

Canal Winchester

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



Meeting Agenda

Monday, October 10, 2016

7:00 PM

Planning and Zoning Commission

*Bill Christensen
Joe Donahue
Jeff Graber
Brad Richey
June Konold
Michael Vasko
Joe Wildenthaler*

Call To Order

Time In: _____

Declaring A Quorum (Roll Call)

*Bill Christensen Jeff Graber Brad Richey June Konold
Mike Vasko Joe Wildenthaler Joe Donahue*

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

Approval of Minutes

[MIN-16-037](#)

September 12, 2016 Planning and Zoning Commission
Meeting 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

[VA-16-013](#)

Property Owner: Suzanne Dickey
Applicant: Suzanne Dickey
Location: 272 West Waterloo Street
Request: Variance to section 1157.04(a)(6) to allow an
encroachment in the side yard setback.

Attachments: [VA-16-013](#)

Motion to close Public Hearing By: _____
2nd By: _____ *Vote:* _____

Motion by: _____ *2nd By:* _____
Vote: _____
Conditions: _____

VA-16-015

Property Owner: Edwin & Barbra Haughn

Applicant: Edwin & Barbra Haughn

Location: 261 East Waterloo Street

Request: Variance from Chapter 1195.04(c)(1) to allow more than one accessory structure on a lot that is less than two (2) acres.

Attachments: [VA-16-015 Application](#)

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion by: _____ *2nd By:* _____

Vote: _____

Conditions: _____

CU-16-004

Property Owner: Matthey Farley

Applicant: Katie Martinez

Location: 52 North High Street

Request: Conditional use to section 1161.04(b)(4), to allow a licensed massage parlor in a OT-C district.

Attachments: [CU-16-004](#)

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion by: _____ *2nd By:* _____

Vote: _____

Conditions: _____

CU-16-005

Property Owner: GLSV LLC

Applicant: Lynn Grinstead, Winchester Veterinary Clinic

Location: PID# 184-000866, 4.85 acres west side of Thrush Drive & Cormorant Way.

Request: Conditional use section t 1167.03(b), to allow a residential living quarters as part of the veterinary clinic use.

Attachments: [CU-16-005 Application](#)

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion by: _____ *2nd By:* _____

Vote: _____

Conditions: _____

[FDP-16-003](#)

Property Owner: Grand Communities, Ltd.

Applicant: Lynn Grinstead - Winchester Veterinary Clinic

Location: (PID:184-000866) West side of Thrush Drive & Cormorant Way.

Request: Final Development Plan to construct a 13,645 S.F. Veterinary Clinic with the associated site uses.

Attachments: [FDP-16-003](#)

[A-111 V2](#)

[A-111](#)

[A-112 V2](#)

[A-112](#)

[EXTERIOR 3D](#)

[20151440-VS-ALTA-01](#)

[20151785-FDVP](#)

[A-000](#)

[A-100A](#)

[A-100B](#)

[A-101A](#)

[A-101B](#)

[A-102](#)

[A-110 V2](#)

[A-110](#)

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

Condition: _____

[VA-16-016](#)

Property Owner: Brian Campbell

Applicant: Brian Campbell

Location: 6445 Buckner Street

Request: Variance to section 1135.07(e) to allow the top of the homes foundation wall to be above the 16" maximum deviation from the approved grading plan.

Attachments: [VA-16-016 Application](#)

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion by: _____ *2nd By:* _____

Vote: _____

Conditions: _____

[FDP-16-002](#)

Property Owner: Eastside Properties Partnership (Charles Ruma)

Applicant: Grand Communities Limited (Jason Wisniewski)

Location: Approximately 39.2 acres located south of Groveport Road and West of Thrush Drive (PID:184-000866)

Request: Requesting approval for a Final Development Plan for Section 9, Section 10 and Section 11 Phase 2 of the Villages at Westchester.

Attachments: [FDP 11.2](#)

[162435-TreeSurvey](#)

[Villages at Westchester 9-10-11 Landscape Plan Section 9](#)

[Villages at Westchester 9-10-11 Landscape Plan Section 1](#)

[Villages at Westchester 9-10-11 Landscape Plan Section 1](#)

[FDP Section 10](#)

[FDP for Section 9](#)

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

Condition: _____

Old Business

New Business

Adjournment

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

Time Out: _____