

# Canal Winchester

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



## Meeting Agenda

Monday, August 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: \_\_\_\_\_

Declaring A Quorum (Roll Call)

Bill Christensen                      Brad Richey                      Mike Vasko                      Kevin Serna  
Joe Wildenthaler                      Joe Donahue                      Mark Caulk

Excused: \_\_\_\_\_ Motion By: \_\_\_\_\_

Second By: \_\_\_\_\_ Vote: \_\_\_\_\_

Approval of Minutes

May 22, 2019 Planning and Zoning Commission Meeting Minutes

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

July 8, 2019 Planning and Zoning Commission Meeting Minutes

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Vote: \_\_\_\_\_

Public Comment

*Discussion of issues unrelated to agenda items.  
Time limit of four minutes per speaker*

Public Oath

*Administration of an oath by the Commission Chair to anyone who will speak at the meeting.*

Public Hearings

**FS-19-003**

Property Owner: D.R. Horton – Indiana, LLC  
Applicant: Westport Homes  
Location: Canal Cove Subdivision  
Request: Final Subdivision Plat Application for Canal Cove Section 6.

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_

Vote: \_\_\_\_\_

Conditions: \_\_\_\_\_

**FS-19-004**

Property Owner: D.R. Horton – Indiana, LLC  
Applicant: Westport Homes  
Location: Canal Cove Subdivision  
Request: Final Subdivision Plat Application for Canal Cove Section 7.

Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_

Vote: \_\_\_\_\_

Conditions: \_\_\_\_\_

**CU-19-003**

Property Owner: Canal Winchester Hotels, LLC  
 Applicant: Brad Grose  
 Location: PID 184-003286 (2.28 acres located on the south side of Winchester Blvd.)  
 Request: Conditional Use from Section 1167.03(e) to allow for a 57,720 sq. ft. 82 room Fairfield Inn Hotel.

*Motion to close Public Hearing By:* \_\_\_\_\_  
*2<sup>nd</sup> By:* \_\_\_\_\_ *Vote:* \_\_\_\_\_

*Motion By:* \_\_\_\_\_ *2<sup>nd</sup> By:* \_\_\_\_\_  
*Vote:* \_\_\_\_\_  
*Conditions:* \_\_\_\_\_

**VA-19-008**

Property Owner: Canal Winchester Hotels, LLC  
 Applicant: Brad Grose  
 Location: PID 184-003286 (2.28 acres located on the south side of Winchester Blvd.)  
 Request: Variance from Chapter 1199.03(c) to allow building elevations to be below the 80% natural material requirement, as required per the Commercial Development Standards.

*Motion to close Public Hearing By:* \_\_\_\_\_  
*2<sup>nd</sup> By:* \_\_\_\_\_ *Vote:* \_\_\_\_\_

*Motion By:* \_\_\_\_\_ *2<sup>nd</sup> By:* \_\_\_\_\_  
*Vote:* \_\_\_\_\_  
*Conditions:* \_\_\_\_\_

**VA-19-009**

Property Owner: Canal Winchester Hotels, LLC  
 Applicant: Brad Grose  
 Location: PID 184-003286 (2.28 acres located on the south side of Winchester Blvd.)  
 Request: Variance from Chapter 1199.03(d) to construct a building that does not comply with the 40% glass requirement between the height of two (2) feet and ten (10) feet on the elevation facing the primary street.

*Motion to close Public Hearing By:* \_\_\_\_\_  
*2<sup>nd</sup> By:* \_\_\_\_\_ *Vote:* \_\_\_\_\_

*Motion By:* \_\_\_\_\_ *2<sup>nd</sup> By:* \_\_\_\_\_  
*Vote:* \_\_\_\_\_  
*Conditions:* \_\_\_\_\_

**VA-19-010**

Property Owner: Canal Winchester Hotels, LLC  
Applicant: Brad Grose  
Location: PID 184-003286 (2.28 acres located on the south side of Winchester Blvd.)  
Request: Variance from Chapter 1167.04(b)(1) to construct a 56 foot tall, 4 story hotel.

*Motion to close Public Hearing By:* \_\_\_\_\_

*2<sup>nd</sup> By:* \_\_\_\_\_ *Vote:* \_\_\_\_\_

*Motion By:* \_\_\_\_\_ *2<sup>nd</sup> By:* \_\_\_\_\_

*Vote:* \_\_\_\_\_

*Conditions:* \_\_\_\_\_

**SDP-19-004**

Property Owner: Canal Winchester Hotels, LLC  
Applicant: Brad Grose  
Location: PID 184-003286 (2.28 acres located on the south side of Winchester Blvd.)  
Request: Site Development Plan for a four story, 82 room Fairfield Inn Hotel.

*Motion By:* \_\_\_\_\_ *2<sup>nd</sup> By:* \_\_\_\_\_

*Vote:* \_\_\_\_\_

*Conditions:* \_\_\_\_\_

**VA-19-011**

Property Owner: Bohls Family Limited Partnership  
Applicant: Jennifer Carney Triplett  
Location: 8155 Howe Industrial Parkway  
Request: Variance from Chapter 1185.04(d) to allow for a gravel storage yard.

*Motion to close Public Hearing By:* \_\_\_\_\_

*2<sup>nd</sup> By:* \_\_\_\_\_ *Vote:* \_\_\_\_\_

*Motion By:* \_\_\_\_\_ *2<sup>nd</sup> By:* \_\_\_\_\_

*Vote:* \_\_\_\_\_

*Conditions:* \_\_\_\_\_

**SDP-19-005**

Property Owner: Bohls Family Limited Partnership  
Applicant: Jennifer Carney Triplett  
Location: 8155 Howe Industrial Parkway  
Request: Site Development Plan for a 7,600 sq. ft. building addition and an exterior storage yard.

*Motion By:* \_\_\_\_\_ *2<sup>nd</sup> By:* \_\_\_\_\_

*Vote:* \_\_\_\_\_

*Conditions:* \_\_\_\_\_

**SDP-19-006**

Property Owner: Canal Pointe LLC  
Applicant: Jennifer Carney Triplett  
Location: PID 042-0376200 (2.54 acres on the north side of Howe Industrial Parkway)  
Request: Site Development Plan for a 12,000 sq. ft. office/warehouse.

*Motion By:* \_\_\_\_\_ *2<sup>nd</sup> By:* \_\_\_\_\_

*Vote:* \_\_\_\_\_

*Conditions:* \_\_\_\_\_

**CU-19-004**

Property Owner: Waterloo Crossing, LTD  
Applicant: Bank of America  
Location: PID 184-00308 (6.164 acres located on the south side of Winchester Blvd)  
Request: Conditional Use from Section 1167.03(a) to allow for a drive-up window service.

*Motion to close Public Hearing By:* \_\_\_\_\_

*2<sup>nd</sup> By:* \_\_\_\_\_ *Vote:* \_\_\_\_\_

*Motion By:* \_\_\_\_\_ *2<sup>nd</sup> By:* \_\_\_\_\_

*Vote:* \_\_\_\_\_

*Conditions:* \_\_\_\_\_

**VA-19-012**

Property Owner: Waterloo Crossing, LTD  
Applicant: Bank of America  
Location: PID 184-00308 (6.164 acres located on the south side of Winchester Blvd)  
Request: Variance from Chapter 1199.04(a) to allow for a building to exceed the build-to line.

*Motion to close Public Hearing By:* \_\_\_\_\_

*2<sup>nd</sup> By:* \_\_\_\_\_ *Vote:* \_\_\_\_\_

*Motion By:* \_\_\_\_\_ *2<sup>nd</sup> By:* \_\_\_\_\_

*Vote:* \_\_\_\_\_

*Conditions:* \_\_\_\_\_

Old Business

New Business

Adjournment

*Motion by:* \_\_\_\_\_ *2<sup>nd</sup> by:* \_\_\_\_\_ *Vote:* \_\_\_\_\_  
*Time Out:* \_\_\_\_\_