

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, July 24, 2002

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, July 24, 2002. The agenda for this meeting was published on July 18, 2002. Vice-Chair Jane Turley called the meeting to order at 7:00 P.M. with the Pledge of Allegiance led by Planning Commission member, Cynthia G. Canter.

Members Absent: Richard Peck

Members Present: Jane Turley, P. Frank O'Hare and Candace Greenblott

B. ADDITIONS OR CORRECTIONS TO THE AGENDA -

The addition of Code Changes to the end of New Business.

C. APPROVAL OF MINUTES: July 10, 2002

A motion was made, seconded by O'Hare, to approve the minutes of July 10, 2002. The motion carried by the following vote:

Yes	3	Vice Chairman Turley, O'Hare and Greenblott
Absent	1	Chairman Peck

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

E. APPLICATIONS:

Vice-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.

CU-0003-2002

To consider a Conditional Use application for a double lane drive-thru pharmacy; for property located at Morse and Hamilton Roads; Gahanna Properties, L.L.C., Kathy Rojina, applicant.

Chair opened Public Hearing at 7:05 P.M.

Jack Reynolds, Attorney for Smith & Hale, 37 W. Broad Street, stated that he is representing Gahanna Properties; the Conditional Use is dealing with the pharmacy double lane drive-through for the Walgreens facility; there were no changes with this application; asked if there were any questions.

Chair asked for Opponents. There were none.

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

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

Absent	1	Chairman Peck
Yes	3	Vice Chairman Turley, O'Hare and Greenblott

FDP-0004-2002

To consider a Final Development Plan for Gahanna Properties, L.L.C. to be located at Morse and Hamilton Roads; Gahanna Properties, L.L.C., by Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 3/21/02). (Public Hearing held on 3/27/02,

6/12/02, 6/26/02).

Chair opened Public Hearing at 7:09 P.M.

Jack Reynolds stated that the Final Development Plan has been amended a number of times; the new plan dated July 19th has brought Walgreens to the southern most location; Bob Evans and Tumbleweed have been moved to the middle of the site; Walgreens is now abutting Giant Eagle Drive; there is single right turn into Walgreens; Bob Evans is to the north of the Walgreens; Tumbleweed is to the north of Bob Evans; the small retail component remains in its original location; these changes were made to accommodate the traffic and engineering concerns of the site; asked if there were any questions.

Chair asked for Opponents. There were none.

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

Tom Komlanc, Assistant City Engineer, City of Gahanna, 200 S. Hamilton Road, stated in regards to item 2 on the memorandum dated 7-24-02 to the Members of Planning Commission, spoke with the Developer and they requested the opportunity to revisit any signal modifications if required as a result of the new lane being added along the site's southern border; this will take place at the Engineering site approval stage; due to some unknown costs in regards to the signal modifications, it may be more cost effective or a joint venture between the City and the Developer because we have plans to do dual southbound left turn lanes (Mast arm design with video detection) to accommodate the design standards that are being put into place south of this intersection as a part of the widening project; this should take place around 2004 or 2005; with regards to this, we are in agreement of revisiting this at the Engineering site approval stage; short of that there are no other modifications that need to be made.

Heard by Planning Commission in Public Hearing

A motion was made, seconded by O'Hare, that this matter be Approved utilizing the plans dated July 19, 2002 and with the following conditions:

As a condition of the Final Development Plan and the Subdivision Without Plat approvals for the referenced project the Developer will:

- 1. Provide plans and specifications for construction of Dual Southbound Left Turn Lanes on Hamilton Road as presented in workshop & Signal Modification Plans consistent with the Hamilton Road Reconstruction Plans as produced by Moody Nolan i.e. Mast arm Design with video detection.**
- 2. Provide plans and specifications for an additional lane being added to a service road with no name that runs along the sites southern border. Plans will also include a minor signal modification if required as a result of the new lane being added along the sites southern border. (see above comments by Komlanc).**
- 3. Developer will be responsible for all expenditures associated with item 2 i.e. construction, inspection, utility relocations, etc,**
- 4. Provide plans and specifications for a drop right turn lane into the site along Morse Road. The said plans should also include an extension of the merge zone further east of the subject site.**
- 5. Developer will be responsible for all expenditures associated with item 4. i.e. construction, inspection, utility relocations, etc.**

6. Item 4 is subject to the City of Columbus' review and approval.

7. Deed to the City of Gahanna additional Right of Way along the sites western border. This will accommodate a future North Bound left turn lane onto More Road.

8. Should the road with no name become a public street in the future, an arrangement similar to the Giant Eagle agreement with the City shall be put in place. The said agreement will donate potential future Right of Way along the subject properties Southern Border.

9. All reciprocal Access Easements shall be recorded as condition of lot split approval. The easements will carryover with the land and no future access points will be permitted.

10. Coordinate with Monro Muffler access and sanitary sewer elements. The motion carried by the following vote:

Absent 1 Chairman Peck

Yes 3 Vice Chairman Turley, O'Hare and Greenblott

V-0007-2002

To consider a variance application to vary Sections 1165.10(a) - On-Premises Wall Signs (Number Permitted; Purpose); to increase the number of wall signs on the primary and secondary frontage from one to five; 1153.04(c)(7), lot coverage; - CC-2 Community Commercial Modified District; for property located at Morse and Hamilton Roads; Walgreen's by Gahanna Properties, L.L.C., Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 03/21/02). (Public Hearing held on 3/27/02, 6/12/02, 6/26/02, and 7/24/02).

See discussion on previous application.

Reynolds also stated that these variances deal with the increase to the lot ratio; when we first submitted the application it was to increase the lot coverage ratio by 5.4%; now we are amending the variance; the three users are requesting a variance as follows: Tumbleweed - 2.5%; Bob Evans - .6%; Walgreens - 2.5%; we are also looking at the wall signage; the total number of wall signage on Hamilton Road and the secondary road (Giant Eagle Drive) has been increased from one to five; we are also withdrawing the variance for Section 1165.10b; this was for the wall sign package to increase the permitted wall sign area by 150.4 sq.ft.; our wall signage package now totals 251.2 sq.ft., which is under the 330.4 sq.ft. allowed by code.

Canter stated that she will be supporting the variance applications; the signage for this site is necessary for adequate visibility.

O'Hare commented that we were told that we would have a copy of the EPA report for the City files for the creek location. Reynolds replied that he would make sure a copy was given to the Clerk for the files.

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

Yes 3 Vice Chairman Turley, O'Hare and Greenblott

Absent 1 Chairman Peck

DR-0019-2002

To consider a Certificate of Appropriateness; for property located at Morse and Hamilton Roads; Walgreen's by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

Reynolds indicated that there is no change in this application.

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

- Yes 3** Vice Chairman Turley, O'Hare and Greenblott
- Absent 1** Chairman Peck

V-0008-2002

To consider a variance application to vary Sections 1165.10 - On-Premises Wall Signs; to increase the total number of wall signs for more than one sign; 1163.02(a) - Minimum Number of Parking Spaces Required (Schedule of Parking Spaces); to allow less than the minimum number of parking spaces required; for property located at Morse and Hamilton Roads; Bob Evans Farms, Inc. by Gahanna Properties, L.L.C., Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 3/21/02). (Public Hearing held on 3/27/02, 6/12/02, 6/26/02, and 7/24/02).

See discussion on previous application.

Reynolds stated that this variance is to increase the wall signs on the primary (Hamilton Road) and the secondary (Morse Road) frontage to two; this is for the Bob Evans; the other section that we want varied is Section 1163.02 which is a variance to allow less than the minimum number of parking spaces.

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

- Absent 1** Chairman Peck
- Yes 3** Vice Chairman Turley, O'Hare and Greenblott

DR-0020-2002

To consider a Certificate of Appropriateness for Site Development; for property located at Morse and Hamilton Roads; Bob Evans by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

Reynolds indicated that this application is for Bob Evans; there are no changes to this application.

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

- Absent 1** Chairman Peck
- Yes 3** Vice Chairman Turley, O'Hare and Greenblott

V-0015-2002

To consider a variance application to vary Sections 1165.10(a) - On-Premises Wall Signs; (Variance to increase wall signs on primary (Hamilton) and secondary (Giant Eagle Drive) frontage to two; Primary wall is Hamilton; secondary is Morse; 1163.02(a) - Minimum Number of Parking Spaces Required; for property located at Morse & Hamilton Roads (Lot D); to allow two wall signs; to allow less than the minimum number of parking spaces; Tumbleweed Southwest Grill by Gahanna Properties, L.L.C., by Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 5/16/02). (Public Hearing held on 5/22/02, 6/12/02, 6/26/02, and 7/24/02).

See discussion on previous application.

Reynolds stated this variance is for Tumbleweed; requesting variance for Section 1165.10(a) - variance to increase wall signs on primary (Hamilton) and secondary (Morse Road) frontage from one to two; originally the secondary was Giant Eagle Drive;

also requesting a variance on Section 1163.02(a) variance to allow less than the minimum number of parking spaces.

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

Yes 3 Vice Chairman Turley, O'Hare and Greenblott
Absent 1 Chairman Peck

DR-0032-2002

To consider a Certificate of Appropriateness; for property located at Morse and Hamilton Roads (Lot D); Tumbleweed Southwest Grill by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

Reynolds indicated that there are no changes

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

Yes 3 Vice Chairman Turley, O'Hare and Greenblott
Absent 1 Chairman Peck

DR-0018-2002

To consider a Certificate of Appropriateness for a strip center; for property located at Morse and Hamilton Roads; by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

Reynolds stated there are no changes; this is for the retail center at the north end.

Canter reminded the Commission that we did not approve specific signage for this; the applicant has stated that he will return to this body for signage when a tenant is in place.

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

Yes 3 Vice Chairman Turley, O'Hare and Greenblott
Absent 1 Chairman Peck

SWP-0002-2002

To consider a Subdivision Without Plat application to allow a split of 8.963 of acres; for property located at Morse and Hamilton Roads; Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

Reynolds stated that the legal descriptions will change somewhat because of the reorientation of the buildings; copies have been provided.

Discussed

A motion was made, seconded by O'Hare, that this matter be Approved with the following conditions:

As a condition of the Final Development Plan and the Subdivision Without Plat approvals for the referenced project the Developer will:

1. Provide plans and specifications for construction of Dual Southbound Left Turn Lanes on Hamilton Road as presented in workshop & Signal Modification Plans consistent with the Hamilton Road Reconstruction Plans as produced by Moody Nolan i.e. Mast arm Design with video detection.
2. Provide plans and specifications for an additional lane being added to a service road with no name that runs along the sites southern border. Plans will also include a minor signal modification if required as a result of the new land being added along the sites southern border. (Reference back to the comments stated by Komlanc under FDP-0004-2002).
3. Developer will be responsible for all expenditures associated with item 2 i.e. construction, inspection, utility relocations, etc.
4. Provide plans and specifications for a drop right turn lane into the site along Morse Road. The said plans should also include an extension of the merge zone further east of the subject site.
5. Developer will be responsible for all expenditures associated with item 4. i.e. construction, inspection, utility relocations, etc.
6. Item 4 is subject to the City of Columbus' review and approval.
7. Deed to the City of Gahanna additional Right of Way along the sites western border. This will accommodate a future North Bound left turn lane onto More Road.
8. Should the road with no name become a public street in the future, an arrangement similar to the Giant Eagle agreement with the City shall be put in place. The said agreement will donate potential future Right of Way along the subject properties Southern Border.
9. All reciprocal Access Easements shall be recorded as condition of lot split approval. The easements will carryover with the land and no future access points will be permitted.
10. Coordinate with Monro Muffler access and sanitary sewer elements. The motion carried by the following vote:

Yes	3	Vice Chairman Turley, O'Hare and Greenblott
Absent	1	Chairman Peck

Z-0009-2002

To consider a zoning application on 21.353 acres of newly annexed property located East of Hamilton Road and South of Morse Road; contiguous to The Woods at Shagbark; requested zoning of L-AR; The Stonehenge Company, Mo Dioun by Smith & Hale, Glen A. Dugger, applicant.

Chair opened Public Hearing at 7:28 P.M.

Jack Reynolds, Attorney, Smith & Hale, 37 W. Broad Street, stated he is here on behalf of Mo Dioun, and The Stonehenge Company; from what I understand, we are rezoning the entire site once again; although Dioun had started construction on a portion of the development; the rezoning includes about 21 acres; added a recently annexed property, it was 5.9 acre tract in the northeast corner of the entire site; overall we are rezoning the entire site to L-AR with the original portion; deleting the two acres in the northwest area; and adding the 5.9 acre to the northeast; all the design standards, and the lighting standards will conform with what was previously approved at The Woods at Shagbark #1; ask the Commission if they had any questions.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 7:31 P.M.

A motion was made by O'Hare that this matter be Recommended to Council for Approval. The motion carried by the following vote:

- Yes 3 Vice Chairman Turley, O'Hare and Greenblott**
- Absent 1 Chairman Peck**

2002-0034

To recommend to Council the acceptance of fees in lieu of park land for The Woods at Shagbark Condominiums (The Stonehenge Company).

A motion was made by O'Hare that this matter be Recommended to Council for Approval. The motion carried by the following vote:

- Yes 3 Vice Chairman Turley, O'Hare and Greenblott**
- Absent 1 Chairman Peck**

Z-0010-2002

To consider a zoning application on 12.646 acres of newly annexed property located at 1155 East Johnstown Road; requested zoning of Suburban Office; City of Gahanna, by Jennifer D'Ambrosio, applicant.

Chair opened Public Hearing at 7:33 P.M.

Jennifer D'Ambrosio, City of Gahanna, stated that the City is requesting that Planning Commission recommend a zoning change to Council; we annexed this property about a year ago or longer; at which time we did not rezone it; we would like to rezone it from ER-2 to SO (Suburban Office); this is for the development of the YMCA; at the last Public Hearing, the YMCA presented their Final Development Plan to you; those plans are currently on hold until this zoning moves further down the process.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 7:33 P.M.

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

- Yes 3 Vice Chairman Turley, O'Hare and Greenblott**
- Absent 1 Chairman Peck**

V-0022-2002

To consider a variance application to vary Section 1109.02(b)(2) - Streets; for property located on Old McCutcheon; East of Stygler; South of Marjoram Drive; to vary required pavement width of 26' to 19' along the whole road of Old McCutcheon; City of Gahanna by Jennifer Chrysler, applicant.

Chair opened Public Hearing at 7:34 P.M.

D'Ambrosio stated that the City is requesting a variance to this road way, Olde McCutcheon Road to accommodate the two developments; the first is Woodmere Place, which was platted by Planning Commission last year; the second are the lots owned by C.V. Perry which were platted several years ago; representatives from C.V. Perry have expressed an interest in developing those lots; we would like them to build a road that is consistent with the 19 ft. pavement that was approved for Woodmere Place; the 19 ft. was approved administratively for the purpose of saving the trees along Olde McCutcheon Road; if the Commission has any questions would be glad to answer them or we can take the application to workshop for further discussion.

Chair asked for Opponents.

Dennis B. Vincent, 156 Moorfield Drive, stated that he believes this Commission would be remiss in their duties if they allowed this to go through; primarily number 1 this City is in need of another East-West corridor; that is the primary location for that to occur; if they were to extend Olde McCutcheon Road by jogging it down and running it straight across the creek; Gahanna owns 90% of the property involved except for a few on 62; you're talking about narrowing a road from 26 ft to 19 ft; that is hardly bigger than a two car garage

Chair asked for Rebuttal.

D'Ambrosio stated that the Administration has not made any recommendation as far as an East-West Corridor; that is not part of this application; in the future if that would come up, the width of this road would not affect that plan; simply because it would come out to Olde Ridenour, which is a road that has smaller street standards; we will be more than happy to discuss this application in workshop; thanked the residents for coming out and expressing their viewpoints.

O'Hare commented that there has been a lot of talk about the saving of the trees along the corridor; would like to see a tree survey that illustrates the types of trees as well as their sizes; sometimes there are some trees that are savable and should be saved; basically want to see some evidence about what we have there.

Chair stated that this application will be taken to workshop for further discussion on August 7th at 6:15 P.M.

Chair closed Public Hearing at 7:39 P.M.

Heard by Planning Commission in Public Hearing

V-0023-2002

To consider a variance application to vary Section 1171.04(a)(12) - Fence Standards; for property located at 690-700 Taylor Road; to vary section that states "any fence shall be designed, constructed, and finished so the supporting members thereof shall face the property of the owner of the fence"; Morrison Taylor III, Ltd. by Todd Sloan, applicant. (Public Hearing. Advertised in RFE on 7/17/02).

Chair opened Public Hearing at 7:39 P.M.

Todd Sloan, 1533 Lake Shore Drive, Suite 50, Columbus, OH, stated that this Commission is aware of the situation; the short version is basically when we did the original construction of the 690-700 Taylor Road buildings, we installed the fence with the post side to our outward property side; we did that in good faith because we thought we were supposed to match the fence to our west; come to find out that the Code requires that those posts be to the inside; in order to avoid the hardship of tearing it out, we have come in for a variance.

Chair asked for Opponents. There were none.

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

Canter commented that she will support this application; most of the fence is not even visible by the adjoining neighbor; believe that the Administration is supporting it because they would prefer the finished side face to Taylor Road which is much more visible; and there have been no resident complaints.

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

Yes **3** Vice Chairman Turley, O'Hare and Greenblott

Absent **1** Chairman Peck

V-0024-2002

To consider a variance application to vary Section 1143.08(c) - Yard Requirements; for property located at 374 Coldwell Ct.; to vary side yard setback from 7.5' to 6.8'; by James H. & Linda S. Brown, applicants. (Public Hearing. Advertised in RFE on 7/17/02).

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

Frankie R. Chapman, President, Owner, EF. Chapman Company, 5925 Clipper Landing Drive, Columbus, OH, stated he is the contractor for James & Linda Brown; this variance will allow a room addition to the rear of the property and conform to the existing house lines; the problem is the builder of the home located the home about 8" too close to the property line; it is our desire to stay in line with the North wall of the home; asked if there were any questions.

Chair asked for Opponents. There were none.

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

O'Hare stated that he has a survey from Hoy Survey Service, Inc.; when the survey was done and they platted out the location for the house; they did that wrong, is that correct. Chapman replied not that he is aware of. O'Hare stated the house was originally built in the wrong place. Chapman replied that is correct. O'Hare asked so someone staked out the location of the house wrong. Chapman replied yes. O'Hare asked is that the same surveyor we are looking at now. Chapman replied he could not answer that; this survey was done four years ago; the house is 15 years old. O'Hare commented what he is getting at, is which one do I believe; the old, the new; were they wrong then and wrong again. Chapman stated that he understood what O'Hare was saying. O'Hare confirmed that the addition is not going to go any further than the wood deck. Chapman replied yes, the addition will come straight off the back of the house and continue in the same sideline to the property; so we are not going to impede any closer to the property line than the house is right now. O'Hare asked have you measured this yourself. Chapman replied no I have not.

Canter commented to D'Ambrosio that she doesn't recall ever receiving FEMA (Federal Emergency Management Agency) paperwork; is this an added bonus. D'Ambrosio replied yes basically it is; actually there was a portion of this survey that showed that they were in Zone AE on the flood map; Gard wanted to do the research and make sure that the Planning Commission was reassured that this structure was not in the floodplain and was okay for them to build.

O'Hare commented that since this is the second time in less than eight weeks that we have seen a mistake of a house that has the same surveyor; is there anything the City can do. D'Ambrosio stated that she will research this and get back to him.

O'Hare stated that he will support this application; certainly getting tired of variances coming in here due to surveyor mistakes; this is no reflection on the applicant or the contractor; these surveyors are professionals; they seal and certify these drawings.

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

Yes **3** Vice Chairman Turley, O'Hare and Greenblott

Absent 1 Chairman Peck

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

FP-0002-2002

To consider a Final Plat application for 9.025 acres located at 3715 Olde Ridenour Road; Stonegate; by Geo-Graphics, Robert E. Blackburn, applicant.

Armand F. Archer, 3715 Olde Ridenour Road, stated that my Engineer was unable to be here; I am the owner of the property; the only issue that I am aware of was a discrepancy in the amount of open space; my Engineer has corrected this; the correction is shown on this new plat.

Chair asked for Opponents. There were none.

Shepherd asked D'Ambrosio does the information that Archer presented this evening meet your approval. D'Ambrosio replied yes it does.

Canter asked what does the sentence "It will be owned and maintained by the Developer for the purpose of open space and possible future development to the south" mean. Archer replied there is an existing single family residence next to Reserve A. Canter asked is that the Emig family. Archer replied no; it is between the Emig's and my land; there is a possibility that some day that land might be available; if it is, obviously I would like to be able to buy and have access to it; however, it may not even come to that point. Canter asked so in the interim, that will be open space. Archer commented that is correct. Canter asked are you comfortable with the Commission accepting Reserve A as open space to say it's going to interact with future development; will it always be open space, but it just maybe joined to open space to the south. D'Ambrosio replied yes it is fine with us. Canter replied this is just a little too vague to tie open space to possible future development; would like our understanding of Reserve A to be a little clearer. D'Ambrosio commented the reason why we're comfortable with it is because it is designated open space and so for there to be any development or changes, the applicant would have to come back through Planning Commission and change the Final Plat. Canter stated that she would like to ignore the phrase "It would be owned and maintained by the Developer for the purpose of open space. Archer stated that is fine with him; he really doesn't anticipate it happening.

A motion was made by O'Hare that this matter be Recommend to Council for Approval with the noted comments about Reserve A in the future. The motion carried by the following vote:

Absent 1 Chairman Peck

Yes 3 Vice Chairman Turley, O'Hare and Greenblott

DR-0046-2002

To consider a Certificate of Appropriateness; for property located at 1181 Claycraft Road; by Wood Werks Supply, Inc., Todd A. Damon, applicant.

Todd Damon, Director of Sales & Marketing for Wood Werks Supply, Inc., stated that he is here to request signage; the signage would be as follows: on the north side of the building, the new signage would replace the existing Ometek sign; dimensional letters, stud mounted to the building; 1/2" Sintra expanded PVC; on the east side of the building, signage will be the same as on the north side of the building, except reduced to 34 sq. ft. to meet Code; the entry door installation replaces the existing overhead door; it

will have grey tempered glass to match existing building; the aluminum will be clear anodized to match existing building and have an Adams-Rite latch lock and handle to meet code requirements; the awning installation will be located over new entry door; color-matched to building; red strip continues around base of awning.

Turley asked will be signage be illuminated. Damon replied no it will not.

Canter asked what is the nature of the business. Damon replied we are wholesale supplier of industrial woodworking and supplies.

Greenblott asked does Wood Werks have any classes available. Damon replied we do; in fact part of this building will be the addition of an educational center, so we will be offering classes.

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

Yes	3	Vice Chairman Turley, O'Hare and Greenblott
Absent	1	Chairman Peck

S-0002-2002

To consider the Land Use Plan update; to make recommendation to Council for adoption of said plan.

Dale Bertsch stated he has been engaged by the City to update the plan that we worked with the Planning Commission to develop about 10 years ago; in the revised plans we want to reflect more current policies; reflect the many special studies that have been developed over the last decade, including The Heartland, The Triangle, etc.; we have been in workshop on a number of occasions with the Planning Commission; this is a future land use plan; there is a re-visitation of Planning Policies; there is a statement of Suburban Form Priorities, which try to philosophically site the character that you are attempting to move toward from the standpoint of priorities as either rebuilding occurs or new building occurs; Future Land Use Plan Classification; things are a bit more detailed in this version of the plan than in the previous plan; the previous plan was fairly general; the other thing that we've added into this particular plan is a set of objectives which we call Supporting Principles Criteria; to better layout for citizens and people who are wishing to undertake development within the community in terms of the type of expectation that the public is interested in, in terms of performance; there is also a section on areas in transition, which is a visitation of areas that can be put under zoning pressure or potential redevelopment; the major aim here is to emphasize in no way is the plan, or especially the areas in transition any movement at all on trying to put pressure on or encourage the redevelopment of particular properties, but rather lays out a depiction of public interest; so that if people come to the community and either acquire property or begin to negotiate property with the idea that lands might be used for something other than the plan states, what they can expect in terms of land usage; another major part of this plan is Territorial Expansion; it's a discussion of annexation; it talks about municipal growth; talks about the cost of community services; very clearly cites the fact that residential growth to a great extent, is an okay situation in terms of tax dollars to the community; identifies major parcels within the community, another part of the plan is an open space plan; then there are the three maps (1) Future Land Use Plan; (2) Territorial Expansion; (3) Open Space Plan Map; as I stated earlier, have been through a number of workshops with the Planning Commission; at the last workshop, the Planning Commission made a series of recommendations for modifications; those adjustments were made in the plan and delivered to the City on July 2, 2002; there has been a re-visitation by staff for clarification and continuity with other legal documents for the City; as I am aware there was a two page memorandum submitted to our office on July 9th that outlined other suggested revisions; should the Planning Commission

desire to take action this evening; would suggest that the action be based on the document of July 2nd which the Administration has and your consideration in doing an addendum of the two page memorandum; asked if there were any questions.

Canter asked when Cities adopt these plans and they're on the table for citizens and Developers and Officials to work with; does each municipality accept this document at all different levels or is it generally in stone, or generally ignored. Bertsch replied historically with many municipalities it's been more of a Chamber of Commerce piece; it is intended to be a piece that you put behind glass; don't think that has been the case in the City of Gahanna; think there has been very serious use of the plan by the Planning Commission and by Council; think the Administration has been very supportive of the concepts in the plan; the emphasis is that it is a tool; it should not be viewed as something chiselled in stone; this plan was developed on the basis of the best facts that we have available today; need to recognize that the best facts that we have available today however are that; they are facts; they are already dated.

Chair stated that this application will be heard again on August 14th; also need to receive a copy of the revised Land Use Plan dated July 2nd, in addition to the memorandum dated July 9th; overall the Commission would need a fresh clean copy of the Land Use Plan with all changes and additions.

Discussed

DR-0047-2002

To consider a Certificate of Appropriateness for Signage; for property located at 109 N. Hamilton Road; Wesbanco by DaNite Sign Co., Trent Soles, applicant.

Trent Smith, Manager of Wesbano, 109 N. Hamilton, stated he is here representing the sign company Representative, Trent Soles; we did a merger with Wesbanco on March 15, 2002; we were formerly called Wheeling National Bank; our request is to be able to put new signage up reflecting the new name.

Turley asked is that your logo, the name with the green "flying W" above it. Smith replied yes it is.

Canter asked are you going to increase the wattage of the pole sign; the sign is attractive; would like to see it at night. Smith replied he will check into this matter.

Greenblott asked how come the pole sign is up. Smith replied that was an error on the main bank's part; when we first did the merger, believe that they contracted with a sign company that was not licensed in Ohio to put up a sign; the sign was put up; then we received notification from the City that we were in violation; the original sign company was out of West Virginia, now we have contracted with DaNite Sign Co.

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

- Yes** **3** Vice Chairman Turley, O'Hare and Greenblott
- Absent** **1** Chairman Peck

CC-0001-2002

To recommend to Council the approval of changes to Section 1129.02, Submission of Plat of Chapter 1129, Zoning Certificates, of the Codified Ordinances of the City of Gahanna.

Canter stated that one change is to strike the word "Officer" and change it to "Administrator"; in Section 1129.05, Record of Zoning Certificates on File; Copies; the change is to strike this section completely; in Section 1129.06(b), Zoning Certificate Fee of Chapter 1129; the change will be the striking of 1129.06(b).

A motion was made, seconded by O'Hare, that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Yes 3 Vice Chairman Turley, O'Hare and Greenblott

Absent 1 Chairman Peck

CC-0002-2002

To recommend to Council the approval of changes to Section 1129.05, Record of Zoning Certificates on File; Copies of Chapter 1129, Zoning Certificates, of the Codified Ordinances of the City of Gahanna.

See discussion on previous application.

A motion was made, seconded by O'Hare, that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Absent 1 Chairman Peck

Yes 3 Vice Chairman Turley, O'Hare and Greenblott

CC-0003-2002

To recommend to Council the approval of changes to Section 1129.06(b), Zoning Certificate Fee of Chapter 1129, Zoning Certificates, of the Codified Ordinances of the City of Gahanna.

See discussion on previous application.

A motion was made, seconded by O'Hare, that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Absent 1 Chairman Peck

Yes 3 Vice Chairman Turley, O'Hare and Greenblott

CC-0004-2002

To recommend to Council the approval of changes to Section 1169.02, Written Applications of Chapter 1169, Procedure for Authorizing a Conditional Use, of the Codified Ordinances of the City of Gahanna.

Canter stated the amendment is written application shall be made to the Zoning Administrator who shall transmit such application to the Planning Commission; the change came out of a request by Council to review notification procedures; this is a change that needed to be made after our review; in Section 1169.03, Actions of the Planning Commission of Chapter 1169, this is a lengthy addition; there have been some numbering changes.

A motion was made, seconded by O'Hare, that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Yes 3 Vice Chairman Turley, O'Hare and Greenblott

Absent 1 Chairman Peck

CC-0005-2002

To recommend to Council the approval of changes to Section 1169.03, Actions of the Planning Commission of Chapter 1169, Procedure for Authorizing a Conditional Use, of the Codified Ordinances of the City of Gahanna.

Canter stated that the 1169.03 is a lengthy addition; there have been some numbering changes.

A motion was made, seconded by O'Hare, that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Yes 3 Vice Chairman Turley, O'Hare and Greenblott

Absent 1 Chairman Peck

H. COMMITTEE REPORTS:

Committee of the Whole

Gahanna Jefferson Joint Committee - Canter -

Canter stated the next meeting is Tuesday, July 30th.

Creekside Development Team - Greenblott - No Report

Greenblott stated the next meeting will be next week.

I. OFFICIAL REPORTS:

City Attorney - No Report

City Engineer - No Report

Department of Development - No Report

Chair.

J. CORRESPONDENCE AND ACTIONS - No Report

K. POLL MEMBERS FOR COMMENT.

L. ADJOURNMENT.

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