

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, January 23, 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, January 23, 2002. The agenda for this meeting was published on January 16, 2002. Chair Richard A. Peck called the meeting to order at 7:06 PM. with the Pledge of Allegiance led by Deputy Director of Development, Jennifer D'Ambrosio.

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: January 9, 2002 Organizational Meeting

A motion was made by O'Hare to approve the minutes of the organizational meeting of January 9, 2002. The motion carried by the following vote:

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

January 9, 2002 - Regular Meeting

A motion was made by O'Hare to approve the minutes of the regular meeting of January 9, 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-0001-2002

To consider a variance application to vary Section 1165.12(c) - On-Premises Ground Signs for property located at 306 West Johnstown Road; Gahanna Manor Apartment Homes by Sign-A-Rama, Franklin P. Zura, applicant. (Public Hearing. Advertised in RFE on 1/3/02). (Public Hearing held on 1/9/02, 1/23/02).

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

Richard Turiel, 16 Oakwood Street, stated he was unsure as to what Zura had presented to Planning Commission; my impression of what Zura wanted to do was to eliminate the two access signs that are existing on the property today and put one sign in the middle somewhere where the bus stop is.

Chair asked for Opponents. There were none.

Peck asked are you aware that one of the reasons for the variance has to do with the location of the sign being very close to the City's right-of-way. Turiel replied yes he was aware of this; we actually plan to move the sign back into our parking area, approximately four or five feet; we're of the impression that the City is going to be widening Johnstown Road sometime in the next few years; so in order for us not to have to tear the sign down, we're going to move the sign back 10' from the proposed right-of-way. Peck confirmed so it is going to move from where it is currently shown in

the photo illustration. O'Hare commented that the photo shows the sign 1 ft. off the existing right-of-way. Peck stated that one of the Commission's concerns with the documentation that we have and the sign being 1 ft. off the existing right-of-way is that it is a fairly significant sign; if and when Johnstown Road is widened, the City would not want to incur the expense of having to move the sign. Turiel stated that we knew that was going to happen; Gard had pointed out to Zura that there is a possibility that we may have to tear the sign down; so we decided to move the sign back probably about 10' going about 4' into one of the parking spaces of where our driveways are. Turley confirmed that the plans you are describing right now are not as shown in the pictures we have now. Turiel stated that is corrected. Sherwood stated if it's less than 15' it will still need the variance because it has to be 15' off the right-of-way. Turiel asked does that apply to the existing right-of-way or the proposed right-of-way. Sherwood replied the existing right-of-way at this point.

Zura stated that it was presented to Gard that it would be moved 4' back into the parking lot in order to accommodate the future widening of Johnstown Road; it was widely recommended that we take that advancement because of the fact this was a project that was going to happen in the next couple of years, which we were not advised of in the beginning. O'Hare asked how did you arrive at 4' and/or 5'; have you seen plans for the new Johnstown Road so that you could make that determination. Zura distributed copies of the existing right-of-way. Zura stated the first meeting with Gahanna Manor was to install a new monument sign; to eliminate the two pieces that are currently at the east and the west end of the lots; in doing this we started to present this to the City; at that time no one mentioned to us about the potentiality of the road being widened; the second problem is that Johnstown Road does not actually in fact present anything in the way of a true right-of-way area, other than line of sight between telephone poles; it was recommended by Gard that we go and talk to Komlanc; it was Komlanc who basically made notice to us that the City had planned on widening the road in the next couple of years; in trying to come up with what we thought was a correct right-of-way, Komlanc was able to design and outline the plot layout; in order to be able to protect ourselves in a rather costly monument sign, we decided and it was recommended that we move the sign 4' back further than we originally started; O'Hare asked me the question, "why 4'"; because number one with the widening of the road and having three lanes, we needed to have a right-of-way that would be from center line 30' north; if you look at the diagram that is on the monitor, you will see where it says 'current sign being removed'; then there is a RW circled (Right-of-Way); that would be 30' from what is the proposed center line right now; that would put us approximately 4' away from that right-of-way; that is where we came up with the 4'; actually it would be a total of 5' because we're going to be 1' off the original. Peck confirmed that it has been represented to you that what is marked at the RW line is the northern edge. Zura replied that is correct; if Komlanc and I are understanding this correctly, it should be 30'. Komlanc stated that the existing right-of-way is approximately 30' from the center line of the existing right-of-way; the City plans to widen Johnstown to a three lane typical section, curb, gutter, sidewalk, and streetlight; all to be accommodated within the 60' right-of-way.

Zura distributed a revised version of the monument sign. Zura stated that the reason he was distributing a revised version of the sign was because he plans to increase the height from the original 61" to 72"; reason being is because we fall off on the land site, what we're going to do is cut out the road; it will be 10' wide and 4' deep; we're going to dig it out; then drop the foundation in, but raise the sign 11"; then we're going to lay in approximately 15 - 20" of good new dirt; then line it with landscape stone; along with plantings and new shrubbery; we've put down that the landscape dimensions will be 12' x 6' x 15" deep; the landscape boulders will be used as trim edge; those landscape boulders could be anywhere from 12 to 30" tall as we get towards the back.

Turley asked does the sign have a rough texture to it. Zura replied no, it will have a smooth texture to it. Peck asked is there any lighting. Zura replied yes there will be lighting coming out of the ground. Canter asked what will be the wattage. Zura replied no more than 100 watts. Canter asked what will the landscape be. Zura replied we are not sure yet because we don't know how much actual room we're going to have; originally we were going to keep it low. Canter stated that at some point you we will have to add some type of landscape description to the file.

Spencer stated that part of the sign will be in the parking lot; you spoke about raising the elevation; asked how are you handling the area with asphalt pavement. Zura responded that will be what the landscape stone are for, to act as a trim edge around there; we're going to have to dig out number one and put a good sand base in or at least some number twos in order to get some decent drainage; it's going to take us excavating at least a good 2' putting in a good sand base and stone base; then dropping ground in it.

Turley asked how far into the parking lot do you think it's going to go. Zura replied we will probably take the one whole space out or pretty close to it; the sign is 24" wide; we're going to 6' wide, which will give us actually 2' on both sides; we didn't want to go any wider because if someone should happen to park on either side that would still give them room to open their car door and get out without bumping into the stone.

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

Peck commended the applicant on the dedication of improving the property.

A motion was made by O'Hare that this matter be Approved with the stipulations: 1) that if the sign needs to be moved at the time of the road widening, all costs for removal and relocation shall be borne by the owner and shall be done at the direction of the City of Gahanna Engineer; 2) a reduction of 5' from the required 15' set back to 10'.. The motion carried by the following vote:

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

DR-0001-2002

To consider a Certificate of Appropriateness for Signage; for property located at 306 West Johnstown Road; Gahanna Manor by Sign-A-Rama, Franklin P. Zura, applicant.

A motion was made by O'Hare that this matter be Approved with the stipulations that the landscape design must be made part of the record prior to the construction of the sign. The motion carried by the following vote:

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

V-0003-2002

To consider a variance application to vary Section 1165.12(c) - On Premises Ground Signs - Placement; for property located at 147 Granville Street; to maintain current sign foundation for new signage which is less than fifteen feet from the public right-of-way; Tamara Himmer by Sign-A-Rama, Franklin P. Zura, applicant. (Public Hearing. Advertised in RFE on 01/17/02). (Public Hearing held on 1/23/02, 2/13/02).

Chair opened the Public Hearing at 7:37 P.M.

Frank Zura, 64 Granville Street, stated we are requesting a variance in regards to what is now the existing sign face for 147 Granville Street; at the current time it is a stone face that has two 6 x 6 piers; Tamara Himmer has purchased the property; the current piers are 28" tall and already has plants and landscaping; the sign that we are proposing is just

an extension of what she had at 146 Granville Street; the only thing we have done is make this sign a little more dimensional; sign will be made out of 1" thick PVC; the vinyl colors will be red, light blue; black, and pink; the total height from the bottom of the planter to the top of the tooth is 84".

Chair asked for Opponents. There were none.

Peck stated there were several questions raised from the Commission. Canter asked can the sign be scaled down from the 84". Zura asked were there any size dimensional proposals. Spencer stated that the tooth seemed to be too tall and out of balance. Zura asked was the width okay. Spencer stated that the width is fine; question is the character of the sign in terms of the streetscape that we are trying to maintain. Peck stated that he wouldn't want the sign to be more massive than 48". Turley suggested keeping the name plates the same size as they are and down size the graphic. Zura stated that would be fine; will give you a re-proposal at 48". Canter asked how long do you think the toothbrush will last. Zura stated that the PVC will last indefinitely. Canter stated that she is talking in terms of vandal proof. Zura stated that it will last better than wood. Greenblott stated that her concern is this whimsical dancing tooth being erected in Olde Gahanna. Zura replied that Himmer has a lot of children in her clientele; her husband was the one who gave us the design; it's the same design that we used previously in the other facility and it was accepted. Greenblott stated that it would bother her less if it were not cut out.

Zura stated that he will do a design with a crested top (half-moon).

Chair stated that this application will be taken to workshop on 2/6/02 at 6:15 P.M.

Chair closed the Public Hearing at 7:46 P.M.

Heard by Planning Commission in Public Hearing

DR-0002-2002

To consider a Certificate of Appropriateness for Signage; for property located at 147 Granville Street; by Sign-A-Rama, Franklin P. Zura, applicant.

Discussed

CU-0002-2002

To consider a Conditional Use application to a Farm Market; for property located 380 Agler Road (Part of Royal Plaza at 83 N. Stygler Road); CC Zoning District Smith Farm Market, Inc., by William D. Kline, applicant.

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

William Kline, 3341 Winchester Pike, Columbus, OH, stated would like to operate farm market again this year; this is the 3rd year here in Gahanna; operation will be from June to late October. Turley asked are you making changes as far as the products you sell. Kline stated no, it will be the same exact product line as last year. O'Hare stated that one of the things he observed last year was how you handled the direction of parking; asked what will you do differently this year with the parking. Kline stated that the existing parking spaces that are already lined on the parking lot will work fine for our parking lot; it's basically just a matter of creating some type of barrier that people can pull up to; while up in Canada last week saw a parking sign that was used at a farm market (displayed picture on overhead); basically what my intention would be is to have some type of device like that and then set them in the middle of each parking space then connect it with the decorative white link chain; if someone tries to drive through it, damage would be done to the car. O'Hare stated that last year you didn't have concern about people driving through a dark parking lot that is normally open by putting the crates out there; are you telling me that you are going to put these new signs out there and people could hit them in the dark. Kline stated no, the parking lot is fairly well lit.

O'Hare suggested placing reflective tape or lights on the poles of the signs. Kline stated that he liked that suggestion and asked for other suggestions from the Commission. Turley asked where would the signs be located; was under the impression that they would stop cars from going into the building. Kline stated that when he works with Royal Plaza they indicate here is your tent mark; then we utilize the spaces north of our tent for parking; they indicated we could 20 or 30 of those spaces for parking. Spencer asked how many spaces did you use this last year. Kline replied about 25; Gard had informed him that this was a concern from some of the residents. D'Ambrosio stated that the Department of Development will work with Kline on arranging parking spaces.

Chair closed the Public Hearing at 7:53 P.M.

Heard by Planning Commission in Public Hearing

A motion was made by Vice Chairman Turley that this matter be Approved for a period of one year, with the condition that the applicant along with the Department of Development come up with another method designating their parking spaces that is both safe and attractive. The motion carried by the following vote:

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

F. UNFINISHED BUSINESS:

DR-0003-2002

To consider a Certificate of Appropriateness for Signage; for property located at 53 Granville Street; by Signcom, Inc., Jim Hartley, applicant.

Tim Kiihr, 5546 Sommer Blvd, Galena, OH, 43021, asked if there were any questions from the Commission; know that we had talked about the different shapes and possibilities of changing the awning; would like to keep the awning of the same style to draw similarities between the Gahanna and Westerville locations; think one of the concerns of the Commission was that of Dr. Male at 55 Granville Street; would our awning be over powering; with the measurement of Dr. Male's, his awning actually protrudes 4" more than mine.

Peck stated that a lot of his questions have been answered; appreciated the new renderings because it gives the Commission some idea of the scale; pleased that the lights turned out to be a real nice addition. Kiihr stated that corner is very important to the Creekside area; believes that corner panel is relatively important because it projects the name coming down Mill Street as well as coming into Granville Street; really believe it is a nice entrance way for that area.

Turley commented that she took another look around that area; really prefers the style of awning that is on Panera Bread; the flat open-ended style, because it is an attractive building; the open-ended awning is a little less dominating; like the pattern and the lights; don't want to hold you up any longer from opening; the Commission needs to take a consensus to where they stand; will you be putting sign up at the same time as the awning. Kiihr replied right now everything is on hold until this process is complete; look at approximately the next three weeks for having the sign and the awnings up. Spencer stated that he concurs with the comments of Turley; would like to see it slanted and opened; thinks this is really massive coverage for this building. Kiihr stated that the term "open" keeps come up; asked which part being open. Spencer stated when you slant the awning, the triangular section would be open (the two sides). Greenblott stated just in looking at the newly submitted picture dated 1-18-02 feels it improves the building; the awning and the fact that it is different gives it some pizzazz and uniqueness; don't see the awning as being massive; will support this application.

Kiihr thanked Greenblott for her comments; we are a unique restaurant; we are a family oriented, fairly priced, non-smoking restaurant. O'Hare asked do you have any plans to paint the building in other different colors. Kiihr replied no. O'Hare stated with that in mind, I really like what you've done here; doesn't appear to massive; will be in support of the application. Shepherd stated that he concurs with Greenblott, and O'Hare; don't think it's too overbearing; we are striving for a look that looks like the area has developed over time; if we go with the slanted and copy Panera, then we have conformity, where it looks like everything was produced at the same time. Canter stated that Spencer indicated that the sign was massive; agrees with Greenblott that the sign adds pizzazz; loves the corner feature; agrees with the applicant, the corner feature is very unique; we do need something different with these buildings; my only concern is the massiveness of the awning; asked Spencer is it his opinion that the awning is way too massive or somewhat too massive. Spencer replied somewhat too massive. Canter stated that she will support the application as it stands.

A motion was made, seconded by Greenblott, that this matter be Approved with the design as submitted this evening, dated January 23, 2002. The motion carried by the following vote:

Yes	3	Chairman Peck, O'Hare and Greenblott
No	1	Vice Chairman Turley

G. NEW BUSINESS:

Z-0001-2002

To consider an initial zoning for 1.3+/- acres located at 5866 Taylor Road; ER-2 zoning pursuant to Section 1133.08 of the Codified Ordinances; Joseph Patterson, landowner by City of Gahanna, applicant.

Sherwood commented that this land was annexed to City in 1999; we neglected to zone at that time; so this application follows code requiring 1.3 acre parcel to have an ER-2 zoning upon annexation; the owner of the property was sent a letter advising them that we would be doing this application this evening and recommending it to Council.

A motion was made by Greenblott 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
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DR-0004-2002

To consider a Certificate of Appropriateness for Signage; for property located at 161 Mill Street; Sky Box by Mid-Ohio Sign Service, Andrew Christman, applicant.

Paul Bloomfield, 145 N. High Street, Columbus, OH, stated that we are proposing to change the panels on the sign from the old establishment.

Peck asked is this using the same lighting and pole materials that are currently there. Bloomfield replied yes. Peck asked when you originally submitted the application, did anyone discuss with you any designs to try to keep it on the same line as what exists in the area. Bloomfield replied no. Peck commented that this particular area of Gahanna is part of our revitalization area; although it doesn't have an old time theme, it certainly has an old time feel to it; this layout that you have presented to us is just a little busy. Spencer asked the applicant had he seen any of the proposed designs for that area in terms of buildings and signs. Bloomfield replied no. Shepherd advised the applicant to get together with the Department of Development for some guidance as to what we would like to see in that area; we'd love to welcome you into the area; we just want everything to fit in and feel somewhat the same. Greenblott stated that she didn't mind

the "The" and "Bar and Grill", but the Sky Box part of it looks racey or sporty; if you can tone it down just a bit, we would love it. Peck stated that we could vote on this tonight, but we like to sit down with the applicants and hash out various ideas as to what might work.

Chair advised the applicant that this application will be discussed further at workshop on February 6th at 6:30 P.M.

Turley commented that for some reason the existing sign doesn't meet code as far as the landscaping at the base of the sign; the City has a code that requires 50 sq.ft. of landscaping; if you could add that at the base of the sign, it would be greatly be appreciated; since the sign is tall, you could put some tall shrubbery.

Discussed

DR-0005-2002

To consider a Certificate of Appropriateness for Signage; for property located at 246 Lincoln Circle; First Class Title Agency, Inc. by Sign-A-Rama, Franklin P. Zura, applicant.

Frank Zura stated the request is for signage to replace what is now Gymboree; the signage will be centered; the length is 80% of the actual width of the building; the lettering will be all white; the color will be 555 U (Flat Verde Green); sign will be back lit; basically a standard sign.

A motion was made, seconded 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

H. COMMITTEE REPORTS:

Committee of the Whole

Chair stated that there will be a Plenary Session next Wednesday evening, January 30th.

Gahanna Jefferson Joint Committee - Canter.

Canter stated the first meeting is scheduled for next Wednesday, January 30th.

Creekside Development Team - Greenblott.

Greenblott stated they met today; the major issue discussed was the fact that the two proposed buildings (The Old Bag of Nails and The Mill House) perhaps infringe in the flood plain; although on The Old Bag of Nails it would be the back patio; on The Mill House it's a corner, it's amazing the problems this causes; so it has to do with restriction of the channel, the raising of the base flood elevations, the question as to whether this opens the City open for liability; George Parker is working on coming up with a way around this, so that either of the buildings can be moved out of the flood plain or it can be in the flood plain in such a way that there's some mitigation on the other side; they also talked a little bit about making a walkway on the golf course side; the City was saying how interesting the land is over there.

I. OFFICIAL REPORTS:

City Attorney - No Report

City Engineer - No Report

Department of Development - No Report

Chair - No Report

- J. CORRESPONDENCE AND ACTIONS - No Report**
- K. POLL MEMBERS FOR COMMENT.**
- L. ADJOURNMENT. 8:21 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