

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, April 24, 2013

7:00 PM

City Hall

Planning Commission

Donald R. Shepherd, Chair

David Andrews, Vice Chair

Joseph Keehner

Jennifer T. Price

Kristin Rosan

David B. Thom

Thomas J. Wester

Donna L. Jernigan, MMC, Senior Deputy Clerk of Council

Members Absent: Donald R. Shepherd and David B. Thom

Members Present: David K. Andrews, Jennifer Tisone Price, Kristin E. Rosan, Joe Keehner and Thomas J. Wester

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 24, 2013. Vice Chair David Andrews called the meeting to order at 7:02 p.m. with the Pledge of Allegiance led by Planning Commission Member Rosan; agenda for this meeting was published on April 19, 2013.

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - None.

C. APPROVAL OF MINUTES: Regular Meeting April 10, 2013

A motion was made by Wester, seconded by Price, to approve the minutes of the April 10, 2013 Regular Meeting. The motion carried by the following vote:

Yes 5 Andrews, Price, Rosan, Wester and Keehner

Absent 2 Shepherd and Thom

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

E. APPLICATIONS/PUBLIC HEARINGS:

Chair read the rules that would govern tonight's public hearings. Assistant City Attorney Tom Weber gave an oath to those persons wishing to address the Commission.

CU-0003-2013

To consider a Conditional Use application to allow a 3.93 acre portion of the parcel to be used for Agricultural purposes; 500 North Hamilton Road; Franklin County Board of Developmental Disabilities, Dorothy Yeager, applicant. (Advertised in RFE 3/21/13)

To be postponed to the May 22, 2013 Meeting.

A motion was made by Rosan, seconded by Price, that this matter be Postponed to Date Certain to the Planning Commission to the May 8, 2013 Meeting. The motion carried by the following vote:

Yes 5 Thom, Price, Rosan, Wester and Keehner

Absent 2 Shepherd and Andrews

V-0005-2013

To consider a Variance Application to vary 1171.03(b) of the codified ordinance of the City of Gahanna; to allow a fence to exceed 6' in height; for property located at 500 North Hamilton Road; Franklin County Board of Developmental Disabilities, Dorothy Yeager, applicant. (Advertised in RFE 3/21/13)

To be postponed to the May 22, 2013 Meeting.

A motion was made by Wester, seconded by Price, that this matter be Postponed to Date Certain to the Planning Commission to the May 8, 2013 Meeting. The motion carried by the following vote:

Yes 5 Andrews, Price, Rosan, Wester and Keehner

Absent 2 Shepherd and Thom

V-0007-2013

To consider a Variance Application to vary the following sections of the Codified Ordinances of the City of Gahanna: Section 1165.08(b)(7) To allow a monument sign to exceed 5' in height; Section 1165.09(a)(3)(c) To waive the landscape requirement at the base of a sign; Section 1165.09(b) To allow a monument sign to be placed in the public right-of-way; Section 1165.08(b)(2) To allow the height of a projecting sign to exceed 4'; for property located at 81, 101 and 121 Mill Street; Creekside Investment Partners LLC, Ashley Swazuk, applicant. (Advertised in RFE 4/18/13)

Gard said the applicant does have a power point presentation to put up on the screens; what you are looking at is variances for the signage; 2 monument signs, 2 projecting signs, and one projecting sign for the parking garage; the other portion of the application pair is the Design Review for those signs I just mentioned as well as individual signage for businesses at Creekside through their Master Sign Plan.

Chair opened the public hearing at 7:08 p.m. and asked for proponents.

Ashley Swazuk, OHM, 101 Mill St., and Terry Benton, Partner with Creekside Investment Partners; Swazuk showed sign at parking garage entry; said this sign announces and gives direction to users approaching the building at 121 Mill Street to help them have better visibility of the parking garage location; the second sign is a multi tenant projecting sign that will be off of buildings 81 and 101 Mill Street announcing the tenant names and the building address; third will be two monument signs located on each pier at the valet drop off area of Creekside Plaza and those will announce the tenant names; you also have the Creekside Master Sign Plan.

Chair asked for opponents; there were none. Chair closed the public hearing at 7:11 p.m.

Price said she would like to commend the applicant for the very comprehensive package and presentation they gave at workshop last week; very excited about the new owners and the direction Creekside is headed. Andrews said changing the addresses has really helped a lot; thank you for the presentation.

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

Yes 5 Andrews, Price, Rosan, Wester and Keehner

Absent 2 Shepherd and Thom

DR-0010-2013

To consider a Certificate of Appropriateness for Creekside signage; for property located at 81, 101 & 121 Mill Street; Creekside Investment Partners, LLC, Ashley Swazuk, applicant.

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

Yes 5 Andrews, Price, Rosan, Wester and Keehner

Absent 2 Shepherd and Thom

CU-0004-2013

CU-0004-2013 To consider a Conditional Use application to allow outdoor storage and sales of landscape materials; for property located at 254 W. Johnstown Road; Jake's Property Services, Jake Warner, applicant. (Advertised in RFE 4/18/13)

Gard said this is located between Old Johnstown Road and Rt. 62; have area map; showed picture of what is at the rear of the property; have graveled the area; for outdoor

storage and sales of landscape materials; Columbia Gas cleared more than half of the existing plant material on the property in order to install a large gas line; clearing allowed Warner to expand his business by offering landscaping materials for viewing and sale on the property; will be storing wood chips and firewood also; customers can come and pick up materials there; also have landscape contractors coming there to purchase; will also deliver.

Chair opened the public hearing at 7:14 p.m., and asked for proponents.

Sabrina Warner, 254 W. Johnstown Road, said Gard did a good job explaining everything; we have made many improvements to the property; neighbors have all been supportive; do have a few clients coming in; not sure what else you need to know; more than happy to answer any questions.

Chair asked for opponents.

Neil Wengatz, 261 W. Johnstown Road, said I am here representing the Slane Company; the property directly across from the property in question; am a tenant of that building and my office desk faces this property; concerned about many things; traffic congestion with dump trucks and semis coming in and out; semis blocking traffic; worried about dust control and mulch smell in the summer; how much construction equipment will be there; is firewood approved; where are they getting it from; don't know if that is an ODNR or Fire Department question; are they going to have a PA system.

Sabrina Warner said the semis are in and out; couldn't take more than a few minutes; we could have someone out there to direct them since they have to back in; our deliveries are in the morning usually from 8:00 a.m. to 10:00 a.m.; we do not see an issue with dust or mulch smell; if we need to revisit that at the time we will be glad to do that; will be no PA system; we close at 4:30 p.m. so that does not affect traffic. Jake Warner said the wood that we have now came from the trees that were cut down on the lot when it was cleared. After question Gard said that wood is not a zoning issue. Andrews asked about the mulch smell being an issue. Gard said I don't know that that would be an issue; have not heard anything from Dr. Bing who owns the property on the right hand side, or apartment complex; had no calls or complaints.

There was discussion about the number of dumptrucks coming in and out. Jake Warner said maybe 3 a day and the rest are smaller trucks. Sabrina Warner said landscapers do come in and get supplies, and we also have private clients; maybe three landscapers a day and a few residential clients; bins for mulch are being filled 2 or 3 times a week. Jake Warner said we do have a landscape business in Granville and employees do pick up supplies here on their way to do jobs in the Columbus area.

Commission members said they would really like to see substantial screening to the back; is a gateway to Gahanna. Sabrina Warner said we are dealing with ODOT for a permit to remove the green fence and replace it with a board fence across the back; also there is a drainage problem back there that we need to take care of and then we will landscape; we will resolve that as soon as we get the permit.

Rosan asked about the comments from the Fire Department; how do we determine if these materials are combustible. Gard said they have said they will comply with the Fire Department regulations.

Price said to approve the conditional use we are expecting very significant landscaping on the north side of the property along Johnstown Road; would like to see that in by

June 1st. Commission members agreed that it needs to look like what runs along 62; highly unlikely that a segment of that fence will be allowed there that is different from what else is there. Gard said they did allow a section of fence to be removed for City Barbecue and allowed UDF to put in a decorative iron fence.

After question Wetherholt said I cannot comment on the drainage issue. Commission asked Wetherholt to look into it and work with the applicant. There was also discussion about load limits on 62, and Wetherholt said there are none.

Sabrina Warner said we do have a lot of ideas for the landscaping; our neighbors to both sides are excited about the clean up and we are happy to be here.

Andrews asked if applicants would be okay with having the landscaping in by the end of May; we could have you submit a landscaping plan that would be approved by Gard, the Zoning Administrator; want it to be similar to what is along 62, so motorists don't see the bins or mulch. The Warners said they would be glad to put the landscaping in as soon as possible before June 1st.

Price said I still have a concern about the dust and mulch in the summer. Gard said if there is a complaint we will be the first ones out there.

Chair closed the public hearing at 7:57 p.m.

Commission members welcomed the Warners to Gahanna.

A motion was made by Keehner, seconded by Wester, that this matter be Approved with the following condition; that the applicant install screening on the north side to be worked out with the Planning & Zoning Administrator and installed by June 1, 2013. The motion carried by the following vote:

Absent 2 Shepherd and Thom

Yes 5 Andrews, Price, Rosan, Wester and Keehner

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

DR-0011-2013

To consider a Certificate of Appropriateness for Site Plan for Red Brick Mortgage; for property located at 314 Agler Road; Ron Beitel, applicant.

Gard said that Beitel leased the building next door and has now purchased this building; putting in a 15' X 15' pad in the front of the building for one striped and signed handicap accessible spot; also putting a 55' X 55' sealed parking area behind the building; do have a signed cross access agreement with Pinnell Dance Center; parking area will be accessed through their lot; parking spaces do not need to be striped or lighted since there are less than 10 spaces.

Ron Beitel, 314 Agler Road, said Gard explained everything well; we did get rid of the jungle that was there; will benefit my business and Pinnell's; cross access easement agreement allows us to access the back parking lot through the Pinnell lot; they in turn can park on my lot during the evening when they are so busy; asking for approval.

Price asked the hours of operation and Beitel said 9 to 5:00 p.m. through the week and 9 to 4:00 p.m. on Friday; Price said I spend a lot of time there at Pinnell's as my daughter dances there and I know the flow of the parking and how crazy it can get. Beitel said this will help them out too.

A motion was made by Rosan, seconded by Price, to Approve DR-0011-2013. The motion carried by the following vote:

Yes	5	Andrews, Price, Rosan, Wester and Keehner
Absent	2	Shepherd and Thom

H. COMMITTEE REPORTS:

I. OFFICIAL REPORTS:

City Attorney.

City Engineer.

Department of Development.

Chair.

J. CORRESPONDENCE AND ACTIONS - None.

K. POLL MEMBERS FOR COMMENT:

Commission members wished Thom well as he has been in and out of the hospital and is now at Traditions for a week or so.

L. ADJOURNMENT: 8:06 p.m.; Motion by Price.

M. POSTPONED APPLICATIONS:

Donna L. Jernigan, MMC
Senior Deputy Clerk of Council

*APPROVED by the Planning Commission, this
day of 2013.*

David K. Andrews