



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Bobbie Burba, Chair
Thomas J. Wester, Vice Chair
John Hicks
Joe Keehner
Jennifer Price
Donald R. Shepherd
Michael Suriano

Kayla Holbrook, Deputy Clerk of Council

The Commission may caucus at 6:30 p.m.

Wednesday, August 9, 2017

7:00 PM

City Hall

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, August 9, 2017. The agenda for this meeting was published on August 4, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Joe Keehner.

Present 7 - Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, John Hicks, Michael Suriano, and Donald R. Shepherd

B. SWEAR IN DON SHEPHERD - unexpired term through 12/31/2019.

Don Shepherd was sworn in by Assistant City Attorney, Kristin Rosan.

C. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

D. APPROVAL OF MINUTES:

[2017-0168](#)

Planning Commission Regular and Workshop Minutes - July 26, 2017

A motion was made by Wester, seconded by Hicks, that the Minutes be Approved. The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

E. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

F. APPLICATIONS/PUBLIC HEARINGS:

[CC-0001-2017](#)

To recommend to Council, changes to Part Eleven - Planning and Zoning Code, Chapters 1181, Personal Wireless Service Facilities, 1149, Multi-Family Residential District, 1153, General Commercial Districts, 1163, Parking Regulations, and 1165, Signs, of the Codified Ordinances of the City of Gahanna.

(Advertised in the RFE on 7/20/2017).

Recommended to City Council on 7/26/2017 with the exception of Chapter 1165, Signs, that was postponed to 8/9/2017.

Priestas said we are proposing two changes to Chapter 1165; one for maximum size in OCT district and prohibiting feather banner signs; here to answer any questions.

Price asked if we have different fees for different signage applications; Gard said no fees for temporary signs at all; considering that but do not currently; Price said understands recommendation to remove the feather banner signs, part of it is that they are big offenders in their time limit allowed to be up; they fall into disrepair and become unsightly; recommendation to remove because they are the most abused; Gard said that is correct and they are one of the largest temporary signs; Price said most are 6-8' tall; asked what percentage of businesses are using them now; Gard said does not have a percentage; said there are a dozen between Gatsby's and the library; Wester said sent Gard an email last week from the United Dairy Farmers on Olde Ridenour Road and Johnstown Road to Hamilton, counted 10 signs; one said "open" but not sure what business it referred to; some were illegible; was appalled at the signs that looked like yard signs for someone running for office; the number of signs in the median; across was a nice monument sign; sure that sign cost several thousand; and here someone is taking advantage and putting in right-of-way; possibly City should post jobs online to help advertise signs; there were ten in a mile and a half; ten feather signs; was embarrassing for the City; cheapens the overall look and the aesthetics of the City; many were in the Olde Gahanna area; Hicks said not convinced this change will solve anything; knows Gard provided a list of other municipalities; not charging a fee is standard; also we do not have a fine that I could see in our code; seems to be in enforcement and not in our rules; banning them will not change; we do define how long they should be up, where they should be; suggested change would be to add a fee penalty; Gard said one problem with that is many of these signs are on private property; zoning has no

authority to remove signs from private property; Price asked if that is because of legal authority; Hicks said we cannot remove but we could fine; Gard said there will be those that pay the fine and keep them up; Price asked if code had no circumstances where zoning can remove signs; Gard said we have the right to cut your grass but not remove signs; Price said doesn't matter if we regulate it or prohibit it, we cannot remove the sign either way; Shepherd asked if there was talk of a fine as Hicks referenced; Gard said would go to Council for approval; Shepherd said believes we need citation and fine; Price asked if when you applied and paid a fee, could you then authorize zoning to remove the sign; would you then have that power; Rosan said filing an application for a permitted sign, yes; same would be true for temporary signs; right now, in order for the City to go on the property, would have to be immediate or serious danger; when a sign is in disrepair, that is not danger; could draft an ordinance that if someone seeking permission, then the City could remove the sign; the ordinance would need amended; just changing the application would not trump the ordinance in place now; Price asked if could add language for impacting surrounding property owners; Rosan said yes anything could be added but that is subjective; Wester said property owner may not be the business owner; who owns the sign; Rosan said tenant has legal right to possess; tenants' rights would be given up if the City removed the sign; Wester asked who would get the fine, the tenant or property owner; Rosan said likely the tenant; the tenant will make the application and comply or not comply; Hicks asked if a temporary sign goes up without a permit; Gard said we stop in and talk to the owner of the sign; they are then given a sign permit to fill out; there is one on N. Hamilton where we have been in 2-3 times; they have a feather banner; Hicks asked if she is in favor of fine added to this section; Gard said concern is administrative burden; everything we do has to be logged in the system and entered by someone; Hicks asked about in principle; Gard said there is a penalty section in sign code; at the end; 1165.99; Rosan read the code; said if you think about all the signs around the City, there is a process to follow; multiply that by 20-30-50 signs; administrative resources are drained; if we ban these feather signs outright that addresses that without putting additional regulatory burden on the City; Price said now that there is no fee for a temporary sign currently, is it possible that a reasonable fee to help fund the staff; wondering if there is a reasonable and appropriate fee that will make people take it seriously and cover enforcement already doing; Gard said her concern is that we cannot regulate the content of signs; we do have elections come up; someone will raise the free speech issue; Price said wonders if permit is per user not placement; per business; would it be helpful in funding the part time hours; Gard said we can do research on what other communities charge and how they regulate that; what kind of revenue would come in and what would be needed; Price said

believes this is where our City is at a disadvantage; we do not generate enough in our general fund to accomplish these things; would be helpful for the Commission to know that other cities may not help because it's not apples to apples; Shepherd said would like to see the information from zoning at a later date.

A motion was made by Hicks, seconded by Price, that the Proposed Code Change be Postponed to Date Certain to the Planning Commission, due back on 8/23/2017. The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

G. UNFINISHED BUSINESS:

None.

H. NEW BUSINESS:

None.

I. OFFICIAL REPORTS:

Assistant City Attorney

Rosan said Board of Zoning & Building Appeals (BZBA) will hear the appeal of the denied Reclamation application tomorrow at 6PM.

City Engineer

No report.

Planning & Zoning Administrator

No report.

Department of Development

Not present, provided Area Commission update document.

[2017-0171](#)

Area Commission Update, July 2017

Council Liaison

Hicks said the BZBA met on 7/27 and upheld their decision on the Beecher Road property; also the Area Commissions are becoming

more active and busy; meeting next week to consider pre-applications; at least one involves an annexation and rezoning; one is just a rezoning; Burba asked about the property on Clotts Road; Hicks said that was before the Area Commissions but not before us yet.

CIC Liaison

Price said we have not met since last report; meet August 15 at 7:30 AM.

Chair

Burba said recieved email from Karen Angelou about a ribbon cutting today; asked that the Council Office let Planning Commisison know of these in the future.

J. CORRESPONDENCE AND ACTIONS

None.

K. POLL MEMBERS FOR COMMENT

Wester said attended a records training with Joe Keehner last Friday; was informative; will be a CD available; would highly recommend it for the rest of the Commission.

L. ADJOURNMENT

7:35 p.m. by Wester