

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, August 28, 2002**

**7:00 PM**

**City Hall**

## **Planning Commission**

*Richard A. Peck, Chair*

*Jane Turley, Vice Chair*

*Cynthia G. Canter*

*Candace Greenblott*

*P. Frank O'Hare*

*Donald R. Shepherd*

*Othelda A. Spencer*

*Tanya M. Word, Deputy Clerk of Council*

**A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL.**

Gahanna Planning Commission met in Regular Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, August 28, 2002. The agenda for this meeting was published on August 22, 2002. Chair Richard A. Peck called the meeting to order at 7:02 P.M. with the Pledge of Allegiance led by Planning Commission member, Cid Canter.

**Members Present:** Richard Peck, Jane Turley, P. Frank O'Hare and Candace Greenblott

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA - None**

**C. APPROVAL OF MINUTES: August 14, 2002**

A motion was made, seconded by Greenblott, to approve the minutes of August 14, 2002. The motion carried by the following vote:

Yes        4        Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

**D. HEARING OF VISITORS - ITEMS NOT ON AGENDA - None**

**E. APPLICATIONS:**

Chair stated Public Hearing Rules that would govern all public hearings this evening. Attorney Richard Peck administered an oath to those persons wishing to present testimony this evening.

**Z-0011-2002**

To consider a zoning application on 2.623 acres of newly annexed property located at 4491 Johnstown Road; requested zoning of AR; City of Gahanna, applicant.

Chair opened Public Hearing at 7:05 P.M.

Bonnie Gard, Zoning Administrator, City of Gahanna, stated this is a zoning change request for a piece of property that was dedicated to the City as part of Triangle Real Estate Parkland Dedication for the multi-family project on Morse Road; the City plans to negotiate with Mark Herman to swap open space around the YMCA for a portion of this site; the Development Department is requesting the Planning Commission to recommend to Council AR zoning for this property.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 7:06 P.M.

A motion was made by Vice Chairman Turley that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Yes        4        Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

**Z-0012-2002**

To consider a zoning application on 7.46 acres of newly annexed property located at 542 W. Johnstown Road; requested zoning of RID; City of Gahanna, applicant

Chair opened Public Hearing at 7:07 P.M.

Bonnie Gard, Zoning Administrator, City of Gahanna, stated this zoning change request made by the Development Department is the first of many to come for schools, churches, and government offices to the newly created RID (Restricted Institutional

District); there will also be a Final Development Plan, Certificate of Appropriateness submitted to Planning Commission in the near future for a new proposed church building and parking area; City Attorney, Tom Weber has indicated to me that any approvals of the FDP and DR need not be delayed until that final approval by City Council for the zoning change request.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 7:08 P.M.

**A motion was made by Greenblott, seconded by O'Hare, that this matter be Recommended to Council for Approval. The motion carried by the following vote:**

**Yes            4            Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott**

**FDP-0012-2002**

To consider a Final Development Plan for Gahanna Properties, L.L.C. to be located at 1360 N. Hamilton Road; Gahanna Properties, L.L.C., by Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 8/15/02). (Public Hearing held on 08/28/02).

Chair opened Public Hearing at 7:09 P.M.

Glen A. Dugger, 37 West Broad Street, stated that he is here to represent the applicant in the continuing saga of the Walgreens Development project; when we were here last we had flipped Walgreens from its original location immediately south of Monro Muffler to an area that was immediately north of the primary entrance drive to Giant Eagle and moved the Bob Evans as well as the Tumbleweed Steak House then in the place of the Walgreens; that plan as processed that night turned out to be unacceptable to the Tumbleweed Organization and we have lost them from the approval package; to replace Tumbleweed we have resubmitted this Final Development Plan to provide an alternative user(s) for that location; think I will be more at liberty over the next two weeks to disclose who those users are; we have prepared this package as an amendment to the prior overall Final Development Plan which replaces Tumbleweed; which we lost out on because of our inability to convince them to take the site further north on Hamilton Road; this basically is an outline that covers the Final Development Plan, the Variance and Design Review which are also attached to it; will be more than happy to discuss this application further in workshop next week.

Chair asked for Opponents.

Corine Wagner, 482 Canterling Place W, Gahanna, OH, 43230, commented that she is a resident of the Polo Club Villas and is here representing some of the concerns of the community about this entire package; one of things that we are most concerned about is the tree lines that are going to be left up and whether it will be left up for the rest of our community and if so, how much will be left up; the ingress and egress that we now understand on Morse Road is going to be right-in and right-out, will do nothing but promote people to come into Polo Club and turn around make a left turn back out onto Morse Road; we would like to see a remedy for this issue; traffic there is terrible now and with that happening, can't see anything but catastrophe as well as many accidents; we also want to know where garbage containers are going to be placed and how they will impact our community; Polo Club is a lovely community and we would like for it to remain lovely and beautiful; we will continue to monitor these meetings and be in attendance.

Chair asked for Rebuttal.

Dugger stated that he has a long standing working relationship with the Polo Club; there

appears to have been a couple of things that have dropped through the cracks with them, which we will clean up and work with them on resolving between now and the next you see us.

Chair advised that this application will taken to workshop on September 4th at 7:30 P.M.

Canter asked will you be able to give us the number of users at the workshop. Dugger stated that he will try to get a number by workshop.

Chair closed Public Hearing at 7:16 P.M.

**Heard by Planning Commission in Public Hearing**

**V-0027-2002**

To consider a variance application to vary Section 1153.03(c)(7); for property located at 1360 N. Hamilton Road; to exceed the lot coverage ratio by 0.2%; Gahanna Properties, L.L.C. by Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 8/15/02). (Public Hearing held on 8/28/02).

See discussion on previous application.

**Heard by Planning Commission in Public Hearing**

**DR-0055-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 4919 Morse Road; by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

**Discussed**

**DR-0056-2002**

To consider a Certificate of Appropriateness; for property located at 1360 N. Hamilton Road; by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

**Discussed**

**F. UNFINISHED BUSINESS:**

**DR-0050-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 560 OffiCenter Place; LCSi by Sign-A-Rama, Franklin P. Zura, applicant.

Frank Zura, 64 Granville Street, stated we are the providers of the signage for LCSi; spoke with the representatives at LCSi regarding this signage; they do not have a problem with the aluminium face routed sign; do not have a problem with the process blue background; at this particular time we are going to request that the lettering for Liberty Communications Services, Inc underneath be a standard black vinyl lettering; LCSi will in fact be the only thing that will light up; the encasement itself will be charcoal black in a satin.

Chair asked for Opponents. There were none.

Turley asked about the restoration of the landscaping. Zura stated that the roses were cut back after the first meeting with Planning Commission; the roses will come back next year; LCSi does have a landscaping company who is going to keep track of this on a regular basis; there is ivy all the way around; they have cleared the ivy out for now because it was so full, as was shown in the first photograph I showed you two weeks ago; it sort of looked like a jungle; they've cut it back in order to give it some breathing room; so they will have plenty of landscaping next year.

Peck expressed his appreciation to Zura for working with the Commission on this

application; this design is much different than what you originally proposed.

**A motion was made, seconded by Vice Chairman Turley, that this matter be Approved. The motion carried by the following vote:**

**Yes**      **4**      Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

**DR-0052-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 765 Hamilton Road; America's Urgent Care by Columbus Sign Company, Richard Mickalson, applicant.

Richard Mickalson, Columbus Sign Company, 1515 East Fifth Avenue, Columbus, OH. Chuck Knapp, Director of Communications and Marketing, America's Urgent Care.

Mickalson asked if there were any questions from Planning Commission regarding the sign; had an opportunity to talk to the landlord of the property which is Ohio Health and their representative Bob Gilbert; they liked both signs; didn't really care which sign the Planning Commission wanted; talked with the CEO of the company, basically he was leaving the decision up to Planning Commission; the representative did state that he liked the raised lettering.

Chair asked for Opponents. There were none.

Turley stated that she went and looked at the site again; believes that the individual letters are going to be too big, we're going to have to go back to the box sign; not real crazy about box signs, however, in this situation with all the lettering, the size is better.

Greenblott asked if the Planning Commission approves the box sign because the individual letters which would be preferable are in this case too large for the space; does that box sign become an existing sign face if there should be a next tenant; I would not like that to become an existing sign face when in fact if they had a shorter name the individual letters would be preferable.

Gard stated they could use the existing sign box unless the Commission conditions it with the removal of the sign. Knapp stated we are the leasee in the building; we are paying for the sign; the landlord is not; we will take the signs with us. O'Hare commented that you might only take the face is what they are saying. Knapp replied that we are paying for the whole thing. King stated that you probably should condition it just in case they change their mind and decide to leave it.

Spencer commented that he concurs after the design review discussion in workshop last week that the box sign would be a better solution for the signage.

Peck commented that he has been on the Commission for almost three years; can't believe what my ears are hearing tonight; it is a consistent preference of this Commission to have channel letters of a box sign; however, do agree with our design professionals that the box is more proportional

Turley thanked the applicant for his cooperation and working so diligently with the Planning Commission.

**A motion was made by O'Hare that this matter be Approved based on the box sign design originally submitted with the application and with the condition that the sign is to be removed upon vacation of the current owner of the sign. The motion carried by the following vote:**

Yes 4 Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

**DR-0054-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 82 Granville Street; Gahanna Grill by Sign-A-Rama, Franklin P. Zura, applicant.

Frank Zura, stated this is an extension of the original sign package that we put together approximately 60 days ago showing the Gahanna Grill sign; it was requested that there would have to be a Design Review for the electrical; want to give a little background on what has happened since this has taken place; in looking at the electrical of Gahanna Grill it was found that the electrical was not up to code; consequently our electricians that we had brought in actually in fact have done in excess of over \$2000 in electrical repairs and/or replacement, including three new smoke retractors through the ceiling; the electrical for this sign is on it's own separate circuit; they have now upgraded their circuit to a new 200 amp box, which was originally a 140 or 160 amp box which is like in the fifties; think this issue has made the owners pretty aware of what exactly is going on or what had not been going on; we are proposing a 2" x 2" steel pipe or steel tubing that will be teed; it will have two 50 watt halogen lights; it will be just past the center of the sign; the lights will actually shine back toward the building rather than taking any chances of shining onto the street; will be placed approximately 10" over the top of the sign; the reason we went to 50 watts is because if we want to, we can put a dimmer on it to keep it at full brightness or less.

**A motion was made that this matter be Approved. The motion carried by the following vote:**

Yes 4 Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

**G. NEW BUSINESS:**

**SWP-0011-2002**

To consider a Subdivision Without Plat application to allow a split of 1.523 acres; for property located on 201 James Road; Griffith and Worth, Charles R. Griffith, applicant.

Charles Griffith, 575 Copeland Mill Road, Westerville, OH 43081, stated that we are trying to accomplish a lot split; we have approximately a 2 acre track which is divided into two pieces of property; one will be .485; the other will be 1.523; essentially we're in a zoning classification that requires a minimum of 11,000 sq.ft., the smaller of the two pieces will be over 20,000 sq.ft.; the zoning requires a road frontage of 55 ft.; the most narrow of the two will have 83 ft.; both pieces will comply with the existing zoning property. Gard commented that the actual frontage is 80 ft.

Tom Komlanc, Assistant City Engineer, City of Gahanna, stated we do want to inform the applicant that during the Subdivision without Plat review, the City contacted the Franklin County Board of Health regarding sanitary sewer service to the subject property; prior to building on the new lot being formed, the owner or their duly authorized agents are going to be required to get approval through the County Board of Health; there maybe a condition put upon that by the County Board of Health that any building permit may require a sanitary sewer extension to provide service to the lot; want to note for the record and official minutes that the City shall not bear any of the costs associated with the sewer extension if it is deemed necessary.

Peck commented that the Subdivision Without Plat process is separate and distinct from a lot of other processes that need to happen as part of the development program within the City of Gahanna; the City code reads as follows: if the Subdivision Without Plat melts the zoning code it is the Planning Commission's duty to approve it; however so that we are together on the same page, approving the Subdivision Without Plat does not automatically mean future approval of a proposed project; even though it creates two

separate lots, the SWP does not remove any other obstacles whether it be health issues, concerns from the Building Department, etc.

**A motion was made, seconded by O'Hare, that this matter be Approved. The motion carried by the following vote:**

**Yes        4        Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott**

**DR-0057-2002**

To consider a Certificate of Appropriateness; for property located at 1050 Beecher Crossing N.; by Canini & Pellecchia, Larry Canini, applicant.

Steve Eberly, Glen King Nursery, 9562 Taylor Road SW, Reynoldsburg, OH, presented the landscape design for Crossing Center; similar in style to Beecher Center; there will 4 Fraxinus Cimmarron Ash plants; 8 Malus Sugartyme Crabapple plants; plus a whole array of other plants; there will be easy maintenance within the island.

Komlanc asked have you gone over these plans with the design engineer in regards to the plant approval for the overall site; believe there are sidewalks indicated along Beecher Crossing N; want to make sure that the street trees that are being planted along there are not going to be in direct conflict with the proposed location for sidewalk area. Eberly replied that he has allotted for sidewalks. Turley asked regarding the Cimmarron Ash along Beecher, is that part of the City plan. Eberly stated that he didn't know if the plan went that far; believe I selected that variety myself as a good variety of ash. Turley commented that the Landscape Board has certain street trees proposed along certain areas; not sure if they have anything proposed for this area or not; probably something that you might want to check out. Shepherd stated that he concurs with Turley, on checking to see if this area has any street proposal.

**A motion was made by Vice Chairman Turley that this matter be Approved. The motion carried by the following vote:**

**Yes        4        Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott**

**DR-0058-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 136 Granville Street; by Master Signs, Mike Held, applicant.

Chair advised that this application has been postponed until September 11th; asked the Development Department to please notify the applicant of the next meeting; if the applicant chooses not to appear which is certainly his/her right, the Commission will feel free to take a vote on the application to discuss and proceed without the applicant being present.

**Postponed to Date Certain to Planning Commission**

**DR-0059-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 146 N. Hamilton Road; by Capital Sign, Paul North, applicant.

Paul North, Capital Sign, 10530 Madison Twp., Road 49, Mt. Perry, OH.  
Lynn Turley, 1107 Poppy Hills Drive, Blacklick, OH.

North stated that we are here to change the name on the sign; we understand that we need a permit to do this. Peck stated that we understand that this maybe your first time in the City and we certainly welcome you in; yes you are correct, a permit is required before this type of work is done; this has been an ongoing problem in the City; the Commission has discussed this problem and is beginning to inform applicants future violations may result in a recommendation to the Building Department that a permit for future work be revoked for the rest of the year; this has no bearing on you or the application. North said there is a monument sign and then there is the replacement face. The Commission commented that did not have a picture of the monument sign. North

stated that the monument sign might have been added after submittal of the application. Peck asked did you do the monument sign. North replied no I didn't do it myself personally. Peck asked did your company do the design for the monument sign. North replied yes they did. Peck stated that the application will need to be amended to include the monument sign; the Commission has to approve both; don't have any problems with the sign; the Commission can either proceed with this application or you can meet with Gard and amend the application and we can do it all in one step on September 11th. Gard remarked that we can amend the application and vote on it on September 11th. Turley commented that she liked the sign; did a good job of matching what was already there. North replied that he will see the Commission on the 11th.

**Discussed**

**DR-0060-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 140 N. Hamilton Rd; by Capital Sign, Paul North, applicant.

Paul North, Capital Sign.  
Kerlin Muzeau, Muzotech, Inc., 140 N. Hamilton Road.

North stated that he did not do the monument sign; he just did the wall sign. Peck asked Muzeau did he know which contractor put up the monument sign. Muzeau replied yes. Peck stated for your reference the application that is before the Commission tonight only covers your sign that is on the sign band; we can go ahead and vote on it tonight; however, you will need to submit the name of the contractor who did your monument sign to Gard; she will then instruct he/she as to what they need to do to obtain a permit. Muzeau replied okay. Peck stated that for the record that this approval is only for the sign band and not for the monument sign.

**A motion was made, seconded by Vice Chairman Turley, that this matter be Approved. The motion carried by the following vote:**

**Yes            4    Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott**

**H. COMMITTEE REPORTS:**

**Committee of the Whole**

**Gahanna Jefferson Joint Committee - Canter - No Report**

**Creekside Development Team - Greenblott - No Report**

**I. OFFICIAL REPORTS:**

**City Attorney -**

King advised that he will not be at the meeting on September 11th.

**City Engineer - No Report**

**Department of Development -**

Gard commented that it was nice to be with Planning Commission this evening.

**Chair.**

**J. CORRESPONDENCE AND ACTIONS - No Report**



**K. POLL MEMBERS FOR COMMENT.**

**L. ADJOURNMENT - 8:00 P.M.**

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**TANYA M. WORD**  
**Deputy Clerk of Council**

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**Isobel L. Sherwood, MMC**  
**Clerk of Council**

*APPROVED by the Planning Commission, this  
day of 2012.*

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**Chair Signature**