

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, November 20, 2002**

**Committee of the Whole - 6:00 P.M.**

**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, November 6, 2002. The agenda for this meeting was published on November 14, 2002. Chair Richard A. Peck called the meeting to order at 7:07 P.M. with the Pledge of Allegiance led by Planning Commission member, Frank O'Hare.

**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: November 6, 2002**

A motion was made by Greenblott to approve the minutes of November 6, 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. Assistant City Attorney Ray King administered an oath to those persons wishing to present testimony this evening.

**V-0032-2002**

To consider a variance application to vary Section 1107.01(d) - Required Improvements; to allow deletion of required sidewalks; Section 1143.08(a) - Dwelling Dimensions and Lot Coverages; to allow a front yard setback of less than 35'; Section 1167.06 - Building on Corner Lot; Setback Requirements; for property located at 4115 Stygler Rd.; by Christine J. Messick, applicant. (Public Hearing. Advertised in RFE on 10/17/02). (Public Hearing held on 10/23/02, 11/6/02, 11/20/02, 12/4/02).

Chair opened Public Hearing at 7:14 P.M.

Chair advised that this application was discussed in Committee of the Whole workshop this evening; there are some legal issues that need to be worked out regarding whether or not this is a variance the Commission can grant or not; this application will be further discussed on December 4th at 6:30 P.M. before the Public Hearing.

Chair closed Public Hearing at 7:18 P.M.

Canter asked what are we waiting for. Peck replied legal opinion regarding ADA issues. King advised that the Commission will either have something in writing from City Attorney Weber or a verbal comment from himself.

**Heard by Planning Commission in Public Hearing**

**Z-0014-2002**

To consider a zoning change application for 1.8 acres located at 4574 N. Hamilton Rd.; current zoning ER-2, Estate Residential; proposed zoning of CC2, Community Commercial; Mercado Real Estate Investments, applicant. (Public Hearing. Advertised in RFE on 10/3/02 and 10/10/02). (Public Hearing Re-advertised in RFE on 10/24/02). (Public Hearing held on 10/23/02, 11/6/02, 11/20/02, 12/18/02, 01/22/03).

Chair opened Public Hearing at 7:10 P.M.

Chair advised that the applicant has requested postponement of this application until the December 4th Public Hearing.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 7:10 P.M.

**Postponed to Date Certain to Planning Commission**

**Z-0015-2002**

To consider a zoning application on 1.999 acres of property located at 435/437/439 Johnstown Rd.; current zoning is SF-3 (Residential Districts); requested zoning of AR (Multi-Family Residence Districts); Jancor Properties, by Peter J. Cordts, applicant. (Public Hearing. Advertised in RFE on 10/24/02, 10/31/02). (Public Hearing held on 11/6/02, 11/20/02).

Chair opened Public Hearing at 7:11 P.M.

Chair read a letter from the applicant wishing to withdraw this application.

Chair closed Public Hearing at 7:11 P.M.

**Withdrawn**

**FDP-0018-2002**

To consider a Final Development Plan for Countryside Electric, Inc. to be located at 275-277 W. Johnstown Rd.; Glen Lehman, applicant. (Public Hearing. Advertised in RFE on 10/31/02). (Public Hearing held on 11/6/02, 11/20/02).

Chair opened Public Hearing at 7:19 P.M.

Glen Lehman, 14266 Robins Road, Westerville, OH, stated that he met with Planning Commission during workshop; all the issues from the staff comments were discussed during the workshop; the item left to be discussed were Engineering problems; have a letter with me this evening from GGC Engineers which I have retained to take care of all those problems; the letter states that Gabriel P. Vanik, Project Manager has had conversations with Komlanc and Wetherholt regarding the site and will address the City's engineering concerns for the site.

Bonnie Gard, City of Gahanna, Zoning Administrator, stated that she spoke with City Engineer Wetherholt; he confirmed exactly what Lehman has just told the Commission that he indeed is working with GGC Engineers; whatever problems and concerns there are will be worked between GGC Engineers and our Engineering department.

Chair asked for Opponents. There were none.

Turley asked what kind of a buffer requirement is there between his proposed building and the residents homes to the rear. Gard replied that the code states when commercial lots are adjacent to a residential zoning district it shall have a rear year setback of not less than one-fourth of the sum of the height and width of the building, except when adjacent to a dedicated alley having not less than twenty feet of right-of-way.

Canter advised that last week at workshop it was discussed about getting a variance to reduce the parking; asked is that something we need to condition. Gard stated that the variance has been applied for and will be on the December 4th agenda. Canter asked should the Commission the Final Development Plan on that variance. Gard replied yes.

Chair closed Public Hearing at 7:23 P.M.

**Heard by Planning Commission in Public Hearing**

A motion was made by Greenblott that this matter be Approved subject to the approval of the variance for reduced parking on December 4th. The motion carried by the following vote:

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

**DR-0075-2002**

To consider a Certificate of Appropriateness; for property located at 275-277 W. Johnstown Rd.; by Countryside Electric, Inc., Glen Lehman, applicant.

Turley stated that she will be supporting this application; the reason why she is supporting it because it is set so far back off of Johnstown Road; if it were closer to the road, would have a concern with the architecture.

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

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

**V-0035-2002**

To consider a variance application to vary Section 1150.06(b) - Downtown Creekside; for property located at 153 Mill Street; to allow a conditional use not listed in Code Section 1150.06; by The Batter's Box Academy, Dave Morlan, applicant. (Public Hearing. Advertised in RFE on 11/14/02). (Public Hearing held on 11/20/02).

Chair opened Public Hearing at 7:27 P.M.

Dave Morlan, 5760 Ulry Ct., Westerville, OH stated that we are looking to move into the Old Gahanna Auto building; want to start a baseball/softball instructional academy; we are looking to partner with youth leagues; we are being fairly specific in terms of Gahanna as well as New Albany; however, we will open up the Academy to the surrounding suburbs as well as the high schoolers and college kids playing ball as well; asked the Commission if they had any questions.

Chair asked for Opponents. There were none.

Spencer asked can you go over the color scheme. Morlan replied that the paint color will be Canoe Beige, the PMS number is SW-2043; we are looking to put awnings over each of the window areas in Dark Blue. Turley asked do you have an awning sample. Morlan replied not at this time; however, we are working with Frank Zura from Sign-A-Rama; would like to present the awning sample with the signage package. Gard stated that we can delete the awning from the DR package and include it the signage package.

Spencer asked is the existing plants in planters. Morlan replied we had a few ideas, but we are open to suggestions from the Planning Commission; listed off some of the planting they were considering. Turley commented that the only thing she would suggest is that in front of the windows not to have anything that is going to get too tall.

O'Hare asked are you going to use both doors for entrances. Morlan replied no; the door on the right is going to be the entrance into the lobby; the other door will not be used. O'Hare asked if I'm sitting there looking at the windows, what am I seeing. Morlan replied that on the left side is the open warehouse; that will be the area where we will have one big cage or two 12 foot cages; you will be seeing some individuals hitting; on the right side there will be a lobby. O'Hare asked how do you plan to handle the parking. Morlan stated that right now we are expecting anywhere from 5 - 15 kids or

individuals being instructed; there are seven spots up front; on the farthest right hand side there will be handicap parking; then there is also additional parking in the rear; practices are by appointment only; you won't be able to pull in and drop of 10 kids to hang out at our facility. Greenblott asked is the front sign coming down. Morlan replied yes.

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

**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**

**CU-0008-2002**

To consider a Conditional Use application to allow a Baseball Instruction School; for property located at 153 Mill Street: by The Batter's Box Academy, Dave Morlan, applicant. (Public Hearing. Advertised in RFE on 11/14/02). (Public Hearing held on 11/20/02).

See discussion on previous application.

**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**

**DR-0078-2002**

To consider a Certificate of Appropriateness; for property located at 153 Mill Street; by The Batter's Box, Dave Morlan, applicant.

See discussion on previous application.

**A motion was made that this matter be Approved with the deletion of the awnings at this time. The motion carried by the following vote:**

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

**CU-0009-2002**

To consider a Conditional Use application for operation of a child care facility; for property located at 485 Rocky Fork Blvd.; by Li'l Footprints Child Care, Dawn C. Todd, applicant. (Public Hearing. Advertised in RFE on 11/14/02). (Public Hearing held on 11/20/02).

Chair opened Public Hearing at 7:43 P.M.

Dawn Todd, 1089 Cloverly Drive, Gahanna, OH, stated that she is here to request approval for a conditional use for daycare services at 485 Rocky Fork Blvd. Turley confirmed this is instead of the previous approved application for another location. Todd replied that is corrected; the conditional use is for the stated address of 485 Rocky Fork Blvd.

Chair asked for Opponents. There were none.

Chair closed Public Hearing 7:45 P.M.

Gard stated that the conditional use is required because the use of the property has been discontinued for over six months; day care is a conditional use in every zoning category in the City code, so we asked Todd to apply for the conditional use.

**A motion was made 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

F. UNFINISHED BUSINESS:

2002-0058

To recommend to Council the repeal of ORD-0022-2001; To abandon a portion of McCutcheon Road as a public roadway with utility easements to be maintained; to declare as excess land; for 0.106 acres and 0.553 acres located on McCutcheon Road east of Stygler Road and west Olde Ridenour Road.

Chair opened Public Hearing at 7:46 P.M.

Bonnie Gard, City of Gahanna, Zoning Administrator, stated she is here on behalf of the Development Department; would ask Planning Commission to reconsider the conversations and the information that the Commission was given last week at workshop; respectfully request your vote this evening.

Chair closed Public Hearing at 7:47 P.M.

Peck stated that the problem with McCutcheon Road is that we have houses going in on a street that has always been there legally, but has been allowed to fall into this repair; the City has contributed to the traffic in this area by putting a fairly tense use; it's a welcome addition to the area; however, when you take land and you use it, you have to find a way for people to get there; intend to support this recommendation not because it's necessarily a good plan, but because it undoes a bad plan.

A motion was made 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

G. NEW BUSINESS:

DR-0079-2002

To consider a Certificate of Appropriateness for Signage; for property located at 265 Lincoln Circle, Studio C; Dorothy's Gift Shop,by Sign-A-Rama, Scott Wagner, applicant.

Scott Wagner, Sign-A-Rama stated that we are proposing a replacement sign face; the dot of the "i" is a candle flame; the flame will consist of yellow, orange, and red; the PMS numbers are PMS 1235 C, PMS 021 C, and PMS 186 C; the lettering for Dorothy's Gift Shop is a purple/plum color, 274 C.

Canter asked what color are the other sign faces in the center. Wagner replied they are predominantly white, there are some that are off white. Turley asked are you going to paint the cabinet of the sign box. Wagner replied that the current color of the sign box is brown and will not be painted.

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

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

DR-0080-2002

To consider a Certificate of Appropriateness for Signage; for property located at 154 N. Hamilton Road; Stoly's Bar & Billiards by Capital Sign, Paul North, applicant.

Raphael DeLeon, stated that he is here this evening for a proposed sign which will consist of 36" x 20' red channel letters which will be internally illuminated, with at 14" x 20' metal cabinet with a black and yellow plexiglass face also internally illuminated; the

individual channel letters will compliment the Dollar General sign directly south of this location. Peck stated that the copy of the sign we received tonight is what you propose to put on the street sign. DeLeon replied that is correct. Shepherd asked what is the type of lettering for Bar & Billiards. DeLeon replied that will be 14" x 20' metal cabinet with black and yellow letters. Peck confirmed that at night the black will be opaque and then you will be able to the yellow letters. DeLeon 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        4     Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott**

**DR-0081-2002**

To consider a Certificate of Appropriateness; for property located at 81 N. High Street; Olde Gahanna Sanctuary by Schieber & Associates, Mark A. Schieber, applicant.

Mark Schieber, Schieber & Associates, 457 Waterbury Court, stated that two of the Trustees from the Olde Gahanna Sanctuary are here this evening; Neal Johnson, and Jack Kilpatrick; for years the Sanctuary has used the front door area of the Sanctuary for gatherings after weddings or special events; they have a series of old limestone steps that are in front of the sanctuary; these are not within keeping of the new ADA requirements; it has been their desire to really improve the front of the Sanctuary for better usage and better front appeal as well as dealing with the code issues; what we have done is create a small courtyard in the front area of the Sanctuary; remove the existing limestone steps and center those off of north High Street right on the access of the existing stained glass windows; the steps then would go up to a terrace level, which is at the level of the entrance doorway; the entire terrace would be surrounded by brick wall which would match the existing brick on the building; which would then be capped off with limestone; brought samples of the brick for the Commission to see; there will be columns at the ends of the brick walls; we want to give a historical look; as a center focal point under the stained glass windows, we have added a small stone fountain which is basically a stone; something like an overturned basin or urn; it is surrounding by planting; the terrace then leads out on the south end with a series of steps into the open yard area to the south of the Sanctuary, which in the future the Trustees have discussed possibly developing that into more of a potential use as a wedding garden; street trees have been added as recent North High Street Development Plan; underneath those trees and existing there now is a row of Evergreen Shrubs which we've suggested moving them closer into the North High Street property.

Turley asked how high is the brick wall. Schieber replied the brick wall is 52 inches high from the existing sidewalk; on the inside it is 20 inches in height. Turley confirmed that there will be pillars on the ends. Schieber replied that is correct; the brick will be detailed.

**A motion was made by Greenblott 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 stated that the next meeting will be December 4th.

**I. OFFICIAL REPORTS:**

**City Attorney - No Report**

**City Engineer - No Report**

**Department of Development - No Report**

**Chair.**

**J. CORRESPONDENCE AND ACTIONS -**

Clerk reminded the Commission to R.S.V.P. to the invitation the City Employees Holiday Luncheon.

**K. POLL MEMBERS FOR COMMENT.**

GO BUCKS!!!!

**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**