria of 11-98-04A8 that the applicant is willing to comply with; all cementitious materials – including brick, stone, and fiber cement siding will be included on the garages; as previously stated, the garage doors will be architectural in style and finish, in order to compliment the home; the garages are also mandated in the proposed text to match the color of the home; the community, in this case, is proposing a minimum of 20% side-load garages, but not to exceed 25%; that is in there because side-load garages are exempt from the requirement regarding the setback from the most forward-facing architectural elevation; we had concerns about a community filled with side-loads in order to get around that standard; the applicant has no interest in doing that, they’ve gone ahead and reviewed the site plan, they do believe they can commit to a large portion of side-loads in this community, and they believe that they can commit to them in a way that compliments the look and feel of the home; the one thing that the applicant is requesting here is that the garage be flush, or behind the most forward-facing architectural elevation of the home; to be clear, your code presently and under 11-98 mandates that the garage be 4 feet back from the livable area of the home; in discussions, it had been proposed that possibly it could be from the most forward-facing elevation; the applicant is requesting that it be flush or back from the most forward-facing architectural elevation; you’ll note that a rationale is set forth in the text for this, and it’s primarily related to how people live today, in terms of their houses; you’ve noted that a lot of people enter their homes through their garages – there are mudrooms in the garage area, and media center area; as a result, in order to accommodate that kind of space that so many people want in a \$400,000 home – there is a need to set the garage flush with the most forward-facing architectural elevation; just to be clear, we don’t think these are the “snout houses” of yesteryear, these are nice garages that are finished out to look exactly like the home; in certain cases, they’ll be flush with the most forward-facing elevation; the second item is with respect to 4-sided architecture; the applicant in this case is proposing the ‘Dublin’ standard; the applicant believes that this will allow their buyers greater flexibility with regard to interior features and finishes; this is a standard that has proven to work in a market for both buyers and builders; if you’ll note that that standard regulates – that is called out in the text – that standard regulates architectural elements based on a vertical split of the home, rather than a per-floor basis; you’re still going to have visually appealing sides; the applicant is still committing to 3 architectural elements on fronts and rears of these homes; they are asking for 2 architectural elements on elevations that do not face the street; that’s the only other deviation, and we feel that this will mitigate the concerns of blank walls, without putting stress on buyers, whereby they’re forced to choose between exterior elevations, rather than interior features; finally, the last item is with respect to chimneys – with the addition of the full HardiePlank siding, the applicant is requesting – this is permitted under existing code 11-30 – to be able to have cantilever, or shed-style chimneys, provided that they are on the back of the home, and provided they are wrapped in those same materials that we have discussed – those nice, natural materials; with that, we think that we’ve certainly come a long way, in terms of what we’re prepared to commit to for this project; the last 2 slides show a chart, if you will, and on the chart it’s color-coded; yellow is the items where we meet the proposed code; pink is the items where we exceed the standards of the proposed code – that’s with the full Hardie siding; just to give a

recap on how far we've come, and where we're prepared to go; we'd ask that you would consider approving this.

Jarvis: Does council have any questions for the applicant? Alright, is there anyone else who would like to speak this evening – on this topic?

Jack Mautino, Division President of Westport: I, too, would like to thank council and staff for their time, cooperation, guidance, direction, argument, all of the above, for getting us to this point now; I think Molly has done a nice job in terms of spelling out where we were, and where we're at; we are currently in compliance with the new adopted code, and what deviations that we do have; I think what it boils down to, as I see it, is we are talking about a placement of a garage at this point, unless we want to talk about the 4-sided architecture; I remember council saying to me 'we want you to wow us'; we hopefully have done some of that, as far as the full natural exteriors; I know Molly talked about grouping of the driveways, to comply with the open space, or at least that open space feel; taking in the spirit of the adopted code – though we could probably make the legal argument that it didn't apply to us – to council's argument, everything is a negotiation; I guess we've negotiated throughout this process to the point that the value of the homes, and the value that an appraiser, and someone is going to give you down the road, is going to have significantly more impact if we're having a full natural exterior, than it would if just by the placement of that garage; we are talking about the garage to be painted the same color of the home, adding architectural detail of it, with or without windows – so that it is complimentary to the architecture; 20-25% side-loads that would also be mandated; we've talked about the massing of the front porch itself; at this point in time, it really comes down to what the community is going to look like – how is it going to feel, and how is it going to resell; with these additional changes, there is – I really feel that we've come to that position; I would believe that the one last element that I would be very much willing to discuss with, and, quite frankly, it would be time to do that – if we're looking at the feel of that community, and giving it a feeling of establishment from its very inception; one other element that we should do, as a builder, is to substantially increase the landscape on the front of the home; with that in mind, I will pass out to you all what is a 'typical' landscaping plan; this would be one in Canal Cove, and then one that we are proposing for Middletown Farms; the examples that I'm giving you would be a front-load garage in Canal Cove, a side-load, and front-load garage for Middletown Farms; as you can see, there is substantially more landscaping in the proposed Middletown Farms – giving this community an almost immediate feel of establishment at inception.

Clark: Do you have pictures – pictures of the new houses that you're building – these 'wow' houses?

Mautino: I really don't, other than similar to what we've presented before; Clark: Are some of them in here, can you show me? Mautino: There's a couple of things, let's just take one of these for example – not my house, I'll show you one of ours; the reason I'm showing you this is because this would just be an example of – Clark: It's all natural? Mautino: It's all natural; there's a lot of board-backed material; what would be wrong with this picture is that you can see the garage is painted white; as part of our text, we would make that garage color the same color as the body of the home, so you're not drawing attention to that white garage; Lynch: What would be the price point of that house right there? Mautino: This one would probably be 4, 4.5; Lynch: With the third car, or without? Mautino: With the third car.

Lynch: What's your typical setback on the houses in Canal Cove? Mautino: 30; Lynch: 30 feet – and we are looking at 25 feet? Mautino: In this text, we have them staggered at 25 and 30, to give a little more streetscape; Amos: Mr. Mautino, pardon me if this has already been asked and answered – the garage door is going to be the same color as the house? Mautino: As the body of the home, correct; Amos:

Where was that request? Mautino: That was something that (unintelligible); it's in the revised text that we submitted; Lynch: Ultimately it's not part of our code, per-say; it's not part of our 11-98 code if I remember correctly – it's a way to blend the garage door in with the house, so it doesn't stand out as much as it would; the idea with the 4-foot setback of the garage is to not draw attention to the garage, but to the house itself; this seems to be a step in that direction; Lynch: To the house itself; this seems to be a step in that direction, to not draw attention to it; Clark: They're asking not to move the garage 4 feet, right? They want it flush? Lynch: Yes; Mautino: An example of a garage door painted the color of the home – maybe not the best example, but it does show you; Clark: Would some have that 2-door garage, and some have the full – that one has 2 doors; Mautino: The homes that we would construct would have the single door; Clark: For every home? Mautino: Correct – unless it's a third car, then that would be reduced down to an 8 or 9 width; Coolman: Mr. Mautino, the style of home – I was reading in some of the information that we were provided in our packets – it might be old text, and if it is I'm sorry, the style of home – it mentioned it would be multilevel? Such as split-level? Mautino: Not the old split level – Coolman: Do you still have those in the plans for Middletown? Mautino: We do; as a matter of fact, it's a very popular home in Columbus; you walk in on the main floor, and on that main floor – it's not the 'decision house' – you would walk in on a landing, and you would have to make a decision on whether you were going up or down; these are on the main floor, and on that main floor is typically going to be the great room, the dining room, the den, the kitchen – you walk down the half flight of stairs, and there's a family room – a game room type of area; walk up another half flight of steps, and there's the master area; walk up another half flight of steps, and that's where all the bedrooms are; it's kind of a hybrid between a two-story, and a first floor master; Lynch: I've seen these in New Albany, they do quite a few of them; Jarvis: Any additional questions? Lynch: Just to clarify – the trim on the windows, that's all around the house? It's something you have to have with cementitious siding, correct? Mautino: With the cementitious siding, you have to trim all of the windows, and the corners have to be trimmed significantly more; there is no J-channel, if you know what a J-channel is; that's just a small siding trim material that goes up against the side of a window, of which that siding slips into; your new adopted code does not provide for that, especially on the sides and rear, because all of the windows would have to be trimmed; in this case, the windows, trim, detailing, skirt board - are all much more substantial; Lynch: It would have that freeze board across the bottom, as well as on the eaves, underneath the eaves? Mautino: That's correct; Lynch: All of the eaves would be soffit and fascia; Mautino: Aluminum; Lynch: Aluminum, okay – not vinyl? Mautino: Correct; Lynch: Okay; a lot of the houses that are in Canal Cove, in a lot of subdivisions, lack any kind of trim around any of the windows, as well as ? on the eaves of the house – they have them on the front and the back, but typically not on the gables; it's a little detail – Mautino: I think the last point that I would make on the HardiePlank siding – I'm using a brand name, of which we use, of a cementitious siding material – the siding we use, the color is already applied in factory; it comes with a lifetime warranty, so there would never be the need to paint again; this siding doesn't fade like vinyl siding, this siding doesn't warp like vinyl siding – it's a heck of a product; appraisers will give you value for that material.

Jarvis: I guess I'll open it up a little wider, if anyone on staff has any comments that germane to this discussion – hearing none, I thank you for your time, I understand that you would like us to untable this ordinance this evening, and take action; the only reason to leave it on the table is if there were something that needs to be clarified, or new information that was coming; I don't know that we have any new information for you; Mautino: I believe that, as I sit here, I believe that the sticking point is probably that garage – I'm going to make that assumption – the placement of the garage; the 4 feet behind the front of the porch is incredibly challenging as far as a design standpoint, and a marketability

standpoint; I could certainly accept behind, and no closer than 18 inches; the garage would sit behind the front porch by – at minimum – 18 inches; from a visual standpoint, that would provide the offset, and I'm getting that 18 inches, I believe is the same, or very close to the offset between a second and third car garage – they too cannot be flush; Jarvis: This is something that you could achieve with the models that you have, without playing havoc on the floorplan? Mautino: Yes; Jarvis: Thank you very much, we have a couple of little things to take care of, and then we will tend to the ordinance.

Jarvis: Ms. Jackson, are there any other communications or petitions that may have come in late? Jackson: I do not have anything; Jarvis: Mr. Walker pointed out that we did receive a report from Madison Township fire department – Chief Fasone, if it speaks for itself, we can take it that way; if you'd like to say anything – Fasone: It speaks for itself, (unintelligible); Jarvis: Thank you, we appreciate seeing you now and then, too.

Jarvis: This opens up the public comments section; if there's anyone in the audience who would like to address council, on any topic whatsoever, this would be the time to do that; we do have a protocol – there's a ledger there, you put your name and address in – if you could also state that for the record, there's also a 5 minute limit – any takers?

Jim Bohnlein, 6320 Rossmore Lane: This proposal – I didn't hear anything about the width of sidewalks? Jarvis: Would a representative from Westport Homes have that information? Haire: They're 4 feet – and then there's an 8 foot asphalt path that'll be adjacent to the roadways Oregon and Lithopolis; there's a 6 foot crushed Limestone path that'll be throughout the open space; Bohnlein: Thank you.

Cliff Spruill, 7547 Bruns Court: One question – I was kind of thinking about, and concerned about, if anyone knows anything about another car wash coming to town in the near future, and where? Jarvis: To the best of my knowledge, no, maybe you know something I don't – Mr. Haire, is there a carwash in the future? Haire: There are no proposals, it could've been used on a day like today; Spruill: Okay, I've heard that more than one time; Jarvis: There's a few out there – there's a Cracker Barrel rumor rattling around somewhere; Spruill: Oh, yeah; Jarvis: That one is not real, either.

G. RESOLUTIONS - NONE

H. ORDINANCES

Tabled

ORD-18-029

Development
Sponsor: Jarvis

An Ordinance To Amend Part 11 Of The Codified Ordinances And The Zoning Map Of The City Of Canal Winchester, Rezoning An Approximately 11.954 Acre Tract Of Land From Exceptional Use (EU) To Planned Residential District (PRD), Owned By The Dwight A. Imler Revocable Living Trust, Located On The Southeast Corner Of The Intersection Of Hayes Road and Lithopolis Road And Consisting Of Parcel Number 184-002994, And To Adopt A Preliminary Development Plan And Development Text For A Proposed 79.5 Acre Planned Residential Development (Middletown Farms) ([Ordinance, Exhibit A, Exhibit B, P&Z Recommendation, Dev Text Update 2-4-19](#))

- Tabled at Third Reading

A motion was made by Jarvis to untable ORD-18-029, seconded by Lynch.

Jarvis: I'd like to make a comment at this point, I guess this would be kind of fitting – I wanted to echo what Ms. Gwin and Mr. Mautino said about this process, which has been kind of touch-and-go for everybody involved, but it was always professional, pleasant, and I always felt that we were working towards the middle; concessions were made on both sides, and it's something that – I don't want to say I enjoyed the process – it was professional and businesslike, we appreciate that; I hope you recognized that we had an earnest desire to get to that middle place; we did have a concept in what we wanted to see for future residential development; this journey made us refine that vision – we thought we had it captured in the 11-98 standard that was going to reflect what we wanted, but you pointed out some things that weren't quite clear, and that maybe we could make some concessions on; it was a starting point, and a much better starting point than we had in the past – as Mr. Mautino said, the key sticking point seemed to center around the setback point of the garage, relative to the main structure; initially it was 4 feet behind the main living part of the structure, and we conceded that no, if it was 4 feet behind the most forward element – that was our counter, and you countered back with 18 inches, which was news to us this evening; like some of these things that are in here, like the vinyl – the thickness of the vinyl – I think they were symbolic of something else; we couldn't really come out and say 'we are looking for something wildly different from anything we have in the pipeline', but that was kind of what we were asking in a roundabout way; your responses were positive in that they resulted in something that was a better product, at the end of the day; I don't think we necessarily hit that point in the middle, where everyone is nodding their head in the same direction – I'm speaking for myself, I'm going to open it up for the other members of council, to state how they feel as well; today, we kind of have an incomplete picture – as far as the models, I think we stated that there would be somewhere between 12-15 different models, and I'm not talking about elevations; we've seen – I believe on my count – 7 of those; there's a lot left to the imagination; I realize that if the code says it will be 'this, that, and the other', but we are visual people, and we'd like to see that; we have an end state in mind for housing that is different than anything else that's in Canal Winchester; we are told by staff, and were mindful of the fact that there is between 500-600 residential homes that are in the pipeline, there is a backlog; even in our most aggressive, full-force days, the buildout was around 100 houses per year – if you use that as a figure, with no economic slowdown, that's around 5 or 6 years of residential homes that are in the pipeline that we haven't absorbed of those yet; we are considering adding 162 more into the mix; then you go back, look at it and say with these upgrades – I don't want to pretend that they're not significant – they are, I realize that those were tough calls for you to put on the table, and we appreciate that, but when you step back, and you look at it – you go 'okay, what's the price point, the general style, the size, the lot size' – it's comparable, a step or two above what's in the pipeline – but it's in the same family, or the same league; speaking for myself, I think I was looking for something that was considerably beyond that – maybe that's not realistic, maybe that's not a Canal Winchester market; the one thing that I'm not comfortable with is that it doesn't seem responsible to add 160 more homes on top of the 5 or 6 hundred, and wait for these to build up; there will be others who will want to build in Canal Winchester as well; speaking for myself, I appreciate everything that everybody did, but it's not quite in mind – it doesn't match my mental picture, and therefore will probably not support – other than removing it from the table - this application this evening; is there anyone else that would like to talk about how they feel on this project?

Hollins: We didn't take a vote on taking it off the table; Jarvis: We are still in the discussion phase; Hollins: As to whether to take it off the table? Jarvis: To take it off the table, this is not a vote; I didn't know where else we would be able to talk about it; Hollins: Any time during consideration; Jarvis: There is a motion on the floor to untable – it's been seconded; after we discuss this – I feel that we owe them an explanation of where we are coming from, because it's a long process; anyway, is there anyone who would like to – Mr. Lynch? Lynch: We've put together the revised codes, the 11-98 – I think there were two things we wanted to accomplish with that, number one was to create a better quality house, number two was to create a little more diversity in housing; we seem to have a lot of housing within a certain level – we don't really have anything that goes above that; the aesthetic part – we upgraded the siding, we asked for trim around the windows, in an attempt to create a better quality home - something that's going to last a lot longer; the cementitious siding around the house – we don't have any of that here in Canal; I work a lot throughout the Columbus – there's not a lot of communities have that, either, usually high end communities have that; it might be a little thing, but to me that makes a huge, huge difference in the quality of the house – it's something you feel when you drive through a neighborhood, it makes a difference; the trim around the windows makes a difference, the eaves, that makes a difference; I think in the spirit of the 11-98 code this fits that bill; I want to also caveat that I agree with you – I don't think we need more houses in Canal Winchester, we've got a lot in the pipeline; this here meets the spirit of the code of what we aesthetically want to move forward with; as far as the diversity of housing – we have, as I was checking prices on a lot of homes; Cherry Landing – we've got a lot of homes between 200-250; Canal Cove – a lot of those homes are running 250-300; Westchester – 250-350; what we don't have is any homes that run between a 350 and 450 range; this just doesn't really exist in Canal Winchester right now; this would fill that bill; as I look at this application, as much as I don't want more homes in Canal right now, it does fit the spirit of the 11-98 code, and it does offer more housing diversity.

Coolman: I would like to say that – I echo what Mr. Lynch has to say, and Bruce what you've said already; do we need more housing already – no; Bruce brought up the fact that we have roughly 600 houses in the pipeline, to the tune of about a hundred per year; I think Lucas told us that last year we did 59 homes, so let's stretch that out even further, even closer to 10 years of build out that we have so far; considering the diversity of home – I certainly had a certain idea of what I was looking for; while our focus up here is building our economic structure, as far as bringing jobs in – that's been our focus, that's always been our focus; it's my belief that if you have an upscale home, that's how you can attract some business owners to bring their businesses here; I'd hate like heck to see a business owner, or a leader of an industry come into Canal Winchester with their business, and have to live somewhere else, because you don't have their style of home; with that being said, we do have one extension of Westchester that is across from the golf course – they're golf course lots that they're selling for \$400,000; to echo your point, do we have a lot of them – no; is there some in Carroll – there's some in Carroll; it's not sitting on 10 acres of land; they're out there; that's what I was expecting, a home more of that nature.

Amos: This is one of those decisions that you wrestle with – I could not agree more that we just don't need additional homes right now; Lucas is doing a fabulous job on some commercial development, which I think the city really needs at this point in time, is more commercial; I also wrestle with the fact that, having studying some of the real estate tables, it does bring more homes that are in the higher end, and it does give people some additional opportunities to move up or around in the city; I struggle – I like windows, I like trim, I like things to look pretty – especially on a house that you're paying \$350-\$450,000 for; I think that you guys have done a great job in trying to meet our standards in 11-98, and have come

to the table with a full Thanksgiving plate of things to look at; it's just hard, because we do have a lot of things going on right now; it's a thought, I have to think.

Jarvis: If it was easy, everyone would be doing this – these are the kind of decisions that are tough calls to make; you base it on the information that you've got; I think we have gotten a good 360 degree look at it at this point; I agree with many of the things that you are saying; Amos: I hear Mr. Mautino saying 18 inches – he can give us 18 inches, but as I sit here – would I be able to see that from the street, would I be able to see that depth perception from the street of 18 inches? I understand what he's saying that it's a design standard; as a non-builder, is pushing it back – is pushing it to the back of the house – I realize for you it's probably thousands of dollars' worth of changes in pushing it back - but 18 inches isn't that much when I sit it on my desk and look at it; it's a hard decision.

Clark: My thoughts are along the same lines – we are the fastest growing city in the state of Ohio right now; I know that's not huge, huge numbers because of our lower percentage; by percentage, we are the largest; overall, people – it's not thousands; you have to manage that growth with the amount of capacity that we have in our infrastructure to be able to do that, and our roads; a city is built on income taxes; it's built to survive on income taxes, not property taxes; it's really hard when you have to balance bringing in jobs to pay for that development; that's where it becomes difficult for me, seeing the 500-600 homes that are already in the pipeline, to be able to manage that properly I think is going to take some skill; to add this to it, I just don't see it.

Lynch: I have a question for Mr. Haire – when you're out there soliciting companies to come into Canal Winchester, does the type of housing we have here weigh in their decision whether to come here, or not?

Haire: Generally, no – generally they look at it on a more regional basis; they want to know what the average sales price is in the Columbus market as a whole; rarely does it come up about specifically in Canal Winchester; it did come up recently in a MORPC study that they did for the Rickenbacker area, because there's a lack of housing in the Rickenbacker area, versus how many jobs are in that area; it's something that they want to address, in terms of how to encourage more housing in the Rickenbacker area; Lynch: What type of housing were they looking for, do you know specifically? Haire: Any housing – there's just a lack of housing options, basically between Grove City and Gender Road, up to 33 – and then 270 on the northern boundary is what they consider the Rickenbacker area of influence; there's not that many homes in that area, versus the number of jobs that they have.

Jarvis: If there's nothing else then we have a motion on the floor – Mr. Hart, would you like to say something? Hart: Yes sir, just very briefly, if I may; based on what we've heard, and the fact that it's still on the table – we would like a chance to come back to this body with a text that meets the new code, that meets the 11-98 standards, period, and ask you to consider that; we'd like to request that the case stay on the table, we'll come back and bring a text, bring a plan that meets 11-98, period; 4 feet, in line with all items of the new code; Jarvis: That's a little unexpected, I must say; what's council's pleasure? I feel that we should honor that request; Lynch: Absolutely; Amos: I do, too; Hollins: We can proceed to withdraw your motion, with a second; Hollins: Once it's seconded, it goes away – it's hereby withdrawn; Jarvis: Okay, it does not require roll? Hollins: It does not.

A motion was made to withdraw previous motion of untabling ORD-18-029, seconded by Lynch.

[ORD-18-046](#)

Development
Sponsor: Clark

An Ordinance To Amend Part 11 Of The Codified Ordinances And The Zoning Map Of The City Of Canal Winchester, Rezoning An Approximately 69.237 Acre Tract Of Exceptional Use (EU) To Limited Manufacturing (LM), Owned By Gender/Thirty Three, Located On The North Side Of Winchester Boulevard (PID 184-000532 And 184-000871) ([Ordinance, Exhibit A](#))

- Tabled at Third Reading

Jarvis: Is there any reason to untable that ordinance? Clark: No, I don't think so – Lucas? Haire: No; Jarvis: Okay, then it will remain.

[ORD-18-048](#)

Development
Sponsor: Lynch

An Ordinance Amending Section 1191 Of The Codified Ordinances Regarding Landscaping And Screening ([Ordinance, CHAPTER 1191 Amended, Ordinance Updated](#))

- Tabled at Third Reading

Jarvis: There were some changes made to it that were in our packet, highlighted with the changes – it says sponsored by Mr. Lynch, is there any reason to untable the ordinance this evening? Lynch: Yes, the revised text was included in our packet.

A motion was made by Lynch to untable ORD-18-048, seconded by Bennett. The motion carried with the following vote:

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

Jackson: We're adopting the amended ordinance, correct? Not the original? Lynch: The amended ordinance, yes; all of the questions had been addressed, and highlighted in yellow; Jarvis: So there is no further issues? Lynch: No, well done; Jarvis: Thank you to everybody who worked on that.

A motion was made by Lynch to adopt the amended ORD-18-048, seconded by Bennett. The motion carried with the following vote:

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

Third Reading[ORD-19-001](#)

Development
Sponsor: Jarvis

An Ordinance To Repeal Ordinance No. 17-056 And Amend The Adopted Combined Development Fee Schedule ([Ordinance](#))

- Adoption

A motion was made by Jarvis to adopt ORD-19-001, seconded by Coolman. The motion carried with the following vote:

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

Second Reading

[ORD-19-003](#)

Finance

Sponsor: Clark

An Ordinance To Authorize The Mayor To Enter Into A Contract For The Prosecution Of Certain Criminal Cases And Certain Civil Division Cases In The Franklin County Municipal Court For The Calendar Year 2019 With The City Of Columbus Attorney's Office ([Ordinance, Exhibit A](#))

- Second Reading Only

Clark: Second reading only.

[ORD-19-004](#)

Construction Services

Sponsor: Amos

An Ordinance To Authorize The Mayor To Grant A Utility Easement To South Central Power Company For Existing Overhead Electric Utilities On Groveport Rd., West Of Gender Rd ([Ordinance, Exhibit A](#))

- Second Reading Only

Amos: Second reading only, please.

First Reading[ORD-19-005](#)

Finance

An Ordinance To Authorize The Mayor To Enter Into A Contract For Indigent Defense Representation In The Franklin County Municipal Court With The Franklin County Public Defender On Behalf Of The City Of Canal Winchester Mayors Court For The Calendar Year 2019 ([Ordinance, Exhibit A](#))

- Request to move to full Council

Jarvis: First reading only.

[ORD-19-006](#)

Development

An Ordinance Authorizing The Mayor To Enter Into A Natureworks Local Grant Program State/Local Project Agreement With The Ohio Department Of Natural Resources For The Proposed Westchester Park Improvements And To Declare An Emergency ([Ordinance, Exhibit A](#))

- Request waiver of second and/or third reading and adoption

A motion was made by Coolman to waive the rules for second and third readings for ORD-19-006, seconded by Lynch. The motion carried with the following vote:

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

A motion was made by Coolman to adopt ORD-19-006, seconded by Amos. The motion carried with the following vote:

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

[ORD-19-007](#)

Development

An Ordinance To Authorize The Mayor To Accept An Easement For Water Line From Shrimengeshi, LLC ([Ordinance, Exhibit A](#))

- First Reading Only

Amos: First reading only.

ORD-19-008

Development

An Ordinance To Authorize The Mayor To Accept An Easement For Water Line From Winchester Ridge III, LLC And To Enter Into A Waterline Easement Agreement ([Ordinance, Exhibit A](#))

- First Reading Only

Lynch: First reading only.

ORD-19-009

Development

An Ordinance To Accept Dedication Of Real Property ([Ordinance, Exhibits A B](#))

- First Reading Only

Coolman: First reading only.

ORD-19-010

Development

An Ordinance To Authorize The Mayor Convey A Tract Of Land Consisting Of 110.244 Acres On Bixby Road To The Canal Winchester Industry And Commerce Corporation To Provide For Its Subsequent Conveyance To NorthPoint Development, L.L.C., Pursuant To Their Real Estate Sale Contract, And To Declare An Emergency ([Ordinance, Exhibit A](#))

- Request waiver of second and/or third reading and adoption

A motion was made by Clark to waive the rules for second and third readings for ORD-19-010, seconded by Coolman. The motion carried with the following vote:

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

A motion was made by Clark to adopt ORD-19-010, seconded by Coolman. The motion carried with the following vote:

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

ORD-19-011

Construction Services

An Ordinance To Authorize The Mayor To Grant A Utility Easement To South Central Power Company For Existing Overhead And Underground Electric Utilities Along Groveport Rd (Parcel Number 184-001310) ([Ordinance, Exhibit A](#))

- First Reading Only

Amos: First reading only.

[ORD-19-012](#)

Construction Services

An Ordinance To Authorize The Mayor To Grant A Utility Easement To South Central Power Company Along Robinett Way For Underground Electric Utilities On Parcel Number 0420376000 ([Ordinance, Exhibit A](#))

- First Reading Only

Jarvis: First reading only.

[ORD-19-013](#)

Public Service

An Ordinance To Authorize The Mayor To Enter Into The Sewer Oversizing Agreement With Grand Communities, LLC ([Ordinance, Exhibit A](#))

- First Reading Only

Amos: First reading only.

[ORD-19-014](#)

Public Service

An Ordinance To Accept Hill Rd. Right-Of-Way ([Ordinance, Exhibits A B](#))

- First Reading Only

Jarvis: First reading only.

I. Reports

Mayor's Report

[19-014](#)[January 2019 Mayor's Court Report](#)

Mayor: Thank you Mr. Jarvis – here I thought I wasn't going to have a report, but I do; the January 2019 Mayor's Court report needs approved.

A motion was made by Bennett to accept the January 2019 Mayor's Court report, seconded by Lynch. The motion carried with the following vote:

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

Fairfield County Sheriff - I do not have a written report for you guys tonight, I'll have it for you at the next meeting; other than that, I'm happy to be here.

Law Director - Thank you Mr. Chair, obviously we've been busy, we have quite a few real estate things going on, I wanted to commend my own staff for helping me get through all that – I also wanted to commend – things are running very smoothly in terms of the Clerk of Council, and your services does not go without, thanks for all of your help on all of this stuff; Haire: We do have a need for an executive session this evening as well, in regards to purchase or sale of real estate.

Finance Director

[19-013](#)

[Finance Director's Report,
January 2019 Financial
Statements](#)

Jackson: Thank you Mr. Jarvis, I don't have anything in addition to what was discussed at work session.

Public Service Director

19-011

Public Service Project Updates,
Construction Services Update

Peoples: Thank you Mr. Jarvis, nothing in addition to work session.

Development Director

19-012

Development Report

Haire: I don't have anything beyond my written report – I will mention one thing, you should stop over at both Leander and Fantasy Cupcakes, they did a fabulous job on the interior, you should stop over and check it out; Jarvis: I have heard very good things about that – I like the exterior, just driving by, it looks really good.

J. Council Reports

Work Session/Council - TUESDAY, February 19, 2019 at 6:00 p.m.

Work Session/Council - Monday, March 4, 2019 at 6:00 p.m.

CW Human Services - Lynch: This past Sunday, yesterday actually, was SOUPer Bowl – it was very well attended by the community, they had a lot of food, a lot of people, it looks like they generated a lot of money; Mr. Bennett and Mrs. Amos were there, working feverishly, as well as Bob Clark – they were working with the scouts to make the event a success.

CWICC - Clark: Thank you Mr. Jarvis; we met January 30th – several projects were discussed, and I went ahead and put some estimated job numbers to these, in the next few years that we could possibly experience; NIFCO's 175,000 square foot expansion is around 115 new jobs; Winchester Park – the new office park – is around 20 new jobs; Wyler expansion, around 30 new jobs; Hampton Inn – a mixture of part and full-time jobs equaling about 12 new jobs; Crossroads Church, about 20 new jobs; Mill Tech 60,000 square foot construction – about 30 new jobs; OPUS' two new buildings – these are ballpark figures in this development – about 350-500 is what you would expect from buildings about the size of those; if you total those up, looking on the low end, 577 new jobs, up to 727 new jobs; that represents about a 10% increase in the job growth over the next 2-3 years; Lucas has been very busy; Jarvis: Those are encouraging stats; are these high-paying jobs? Clark: I think it's a mixture – you look at Hampton Inn, obviously you're going to have staff making beds, and things like that; at Wyler, you'll have some car salesman; some office park are decent – NIFCO's jobs, those are some good paying jobs there; Mill Tech – those are manufacturing, good-paying jobs; OPUS is still pretty early to know if it's all just warehousing, they tend to be a little lower – if we get manufacturing in there, it will be a little higher; what's the total number that you said we have? It was 4,200, something like that? Haire: It was about 4,200; Clark: That's how many workers we have in the city, so a nice addition; Haire: We have 3,800 residents of working age living here, so we are actually importing labor; only 6% of them that live in the community also work in the community; Mayor: Probably coming from the south; Clark: I didn't include Bixby's 2 new – I don't know how much that is going to be; Jarvis: If it's warehouse, not a lot of numbers.

CWJRD - Bennett: This past Saturday, we hosted a commissioners breakfast – we had 9 commissioners of roughly 14 there represented; it was sort of a get together to go through process, kind of level set, get everybody together, get some collaboration on new ideas, ways to make sure that we're doing things well, and doing them right; we have a community night – movie night – coming up Friday, 6:30 at Winchester Trail? Amos: Yes, Winchester Trail; Bennett: Doors open at 6:30, movie starts at 7, it's Small Foot – feel free to stop out, bring a chair; Amos: Blanket; Bennett: Our next board meeting will be Thursday, February 21st at 7pm, Town Hall; Jarvis: When you were talking to these other commissioners, is there anybody who looks like us – did they have a similar setup? Bennett: This was our commissioners that are running our athletic programs, not from outside; it was more – when we have incidents, responding in a timely manner, proper protocol for communications; kind of an internal training – it was nice to get everybody together for breakfast, everybody appreciated the effort; Amos: I do think we came out with some new ideas on how to promote some of our more low-key programs; that was nice; I thought that there was a lot of good that came out of the meeting; Bennett: I think we also challenged them to not think of things as 'status quo', to kind of own the programs, and come up with ideas; some of the programs had challenged us – 'what if I wanted to get my kids together, and go do a service project?'; great, we'll support it, let us know what you want to do – what if you want to do a team event, watch a movie? Let's figure out how to get a space, we have access to facilities, if needed, we could potentially try to coordinate; never saying no, let's discuss all options, to see what we can do; Jarvis: It sounds like you are getting somewhere; like you said, just busting the status quo is enough right there to make some good ideas take root.

Destination: Canal Winchester - Walker: This is becoming the norm – there's a meeting going on right now; typically, they do start at 6:30, at the Interurban – due to new events, we are going to start meeting once a month, instead of every other month; it'll still be the 4th Tuesday of the month; with the addition of the Art Stroll, and some other activities is why we need to meet once a month.

K. Old/New Business

Walker: I'd like to remind everybody that there is the seniors' – February 15th – Valentine's Dance; they do have a DJ who is not charging anything; if you know anybody who would like to join on the 15th, it was quite successful last year; might want to remind a mom, dad, aunt, uncle – that's why I'm letting you know, so you might want to let folks know to join us; you can look it up on the seniors – CW Seniors.

L. Adjourn to Executive Session @ 8:17 p.m.

A motion was made by Bennett to adjourn to executive session, seconded by Lynch. The motion carried with the following vote:

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

Council returned from Executive Session @ 8:41 p.m.

M. Adjournment @ 8:42 p.m.

A motion was made by Clark to adjourn, seconded by Bennett. The motion carried with the following vote:

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

