

Canal Winchester

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



Meeting Minutes

Tuesday, November 12, 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 Donahue, seconded by Joe Wildenthaler that Mark Caulk be excused.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

Excused: 1 - Caulk

Approval of Minutes

October 14, 2019 Planning and Zoning Commission Meeting Minutes

A motion was made by Joe Wildenthaler, seconded by Kevin Serna, that the October 14, 2019 Minutes be approved.

The motion carried by the following vote:

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

Abstain: 1 - Richey

Public CommentPublic OathPublic Hearings**FS-19-005**

Property Owner: Grand Communities, LLC

Applicant: Keith Smith – Civil & Environmental Consultants, Inc.

Location: PID 184-001008

Request: Final Subdivision Plat for Villages at Westchester Section 13, Phase 2.

Staff presented the application for Grand Communities Limited for the Final Subdivision Plat for Villages at Westchester Section 13, Phase 2. Staff discussed that this section of the Villages at Westchester Community was approved in February of 2017 and Phase 1 was platted earlier this year with only 14 lots remaining. Phase 2 will add an additional 26 lots to the development completing the street as it terminates at Gender Road with a full access curb cut. Staff is recommending that FS-19-005 be approved as presented and recommended to City Council for Adoption.

Mr. Wildenthaler asked why the Gender Road access was modified from a limited access to a full access intersection. Staff indicated that the Technical Review Group worked with the applicant on getting the full access curb cut onto Gender Road.

A motion was made by Joe Donahue, seconded by Joe Wildenthaler that FS-19-005 be approved as presented and recommended to City Council for adoption.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

VA-19-016

Property Owner: 7890 Robinett LLC

Applicant: Chad Violet

Location: 7890 Robinett Way

Request: Variance from Chapter 1185.04(d) to allow for a gravel storage yard.

Mr. Moore presented the application for Chad Violet for property located at 7890 Robinett Way. The applicant is requesting a variance from Chapter 1185.04(d) to allow for a gravel storage yard to be located behind the building.

Staff discussed that Buckeye Power Sales recent received a variance at their facility on Howe Industrial Parkway to install a gravel storage yard with their proposed building expansion. Since that approval the company has purchased the subject property on Robinett Way to move that portion of the business in-lieu-of doing the building expansion.

Staff discussed that they had asked the applicant to install additional landscaping with mounding to the east and south of the fenced in section of the property to screen the storage yard from the street. The applicant has updated the plans accordingly to add the additional landscaping. Staff recommends that VA-19-016 be approved as presented.

Tom Bohls with Buckeye Power Sales indicated he can answer any questions the commission may have.

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

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

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

A motion was made by Joe Wildenthaler, seconded Kevin Serna to approved Variance Application #VA-19-016 as presented.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

VA-19-0017

Property Owner: Meijer Stores Limited Partnership

Applicant: Brexton Construction

Location: PID 042-0389000

Request: Variance from the Meijer Outparcel Development Pattern Book to allow for a building to exceed the 50 foot build-to line requirement.

Mr. Moore presented the application for Brexton Construction for 1.38 acres of property located in front of the Meijer Store. The applicant is requesting approval for a variance from the Meijer Outparcel Development Pattern Book to allow for a building to exceed the 50 foot build-to line requirement along Diley Road.

Staff discussed that the applicant is requesting approval for a new 10,250 sq. ft. multi-tenant office building on Outlot 4 of the Meijer Development. Outlot 4 is the center outlot that fronts Diley Road directly in front of the Meijer's store. The development text requires for buildings to be pushed towards the public street and requires them to be constructed 50 feet from the Diley Road right-of-way. The proposed building is set back 70.2 feet away from Diley Road right-of-way.

The applicant is requesting the variance due to the design of the Meijer regional storm water detention system. The approved engineering plans for the site had the storm pipe and outlets for Outlots 4 and 5 past the 50 foot build-to line. Staff discussed that from what they can gather the on site engineering was approved prior to Village Council approving the outlot development pattern book back in 2006 which changed the wording from a 50 foot building setback to a 50 foot build-to line. The applicant has positioned the building to be constructed just beyond the easement that surrounds the existing storm water pipe and associated easement.

Staff recommends variance application #VA-19-017 be approved as presented. The applicant is requesting the variance due to the storm water design for the site preventing the building from being pushed to be on the required build-to line.

Mr. Vasko asked if the development text is a mistake on the City's end. Staff affirmed that from what they could find the engineering plans were approved prior to Council approving the development text. Vasko asked what would happen with the other two outlots along Diley Road. Staff indicated that outlot 3 looks like it can be developed per the approved text but outlot 5 will likely need to seek the same variance.

Mr. Vasko asked staff if having outlot 3 brought to the build-to line while the other buildings are 20+ feet back would create a site line issue. Staff indicated that the right-of-way in that area is extremely wide and they do not feel there will be visibility concerns.

Mr. Donahue asked if this variance can be for every outlot affected not just this one request. Staff indicated that they are only voting for this particular project.

Mr. Vasko discussed that he would like to plan ahead for all of the outlot development and what impacts changes will have. Staff discussed that in future applications this evening there are other code variances and miscellaneous development text nuisances that will be discussed.

Mr. Donahue asked how this outlot is going to be accessed. Staff discussed that outlots 3, 4, and 5 get access internal to the site. None of the outlots will have direct access to Diley Road.

Mr. Vasko asked if this site plan can be rearranged to have the access drive line up with one of the curb cuts in the Meijer parking lot. Staff indicated that they had asked the applicant to try and rearrange the site layout to align the access drives. To do so, the applicant would need to flip the building around and have the back of the building face the south. The applicant wishes the front of the building to face the south so traffic heading north on Diley Road are facing the front entrance.

Mr. Donahue asked staff to confirm that this setback variance request would be required no matter who the end user of the site would be based on the existing storm water detention system. Staff affirmed.

Mr. Christensen asked if the applicant is present for comment.

Craig Abbott with Brexton Construction is present to answer any questions.

Mr. Christensen opened up the application for a Public Hearing.

A motion was made by Mike Vasko, Seconded by Joe Wildenthaler to close this Public Hearing.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

A motion was made by Joe Donahue, seconded by Brad Richey that VA-19-017 be approved as presented.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

VA-19-0018

Property Owner: Meijer Stores Limited Partnership

Applicant: Brexton Construction

Location: PID 042-0389000

Request: Variance from the Meijer Outparcel Development Pattern Book to allow for a building to exceed the maximum number of wall signs permitted.

Mr. Moore presented the application for Brexton Construction for 1.38 acres of PID 042-0389000. The applicant is requesting approval for a variance from the Meijer Outparcel Development Pattern Book to allow for the building to exceed the maximum number of wall signs permitted.

Staff presented the site plans to the commission noting that the applicant is requesting for wall signage on the east, west, and south elevations. The Meijer development text permits for businesses to have a wall signage per individual tenant frontage and corner lots are allowed two wall signs, one facing each roadway. Based on the wording of the development text outlot 4 would be permitted one wall sign facing Diley Road.

The proposed building for this site would be a multi-tenant office building. One user has been preliminarily identified as a medical office user and they would take up 7,200 sq. ft. of the total 10,250 sq. ft. in the building. The remaining 3,050 sq. ft. would be on the east end of the building facing the Meijer store.

Staff discussed that when the outparcel development pattern book was being reviewed and approved by Village Council, the Meijer store simultaneously received a variance for a monument sign that exceeded the size requirements for the overlay. As part of the Meijer sign variance approval, P&Z restricted all other outlots from having monument signs and required Meijer to share their monument sign with the development. Currently, Meijer's multi-tenant sign is only advertising for tenants internal to the facility.

Staff is recommending that Variance VA-19-018 be approved with the condition that the applicant be permitted to place one additional wall sign on the east elevation. The applicant can remove the wall sign from the south wall and utilize an approved method for signage to be compliance with the intent of the development text.

Mr. Wildenthaler asked staff if the recommendation would be restricting all signage for the lot to the two proposed locations. Staff indicated that it would restrict the location for wall signage only. The applicant would be permitted a 4 sq. ft. hanging sign or window signage.

Mr. Wildenthaler asked if they would be permitted signage at the entrance. Staff indicated the entry locations on the building. Wildenthaler commented that there are two tenants in the space, one on each end of the facility. Staff affirmed. Wildenthaler responded saying that with the staff recommendation each tenant gets one sign, the problem being that you can not see the tenant on the west end of the building's sign once you are internal to the Meijer site.

Mr. Wildenthaler asked if they are permitted a directional sign. Staff affirmed.

Staff commented that the site layout is unique. The development text was not designed for a building to be oriented with an east to west layout. Or for a building to be oriented in that layout with multiple tenants.

Melanie Wollenberg with Brexton Construction commented that Meijer indicated the multi-tenant sign on Diley Road is being used for the internal tenant identification. Additionally, they are proposing a directional sign leading into the site for the multi-tenant identification.

Mrs. Wollenberg commented that visibility for Pediatric Associates is an issue once you are internal to the development. The proposal calls for a back lit wall sign similar to the one on the west elevation, passing around a photograph of the proposed sign. The proposed variance will permit an aesthetically pleasing sign that is a higher quality than a vinyl decal. A professionally designed sign will look better.

Mr. Vasko asked the applicant how big the signs are. Mrs. Wollenberg stated that they are within code. Vasko asked how large the south facing sign will be. Staff commented that the application notes it will be less than 100 sq. ft. The east sign is noted to be less than 60 sq. ft.

Mr. Vasko voiced his concerns that the applicant is showing on the plans a 100 sq. ft. sign that will ultimately only be visible from the parking lot. Staff commented that while the signage sheets have that note the area above the doors where the sign would go is 4.8 feet tall and 10 feet wide as shown.

Mrs. Wollenberg discussed that her concern is not the size of the sign but the aesthetic value a wall sign has over a vinyl decal on a window.

Mr. Vasko commented that he can foresee the second tenant requesting a wall sign on the south elevation in the future over that doorway. Mrs. Wollenberg stated that the other tenant will have signage on the east end of the building only. Mr. Vasko asked if Pediatric Associates will have east facing signage. The applicant indicated that they will not have any signage on the east end of the building.

Mr. Donahue asked staff to clarify the variance request vs what is being recommended by staff. Staff indicated the variance is to have an additional wall sign on the south elevation and an additional wall sign on the east elevation. Staff is recommending that the east elevation only should be permitted to have additional signage.

Mr. Richey commented that he is concerned that Meijer received a variance for a larger multi-tenant sign to advertise for the outparcels and they are not utilizing it for its intended purpose.

Mr. Christensen added that in his opinion the sign on east and west elevation should advertise for both tenants in the space. Not just one tenant. Staff discussed that the development text talks about having multi-tenant buildings share the space for signage.

Mr. Wildenthaler suggested that both tenants could be advertised on Diley Road frontage and then each tenant gets a sign over the entrance away from Diley.

The commission discussed the development text for the Meijer Outparcels and the signage on the building with the applicant.

Mr. Donahue asked for staff to explain how they came up with their recommendation. Staff discussed that all corner lots are permitted two wall signs, one facing each roadway. This site is the only non-corner lot in the development and staff's recommendation would permit them to have two wall signs. One facing each roadway so it is the same as what the other lots would be permitted to have.

Mrs. Wollenberg commented that Pediatric Associates has the same wall signage on their other locations so having something consistent from their brand perspective is ideal.

Mr. Donahue cautioned the commission that whatever is decided here will be asked for again by future outlot development.

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

A motion was made by Mike Vasko, seconded by Brad Richey that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

Mr. Vasko commented that he does not have a problem with a sign on the south facing elevation other than the size of the sign. Mr. Serna and Wildenthaler agreed.

Mr. Richey added that if we are consistent with all outparcel development then there will be additional signage requested for every outlot.

Mr. Richey asked staff about other permitted signage within the development text. Staff discussed that the applicant would be permitted to have a hanging sign at the entry which would be very similar to what businesses downtown use as their primary building identification. Richey asked if the hanging sign can be internally illuminated. Staff indicated it can be internal or externally illuminated.

A motion was made by Brad Richey, seconded by Joe Donahue that Variance Application #VA-19-018 be approved with the following condition:

- 1. The applicant remove the wall sign facing the southern parking lot and utilize one of the approved methods of signage such as a projecting sign or window sign for tenant identification.**

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

FDP-19-002

Property Owner: Meijer Stores Limited Partnership

Applicant: Brexton Construction

Location: PID 042-0389000

Request: Final Development Plan for a 10,250 sq. ft. multi-tenant office building.

Mr. Moore presented the application for Brexton Construction for 1.38 acres of PID 042-0389000. The applicant is requesting a Final Development Plan for a new 10,250 sq. ft. multi-tenant office building on Outlot four of the Meijer Development. The subject property is zoned Planned Industrial District and consists 1.384 acres, identified as Outlot 4 in front of the Meijer store located at 8300 Diley Road.

The subject properties building and parking setbacks which has been met, aside from the front build-to line which the applicant received variance approval for earlier this evening with application #VA-19-017.

The Meijer Outparcel Development Pattern Book was approved by City Council with ORD-74-06 on September 5, 2006. The outparcel development pattern book set a standard for building orientation and design, site layout, landscaping

standards and signage regulations. The development was designed with the intent of all buildings to face outwardly and not internally to the development with a cohesive architectural design and enhanced landscape requirements. The building being proposed for outlot 4 is a multi-tenant commercial building consisting of approximately 10,250 sq. ft. The multi-tenant building broken into two (2) separate tenant spaces. Pediatric Associates is taking approximately 7,200 sq. ft. on the west end. The remaining 3,050 sq. ft. will be available for lease.

The subject site is accessed from Road 'B' of the Meijer development with a single curb cut internal to the development. The site plan shows a total of 59 parking spaces to be provided on the east and south ends of the proposed building. The Meijer development text prohibits any pavement between the building and Diley Road and only permits 15% of the parking to be between the public streets and buildings. The applicant is showing 4 spaces in front of the building, which equates to 14.75% of 59 spaces, meeting this requirement.

The Meijer outparcel development pattern book indicates that building entries shall be convenient for parking but also acknowledge the importance of the public realm. The subject site has an entry facing both Diley Road and the parking areas to the south and east, meeting this requirement. Additionally, the development standards require the site design to accommodate vehicular and pedestrian circulation that minimizes conflict and each structure must create a pedestrian connection to the circulation systems of the surrounding development. The applicant is showing a 4 foot concrete walk connecting the building to the existing asphalt multi-use path along Diley Road. Staff is recommending that the applicant construct a sidewalk on the eastern end of the building along Road 'B' to match the approved construction plans for the Meijer's site.

Sanitary Sewer is available to the east with an 8" public main that serves the development. Storm Water for the site is connects this outparcel development to the retention pond to the south. A 8" Public water main will need to be constructed to complete the loop between outlots 3 – 5 with this development.

The outparcel development pattern book discusses that all service areas, storage areas and refuse enclosures shall be screened from public view, all roads, and screened from adjacent sites and be constructed with decorative construction materials on all four sides. All utilities are to be screened by landscape or buildings to the extent allowable. The applicants plans show that the electric transformer, generator, and dumpster will be screened with hardscape and landscape materials. The plans submitted by the applicant do not accurately portray if the dumpster enclosure will have a gate. Staff recommends that the applicant incorporate a dumpster gate to comply with the development text.

The development pattern book requires the interior landscaping area shall be a minimum of 10% of the total area of the parking lot pavement and shall be used

to visually break up the pavement, provide runoff filtration and provide landscaping walking paths between parking lots and the building. All parking areas are to be screened from all roads with evergreen or deciduous hedge with a minimum 18" installation and maintained at a 4 foot height. The hedges can be staggered or broken up by masonry columns or trees to prevent monotony.

Parking lots shall incorporate 1 tree island per 6 parking spaces with a minimum of 1 shade tree per island. Islands must be a minimum of 8 feet curb-face to curb-face and no less than 100 square feet. Each tree within the island must be able to mature to a canopy of 20 feet minimum. The applicant is showing 11 trees around the parking lot meeting this requirement. The Urban Forester recommends that the five "Freeman Armstrong Maple" trees be replaced with another tree that is not on the unapproved tree species list.

The building is required to provide a minimum planting width of 3 feet adjacent to the building with multi-stemmed ornamental trees, shrubs, perennial flowers and ground cover, consisting of no less than 40% of the building perimeter. The Urban Forester recommends that the applicant incorporate a Serviceberry type species into the building perimeter landscaping to provide a multi-stemmed ornamental tree to meet the development text.

The proposed lighting plan features six (6) parking lot lights that are proposed to be a max 16 foot tall with a decorative bell shaped fixture. The proposed lighting meets the specs of the outparcel development book.

The Meijer outparcel development pattern book requires that similar colors, materials and textures of the buildings need to match that of the Meijer store. Details and features on the Meijer building should be incorporated to the smaller scale of the outparcel developments. All sides of the buildings shall express a consistent architectural detail and character.

The outparcel development pattern book states that buildings shall be designed to reduce their visual impact and provide a human scale by installing elements such as planters and site walls, architectural wainscot treatments, pronounced eaves and cornices, subtle changes in color and texture and breaking down buildings into distinct masses while providing covered pedestrian frontages and recessed entries. The development pattern book prohibits gradation in paint color, extended bands of vibrant or contrasting colors/logos, long uninterrupted expanses of glass and floor to ceiling glass storefront treatments.

Buildings with flat roofs are required to have the integration of strong cornice lines. All flat roofs shall be required to have a parapet and or means of screening all rooftop mechanical equipment. The proposed building has a flat roof and the applicant indicates that it will meet the screening requirements.

All buildings are required to be traditional and natural in appearance such as brick, precast stone, wood and glass. No less than 60% of each façade shall be

brick or stone. The proposed building is comprised of brick and cement board siding and meets the 60% brick requirement.

The street frontage of the building walls shall be no less than 40% window glass. The applicant is proposing 40.4% window glass on the Diley Road elevation.

As discussed with the previous application #VA-19-018 the applicant has received a variance from the signage portion of the development pattern book to permit one additional wall sign on the east elevation.

Staff recommends that Final Development Plan application FDP-19-002 be approved with the following conditions:

1. The applicant incorporates a dumpster gate to the plans to meet the outparcel development text.
2. The applicant constructs a sidewalk along Road 'B' to match the approved engineering plans for Meijer.
3. The applicant replaces the tree species "Freeman Armstrong Maple" with another tree that is not on the Urban Forester unapproved tree species list.
4. The applicant incorporates a Serviceberry type species into the building perimeter landscaping to comply with the outparcel development text.

Mr. Vasko commented that staff's recommendation for the serviceberry species around the perimeter is a little vague. There is no direction for quantity or location requirements. Staff indicated that it was the intent the plans would be reviewed by the Urban Forester for compliance. City Council will also have a chance to modify or add to these conditions.

Mr. Serna asked if the dumpster enclosure is made of wood. Staff affirmed it is proposed to be a wood shadow box fence at 6 foot tall. Mr. Serna asked if the enclosure can be a higher quality material such as brick. Staff indicated that is a request they can discuss with the applicant.

Mr. Abbott indicated that he does not have any issues with staff recommendations and will certainly incorporate one if not two service berry type plants to the building landscaping and meet the standards with engineering review.

Mr. Vasko asked if there are any other concerns with the staff recommendations. Mr. Abbott indicated he does not have any concerns.

A motion was made by Joe Donahue, seconded by Joe Wildenthaler that FDP-19-002 be approved with the following conditions and recommended to City Council for approval.

1. The applicant incorporates a dumpster gate to the plans to meet the outparcel development text.
2. The applicant constructs a sidewalk along Road 'B' to match the approved engineering plans for Meijer.
3. The applicant replaces the tree species "Freeman Armstrong Maple" with another tree that is not on the Urban Forester unapproved tree species list.
4. The applicant incorporates a Serviceberry type species into the building perimeter landscaping to comply with the outparcel development text.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

Old Business

Mr. Vasko discussed that he had hear from the resident at 691 Winchester Pike that the project COTA has done is affecting the landscaping on the west property line. Staff discussed that the property owner had the city investigate the issue and it does not appear to be an issue with the COTA development.

New Business

Adjournment

Time Out: 8:26 pm

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

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

Date

Bill Christensen - Chairman

Joe Donahue - Secretary