

Canal Winchester

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



Meeting Agenda

Monday, April 14, 2014

7:00 PM

Planning and Zoning Commission

*Bill Christensen
Jeff Graber
Jim Knowlton
Dan Konold
Jennifer Lynch
Michael Vasko
Joe Wildenthaler*

Call To Order

Time: _____

Declaring A Quorum (Roll Call)

Bill Christensen Jeff Graber Jim Knowlton Dan Konold
Jennifer Lynch Mike Vasko Joe Wildenthaler

Excused Members _____ Motion By: _____
2nd By: _____ Vote: _____

Approval of Minutes

[MIN-14-024](#) March 10, 2014 Planning & Zoning Minutes

Motion By: _____ 2nd By: _____ Vote: _____

Public Comment

*Discussions 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

[SDP-14-005](#) Property Owner: Rommel Group, LLC
Applicant: James A. Elter, Elter Building Systems, Inc
Location: 7890 Robinett Way
Request: Site Development Plan approval for an 11,600 sq.
ft. warehousing and office building.

Attachments: [SDP-14-005 Plan Set](#)

Motion By: _____ 2nd By: _____ Vote: _____
Condition: _____

[FDP-14-002](#)

Property Owner/ Applicant: Davidson Phillips, Inc.

Location: 6300 Bent Grass Blvd.

Request: Final Development plan approval for a +/- 3500 SF Golf Course Clubhouse and +/- 2,000 SF Shelter house facility at the Westchester Golf Course.

Attachments: [FDP-14-002 Plan set](#)
[Site Photos 4-4-2014](#)
[FDP-14-002-Materials](#)
[FDP-14-002 Application](#)

Motion By: _____ 2nd By: _____ Vote: _____

Condition: _____

[VA-14-003](#)

Property Owner: Phele Investment Properties

Applicant: The Jerry McClain Company

Location: Parcel 184-000996, South side of Winchester Blvd. west of Prentiss School Dr.

Request: Variance to Section 1185.04(e) of the Zoning Code as revised through February 21, 1994 regarding the minimum illumination of a paved surface.

Attachments: [VA-14-004 Application](#)

Motion to Close Public Hearing By: _____ 2nd By: _____

Vote: _____

Motion By: _____ 2nd By: _____ Vote: _____

Condition(s): _____

[FDP-14-003](#)

Property Owner: Phele Investment Properties

Applicant: The Jerry McClain Company

Location: South side of Winchester Blvd. west of Prentiss School Dr.

Request: Final Site Plan approval for an assisted living facility

Attachments: [FDP-14-003 Plans](#)
[Material Schedule](#)
[Photo Board 2012-03-06](#)
[FDP-14-003 Application](#)

Motion By: _____ 2nd By: _____ Vote: _____

Condition: _____

Old Business

SDP-14-001 Property Owner: Waterloo Crossing OP LLC
Applicant: MS Consultants, Inc.
Location: 685 West Waterloo Street
Request: Site Development Plan Approval for a Panera Bread Restaurant.

Attachments: SDP-14-001_Staff Report
685 W Waterloo Street_Panera Bread_Plan Set 3-6-2014_

Motion By: _____ 2nd By: _____ Vote: _____
Condition: _____

[VA-14-001](#) Property Owner: Waterloo Crossing LLC
Applicant: CAD Capital LLC dba Panera Bread
Location: 685 West Waterloo Street
Request: Variance to section 1199.04(a)(1) to allow a principle structure to be located an additional 22.5 ft beyond the 50 ft build to line at 685 West Waterloo Street.

Attachments: [VA-14-001 Variance Narrative](#)
[VA-14-001 Staff Report](#)

Motion to Close Public Hearing By: _____ 2nd By: _____
Vote: _____
Motion By: _____ 2nd By: _____ Vote: _____
Condition(s): _____

New Business**Finding of Fact and Conclusion of Law**

Application: Conditional Use #CU-14-0002
Property Owner: Waterloo Crossing OP LLC
Applicant: MS Consultants, Inc.
Location: 685 West Waterloo Street
Request: Conditional Use Approval to allow for a proposed restaurant with drive through service.

Adjournment

Motion By: _____ 2nd By: _____ Vote: _____
Time Out: _____

