

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, May 2, 2012

6:30 PM

City Hall

Planning Commission Workshop

Jennifer Tisone Price, Chair

David B. Thom, Vice Chair

David K. Andrews

Joe Keehner

Kristin Rosan

Donald R. Shepherd

Thomas J. Wester

Stacey L. Bashore, Deputy Clerk of Council

Applications

V-0010-2012

To consider a variance application to vary Section 1165.08 (a) of the codified ordinances of the City of Gahanna; to allow a total permitted sign area to exceed 150 square feet; and to vary Section 1165.08(b)(6); to allow a pole sign to be set back less than 15' behind the ROW; and to vary Section 1165.04(a)(16); to allow an electronic message sign; and to vary Section 1153.03(c)(7) to allow lot coverage of greater than 75%; for property located at 180 W. Johnstown Road; by United Dairy Farmers, John Johnston, applicant. (Advertised in the RFE on 4/19/12)

Chair opened the workshop at 6:45 p.m. Brian Crider with MS Consultants stated we met with ODOT today; got a handle of their interest and we are going to blend well together; took traffic counts provided by Engineering; got traffic info from ODOT and UDF historical data as well; used it as modeling data; prepared an analysis; total trips is 161 based on UDF data; 2% increase on overall network; realizing that there is a lot of traffic that comes out onto Johnstown Road; trips into the intersection are nominal; don't know if it addresses concerns. Wester asked how the meeting went with ODOT. Crider stated the access issue onto 62 is difficult; limited access right of way; willing to entertain a turn lane; did a capacity analysis for turn lane onto Ridenour; have City sponsor the project as a permittee; funding is another issue; design sponsor through ODOT's process; right now working with UDF on cost estimates to see if we will pursue it further. Price asked about the City being a sponsor. Wetherholt stated we have been thinking about a right turn lane for a couple of years, so we are okay with that; we have looked at this site and know how much ROW is there; no objections to the turn lane; sponsoring is not untypical for us to do that; ODOT wants the municipalities to be in control of the construction as opposed to a private developer; would require Council action to enter into agreement with UDF on it. Price asked if Council will take action before plans were finalized. Crider stated our clients' interest is to move forward with the site development piece and move forward with that as a separate piece. Wetherholt stated they could be independent. Crider stated ODOT was amenable to decorative fencing and doing other landscaping; would enter into a ROW agreement. Johnston stated we would like to use a prefinished decorative metal fence; we will come up with a recommendation regarding fencing; want it to blend in and enhance the project. Johnston reviewed the sign revisions with the Commission. Wester clarified that the overall height of the sign was twenty feet. Johnston reviewed the landscaping plan; have \$40,000 plus for landscaping budget. Price asked what the Commission's thoughts were on the sign choices; with or without the Welcome to Gahanna sign. Commission agreed on the shorter sign without the Welcome section. Gard asked what the sign area would be. Johnston stated it would be less than 100 feet. Andrews stated he loved the sign; would like to see herbs in the landscaping. Johnston stated that we could do perennial herbs; would like to stay away from annuals; would be happy to work with you on that. Keehner asked if they would be tearing up existing landscaping such as the larger tree areas along 62. Evans stated they would work with ODOT on that. Keehner suggested they work with Parks and see if any of the plants could be used somewhere else. Price stated that Thom submitted questions; asked about flipping the building. Johnston stated there is no question that is the right position for the building. Price asked if the fence had to connect. Johnston stated it is relatively obscure with heavy vegetation. Wetherholt stated as long as they choose the point of transition correctly it won't be seen. Price asked if there was an existing building with a similar design. Johnston stated he would submit pictures of one. Wester asked in regard to entrance off Ridenour Road; what will ODOT require; what does the City require; when I look at that drawing couldn't find any numbers to put a turn lane in; essentially a big u-turn; seems on the short side. Wetherholt stated it shouldn't be a problem; there is slow down there and the decel lane shouldn't be a problem. Crider stated we still have 40 feet of clearance space; at that low of a speed, it should be adequate. Wester stated he could see the potential for

rear end accidents. Crider stated we need to stay clear of the pumps to get into the site. Gard stated that we are not going to be able to work out the turn lane issue at this point; have to work with what we have. Evans clarified that the two parcels would be combined into one lot. Johnston can bring recommendations for fence and pictures; option to work with you on that; happy to do that.

CU-0008-2012

To consider a Conditional Use application for United Dairy Farmers; for property located at 180 W. Johnstown Rd, current zoning CC-Community Commercial; by John Johnston, applicant. (Advertised in the RFE on 4/19/12)

See above discussion

FDP-0007-2012

To consider a Final Development Plan for United Dairy Farmers; for property located at 180 W. Johnstown Road; by United Dairy Farmers, John Johnston, applicant. (Advertised in RFE 4/19/12)

See above discussion

DR-0012-2012

To consider a Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage; for property located at 180 W. Johnstown Road; by United Dairy Farmers, John Johnston, applicant.

See above discussion