

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, April 11, 2001

7:00 PM

City Hall

Planning Commission

Cynthia G. Canter, Chair

Jane Turley, Vice Chair

P. Frank O'Hare

Richard A. Peck

Phillip B. Smith

Othelda A. Spencer

David B. Thom

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 the City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, April 11, 2001. The agenda for this meeting was published on April 5, 2001. Chair Cynthia G. Canter called the meeting to order at 7:04 P.M. with the Pledge of Allegiance led by Planning Commission member Frank O'Hare.

Members Present: Cynthia G. Canter, Jane Turley, P. Frank O'Hare, Richard Peck and Phillip B. Smith

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - None

C. APPROVAL OF MINUTES: March 28, 2001

A motion was made by Smith, seconded by Peck, to approve the minutes of the March 28, 2001 meeting. The motion carried by the following vote:

Yes 5 Chairman Canter, Vice Chairman Turley, O'Hare, Peck and Smith

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 A. Peck administered an oath to those persons wishing to present testimony this evening.

Z-0001-2001

To consider a zoning change application to rezone 3+ acres currently zoned CC and CS; for properties located at 93 South Stygler, 101 South Stygler, 111 South Stygler; to allow for office use; Gary Cheses, applicant. (Public Hearing held on March 28, 2001 and April 11, 2001).

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

Larry Black, Director of Columbus Metropolitan Library, 96 South Grant, Columbus, OH; stated he is here this evening to request rezoning; the office building will be about 55,000 sq. ft. in Phase I; at a later time we are planning to have a Phase II; we are not certain about the second phase at this point; we are building the building in such a way that we could add another 40,000 sq. ft. to it; asked if there were any questions from Planning Commission members.

Thom asked is this going to be a one or two story building. Black advised that it will be a two story office building with some mechanical rooms on the roof that will be totally enclosed. Thom asked if Phase II would be two story. Black replied yes it will be two story as well.

Peck stated that at workshop last week it was discussed that there would be a possibility of transfer of materials that would happen here; the way that it was described is that there are four trucks with the possibility of eight trips per day. Black replied that four trucks will leave each morning and return about mid-day; two of those trucks will leave again and return before 5:00 P.M.; it depends on how you count a trip; it will either be six or twelve.

Chair closed Public Hearing at 7:12 P.M.

A motion was made by Smith that this matter be Recommended to Council for Approval.

The motion carried by the following vote:

Yes 5 Chairman Canter, Vice Chairman Turley, O'Hare, Peck and Smith

FDP-0004-2001

To consider a Final Development Plan for the Gahanna Jefferson District Administration Building; to allow for an addition to the administration building located at 160 South Hamilton Road; Gahanna Jefferson Public Schools, Bob Mehl, applicant. (Public Hearing held on March 28, 2001 and April 11, 2001).

Chair opened Public Hearing at 7:12 P.M.

Bob Mehl, Gahanna Jefferson Schools, 160 South Hamilton Road, Gahanna, OH; here to answer any questions that Planning Commission members may have regarding plan that was submitted this evening, April 11, 2001.

Canter confirmed that Planning Commission will be approving the Final Development Plan and Design Review dated April 11, 2001.

Thom asked on the parking for clarification, was the amount of parking reduced from the original proposal. Mehl replied yes it was; ended up with an increase of eight spaces

Chair closed Public Hearing at 7:13 P.M.

Canter asked White if this met the parking requirements. White replied yes it does meet the parking requirements.

Thom asked what is the projected completion date for the project. Mehl replied October 15, 2001.

Turley thanked the applicant for cooperating with the Commission in moving the parking around to the side and out of the front part of the building.

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

Yes 5 Chairman Canter, Vice Chairman Turley, O'Hare, Peck and Smith

DR-0015-2001

To consider a Certificate of Appropriateness; for property located at 160 South Hamilton Road; Gahanna Jefferson Public School by McDonald, Cassell & Bassett, Inc., Alan McDonald, applicant.

See discussion on previous application.

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

Yes 5 Chairman Canter, Vice Chairman Turley, O'Hare, Peck and Smith

CU-0002-2001

To consider a conditional use application to allow for a drive thru pharmacy on the west elevation; to add fuel kiosks; for property located at 4706-4598 North Hamilton Road on the east side of North Hamilton Road, CC2 Zoning Distinct; Giant Eagle by Continental Real Estate, Sean Cullen, applicant. (Public Hearing held on January 10, 2001, February 28, 2001, March 14, 2001, March 28, 2001 and April 11, 2001).

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

Sean Cullen, Continental Real Estate, 150 East Broad Street, Columbus, OH 43215; distributed a packet of information that was discussed at the April 4th workshop; thanked the Planning Commission for the time they have spent working with Continental

on this project; makes the process a lot easier to have the communication channels constantly opened; would like to address changes that were discussed at workshop; the first diagram that is shown on the monitor is the site plan, it was suggested in workshop that we add more green space within the parking lot; actually not adding more, but breaking the parking lot up more; sat down with EMH&T and went through the process to meet the standards that the City of Gahanna has for their handicapped parking and also adjust the islands accordingly so that you have parking spaces lining up with parking spaces; you will notice on the plan that does replicate those islands that have been moved back into the site; the other item to note on the site plan is the fuel monument sign; just for the record want to make it clear that Continental will be working with Komlanc and Wetherholt to locate that fuel monument sign accordingly so that it doesn't block the sight view entering and leaving the site; the next item to discuss are the signs the fuel sign was originally over 9 feet tall the sign has been reduced considerably; this detail as you have seen throughout the packet does take the exact brick that is used on the building and replicates that with the limestone capping not only on the monument on both sides of the sign, but also a capping on the bottom layer beneath it as well; Planning Commission had asked for a more representational package of what the colors will be on the canopy; felt that the red that was shown on the canopy was too red; what has happened now is that instead of having the red as long as it was previously, we have pretty much eliminated all the red except for the odd piece on the end that is shown; the color of the red is PMS 185. Turley asked what is the name of the other color being used on the canopy. Cullen replied that he doesn't have a swatch of that color, it hasn't yet been manufactured, the red is a manufactured one; as we discussed last week, believes it is more of a tan or a taupe color. Turley indicated that the color that is being shown is not at all what was shown last week; the color that was shown last week was more of a yellow that's why I'm just a little hesitant. Cullen stated on the cart corral picture, the tan or light taupe that is on the cart corral is the similar color that will be used; asked if there were any more questions on the fuel kiosk area. O'Hare stated that one of the things he observed is that the sign for the fuel is now 11 foot 8 inches in width, the island that it was sitting on was approximately 10 foot in width, see by the new site plan that is on the monitor, it looks like the island mounting is wider now. Cullen replied that is correct; if you shrink a sign you obviously have to accommodate the supports that it is with; before it was just on a flat pedestal, so to accommodate the same column look that we are trying to achieve on the main sign that was incorporated into the design; would like to discuss the pylon sign that was discussed at workshop last week and deemed a huge atrocity out along Hamilton Road; what we have done is reduce the size of the sign significantly, the sign is now down to 140 sq.ft.; we have the limestone capping, all of the brick that is used on the building which also is replicated in the kiosk for the fuel as well as the monument sign for the fuel; all of those elements are now beginning to tie together; the sign will be internally illuminated. Canter asked if the material would still be plastic. Cullen replied that Giant Eagle didn't want him to use the word, but will do so; it actually is a canvas type material; the way they make signs, they are stretched; once you get to a certain level, they can't make it plastic anymore so they use canvas; it obviously doesn't look like that canvas type material that we grew up on, but it is more of canvas type feel; the other issue that is not in your packets, but has been discussed with the residents at Polo Club Villas is the fence that will be put along the eastern half of the road, talked with a few fence contractors; we are still going to put a fence in, it is just an issue of color, apparently you can't do green fencing that's in the PVC vinyl type material because over a few years time, the pigment within the fence doesn't last which causes fading; the other item that I wanted to make note of is the revised elevation of the front and of the side; they did a detail of these arches that are shown on the display; as you will recall we discussed in workshop about the depth on the side of the building; they have done the structural work and have determined that they can set this out 1 foot 6 inches from the existing wall sides; the

various materials are listed on the display. Turley stated that the there is a six foot high mound, is the ground sign on top of the 6 foot mound. Cullen stated yes it is. Turley asked if there were any changes to the brick on the south elevation. Cullen replied no there aren't any changes; per what we showed last week in workshop, we will be staying with the brick imprint pre-cast panel for the south elevation rather than the plain panel you see on other buildings. Thom asked at the 161 store on the rear back side of the building, is that a pre-cast brick; in other words it looks like brick only it's a pre-cast. Cullen replied yes; to understand the difference of the pre-cast like Thom is talking about, the panel if you have ever driven by a Home Depot or a Meijer, you will notice that the panel is flat; what Giant Eagle established when they came into town to work with Continental, is that we worked out a brick patterning detail which is shown on the elevation and it shows the scoring. Canter asked if the south face of the building will be the same color as the west. Cullen replied yes along with the north. Thom stated that from a distance at the 161 store, you can not tell whether it's brick and that's only because it's scored. Cullen stated that it is supposed to look like it is brick on all four sides; the biggest difference is that you have those seams (panels) which are about 18 feet apart, so when they are set in they take a caulking material and seal them up and push them together. Thom asked will there be parking for expectant mothers. Cullen stated that is one of the top five questions asked by Giant Eagle. Thom indicated that he was in Cleveland over the weekend visiting his daughter who is pregnant; daughter mentioned she hoped her parking spot is open; sure enough the expectant mother parking space was open; my daughter inquired if the Giant Eagle here would have expectant mothers parking spaces . Cullen stated that we can put that in.

Chair closed Public Hearing at 7:40 P.M.

Canter advised that Planning Commission is breaking the motions down into single motions for clarity of votes, clarity of information, and that we will take separate action on all the different conditional uses and variances; there will be two separate conditional use motions, and three separate variance motions.

Canter stated that for the conditional use for the drive-thru pharmacy as I stated at the workshop last week, as my profession is pharmacy I vote no on all drive-thru pharmacies because I feel that you reduce the profession down to Burger King or McDonald's or drive-thru banking; I don't support drive-thru pharmacies; it's a profession like physicians or lawyers that you can get our of your car and come in and have professional discussion with your pharmacist.

A motion was made by Vice Chairman Turley to Approve a conditional use application to allow for a drive-thru pharmacy; for property located at 4706-4598 North Hamilton Road on the east side of North Hamilton Road. The motion carried by the following vote:

- No** **3** Chairman Canter, O'Hare and Smith
- Yes** **2** Vice Chairman Turley and Peck

A motion was made by Vice Chairman Turley to Approve a conditional use application to add fuel kiosks; for property located at 4706-4598 North Hamilton Road on the east side of North Hamilton Road. The motion carried by the following vote:

- Yes** **4** Chairman Canter, Vice Chairman Turley, O'Hare and Smith
- No** **1** Peck

V-0002-2001

To consider a variance application to vary Section 1153.03(c)(3) Development Standards--Side Yard), Section 1165.09(a)(b) Determining Permitted Display Surface, Section 1165.10(a)(b) On-Premises Wall Signs; for property located at 4706 to 4598 North Hamilton Road; to permit signage to illustrate services offered within the Proposed Giant Eagle store and to minimize the rear (south) setback to provide adequate circulation for emergency and service vehicles; Continental Real Estate by Sean Cullen, applicant. (Public Hearing held on February 28, 2001, March 14, 2001, March 28, 2001, April 11, 2001).

Planning Commission Comments for V-0002-2001 (Section 1153.03(c)(3) Development Standards--Side Yard).

Smith stated that with the wall and the other additions that they have done to the back of the building will support this variance; do not think we have to have some type of hardship or some type of reason for ever approving a variance given the fact they have reduced the size of the store and made every accommodation; furthermore have met repeatedly with the people on the adjoining property; will be in favor of this variance because it does accommodate emergency vehicles and truck access; is necessary for the preservation and enjoyment of the property right before this piece of property.

Canter stated to continue with Smith's comments the building was moved back to reduce the impact on Hamilton Road at the request of the Development Department; feel the City has somewhat created the hardship and the need for the variance; will support the variance.

Planning Commission Comments for V-0002-2001 (Section 1165.09(a)(b) Determining Permitted Display Surface).

Peck stated that Planning Commission received tonight an analysis from the Zoning Administrator who pointed out that part of the reason for the variance is for semantics; traditionally and technically Hamilton Road is the front of the building because it is facing Hamilton Road which is the main street; however, from a practical standpoint the front of the building that people are going to see is the side facing north facing Morse Road which warrants a sign; think the advantage to the City of having the building positioned the way it is on the lot is a much more desirable overall impact; though I am not traditionally in favor of expanding the amount of signage that would be available, believe it would make sense given the size of this project and the way the building has been positioned to accommodate the City's request; intend to support this variance.

A motion was made by Vice Chairman Turley to Approve V-0002-2001 to vary Section 1153.03(c)(3) Development Standards--Side Yard; for property located at 4706 to 4598 North Hamilton Road. The motion carried by the following vote:

Yes 5 Chairman Canter, Vice Chairman Turley, O'Hare, Peck and Smith

A motion was made by Vice Chairman Turley to Approve V-0002-2001 to vary Section 1165.09(a)(b) Determining Permitted Display Surface; for property located at 4706-4598 Hamilton Road. The motion carried by the following vote:

Yes 5 Chairman Canter, Vice Chairman Turley, O'Hare, Peck and Smith

A motion was made by Vice Chairman Turley to Approve V-0002-2001 to vary Section 1165.10(a)(b) On-Premises Wall Signs; for property located at 4706 to 4598 North Hamilton Road. The motion carried by the following vote:

Yes 5 Chairman Canter, Vice Chairman Turley, O'Hare, Peck and Smith

FDP-0002-2001

To consider a final development plan for the Gahanna Giant Eagle to be located on the east side of North Hamilton Road approximately 900 feet south of Morse Road; Giant Eagle by Sean Cullen, applicant. (Public Hearing held on January 10, 2001, February 28, 2001, March 14, 2001, March 28, 2001, April 11, 2001).

Canter extended her thanks to Continental Real Estate & Cullen along with Giant Eagle; we have accomplished a lot; it is about 99.9% there for me; think it will be an asset to the City; you have worked very well with the Planning Commission; from the Engineering Department we've gotten the intersection there, you've minimized the impact on the surrounding area by conjoining with the City using the detention basin offsite & not taking out trees; I fully expect to be a customer; already have my advantage card and am ready to shop; welcome to Gahanna; will support the Final Development Plan.

Thom thanked Cullen and the Giant Eagle personnel; there has been a lot of hard work put into this project; there has been a lot of give and take; think we have a win-win situation for both of us; look forward to seeing the new Giant Eagle store and being a customer.

Turley stated that she wanted to confirm for the record that there was an agreement that if a bikeway is ever proposed for the outer loop that the easement would be granted. Cullen replied that is correct.

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

Yes 5 Chairman Canter, Vice Chairman Turley, O'Hare, Peck and Smith

DR-0004-2001

To reconsider a Certificate of Appropriateness; for property located at 4706-4598 North Hamilton Road; by Continental Real Estate, Sean Cullen, applicant.

Turley stated we have come a long way on this project, but for me there are two sticking points that won't allow me to support the Design Review; first of all I'm afraid that the protrusions on the west side of the building with only 18 inches of depth are just going to have a faux look to them; afraid that it won't be a successful and effective architectural element in accomplishing what we want there; the second sticking point is the ground sign; although it has come down some in size, it's still 140 sq. ft. of plastic which is still quite large; think the only way I could accept a sign of that size would be if it were similar to the other signs in the area that are larger than your typical 50 sq. ft., and that would be the Stoneridge Plaza sign and the Vista Plaza sign that have individual mounted letters on natural neutral colored background; even though it's moving in the right direction, it's still not quite there for me, so I can't support the Design Review part of the application

Peck stated that he is glad this is not the first Giant Eagle going up; it's given us an opportunity to see what's been done elsewhere; not to speak negatively of the other stores, because they are all attractive developments based on where they are sited; this piece of land is a special spot for us; it is in an area that the Planning Commission has worked very hard to hold the community to a high standard; think that Giant Eagle has

come a long way in accommodating us; realize that Giant Eagle has incurred some significant additional expenses; my biggest concern was having a beige back wall, believe that concern has been addressed; overall believe that we have made quite a few improvements; still troubled with the massive size of the yard sign, although I realize there has been a significant increase in cost.

Thom stated that he will support the design review as it is presented here tonight; this has been a win-win situation for all of us here; we have worked hard over the past few months trying to come to some agreement; don't believe that any of us are totally satisfied 100%; however, as Canter stated earlier, we are 99.9% there which pretty close; we are getting down to splitting hairs, don't think that any of us are totally satisfied; think we should stop and take a look at the whole project as it stands.

Spencer stated that he feels uncomfortable with the large sign; think that we are very close to accomplishing something that can be looked upon to be very unique; what we have done here working with the help of Continental and Giant Eagle has created something that is unique for Giant Eagle; not ready to support this design review; believe that we are almost there.

Canter stated she is hearing just about there, but it's not all the way there; can we carve out part of these design review features. Sherwood replied you certainly may do that or you could review the design review minus the signage. Smith asked wouldn't we have to offer up an amendment. Sherwood replied yes. Smith stated there are two options you could do; one would be a motion to amend, the other would be a motion to postpone which takes precedent over the previous motion; not offering up a motion to postpone, just giving you my understanding of Robert's Rules of Order. Thom stated that he doesn't want to lose the whole design packet for one item; would rather postpone the vote until we get that segment worked out then run it through, keeping it all together for one motion; if we try breaking it out, it is going to get very dirty. Turley suggested breaking out just the ground sign. Thom stated that if want to break out just the ground sign, he would go for that. Canter advised there was concern about the west elevation. Smith replied that he is favor of the entire package, but wanted to go back to the last time we had the Charter Review, the whole purpose behind doing things like this was to have everything done at one point; will offer up another option which is to vote the motion on the floor and see how the vote goes; if the vote is unsuccessful, will offer a motion to reconsider. Thom replied he would agree to this. Smith stated that he is in favor of calling a question, Cullen stated that from our standpoint, on the sign we will be more than happy to work with the Planning Commission on it; think we have gone to the extreme on the building at this point;

Canter asked the Commission if they want to vote or postpone. Thom replied that he would go along with the statement of Smith by voting and then see how the vote comes out. Smith said he would like to call the question.

Turley asked for an explanation of a motion to reconsider. Smith stated that a motion to reconsider is typically when we have turned something down, the Planning Commission would instruct to the applicant they now have 21 days to file an appeal; my motion to reconsider is based on the fact that what we have before is a package; it was my personal preference that we vote the package; the motion to reconsider then means that I would like to bring the whole package back before the Commission and that's all you are voting on; you're not voting on approval; you are simply extending to the applicant the courtesy of reconsidering and giving them a chance to redo those items you might have a concern with; that's what a motion to reconsider is.

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

- Yes 1 Smith
- No 4 Chairman Canter, Vice Chairman Turley, O'Hare and Peck

A motion was made by Smith to reconsider application DR-0004-2001. The motion carried by the following vote:

- Yes 5 Chairman Canter, Vice Chairman Turley, O'Hare, Peck and Smith

Canter asked if there was any discussion on the motion to reconsider. Peck stated that he believes the motion to reconsider is appropriate, because when you have a package like this there are so many elements; from an enforcement stand point I agree that it's better to approve or disapprove; there is a lot that is good in this packet; would rather work towards a total agreement.

Canter stated that this application will be discussed in workshop on April 18th at 7:00 P.M.

Thom asked Cullen if he was confused. Cullen replied no he is not confused; concerned that everyone has said the whole package; hearing two things (1) everyone hates the pylon, (2) and there's a person or two that has a problem with the side of the building. Canter said she doesn't think the word is hate. Cullen replied that hate is strong; willing to gamble and roll the dice on the side of the building; the sign we can definitely redo; what I don't want to have happen is that we have to start over from the beginning. Smith said that is not our intention; my whole intention is to keep this package together.

SWP-0003-2001

To consider a Subdivision Without Plat application to allow a split of .52 acres to create two parcels from a 132' x 610' deep parcel to enable potential future development on the separately deeded rear portion of the property; for property located on 1241 North Hamilton Road; Sherwin-Williams by Thomson-Mohler, Ltd., applicant.

Chair opened Public Hearing at 8:06 P.M.

Dave Thomson, Thomson-Mohler, 8710 Cleveland Avenue NW, North Canton, OH 44720; stated that the overall project is to acquire a two acre parcel of ground that has 132 feet of frontage and over 600 ft. of depth; understands that Planning Commission is very familiar with the property; the intent of the development is to take the entire two acre parcel and develop the front acre of the parcel right now which will be used for the Sherwin Williams Company to occupy a 5000 sq.ft. building with the associated parking to support that facility; the back half of the property, the trees & green space will be left naturally; the intent of the Subdivision Without Plat is to provide for future development of the rear parcel at some point and to know that the parcel can be split; our thinking is that a small medical office or engineering firm will be there; what we would like to do with the subdivision is know that it is an approved split so that we can look at economic value at some point down the road and know that we do have a separate parcel that can be utilized by another party at some point in time; of course whoever develops that parcel would have to go through the planning process just as I am doing here this evening; the request for the subdivision is to simply know that we have that parcel split off; we will in essence have the southern driveway; the driveway that runs on the south line of the property will be used jointly between the Sherwin-Williams property; it will also be used as the main driveway to service any future property in the back.

FDP-0005-2001

To consider a Final Development Plan to allow construction of a Sherwin-Williams store; for property located at 1241 North Hamilton Road; current zoning CS, Community Service; Sherwin-Williams by Thomson-Mohler, Ltd, applicant. (Public Hearing Advertised in RFE on April 5, 2001). (Public Hearing held on April 11, 2001, April 25, 2001).

Dave Thomson, 8710 Cleveland Avenue NW, North Canton, OH; stated the basic building is 50 x 100; the intent from the very beginning was to design this project to keep the building as far away from the condominium residents to our south as we possibly could; so we set it over against the ten foot side yard setback; designed the parking to be in front; we have a front parking field; we do have some side parking spaces against the building in order to achieve the parking code; there is also the service area which is to the rear of the building; the driveway is to the south of the building; the lighting was designed so that we have one pole at the eastern curb line of the front parking field which then shines into the parking field and toward the building; the other two poles were designed to be along the southern curb line and they will throw light against the driveway and the side of the building; the lights were specifically designed to make sure none of that light transfers over to adjoining property; there are no variances that are required for the project; there are no zoning changes; it fits within the current code as I understand them to be.

DR-0018-2001

To consider a Certificate of Appropriateness; for property located at 1241 North Hamilton Road; Sherwin Williams by Thomson-Mohler, Ltd, applicant.

Dave Thomson, 8710 Cleveland Avenue NW, North Canton, OH 44720; stated the building design itself is an all masonry facility on all four sides; the rear of the building has a service door with the overhead door; we have also added the cupola on top of the building to give it a colonial look; the shingle that will be used on the building is brand new and is different from what I originally turned in on the product sheet; the brand of the shingle is called Haiteras; we really like the color of this shingle; the color of the shingle is a charcoal; also like the size of the shingle, gives it more of slate type appearance; think the brick color works well with the shingle; the trim will be white; the storefront itself will be white.

Thom asked White if there was any discussion of using stone because of the other buildings in Stoneridge. White replied no there was not.

Thomson stated that one of the issues that we knew we would need to address was the condominium association next door; they have had a strong interest in what was going to happen on the site, and rightfully so; approximately a week ago had a meeting with the board of the association; we went over the property, the use of the property, the layout, the parking, the landscape, etc; some members from the condominium association are here who will probably speak this evening; the comments were positive, and heard good things about the project based on the low impact usage; this is not a high traffic commercial trade; they don't generate food trash; when the products come in, they put it right out in the containers they come in; they also take deliveries in once a week so it's not a high form of traffic in the form of delivery; one of the things we did talk about with the association was the landscape plan; I do have the final results from that meeting; will give those to the Planning Commission this evening; after I had delivered the application for the public hearings, we were learning more about the landscape requirements and looking at the ordinances for the City of Gahanna; it says the border line between commercial and residential you can go with either 6 foot high fence or landscape buffer; myself prefer to go with the landscape buffer; called Mark Schieber, Landscape Architect to ask what could we do take the existing trees along the south property line, keep as many of the healthy ones there as we can, then build between those with a landscape plan to create the proper buffer, and can we do it for under a half million

dollars in landscaping. Schieber came back with a landscape plan that was presented to the condominium association; informed the association that we will do either one, whatever the association wants; the property of the condominiums is about 4 feet lower than our site right now, so we want to concentrate on this area, making sure that there is a real nice appeal for the residents of the condos; when I presented this to the condo association, they said unanimously they would rather see the landscaping, so we completed the landscape plan; visited the site to take a look at each individual tree that was in the front lawn area and then down the side; tagged and put ribbons on the healthiest trees which had a good value; basically we have tried to look at various obstacles that we needed to cover; trying to put our best foot forward; asked if there were any questions.

Chair asked for any proponents

Robert Mills, Vice President of the Condo Association at the Villas of Gahanna, 366 Villa Oaks Lane; stated his condo is approximately at the back part of where the Sherwin-Williams building will be; will read a letter from the President of the Condo Association which has been put in the permanent file.

Turley asked in regard to long side elevation that was shown earlier, is it the same on both sides. Thomson replied yes it is. Turley thanked the applicant for being so thorough in the preparation as far as the existing trees go; Turley asked if there are wall packs on the building for the lighting; Thomson stated yes. Turley asked if any of the light will reach the property line. Thomson replied that these are not high wattage; these packs are designed specifically for security lighting at the doors or at the back of the building; we want to make sure that there is ample lighting between the two structures (the Neiman property and our property).

O'Hare confirmed with Thomson that the building will have an air conditioner unit, along with gas lines going in; a lot of times these things detract from what we see in the architect's elevation and renderings; the next thing we know is that the back of the building doesn't look as attractive to the condo owners; can you bring some information to workshop on this. Thomson replied yes.

Canter stated you have a lighting plan, but you don't have photometrics. Thomson replied that we asked if we felt on this size of project whether photometrics would be needed, and the response was they didn't think so. Canter advised that with it being a residential area, would like to see photometrics; can you add coach lamps, something with a little more style. Thomson replied we have done that type of lighting when we've had more budget to work with; the other item is that it is difficult to get directional lighting and even more expensive to get the cut type lighting for those fixtures, you have to put a head lamp on it to throw directional light; the two lights on the southern property line will be encompassed in landscaping and far removed from the building. Canter asked Komlanc if there any traffic issues or concern. Komlanc replied no.

Canter verified with Thomson this application will be taken to workshop on April 18th at 6:15 P.M.

Turley asked about the brick, if there is a sample to go and look at. Thomson stated that it is a through the wall brick system, which is the block, that allows you to create a brick look and can be layed in one application.

Z-0002-2001

To consider a zoning application to rezone .55 acres currently zoned L-AR; for proposed use as a Suburban Office; for lots 17-24 including and part of Reserve "A"; for property located on Chadwood Drive in Taylor Falls; 4-M Partners, LTD. by ; Brookwood

Construction, Doug Maddy, applicant. (Public Hearing. Advertised in RFE on March 29 & April 5, 2001). (Public Hearing held on April 11, 2001, April 25, 2001).

Chair advised that applicant requested a postponement until the next Public Hearing on Wednesday, April 25, 2001.

Chair opened Public Hearing at 8:32 P.M.

Chair asked for proponents. There were none.

Chair asked for opponents.

Charlene Dalton, 576 Chadwick Drive, stated that she received a letter from the applicant advising that the Public Hearing was postponed until April 25th. Canter replied that is correct, however, because the application was advertised, Mr. Maddy was advised that the application would still be on the agenda; legally Planning Commission has to open the public hearing, even though the applicant has requested postponement.

White stated that the applicant is welcome to speak tonight. Dalton stated that she would wait until the Public Hearing on April 25 when more of the neighbors would be in attendance.

Postponed to Date Certain to Planning Commission

F. UNFINISHED BUSINESS:

DR-0017-2001

To consider a Certificate of Appropriateness; for property located at 249 Lincoln Circle; by Rees Flowers & Gifts, Gayle A. Rees, applicant.

Gayle Rees, 249 Lincoln Circle, Gahanna, OH; stated that he would like to build a storage building; have an over abundance of inventory; having a lot of problems with vandalism, have approximately over 150 cases of silk products in greenhouse; just had a police report filed a couple weeks ago where the vandals cut the poly, fortunately nothing was taken.

Canter confirmed that you will lose the greenhouse and have a completely enclosed building. Rees replied that is correct; the size of the storage unit will be 112' x 120'. Canter asked if there is any lighting on the storage building. Rees replied yes exterior and interior; we will have to do some type of safety lighting; the problem extends from the south of the woods; the Police & I just found an existing shack back there.

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

Yes	4	Chairman Canter, Vice Chairman Turley, O'Hare and Peck
No	1	Smith

G. NEW BUSINESS:

SWP-0004-2001

To consider a Subdivision Without Plat application to allow a split of 1.071 acres; for property located on 425 Beecher Road (Beecher Center); to create tax parcel for County Auditor and remove site from previous parcel; Canini & Pellecchia, Inc., Larry Canini, applicant.

Chair advised that the applicant was not present; Planning Commission could still go ahead and approve application.

Peck stated normally he would not be in favor of acting on an application without the

applicant here; however, believe this largely is an administrative matter that has been requested of the applicant by the county; this does not change any of the existing characteristics of the property line; it makes the paperwork match what's already there; will be in support of the Subdivision without Plat.

Smith stated that a large part of this came about because of the building of the road; concurs with Peck and will support this application.

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

Yes 5 Chairman Canter, Vice Chairman Turley, O'Hare, Peck and Smith

DR-0019-2001

To consider a Certificate of Appropriateness; for property located at 550 Officenter Place; by Montana Mining Company, Anthony Canovi, applicant.

Applicant was not present . Chair advised to postpone until the next meeting. Smith requested to have the Zoning Administrator contact the applicant to have them come to workshop next week. Chair stated that this application is scheduled for workshop at 6:45 P.M. next week.

H. COMMITTEE REPORTS:

Committee of the Whole - None

C.I.C. - Thom.

Gahanna Jefferson Joint Committee - Thom.

Thom stated that the next meeting will be May 3rd.

Creekside Development Team - Turley.

Turley stated that the next meeting will be on Tuesday, April 17th.

Olde Gahanna Design Review Committee - Turley - No Report

I. OFFICIAL REPORTS:

City Attorney.

City Engineer.

Komlanc advised he will be on vacation next week. Canter asked Komlanc if he saw any engineering problems with Sherwin-Williams. Komlanc replied he did not.

Development Department. - None

Chair. - None

J. CORRESPONDENCE AND ACTION - None

K. POLL MEMBERS FOR COMMENT.

Smith stated that he hoped he didn't offend anyone by making the motion to reconsider the application; hope that you understand that there was a point and purpose to the

reconsidering of the application, one which Canter labored hard to have put together as a package; understand Cullen saying when he roll the dice, I wanted him to walk out of the Public Hearing knowing what numbers he was going to come up with if he indeed chose to roll the dice; this would give Planning Commission leverage in dealing with Cullen; understand that he has a price point, but 5 to 2 you break your price point everytime.

White stated she spoke with Cullen, and he advised her Giant Eagle is the one making the decision on the sign; Giant Eagle believes they have compromised tremendously when the Commission asked them to turn to building; anyone with a building will always want to turn the longest axis on the side with the greatest visibility; we asked them to put their short axis where the visibility is; Giant Eagle feels that they lost a great deal of visibility and so compensated with the sign.

L. ADJOURNMENT - 8:45 P.M.

TANYA M. WORD
Deputy Clerk of Council

Isobel L. Sherwood, MMC
Clerk of Council

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

Chair Signature