

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, November 1, 2000

7:00 PM

City Hall

Planning Commission

*David B. Thom, Chairman
Candace Greenblott, Vice Chairman
Cynthia G. Canter, Commission Member
Paul J. Mullin, Commission Member
Richard A. Peck, Commission Member
Phillip B. Smith, Commission Member
Jane Turley, Commission Member
Isobel L. Sherwood, Clerk*

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL.

Gahanna Planning Commission met in Regular Session in the Council Chambers of the City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, November 1, 2000. The agenda for this meeting was published on October 27, 2000. Chair David B. Thom called the meeting to order at 7:07 P.M. with the Pledge of Allegiance led by Vice Chairman, Candy Greenblott.

Members Present: David B. Thom, Phillip B. Smith, Paul J. Mullin, Richard Peck and Cynthia G. Canter

B. ADDITIONS OR CORRECTIONS TO THE AGENDA. - None

C. APPROVAL OF MINUTES: October 25, 2000

A motion was made, seconded by Canter, to approve the minutes of October 25, 2000. The motion carried by the following vote:

Yes 5 Chairman Thom, Smith, Mullin, Peck and Canter

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

E. APPLICATIONS:

FDP-0015-2000

To consider a final development plan for room addition to existing building for property located at 287 West Johnstown Road; B.C. Investments by Suncraft Corporation, Inc., William Smith, applicant. (Public Hearing. Advertised in RFE on Thursday, October 19, 2000).

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

William Smith, Designer with Suncraft Corporation, 122 West Johnstown Rd, Gahanna, OH 43230. Smith stated the size of proposed addition is a 1 1/2 story frame that is 30 X 26; building is occupied by Chenault and Peroni, they are a food service brokerage company that do business here in Columbus, Cincinnati, and Cleveland areas. This addition is to create some meeting space within their building; right now there are offices; as far as the design is concerned we've attempted to make it compatible with the current building structure; the materials we propose for the exterior will be identical to those currently used on the building; parking will be relocated because some parking spaces will be removed for the new addition; asked if there were any questions.

Chair asked for opponents. There were none.

Thom confirmed with Smith about the parking lot having no gravel and must be paved. Smith responded there will be no gravel in the parking lot and it will be paved.

Chair closed Public Hearing at 7:12 P.M.

Heard by Planning Commission in Public Hearing

A motion was made by Canter with the agreement that we are approving the plan that shows 15 parking spaces not 18 parking spaces. The motion carried by the following vote:

Yes 5 Chairman Thom, Smith, Mullin, Peck and Canter

DR-0065-2000

To consider a Certificate of Appropriateness; for property located at 287 West Johnstown Road; BC Investments by Suncraft Corporation, Inc., William Smith, applicant.

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

Yes 5 Chairman Thom, Smith, Mullin, Peck and Canter

FPU-0001-2000

To consider a flood plain use application for property located on the Northwest Corner of 3690 Stygler Road; New Life Community Baptist Church by Daniel R. Stowers, applicant.

Chair opened Public Hearing at 7:15 P.M.

James Strong, 3981 Boxwood Drive, Columbus, OH., Church Business Administrator for New Life Community Baptist Church; and Daniel Stowers, 2056 Quail Ridge Drive, Columbus, OH were present representing the church. Strong stated they would like to increase the parking at the church with a total of 128 new spaces.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:17 P.M.

A motion was made at this point in the meeting.

Turley stated she is not able to support this application, feels that a Flood Plain is a worthy natural feature that should be preserved and protected and as well we have to accept when a site is maxed out for development; feels that the number of spaces the applicant is asking for is excessive based on the numbers that they currently have and what they consider ideal occupancy; also does not feel that the design is site sensitive; there are a large number of Oak trees in the northeast corner of the site that would have to be removed.

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

Yes 3 Chairman Thom, Mullin and Canter

No 2 Smith and Peck

DR-0061-2000

To consider a Certificate of Appropriateness; for property located at 3690 Stygler Road; New Life Community Baptist Church by S & H Engineering, Patricia Heinrich, applicant.

Thom asked if we could table this issue to workshop so that the landscape architect could come up with another design. Turley asked if we could get an approximation of the location of the large oaks in the northeast corner.

Greenblott said that she would be interested in seeing a reduction in the amount of asphalt.

Mr. Strong asked if we could get together at the site to take a look at the trees and some possible recommendations or suggestions; we could lay out some limits of the parking therein and which ones we can do i.e. have trees on the plan, etc. Turley said she would be happy to meet with the landscaper and architect at the site.

Sherwood advised to please call the Council office and let them know the date and the time.

Thom stated that Turley will be spearheading this project; and that this matter will be

heard in Workshop on Wednesday, November 15, 2000 at 6:30 P.M.

Discussed

CU-0013-2000

To consider a conditional use application to allow a small church building on an SF-3 Property; to extend existing conditional use C-0024-98; for property located at 4115 North Stygler Road; Christian Meeting Rooms, Steve Southard, applicant.

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

Jim Southard, 424 Sandburr Drive, Gahanna, OH 43230, was here two years ago to ask permission to use property for a small church building and at that time was granted permission for request; thought that we would be under construction by this time, but as we indicated to the commission at that time it was based on the numbers in our group; our thoughts are still the same as they were two years ago, it's just that we haven't got to the point where we can break ground; asking for a one year extension.

Smith asked how many years did we give them previously. Thom responded two years. Smith asked if anyone had any objections to granting a two year extension and there were no objections.

Chair closed Public Hearing at 7:24 P.M.

Heard by Planning Commission in Public Hearing

A motion was made by Peck, seconded by Canter, to extend existing conditional use C-0024-98 for two years; for property located at 4115 North Stygler Road. The motion carried by the following vote:

Yes 5 Chairman Thom, Smith, Mullin, Peck and Canter

CU-0014-2000

To consider a conditional use application for attended donation center in conjunction with leased retail space; for property located at 358 South Hamilton Road; Goodwill Industries of Central Ohio by Bill D. Thompson, applicant.

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

Bill Thompson, 1331 Edgehill Road, Columbus, OH 43212, wants to put a trailer in the Hunter's Ridge Shopping Center parking lot; trailer would be a 28' painted and lettered trailer with lattice at the bottom of trailer, the site would be staffed by uniformed attendants between 10:00 A.M. - 7:00 P.M. seven days a week; purpose of the site is to provide a safe convenient location for donors to drop off their donated goods; items are then transported to our store and processed for sale at retail; currently there are some unmanned drop boxes that are placed there by Salvation Army and Volunteers of America; regardless of the placement of our drop box those boxes will be removed in conjunction with our lease agreement with our landlord; these boxes are located behind Burger King where the dumpster area is located.

Thom asked if drop boxes needed approval, D'Ambrosio responded that Development would have to look into that matter.

Turley asked which one of the buildings is being proposed, the building or the trailer. Thompson responded the trailer; the modular is an option however, would have to assume based on Gahanna building code it would have to built to the same code as a modular unit; with the trailer it is easier to move.

Canter asked D'Ambrosio under what code the Development Department is considering

this a Conditional Use? D'Ambrosio said would be considered a Business Service (catch category) not elsewhere classified.

Thom said he been spending time at various shopping centers trying to clean them up, especially Hunter's Ridge; don't have a problem with a donation center; asked D'Ambrosio if they had worked with Goodwill on trying to find another suitable location. D'Ambrosio responded no because they have leased space at 358 Hamilton Road, Suite E, previously Laser X.

Greenblott asked why wouldn't you expect people to bring donations into the store. Thompson said with the location of this property ideally the type of retail space that we normally look for would be an end cap piece of real estate at which point we could actually set up a drop off point at the store location itself with site access. This wasn't possible in this location.

Thom asked about the limited parking space, is there any thought about having the trailer in the rear of Hunter's Ridge Mall? D'Ambrosio said no due to there is an excessive amount of debris in the rear of the mall; have been working very hard to clean that area up.

Thompson said there is a very negative statement about drop off boxes in regards to having unattended boxes and having clothes and such items ripped off; that's why we would have a trailer that would have a uniformed attendant; the attendant would be able to give the donor a receipt for tax purposes which are options that a simple drop box can't give. Putting the trailer behind the store is something that we would not consider for safety reasons to the donor; I would not want my wife going behind a shopping center dropping off items after 7:00 P.M.; established initial donation sites with the Kroger company and have approximately 7 trailers and/or modules set up at various Kroger locations throughout Columbus; we work 24 hours a day to ensure the cleanliness of these sites for the reputation of our donors and Goodwill Industries.

Turley asked if they were open to either the trailer or the modular building. Thompson responded yes, the modular takes up the same amount of space as the trailer, 28'x30'.

Thom said that he's not against the donation center and asked if anything else had been considered.

Greenblott said that she is still concerned why it would not be okay for her to bring donated items into the store and Goodwill have the desk at the store. Thompson said they want the environment to be a retail store and follow certain guidelines; although we are a thrift store we are just as competitive as a T.J. Maxx store; therefore that is the type of environment we want to give to our customers.

Chair closed Public Hearing at 7:37 P.M.

A motion was made at this time during the meeting.

Canter stated she has lived in the Hunter' Ridge area for about 20 years; worked with mall for years to get the mall presentable, would like for it to continue to be presentable thus a trailer would be a diminution of the mall, just can not support this application; your map shows five sites within at least 10 minute or less drive of Gahanna that people can use to get their donations to; will also site Gahanna Code Section 1169.03(c)(3)(4).

Mullin stated City of Gahanna has actively been pursuing KMart and their trailer storage to the rear of shopping center for the better part of two years; we've had some success with them; it doesn't make sense to me to have the City pursue the removal of the storage trailer for the cleaning up of the area and then turn around and approve what is in effect another storage trailer only this time in the front of the center.

A motion was made by Smith, seconded by Canter, that this matter be Approved. The motion failed by the following vote:

Yes 0
No 5 Chairman Thom, Smith, Mullin, Peck and Canter

Chair advised applicant of his right to appeal this decision to the Board of Zoning and Building Appeals within 20 days. Contact the Clerk of Council's office for further information.

F. UNFINISHED BUSINESS: None

G. NEW BUSINESS:

DR-0071-2000

To consider a Certificate of Appropriateness for Signage; for property located at 377 Granville Road; by Donatos Pizza by S & S Signs, Bob Schorr, applicant.

Bob Schorr, 10601 Lithopolis Rd, Canal Winchester, OH 43110. The sign package we submitted was for 36 inch lettering in front of the building and one directional sign along with a monument sign mounted on existing foundation; monument sign if we mount on top of the existing planter area would be just under 12 foot; asked for any questions

Turley asked why the building sign used a raceway instead of individually mounted letters. Schorr responded they've always mounted them on the raceway. Turley would like them mounted if possible.

Jim Nichols, Design Manager for Donatos, One Easton Oval, Columbus, OH 43219 stated they prefer the individual lettering; however when we have applications that are on concrete block, it is very difficult to put individual lettering on them. Turley asked if it had ever been tried. Nichols responded yes it has and it is extremely difficult and costly.

Schorr said the raceway is a lot safer installation. Mullin asked why. Schorr said because it's one transformer in the box.

Greenblott asked if the Donato's sign at Easton is on a raceway. Nichols responded yes it is; a large number of our signs will be on a raceway, to date all 160 are on raceways.

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

Yes 5 Chairman Thom, Smith, Mullin, Peck and Canter

DR-0072-2000

To consider a Certificate of Appropriateness for Signage; for property located at 78 North Hamilton Road; ECM Solutions by DANITE Sign, Tad Lamb, applicant.

Eric Miller, president of ECM Solutions, 78 North Hamilton Road, Gahanna, OH, plan to slide the plastic out and put another sign in.

Turley asked if they were also doing a directory sign. Miller responded yes.

Turley asked if the background will match precisely. Miller responded yes it will.

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

Yes 5 Chairman Thom, Smith, Mullin, Peck and Canter

H. COMMITTEE REPORTS:

Committee of the Whole - None

C.I.C. - Thom. - None

Creekside Development Team - Greenblott. - None

Olde Gahanna Design Review Committee - Turley - None

Sign Code Committee - Smith. - None

I. OFFICIAL REPORTS:

City Attorney.

Thom asked about the Swearing in process if there any way we can see who has been sworn in and who hasn't. King said he tries to watch to see who is being sworn in.

Zoning Administrator. - None

City Engineer. - None

Director of Development. - None

Chair.

Chair advised of BZA meeting on Thursday, November 2, 2000 at 7:00 P.M.; Standards Meeting on Monday, November 6, 2000 at 6:00 P.M.

J. CORRESPONDENCE AND ACTIONS -None

K. POLL MEMBERS FOR COMMENT. - None

L. ADJOURNMENT. at 7:52 P.M. by Thom

 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