

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, May 24, 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*

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

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, May 24, 2000. The agenda for this meeting was published on May 19, 2000. Chair David B. Thom called the meeting to order at 7:03 p.m. with the Pledge of Allegiance led by Deputy Director of Finance, Jennifer D'Ambrosio.

B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None

C. APPROVAL OF MINUTES: May 10, 2000

MOTION by Mullin, seconded by Greenblott, that the minutes of the May 10, 2000 meeting be approved with the following correction made by Turley: Third page, last paragraph, under Discussion, last sentence, that the words "for fire equipment" be added after rapid ingress and egress. ROLL CALL: Voting yes: Mulling, Greenblott, Canter, Peck, Smith, Thom, Turley. Motion carried.

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.

E. APPLICATIONS:

Chair stated Public hearing Rules that would govern hearings this evening. Planning Commission Member, Richard Peck, administered an oath to those persons wishing to present testimony this evening.

FDP-0002-2000

FDP-02-00 To consider a final development plan to allow the construction of 3 buildings for property located at 960, 988 and 1020 Claycraft Road; John Ingwersen, applicant. (Public Hearing. Advertised in RFE on 3/02/00)

Chair opened the public hearing at 7:07 p.m., and stated that the applicant has requested that FDP-0002-2000 and DR-0013-2000 be postponed to the June 14, 2000 meeting; with applications being heard in workshop on June 7, 2000 at 6:15 p.m.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:08 p.m.

Heard by Planning Commission in Public Hearing

DR-0013-2000

DR-13-00 Certificate of Appropriateness for construction of 3 office buildings.

Discussed

FDP-0004-2000

To consider a Final Development Plan for property known as The Woods at Shagbark and located at 5050, 5079, 5101 Shagbark Road; to allow construction of a condominium complex; The Stonehenge Company, by Glen Dugger, applicant.

Chair opened the public hearing 7:09 p.m.

Glen Dugger, 37 West Broad Street, stated he was present representing the applicant; Doug Tailford from Stonehenge is also present to answer any questions you may have. Dugger continued that Commission received the plan revisions discussed at workshop on Friday; three revisions; hatched section along Shagbark Road illustrating the

proposed 60' of future right of way for the proposed loop road; dashed horizontal line designating 30' of right of way proposed across the north boundary; and to accommodate the orientation of the buildings as requested, north of the east west drive, Serenity Drive, changed building #14 from a 3 unit structure to a 2 unit structure reducing the overall site plan to 93 units from the original 94 units.

Thom clarified that the text that was approved by City Council is correct along with the new site plan that shows 93 units. Dugger and Tailford said yes it is correct.

Turley asked if there is a tree preservation zone. Dugger said there will be no disturbance of the area except for the construction of the sanitary sewer, and that is dictated by the City; building the sewer right up the creek; we want to preserve all trees, but do not call it a Tree Preservation Zone.

Mullin questioned the electric easement which would run through building 23. Tailford said it would be abandoned. Mullin asked what would happen with the intersection of the loop. Dugger said it would be design requirement of the City Engineer; he would anticipate use of the loop road to obtain access; people live to the east use old Shagbark Road.

Chair asked for opponents. There were none.

Chair closed the public hearing at 7:18 p.m.

Motion was made at this point in the meeting.

Thom said Shagbark has been with us for a long time. The Planning Commission denied it and Council overturned that decision. The text adopted by Council stated that there would be 94 units and set standard for zoning property. He felt that zoning was proper for property; good project. There are a couple of items that stand in way; density of the project, as well as the future roadway system. Council is aware of the road system temporary access; only 25 units can be built before the roadway. This is now the responsibility of City Council. He thinks that it is the time to move on this and hopes everyone will support and let Council do their job.

Turley read the following into the record:

"It is my understanding that only minor changes can be required on this limited overlay FDP. This is unfortunate, because when this proposal was last before Planning Commission for rezoning recommendation, the limited overlay text included a provision stating overall final density would be decided at FDP stage. Therefore, many issues that should have been addressed by the Planning Commission were not, because it was our understanding it would come back to us for final modification.

There seems to be a lot of confusion concerning the limited overlay process. If changes cannot be required at the FDP stage, then no application for a limited overlay rezoning should be accepted without complete and totally detailed engineering and design documents. Planning Commission or Council should not be put in the difficult position of making final decisions such as the appropriate number of units and buildings and locations without such critical telling document as a grading plan, that in this case

shows buildings on 10' to 13' of fill. This becomes apparent only when the grading plan is seen.

Minor shifting of the buildings will not solve this problem. The North Triangle plan

requires an open space zone along all major drainage areas. I don't believe this requirement has been met.

I am disappointed we were unable to do more to preserve this special and unique natural resource. However, the best thing we have going for us is the Stonehenge Co., a developer that I believe is truly committed to saving as many trees as possible.

I hope to see the use of careful grading, retaining walls, and drained tree wells to preserve as many trees as possible.

I don't believe it is legally realistic to expect this land to stay in its current state. However, condos with a reduced footprint, office buildings that took advantage of the beauty of the ravine, without encroaching it, or even, considering the beauty of the site and proximity to the YMCA, large lot SF.

Having said all this, however, considering the restrictions placed on us by the limited overlay process, I have to support this application. In order to accommodate this footprint that we cannot change, in order to achieve positive drainage, in order to keep roads and buildings from flooding, massive regrading and tree removal are required."

Mullin said he would just reiterate that he was initially opposed to the project primarily due to lack of definitive roadway plans to service the project. He does not know if much has changed, maybe some progress of a definitive roadway system for this area. Gahanna has done a lot of planning for roads and developments, and made a lot of mistakes. He hopes with the frenzy to pursue this project, with or without necessary roadway, that the City is not making another development mistake.

Heard by Planning Commission in Public Hearing

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

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

DR-0025-2000

Certificate of Appropriateness for construction of The Woods at Sharbark.

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

FDP-0005-2000

To consider a final development plan to allow for the construction of an office warehouse facility; for property known as Parcel #5 of the Crossroads Commerce Center located south and east of Taylor and Taylor Station Roads; Donald Kenney by Triangle Real Estate Services, Inc., applicant. (Public Hearing. Advertised in RFE on 5/04/2000)

Chair opened the public hearing at 7:27 p.m.

Dick Fisher, Collaborative Design, Ltd, 5880 Sawmill Road, Suite 250, said that the questions were addressed at workshop; feels all concerns have been resolved.

Chair asked for opponents. There were none.

Chair closed the public hearing at 7:28 p.m.

Heard by Planning Commission in Public Hearing

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

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

DR-0019-2000

Certificate of Appropriateness for Parcel #5 of Crossroads Commerce Center; to allow construction of an office warehouse facility; Triangle Real Estate Services, Inc., applicant.

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

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

FDP-0006-2000

To consider a final development plan to allow for the construction of an office warehouse facility; for property known as Parcel #2 of the Crossroads Commerce Center located south and east of Taylor and Taylor Station Roads; Donnald Kenny by Triangle Real Estate Services, Inc., applicant. (Public Hearing. Advertised in RFE on 5/04/2000)

Chair opened the public hearing at 7:29 p.m.

Fisher said he would answer any questions; same as FDP-0005-2000.

Chair asked for opponents. There were none.

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

Heard by Planning Commission in Public Hearing

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

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

DR-0026-2000

To consider a Certificate of Appropriateness for Parcel #2 of Crossroads Commerce Center; to allow construction of an office warehouse facility; Triangle Real Estate Services, Inc., applicant.

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

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

FDP-0007-2000

To consider a final development plan to allow for the construction of an office warehouse facility; for property located at 1278 Research Road; RPA Leasing by Segna Associates, applicant. (Public Hearing. Advertised in RFE on 5/18/2000)

Chair opened the public hearing at 7:31 p.m.

Ken Garrett, 781 Northwest Blvd., Segna Associates, Inc., said he is representing RPA Leasing; came before the Planning Commission last year and now need warehouse space; put up a structure to the rear of the main building; 69 feet behind main structure 11 feet from side and rear property line; single level with a mezzanine; face matches main structure only 3 feet lower; will add landscaping; clean up site.

Chair asked for opponents. There were none.

Chair closed the public hearing at 7:33 p.m.

Chair scheduled this for workshop on June 7 at 6:35 p.m.; will continue public hearing

on June 14.

Heard by Planning Commission in Public Hearing

DR-0032-2000

To consider a Certificate of Appropriateness to allow construction of a new warehouse for storage of materials and company vehicles; for property located at 1278 Research Road; RPA Leasing, Inc. applicant.

Discussed

FDP-0008-2000

To consider a final development plan application for the construction of two office buildings; for property located at 680-730 Taylor Road; The Daimler Group, Inc., applicant. (Public Hearing. Advertised in RFE 5/18/2000)

Chair opened the public hearing at 7:34 p.m.

Todd Sloan, The Daimler Group, Inc., 1533 Lake Shore Drive, Suite 50, said they are back for the FDP and certificate of appropriateness; know will be on workshop for June 7; have changed brick; better selection and has class; leave other things for staff and Planning Commission; will give revised material list as of today to D'Ambrosio. Mullin asked for larger copies to see detail of the exterior walls. Sloan said he would have those for workshop.

Chair closed the public hearing at 7:39 p.m.

Chair scheduled for workshop at 6:50 p.m. on June 7; will continue public hearing at the June 14 regular meeting.

Heard by Planning Commission in Public Hearing

DR-0033-2000

To consider a Certificate of Appropriateness to allow construction of two office buildings; for property located at 680-730 Taylor Road; The Daimler Group, applicant.

Discussed

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

SWP-0007-2000

To consider a subdivision without plat application to split out a 0.548 acre parcel from a 2.236 acre parcel; for property located at 105 Price Road; David & Anna Belle Arnold, applicants.

David & Anna Arnold were present and said they wanted to build a new house on the property.

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

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

DR-0034-2000

To consider a Certificate of Appropriateness for Signage; for property located at 80 N. Hamilton Road; Italia Studio by Bruce Guercio, applicant.

Bruce Guercio, 80 N. Hamilton Road, Italo Studio, said that the big issue was the ms number; special mix to match the signs; sign company did not have a sample because have to mix; color identical more bronze than black will match the existing.

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

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

DR-0035-2000 To consider a Certificate of Appropriateness for Signage; for property located at 360 S. Hamilton Road; Cal Berkey, applicant.

This application was postponed to June 7th workshop, 7:20 p.m.

H. COMMITTEE REPORTS:

Committee of the Whole

I. OFFICIAL REPORTS:

City Attorney.

Zoning Administrator.

City Engineer.

Director of Development.

Chair.

Chair reminded that the quarterly meeting will be next Wednesday, May 31st, at 6:00 p.m.

J. CORRESPONDENCE AND ACTIONS

K. POLL MEMBERS FOR COMMENT.

Peck thanked Zoning Administrator Gard, for information on concerns he had with standards at the time when Strawberry Plaza came in; also some with Hunters Ridge.

Greenblott said she will not be here for the Daimler work; remember color is not our enemy.

L. ADJOURNMENT: 7:52 p.m. - Motion by Smith, seconded by Turley.

7:52 p.m. - Motion by Smith, seconded by Turley.

DONNA JERNIGAN, CMC/AAE, Deputy Clerk of Council

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

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

Chair Signature