

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, August 9, 2000**

**7:00 PM**

**City Hall**

## **Planning Commission**

*David B. Thom, Chairman  
Candace Greenblott, Vice Chairman  
Cynthia G. Canter, Commission Member  
Paul J. Mullin, Commission Member  
Richard A. Peck, Commission Member  
Phillip B. Smith, Commission Member  
Jane Turley, Commission Member  
Isobel L. Sherwood, Clerk*

**Commission Members will meet in Committee of the Whole beginning at 6:00 p.m.**

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

Gahanna Planning Commission met in Regular Session in the Council Chambers of the City Hall, 200 South Hamilton Road, Gahanna, Ohio, on Wednesday, August 9, 2000. The agenda for this meeting was published on August 4, 2000. Chair David B. Thom called the meeting to order at 7:03 p.m. with the Pledge of Allegiance led by Planning Commission Member Greenblott.

**Members Present:** Phillip B. Smith, Paul J. Mullin, Richard Peck, Cynthia G. Canter and David B. Thom

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

**C. APPROVAL OF MINUTES:**

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

**E. APPLICATIONS:**

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

**FDP-0012-2000**

To consider a Final Development Plan to allow construction of an office/warehouse facility; for property located at 790 Cross Pointe Road; Delta Consulting by Rich Irelan, applicant. (Public Hearing. Advertised in RFE on 7/20/00)

Chair opened the Public Hearing at 7:07 p.m.

Glen Dugger, 37 W. Broad Street, Columbus, said per discussion at workshop have revised site plan. Todd Rieser, Dublin Building Systems, said they have provided additional landscaping and trees to the south and west of the building along the south and continued along the east; said this is what they felt was asked of them at workshop, and asked if Commission had any questions.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:09 p.m.

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

**Yes      5      Smith, Mullin, Peck, Canter and Chairman Thom**

**DR-0049-2000**

To consider a Certificate of Appropriateness; to allow construction of an office/warehouse for property located at 790 Cross Pointe Road; Delta Consulting, applicant.

See discussion on previous application.

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

**Yes      5      Smith, Mullin, Peck, Canter and Chairman Thom**

**PP-0003-2000**

To consider a preliminary plat application for the construction of a 13 lot subdivision to be known as Woodmere Place; 3.9+/- acres on Old McCutcheon Road; Doug Maddy,

applicant. (Public Hearing. Advertised in RFE on 6/29/00 and 7/06/00)

Chair opened Public Hearing at 7:10 p.m.

Glen Dugger, 30 W. Broad Street, said he is representing Doug Maddy, Brookewood Construction, said the preliminary plat application is for 13 lots, 3.9 acres on Old McCutcheon Road, northeast corner opposite Middle School West, and extending back to new City park; McCorkle Park. He continued that after workshop last week they did present a revised submittal per request disseminating, Old McCutcheon dead ending; being stubbed at the 13th lot, and asked if there were any questions.

Chair asked for opponents. There were none.

Turley asked if the trees along McCutcheon Road will be protected during construction? Dugger said they will be protected to insure preservation of the tree line and also will have mountable curb on the south edge; are in full compliance.

Chair closed the Public Hearing at 7:12 p.m.

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

**Yes      5      Smith, Mullin, Peck, Canter and Chairman Thom**

**Parkland Dedication - Woodmere**

MOTION by Smith, seconded by Canter, to accept Fees in Lieu of parkland for Woodmere Place. ROLL CALL: Voting yes: Smith, Canter, Thom, Turley, Greenblott, Mullin, Peck. Motion Carried.

Smith said Planning Commission realizes that the recommendation that came out of Council was for parkland, but Planning does not want to see pocket parks created, and this was the recommendation of Raleigh Mitchell, Parks & Recreation Director.

**S-0002-2000**

To consider the Creekside Development Conceptual Plan recommended for approval by Planning Commission on August 23, 2000; originally referred by City Council to Planning Commission on July 5, 2000 to obtain public input for recommendation on adoption of said plan.

Chair opened the Public Hearing at 7:17 p.m.

Development Director White reviewed Creekside Development Conceptual Plan Critical Elements, that she passed out in Committee of the Whole; the proposed Revitalization Plan for west side of Mill Street. She said this is to give us a starting point as to where we want to go with the development of Creekside.

Nick Hogan, Council At Large Member, thanked Planning Commission for working on the plan. This is a conceptual plan; finding out if plan is feasible or possible; do necessary studies to determine. He looks forward to the recommendations of the Planning Commission.

Chair asked for opponents. There were none.

Chair closed the Public Hearing at 7:23 p.m.

Chair said there will be a special Workshop on Thursday, August 17th, 7:00 to 9:00 p.m. specifically to discuss the Creekside Plan.

**Discussed**

**Z-0011-2000**

To consider a zoning change application to rezone 2.5 acres currently zoned L-AR as CC-2; to rezone 1.8 acres currently zoned ER-2 as CC-2; for property located at 4598 Hamilton Road and extending to the east; to allow a retail/grocery use; Continental Real Estate by Sean Cullen, applicant.

Chair opened the Public Hearing at 7:24 p.m.

Sean Cullen, Continental Real Estate, said they are applying to rezone 2.5 acres currently L-AR to CC-2, and 1.8 acres currently zoned ER-2 to CC-2, for the east side of Hamilton Road for a grocery store use; Giant Eagle. Cullen said these stores are known for their produce; quality you have never seen before; compared to several other stores in other states; more of a shopping experience. He continued that the building would be similar to one on 23 that is going to open in November, but will reflect the brick.

Chair asked for opponents. There were none.

On question from Canter, Cullen said that the adjacent lot is currently in the annexation process.

Chair closed the Public hearing at 7:30 p.m.

Chair assigned to Workshop at 6:15 p.m. on the August 16th.

**Heard by Planning Commission in Public Hearing**

**CU-0011-2000**

To consider a conditional use application to allow the construction of a garage to replace an existing garage; for property located at 113 Shull Avenue; current zoning OG-1; Margo Bishop, applicant. (Public Hearing)

Chair opened the Public Hearing at 7:31 p.m.

Dan Murburger, Priestas Brothers Builders, said he is present representing the applicant; want to replace existing 1 1/2 car garage with a 2 car garage; 4 feet difference; sitting in the same place and same architecture; replace the one that is falling down.

Chair asked for opponents. There were none.

Chair closed the Public Hearing at 7:33 p.m.

Turley said that she will support this; no undesirable affects, and similar to garages in the area .

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

**Yes      5      Smith, Mullin, Peck, Canter and Chairman Thom**

**CU-0012-2000**

To consider a conditional use application to allow a rental car office; for property located at 1346 Cherrybottom Road; Village Square at Cherrybottom; current zoning PCC; Enterprise Rent A Car by Bill Salyer, applicant. (Public Hearing requested to be postponed until 8/23/00 by applicant)

**Postponed to Date Certain**

**FDP-0013-2000**

To consider a final development plan to allow construction of a medical office building for property located at 219 North Hamilton Road; current zoning CC, Community Commercial; Sussex Land Company by George Parker, applicant. (Public Hearing.

08/09/00, 08/23/00, 09/13/00, 10/11/00, 10/25/00).

Chair opened the Public Hearing at 7:36 p.m.

George Parker, representing Sussex Land Company, said the building is not designed yet, but developer wanted to make sure this use of the property would be acceptable; very expensive process; not want to close on property and do more detailed architectural planning if not a suitable use with City. Parker said it would be a 2 story building with sloped roofs; equal exterior facade design curved area facing the street; large windows; will save all trees to the north and east; large stand of buckeye trees along the east property line, and will add additional trees. The total lot coverage would only be 57 1/2 %, so 42 1/2% would still be green; parking requirement is 258 spaces; they are proposing 183 and seeking variance; feel can still adjust that downward. Dr. Viers building which is now owned by Dr. Algers would be 31 feet from the property line and there would be 62 feet between the 2 buildings.

Parker said he would personally locate all the trees; looking due south toward Carepenter, they would put in quite a few trees on that side.

On question from Thom about how many parking spaces would be needed if the new parking code is passed, Parker said 175 spaces.

Chair asked for opponents.

Dr. Fred Algers, 221 N. Hamilton Rd., addressed questions to Parker, and Thom said that the application will be heard in workshop, and any questions can be asked there.

Terry Black, 365 Heil Dr., asked questions about parking lot and lighting.

Hanief Edwards, 373 Heil Dr., expressed concerns of possible flooding and drainage problems from run off of parking area.

Greenblott asked how many times the size of the existing building this would be. After some discussion Mullin said it would be 7 or 8 times the size. Greenblott asked that before workshop, Parker give some thought to scale and how it will fit in in a residential neighborhood.

Mullin said we need the three dimensional package; architectural drawings; design review. Smith said it would be hard to vote on this unless we see some type of design review. This is a nice little suburban corner in a residential neighborhood; this building, as described, would be very prominent and expansive.

Parker said the developer does not own the property yet and wanted to see if the site plan would be acceptable, and does not want to be backed into a corner with these specifics. Mullin said it would be much better that the developer be backed into a corner than the City.

Parker said he would bring elevations to workshop and color cardboard model; still not be totally designed, but have some sense of scale.

Commission asked Engineering for a traffic analysis at Carpenter Road, since that is a very busy corner, and adding at least 300 more cars a day; what affect it would have on traffic; very difficult to get cars in and out.

Chair closed the Public Hearing at 8:01 p.m.

Chair assigned this to Workshop at 6:45 p.m.

**Heard by Planning Commission in Public Hearing**

**V-0019-2000**

To consider a variance application to vary Section 1163.02(a), Number of Parking Spaces; for property located at 219 N. Hamilton Road; for construction of a medical office building; Sussex Land Company by George Parker, applicant. (Public Hearing. 08/09/00, 08/23/00, 09/13/00, 10/11/00, 10/25/00).

See discussion on previous application.

**Heard by Planning Commission in Public Hearing**

**V-0018-2000**

To consider a variance application to vary Section 1171.04(a)(7) to allow a privacy fence in a side yard; for property located at 285 Gary Lee Drive; Sherry Pymer, applicant. (Public Hearing. Advertised in RE on 8/03/00).

Chair opened the Public Hearing at 8:01 p.m.

Sherry Pymer, 285 Gary Lee Drive, said she wants to put a new privacy fence in the same exact location where the old fence was; neighborhood is old and is inconsistent in setbacks of homes; are staggered creating an unusual situation; even though fences begin at rear of houses they are in side yards of neighbors. The neighbors fence is in the middle of their side yard. They have chosen a white vinyl for the fence; said it is more wind resistant than wood.

Chair asked for opponents. There were none.

Chair closed the Public Hearing at 8:06 p.m.

Turley said there are special circumstances here; she will support. Peck read reasons to grant variance; does not see special circumstances; will not support. Canter said she concurs with Turley; great improvement to the neighborhood; not detrimental. Thom said he concurs; very inconsistent setbacks; fence marked improvement to the given area; will support.

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

**Yes        3        Mullin, Canter and Chairman Thom**

**No         2        Smith and Peck**

**FDP-0014-2000**

To consider a final development plan application to allow the construction of a condominium and apartment community; pending zoning of L-AR, Limited Overlay Apartment Residential; for 32.95 acres located at 5099-5145 Morse Road; Triangle Real Estate Services by Glen Dugger, applicant. (Public Hearing. Advertised in RFE on 8/3/00).

Chairman opened the Public Hearing at 8:13 p.m.

Glen Dugger, 37 W. Broad Street, introduced Bob Apel of Meacham & Apel Architects, and Gary Schmidt, Land Planner and Landscape Architect. Dugger continued that he would give a brief introduction of what they want to do here; zoning for property was approved by Planning Commission last month, and is now before Council; trying to run the FDP and zoning at Council at the same time; trying to shave time off the complete process.

Gary Schmidt, 3763 North High Street, Land Planner and Landscape Architect, said they

are proposing 3 separate building components. The first being 13.2 acres of ranch condominiums to the north and west, adjacent to the Polo Club Villas; same type of building; 12.6 acres of apartment units and 4.5 acres of senior housing units. There would be open space along Beem Creek; green belt in the southwest corner with open space dedicated park, with pedestrian access. The development is planned as a planned community, all tied together with building architecture and landscape design.

Apel said the three areas will have similar brick and siding; condos will be in clusters of 4 units; 2 and 3 bedrooms; some porches. Apartments and Senior Housing will have 1 and 2 bedrooms; some balconies. Apel continued that each community will have its own recreational space.

Chairman asked for opponents. There were none.

Greenblott said the apartment elevations are lacking; don't find them interesting at all; request you come to workshop with some other ideas; they look common. Apel said that is why we are here to get those kind of comments. Mullin said the condos have design merit, developing nicely, but he agrees that the apartments are very ordinary; can do better than that.

Dugger said that the condos will sell for approximately \$135,000 to \$165,000; will find out price of age restricted housing. He will e-mail staff with locations of other Triangle properties so that Commission visit them.

Chair closed the Public Hearing at 8:38 p.m.

Chair assigned to workshop at 7:00 p.m.

**Heard by Planning Commission in Public Hearing**

**DR-0053-2000**

To consider a Certificate of Appropriateness for construction of a condominium and apartment community; for property located at 5099-5145 Morse Road; Triangle Real Estate Services by Glen Dugger, applicant.

See discussion for previous application.

**Discussed**

**F. UNFINISHED BUSINESS:**

**DR-0047-2000**

To consider a Certificate of Appropriateness to allow renovation of Hunters Ridge Mall, Glimcher Properties, applicant.

Smith said they basically want to repaint the exterior mall; currently Sudan sand, go with K-mart white; have already begun project and now want permission to finish. Canter said the City has tried to work with Glimcher over the years and they have made no effort to work with us; tried to work with them on the parking lot; completely disgusted with them; but that is not Mr. Theisen's fault. Peck said he is tired of people coming in after the fact; we have a procedure that should be followed. Thom said he concurred.

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

<b>No</b>	<b>1</b>	Peck
<b>Yes</b>	<b>4</b>	Smith, Mullin, Canter and Chairman Thom

**G. NEW BUSINESS:**

**DR-0051-2000** To consider a Certificate of Appropriateness for signage; for property located at 294 South Hamilton Road; Taco Bell by DaNite Sign Co., applicant.

**Postponed to Date Certain**

**DR-0052-2000** To consider a Certificate of Appropriateness for Signage; for property located at 83 Granville Street; Marjorie Figley, applicant.

Marjorie Figley, 4763 Huxley Court, said she is requesting a wall sign for My Favorite Memories, 83 Granville Street; feel best way to go is a black and white sign 36" X 48" to be centered between the two windows; it will not be illuminated; showed pictures to Commission.

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

**Yes 5** Smith, Mullin, Peck, Canter and Chairman Thom

**CC-0013-2000** To recommend to Council a change to Section 1167.18, Screening Requirements, of Chapter 1167, General Development Standards, to reference Landscaping Requirements found in Chapter 913.

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

**Yes 5** Smith, Mullin, Peck, Canter and Chairman Thom

**CC-0014-2000** To recommend to Council the approval of changes to Section 1163.02, Minimum Number of Parking Spaces Required; and 1163.08, Interior Landscaping Requirements, of Chapter 1163, Parking Regulations

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

**Yes 5** Smith, Mullin, Peck, Canter and Chairman Thom

**H. COMMITTEE REPORTS:**

**Committee of the Whole**

**Community Improvement Corporation.**

Greenblott said the meeting for next week has been cancelled, but keep those e-mails coming.

**Creekside Development Team.**

**Olde Gahanna Design Review Committee**

Turley said they are reviewing standards from other cities, and will continue that discussion.

**Side Code Committee.**

**I. OFFICIAL REPORTS:**

**City Attorney.**

**Zoning Administrator.**



**City Engineer.**

**Director of Development.**

**Chair.**

**J. CORRESPONDENCE AND ACTIONS**

**K. POLL MEMBERS FOR COMMENT.**

Smith reiterated that he cannot vote on anything for 219 N. Hamilton until the Commisison sees design review.

Peck said 219 N. Hamilton would be like putting one of the two Taylor Road buildings on that property; look like a big elephant; can make it pretty, but it is still an elephant.

Canter said she would like to have information from engineering on traffic at Carpenter Road as soon as possible.

**L. ADJOURNMENT.**

8:55 p.m. Motion by Smith, seconded by Canter.

**DONNA JERNIGAN, CMC/AAE, 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**