



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Donald R. Shepherd, Chair
Bobbie Burba, Vice Chair
David K. Andrews
Kristin E. Rosan
Thomas J. Wester
Jennifer Price
Joe Keehner

Wednesday, February 24, 2016

7:00 PM

City Hall

Commission may caucus at 6:30 p.m. in the Committee Room

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, February 24, 2016. The agenda for this meeting was published on February 19, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Bobbie Burba.

Present 7 - David K. Andrews, Donald R. Shepherd, Bobbie Burba, Kristin E. Rosan, Thomas J. Wester, Jennifer Tisone Price, and Joe Keehner

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2016-0052](#) Planning Commission Minutes - February 10, 2016

A motion was made by Andrews, seconded by Burba, that these Minutes be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Chair stated Public Hearing Rules that would govern all public

hearings this evening. Assistant City Attorney Thomas L. Weber administered an oath to those persons wishing to present testimony this evening.

[V-0002-2016](#)

To consider a Variance application to vary section 1165.08 (b)(1), Permanent Signs, of the Codified Ordinances of the City of Gahanna; to allow a wall sign to exceed 50 square feet; for property located at 403 Agler Road; Parcel ID numbers 025-001029 and 025-012296; current zoning CC, Community Commercial; O'Reilly Auto Enterprises, LLC, applicant.

(Advertised in the RFE on 2/4/2016.) Postponed from 2/10/2016 meeting.

Chair opened public hearing at 7:02 p.m.

Administration presentation - Gard said Planning Commission at the last meeting asked for 50' sign rendering; to see difference in square feet; applicant is here to discuss; did look up other Auto Zone and they are within the 50 square foot limit;

Applicant, Nick De'luara, 516 Thorngate Court, Galloway, Ohio; said architect did not turn this fast enough to get to the Commission; have document for Planning Commission to view tonight; Shepherd confirmed it was to scale; Keehner said the alternative was changing the words to make it smaller; De'laura said they would have to shrink everything a little smaller to make everything fit.

Chair called for proponents. There were none.

Chair called for opponents. There were none.

Planning Commission members agreed on original rendering submitted with packet at the last meeting of 70 square feet.

Chair closed the meeting at 7:07 p.m.

Motion by Andrews, seconded by Rosan, that V-0002-2016 be Approved for the 70' sign rendering submitted with original application.

Discussion on the Motion: Keehner said the larger sign looks better on the building; will be supporting.

The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

F. UNFINISHED BUSINESS:

[DR-0005-2016](#)

An application for Certificate of Appropriateness for Site Plan, Landscaping, and Building Design; for property located at 403 Agler Road Parcel ID numbers 025-001029 and 025-012296; O'Reilly Auto Parts, applicant.

Postponed from 2/10/2016 meeting.

Gard said Planning Commission at the last meeting asked for another plan; the applicant submitted a new landscape plan prior to the meeting; the architect, Evan Neal, is present to speak.

Applicant, Evan Neal, 3057 East Harrow Street, Springfield, MI; said had four comments from two weeks ago for a larger variety of plantings; they have added perenials on north side; added two layer hedge on front; flowers are purple; changed several larger trees to evergreen; added grass to entire side of south of building; believe they have met the requirements.

Andrews thanked him for the plan; said let's do it right; wish some of the plants and trees had a longer life span; Keehner said herbs and longer lasting plantings are more expensive.

Motion by Price, seconded by Andrews, that DR-0005-2016 be Approved with Landscape Plan dated February 24, 2016.

Discussion on the Motion: Andrews said he's voting yes and appreciates help.

The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

G. NEW BUSINESS:

[DR-0006-2016](#)

To consider an application for Certificate of Appropriateness for property located at 140 S. Hamilton Road; Parcel ID No. 025-004260; Gahanna Lincoln High School / Danite Sign Company, applicant.

Gard said application is to put new panels in existing sign; in front of Gahanna Lincoln High School; existing sign isn't functional; request comes from High School to change to better technology; a variance was granted so many years ago and was used to get rid of banners, etc. current panels are not working.

Applicant, Logan Dilts, with Danite Sign Company, 1640 Harmon Ave. Columbus; said he is here to answer any questions.

Wester asked if the sign changing every 8 seconds is a distraction; Priestas said goal is for drivers to keep eye on roadway; Shepherd asked what events are advertised; Dilts said the school has not

expressed an interest in live streaming, just events; Rosan said she can't imagine they'd stream a live feed.

Keehner believes distraction is very bright lights at night; know technology is improving, some are very bright; Dilts said there is an automated dimmer where the lights dim at night so it's not super bright; can adjust that manually.

Motion by Wester, seconded by Rosan, that DR-0006-2016 be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Department of Development

Blackford may have tenant in former Ciao Vino spot at Creekside; said that Pigskin is now serving hot food and had their grand re-opening.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

[HOP-0001-2016](#) Home Occupation Permit for Keith R. Libben, Mohican Woodworking, Ltd.; for property located at 602 Fenchurch Way; for a 10' x 8' room to be used as office for part-time woodworking business; Administratively Approved by the Zoning Administrator on 2/8/2016.

Clerk Banning read application into the record.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7:22 p.m.