

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, April 10, 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, April 10, 2002. The agenda for this meeting was published on April 5, 2002. Vice Chair Jane Turley called the meeting to order at 7:05 P.M. with the Pledge of Allegiance led by Planning Commission member Cid Canter.

Members Absent: Richard Peck and P. Frank O'Hare

Members Present: Jane Turley and Candace Greenblott

B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.

C. APPROVAL OF MINUTES: March 27, 2002

A motion was made to approve the minutes of March 27, 2002 . The motion carried by the following vote:

Yes	2	Vice Chairman Turley and Greenblott
Absent	2	Chairman Peck and O'Hare

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-0006-2002

To consider a variance application to vary Section 1165.12(a) - On-Premises Ground Signs; for property located at the SE Corner of Beecher Crossing N. and Beecher Road; to allow more than one ground sign; by Larry Canini, applicant. (Public Hearing. Advertised in RFE on March 7, 2002). (Public Hearing held on: March 27, 2002, April 10, 2002).

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

Larry Canini, Canini & Pellecchia, 430 Beecher Road, stated he was addressing the signage applications for the corners of Beecher and Beecher Crossing; area is zoned Suburban Office, Community Commercial and Neighborhood Commercial; as we spoke at last workshop, have made some adjustments in limiting the signage for the Crossing Center Shopping Center; there will be a ground sign with no designated tenant panels; revised drawing was submitted and was in your packet; also made the decision on the opposite or northwest corner at this time not to determinate the Beecher Ridge Commerce Park to allow us to determine at a later date the needs of the area; will address with the Commission at the appropriate time; all other components of the application were acceptable to commission and to us.

Chair asked for opponents. There were none.

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

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

Yes 2 Vice Chairman Turley and Greenblott

Absent 2 Chairman Peck and O'Hare

DR-0014-2002

To consider a Certificate of Appropriateness for Signage; for property located at the Corner of Beecher Road & Beecher Crossing N.; Canini & Pellecchia, Larry Canini by Columbus Sign Company, Rick Hiple, applicant.

See discussion on previous application.

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

Absent 2 Chairman Peck and O'Hare

Yes 2 Vice Chairman Turley and Greenblott

Z-0005-2002

To consider a zoning application to allow for a change in text for an L-CC zoning for 1.5 acres at Beecher & Beecher Crossing North; change allows for a right-in/right-out curb cut on Beecher Road; Canini & Pellecchia, by Larry Canini, applicant. (Public Hearing Advertised in RFE on March 13, 2002 and March 20, 2002). (Public Hearing held on: March 27, 2002 and April 10, 2002). (First Available Public Hearing date is May 20, 2002.)

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

Larry Canini, Canini & Pellecchia, 430 Beecher Road, stated this application is related to our Crossing Center shopping center; was approved with a limited overlay; have presented the proposal to request a right in right out curb cut on Beecher Road; is modeled after Beecher Center where Graeter's is located; feel that to acquire the type of clients we would like we need to make this center more accessible; talked about a drive thru at one end; this is a necessary curb cut to make that work.

Chair asked for opponents. There were none.

Tom Komlanc, Assistant City Engineer, stated he had reviewed the traffic study submitted with regard to this site; do not have any problems with the curb cut as proposed; however do want to stipulate that any further development on the northwest corner will not have direct access on to Beecher Road. Canini apologized for not originally submitting the traffic study; thought it had been submitted as part of the original package; along the lines of what Komlanc stated, can appreciate the City's position and fully agree to make that restriction on the northwest corner; is only fair to that parcel; is acceptable to us.

Motion was made at this point in the meeting.

Canter stated that all we are doing is striking one line from the text submitted at original zoning; is on page 5 of the text and we are deleting the phrase "no vehicular access other than Beecher Crossing North, shall be obtained from the subarea"; everything else remains the same; just striking the one line.

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

Yes 2 Vice Chairman Turley and Greenblott

Absent 2 Chairman Peck and O'Hare

V-0009-2002

To consider a variance application to vary Section 1145.06 (a) - Yard Requirements; for

property located at 425 Denwood Street; to allow depth of front yard to be less than twenty-five feet from the right-of-way line of the street; by Lawrence A. Koehler, applicant. (Public Hearing. Advertised in RFE on April 3, 2002). (Public Hearing held on April 10, 2002).

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

Lawrence A. Koehler, 425 Denwood Court, stated he was here to request a variance to build a wheelchair ramp; wife is in failing health and in order to accomplish the wheelchair ramp will have to take 12' out from house; will put it at 19' to 20' from street; want to build a ramp with an s curve to accommodate a wheelchair ramp; there is not sufficient distance from any other location; is not feasible to come from backyard; that's the reason I'm requesting this variance.

Chair asked for opponents. There were none.

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

Motion was made at this point in the meeting.

Canter stated she was supportive of this application; hardship that I understand is obviously a family need but zoning on the property has a restrictive front yard setback; in fact that zoning category has been eliminated; it creates the smallest yards in Gahanna; would be able to build in any other zoning category; that is my interpretation of the hardship as well as the health and safety of his family.

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

- Yes** **2** Vice Chairman Turley and Greenblott
- Absent** **2** Chairman Peck and O'Hare

V-0010-2002

To consider a variance application to vary Section 1165.08(a)(8); for property located at 82 Granville Street; to allow a projecting sign to be installed on storefront in the Right-of-way; by Gahanna Grill, Ida R. Rappich, applicant. (Public Hearing Advertised in RFE on April 3, 2002). (Public Hearing held on April 10, 2002). (Assign to Development Committee.)

Chair opened Public Hearing at 7:17 P.M. Chair asked for proponents. There were none. Chair asked for opponents. There were none. Chair closed Public Hearing at 7:18 P.M.

Chair reopened Public Hearing at 7:25 P.M.

Frank Zura, 64 Granville Street, stated he was requesting a variance for the Gahanna Grill for the signage to be on front facade facing Granville Street; proposal was originally requested through the new owners; thought process is that they would like to start with new sign with second portion being a new facade front and then awnings; want to do one piece at a time starting with the sign; need variance for sign because we are going within the right of way because of the street widening; will be 12' from brick walkway shown in photographs; sign will be 42" at the widest part from the wall and total sign would be 42" tall; not a large sign; owners would like to do a little more as far as trying to spruce up the front facade that has nothing right now; requesting the variance and authorization for the sign; will be lighting out front; lighting will be done by an electrician; probably have to pull a new line in; will take an electrical permit; want to do some fancy swoop lighting to give it a little more dimension; just supplying the sign at this point.

Chair asked for opponents. There were none.

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

Canter stated that what's proposed is attractive and does like it; asked has there been any discussion with owners to remove the existing blue signs facing the alley and High Street and having them match this sign for uniformity. Zura stated that the new sign will be a deep maroon; there is a little bit of blue in it that will match the existing blue signs; the awnings right now are also blue; pms 228C listed as the blue of the sign is the same as the other signs and the awnings; that's how they're tying it in; the shamrock green color is really a kelly green and that's their 1950's logo; sign will be made out of 1" PVC like we've been doing; natural white with a coating; allows for no rotting; very resistant to all of the elements outside; is a south facing wall that gets sun and wind; brackets are being specially made to have 6" plates into wall; believe they will consider taking down the other signs; talked about that; currently they have no parking signs and we are looking at reducing the size of those signs by about half; want to do some real upgrading; realize they will have to based on everything that is going on around them. Greenblott stated we have no detail on lighting. Zura stated it is not a part of what he is doing; the electrical system is behind the times; consequently suggested a separate line that will run from their box to the front; have given the owners some lighting to look at; possibly some black lights of 11" type and goosenecks on them that fit on the wall; have made no decision yet but there will be 2. D'Ambrosio stated they will have to come back for design review for lighting. Zura stated he would like to proceed with the application as it stands removing the lighting; was a little concerned and felt we had to be very careful on how to shine the lights; they can't affect traffic; may end up creating a bracket over top of sign; face lights down right on signs; any glare would be picked up by sign itself; probably keep to 50 watts of light.

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

- Yes** 2 Vice Chairman Turley and Greenblott
- Absent** 2 Chairman Peck and O'Hare

DR-0023-2002

To consider a Certificate of Appropriateness for Signage; for property located at 82 Granville Street; Gahanna Grill by Sign-A-Rama, Franklin P. Zura, applicant.

A motion was made, seconded by Greenblott, to approve DR-0022-2002 with the understanding that the lighting will have to come back for a separate design review and this approval is for signage only. The motion carried by the following vote:

- Yes** 2 Vice Chairman Turley and Greenblott
- Absent** 2 Chairman Peck and O'Hare

FDP-0005-2002

To consider a Final Development Plan for Creekside, Phase II; to be located at 117 Mill Street; City of Gahanna, by Karl Wetherholt, applicant. (Public Hearing. Advertised in RFE on March 21, 2002). (Public Hearing held on: March 27, 2002, and April 10, 2002).

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

Jennifer D'Ambrosio, Deputy Director of Development, stated they would like to thank Commission for allowing us to present this plan; would like Planning Commission to vote on the application as it stands; glad to answer any questions for you.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:21 P.M.

Motion was made at this point in the meeting.

Canter stated this is a continuation of the City's vision for this part of Gahanna; figure we have spent close to 10 years on this; more than \$100,000 in studies on Creekside as a whole; this is continuation of that study and movement forward; am wholly supportive of this development; will continue to bring business and citizens to this area of our City.

Greenblott stated she spoke at 4/01 City Council meeting on behalf of Creekside; at that time explained that I felt strongly about this project having had opportunity to sit on Creekside Development Team at formation and currently; explained similarities of my work and this project; both design focal points; explained how I felt Gahanna was missing a heart; thanked current team for providing a first class design; addressed the balances of high density infill with green space accessibility; current plan provides City with a project everyone can be proud of; the working water wheel and stone tower are great features and urge Council to vote affirmatively on this; don't want to see our City end up like Columbus who is now trying to back on track and make the river front their focal point; the time was right for them a few years ago and they did not take advantage of the opportunity; now they're facing around 20% of dying retail and vacancies in office buildings.

Turley stated she wholeheartedly supports this and urge that it be built as proposed; amenities of tower and waterwheel make it unique; hope it can remain intact as it moves forward; lot of work has gone into this; has been scaled down tremendously; believe it is a reasonable project; have watched every department take a thoughtful well planned out approach; has been discussed and it hasn't been hasty; applaud the City for approaching an older part of the City and proactively addressing it; working to focus on natural amenities; believe this plan expands on these efforts; believe this is a special and unique public space that we can focus our identity on; excellent team of professionals on this project for a quality end result; utmost confidence in them as a team; not as a Planning Commission member, but as a taxpayer, believe the use of tax dollars to improve quality of life is what government is or should be all about; this proposal will expand a wonderful public space and serve as a catalyst for redevelopment of surrounding properties; believe this is a wise investment.

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

- Yes** 2 Vice Chairman Turley and Greenblott
- Absent** 2 Chairman Peck and O'Hare

DR-0022-2002

To consider a Certificate of Appropriateness; for property located at 117 Mill Street; City of Gahanna by Stilson Consulting Group, Mike Clippinger, applicant.

See discussion in previous public hearing.

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

- Absent** 2 Chairman Peck and O'Hare
- Yes** 2 Vice Chairman Turley and Greenblott

FDP-0006-2002

To consider a Final Development Plan for Academy Park; to allow for an addition to the

Shelter House; for property located at 1201 Cherrybottom Road; by City of Gahanna, Raleigh Mitchell, applicant. (Public Hearing Advertised in RFE on 4/3/02). (Public Hearing held on 4/10/02, 4/24/02).

Carl Norris, City of Gahanna, Parks Superintendent, stated Raleigh Mitchell's memorandum had been forwarded to you; here to answer any questions you may have from City's standpoint.

Marty White, VP Grounds Facilities with Gahanna Junior League; stated with events of September 11 City wishes to relocate us from City facilities; drew up some plans for proposed addition to existing structure at Academy Park; facility will allow us to hold coaches and staff meetings, board meetings and have room for equipment storage; City is helping us out; working in partnership; also have an addition we would like to do in 2003; an indoor facility with batting cages and pitching cages for use in winter; glad to answer any questions; will match existing structure; no differences in existing structure as to what is there now.

Chair asked for Opponents.

Sue Shalowsky, 295 Coldwell Drive, stated she has some questions about this addition as to size, location, and what's exactly going on; when park was originally built, formed a homeowners group to work with police and parks and help plan; wanted to build a park that was friendly for homeowners; need to have some more information; we have not been given any information as to what it would entail; first time I've heard about an indoor facility; where would that be; don't want building at north end; that would abut to the homes around here; my husband was involved with Junior League for many years; concession stand has been broken into; there is no type of security lighting; don't want buildings near our homes; people will come into our yards and into our sheds, etc; not enough information has been given; homeowners haven't been notified; children use this park; have raised a lot of money for baseball; would just like to have more detailed information.

Larry Koebel, Sr., 384 Coldwell Court, stated he also abutted the park; appreciate this opportunity; looking at memorandum that was attached to the proposal; seems like basic reason for wanting to add on is storage; agree with Ms. Shalowsky that indoor batting practice and meeting space is not addressed anywhere in the documents; is a whole new thought; talking about the storage in the memorandum; equipment was originally stored in old parsonage and when that was torn down went to service garage and now for security - which seems to be a red herring and used for everything now; went out to storage facility; was in it, around it, and nobody questioned me or stopped me; so what are the security issues; storage area they are using now is generously calculated at 1,500 sf; not all 1,500 sf is used for athletic equipment storage; halloween decorations, etc. are also stored there; proposal is for an addition of 2,900 sf; that is 143% larger than they have now; in a couple or three years they will want to add another 6,240 sf; that is 372% additional than they have now; take those 2 additions to what is there now, and you will have 10,000 sf; in the documents filed, there is a picture of how that will look in my back yard; this is the existing building; this is the warehouse that will be there in a couple of years; 18- 1/2 feet high and about 4 times larger than what is there now; have a letter received from then Mayor McGregor when we were first planing this park; note third paragraph, letter talks about property being in the flood plain and that buildings are inappropriate; also notes that traditional restrooms attract criminals and vandals; not only have they been broken into but they have caught fire; people drive in there and play radios and basketball; attracts criminals; the elevation plan filed with it puts all of this in the flood plain; also notice that in the 2nd paragraph we had requested that to keep people out at night it be locked; don't think that park has been locked one night since it's

been there; to summarize what we have is a camel's nose under the tent; they weren't going to have anything, then got a little building with a concession stand and restrooms; now going to add 3900 sf and in a couple years another 6200 sf; then look at this notice; this is the existing building; also shows the proposed 2002 addition; slide your eye to the north and there is a future maintenance building location; what we have in our backyards is just an increasingly massive amount of public buildings; why can't this be in the golf course area where there are no neighbors; or Pizzurro Park which has no neighbors; there is no more flood danger there than here; oppose at least on the grand scale given here the idea of adding what amounts to over a 500% increase in storage space; that still leaves the secret plan that nobody has heard about until tonight; these inside facilities; now it is becoming a recreation center not just a storage space; this plan needs to be rethought and redone; would say it needs scaled back; needs to be stopped until the community has more input.

Chair asked for rebuttal. Marty White stated that Junior League Sports is trying to better the facilities for the kids; are being kicked out of where we are now; City has graciously offered us this alternative.

Chair closed Public Hearing at 7:51 P.M. stating that this item will go to workshop next Wednesday at 6:15 P.M. in the committee rooms.

Greenblott requested the City Engineer to provide flood plain information at workshop regarding this area. Turley stated that building should match existing; what is down there now is brick. White stated that the City requested we use the stucco and eventually get rid of the brick; they will be putting stucco on bottom of all their structures. Turley stated this can be discussed further; note than colors will match but materials will be different.

Heard by Planning Commission in Public Hearing

DR-0024-2002

To consider a Certificate of Appropriateness; for property located at 1201 Cherrybottom Road; Academy Park by City of Gahanna, Raleigh Mitchell, applicant.

See discussion on previous application.

Discussed

F. UNFINISHED BUSINESS:

DR-0016-2002

To consider a Certificate of Appropriateness; for property located at 158 N. High Street; by Lawrence Berk, applicant.

Lawrence Berk, 158 N. High St., stated he was looking at improving the building; adding windows and decking as well as signage; building will be one color and believe different materials will blend together better when it is all one color; discussed most of the issues at last meeting and in workshop; glad to answer any questions..

Greenblott stated he is taking a building that is sort of discombobulated and doing what he can to fix it up; will help considerably; thank you.

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

- | | | |
|---------------|---|-------------------------------------|
| Yes | 2 | Vice Chairman Turley and Greenblott |
| Absent | 2 | Chairman Peck and O'Hare |

G. NEW BUSINESS:

DR-0025-2002

To consider a Certificate of Appropriateness for Signage; for property located at 1241 N. Hamilton Road; Sherwin Williams by Branham Sign Company, Mary Miller, applicant.

Tom Branham, Branham Signs, stated he was here to see about getting face change; changing background from white to blue; corporate would like to change; sign is barely a month old.

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

- Yes** **2** Vice Chairman Turley and Greenblott
- Absent** **2** Chairman Peck and O'Hare

H. COMMITTEE REPORTS:

Committee of the Whole - No Report

Gahanna Jefferson Joint Committee - Canter.

Canter stated next meeting is April 29th.

Creekside Development Team - Greenblott.

Greenblott stated she has done what she has been able to do, in order to get this passed; keeping my fingers crossed as member of development team that City Council passes it in the form in which it is presented.

I. OFFICIAL REPORTS:

City Attorney - No Report

City Engineer - No Report

Department of Development.

D'Ambrosio asked if everyone had received their invitation to Giant Eagle grand opening.

Chair.

J. CORRESPONDENCE AND ACTIONS - No Report

K. POLL MEMBERS FOR COMMENT.

L. ADJOURNMENT: 8:00 p.m. - Motion by Canter.

ISOBEL L. SHERWOOD
Clerk of Council

Isobel L. Sherwood, MMC
Clerk of Council

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

Chair Signature