

Canal Winchester

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



Meeting Agenda Minutes - FINAL

September 18, 2017

7:00 PM

City Council

*Steve Donahue- President
Will Bennett-Vice President
Bob Clark
Bruce Jarvis
Bobbie Mershon
Mike Walker*

A. Call To Order

Donahue called the meeting to Order at 7:35pm

B. Pledge of Allegiance - JarvisC. Roll Call

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

Not present: 0

D. Approval of Minutes

[MIN-17-044](#) 9-5-17 Council Work Session Meeting Minutes

Attachments: [9-5-17 Work Session Minutes](#)

[MIN-17-045](#) 9-5-17 Council Public Hearing Meeting Minutes

Attachments: [9-5-17 Council Meeting Minutes](#)

[MIN-17-046](#) 9-5-17 Council Meeting Minutes

Attachments: [9-5-17 Council Meeting Minutes](#)

A motion was made by Bennett, seconded by Jarvis to approve minutes. The motion carried by the following vote:

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

E. Communications & Petitions

[17-225](#) Constitution Week Proclamation

Attachments: [Constitution Week Proclamation 2017](#)

Mayor: Presents Nancy with Constitution week Proclamation and Declares week of September 17th to September 23rd as Constitution week;

[17-229](#) MORPC Hyperloop Press Release

Attachments: [MORPC Hyperloop Press Release Sept 14, 2017](#)

F. Public Comments - Five Minute Limit Per Person

Dan Keeper 53 W. Mound. Noise at Loose Rail – need noise ordinance. Has gotten better but still needs to be addressed. Positive experience with Mayor and Sheriff’s Dept. Specific standards of sample noise ordinances.

Mats Alstrom 41 W. Mound. Noise at Loose Rail. Loose Rail continues to play loud music and now is considering moving from his home. When they calls the Sheriff they say they are not able to enforce the existing nuisance ordinance. Supports the possibility of a new noise ordinance.

Carolyn Sitler 48 W. Mound St. Noise at Loose Rail has not gotten better and has stopped calling police because they have better things to do but it is not getting better.

Kim Steadman 38 E. Columbus St. Development on N. High St. Does not feel traffic from 84 homes is appropriate and a negative impact to the schools. Does not hold with the character with the downtown character. Needs to be higher end development.

Jess Knowton E. Columbus St. Wants to stop all building permits until traffic is address all over town.

Michael Stobart 15 E. Columbus St. Inquiring about impact of High St. Development on schools.

Joe Hanna Jones Pl. Concerns on High St. project traffic will be a mess on Carriage Pl. and out to Pfeifer Dr. Also has concern with existing inadequate lighting on Carriage and throughout the Win Village development. Sanitary sewer is not big enough to accommodate new development. Proposed park will bring in additional parking and already have an existing park (Pfeifer Park). If a new park goes in what will become of the existing park. Questioning density.

120 Pheifer. Issue with traffic impact of new development on Pfeifer Dr.

Jen Dollery 28 E. Columbus St. Questions: Canal Cove has 40-50 homes in each of the next few phases plus Pickerington Ponds development with kids coming to Canal Winchester plus the High St. development and there will be a negative impact on the schools.

Damon Pfeifer Winchester Pike. Supports High St. development. Built over 250 homes only a few over \$200,000. Condos will start at \$200,000 and will generate

over \$400,000 in taxes. Development originally had access only to High St. but P&Z wanted the connection to Carriage. Existing park has access from East & West.

G. RESOLUTIONS

[RES-17-019](#)

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

Sponsors: Jarvis

A motion was made by Jarvis, seconded by Bennett that this Resolution be adopted. The motion carried by the following vote:

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

[RES-17-020](#)

A RESOLUTION ESTABLISHING THE MCGILL PARK FUND

Sponsors: Donahue

A motion was made by Donahue, seconded by Mershon that this Resolution be adopted. The motion carried by the following vote:

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

H. ORDINANCES

Third Reading - **NONE**

Second Reading

[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 DEVELOPMENT (PRD), A PARCEL (184-000747) ZONED OLD TOWN SINGLE FAMILY RESIDENTIAL

(OTSFR), AND A PARCEL (184-001616) ZONED LOW DENSITY 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](#)

Sponsors: Bennett

- ***Read for Second Reading***

First Reading

[ORD-17-042](#) AN ORDINANCE TO AMEND THE 2017 APPROPRIATIONS ORDINANCE 16-033, AMENDMENT #7

- ***Read for First Reading***

[ORD-17-043](#) AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A HEALTH SERVICES CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH

Attachments: [2018 FCPH Contract](#)

- ***Read for First Reading***

[ORD-17-044](#) AN ORDINANCE TO WAIVE COMPETITIVE BIDDING FOR THE WATER RECLAMATION BLOWER MODIFICATION PROJECT AND DECLARING AN EMERGENCY

- *Requesting wavier of second and third reading*

Sponsors: Bennett

A motion was made by Bennett, seconded by Mershon, that the second and third reading of this ordinance be waived. Motion carried by the following vote:

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

A motion was made by Bennett seconded by Mershon that this ordinance be adopted. The motion carried by the following vote:

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

I. REPORTS

Mayor's Report

[17-226](#)

Mayor's Report

Attachments: [Mayor's Report September 18, 2017](#)

Mayor: spoke on towing path alley land; meeting with Chief of police and awaiting cost for Canal Winchester to have our own police department;

[17-230](#)

August 2017 Mayor's Court Report

Attachments: [August 2017 Mayor's Court Report](#)

A motion was made by Bennett seconded by Clark that the Mayor's Court Reports for September and August be adopted. The motion carried by the following vote:

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

Fairfield County Sheriff

Cassel: nothing further from previous report;

Law Director

Gene: Request for executive session; Mershon: asked about procedure for not solicitor registered with the city; Mayor: ask for the permit them send them to the municipal office to gain a permit;

Finance Director[17-227](#)

Finance Director's Report

Attachments: [Finance Director Project Update 9-18-17](#)
[August 2017 Financial Statements](#)
[2018 General Fund Contracts - DRAFT](#)

Jackson: 2018 draft budget at second meeting on Oct; Tax Grant applications available Oct. 1st due by November 30th;

Public Service Director[17-228](#)

Director of Public Service Project Update

Attachments: [Director of Public Service Project Update – PW](#)

Development Director

Haire: discussed application received from Crossroads; received application from Brewdog in regard to application for hotel development;

J. COUNCIL REPORTS

<i>Work Session/Council</i>	<i>Monday, October 2, 2017 at 6:00 p.m.</i>
<i>Work Session/Council</i>	<i>Monday, October 16, 2017 at 6:00 p.m.</i>
<i>Committee of the Whole</i>	<i>Monday, October 30, 2017 at 6:00 p.m.</i>

CW Human Services Representation – Clark

Destination: Canal Winchester Representative – Mershon

Canal Winchester Industry and Commerce Corporation Representative – Clark

CWJRD - Bennett

Old/New Business

Jason Wisnewski – Fisher Homes Applicant for Turning Stone Project. Three is maximum number of bedrooms – does not include the lofts that are not designed to be bedrooms. Development is quasi-condo development with owner owning the structure itself. Targeting people who are looking to decrease their space. Are not age restricted but targeting those who are not looking to expand. Base price is \$178,000 and would average \$200,000 over life of project with max of about mid-\$200,000's. Parking on one side of street only but not in cul-de-sacs. Two car garages plus driveways. Traffic – not a problem with traffic feedback sign but does not know their added value – Mrs. Mershon wanted two. Increasing open space by eliminating three building would not make the project feasible. Is open to eliminating access road to Carriage Pl. which would increase open space. Would not allow for a bus turnaround. Mr. Donahue proposed eliminating all lofts to reduce the amount of kids. Proposed park is not intended to serve their development and expanding it is not adding any amenity to the development. How many children in Charleston Lakes – Johnathon Wilcox of Wilcox properties believes there are three out of 112 units. Limit rentals in community – Fisher Homes not in the rental business but, restricting homeowners from not allowing rentals in the development due to Fair Housing Act. Existing land could fit 68 +/- single family homes but economics of the property would not be feasible for single family homes. Buildings will meet fire code specifications for separation and flammability. MR. Bennett questioned the no parking on one side because Chief Bates said at the last meeting that they recommend no parking on either side. Mr. Jarvis inquired about the poor image of the frontal elevation with front loading garages. Mr. Jarvis requested renderings of the commercial portion of the development. Building standards were specifically designed to be very stringent by combining a general commercial building standard with the Old Town building standards. Mr. Donahue asked if they have met with the school superintendent and they have but need to have a follow-up meeting for more detail. Mr. Walker inquired about adding carriage doors style to the garage doors and they seemed to be open.

Adjourn to Executive Session

A motion was made by Donahue seconded by Walker that this meeting move to executive session. The motion carried by the following vote:

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

Meeting out of executive session at 9:15 pm

Adjournment

Meeting adjourned at 9:20 pm

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

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