

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, March 27, 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, March 27, 2002. The agenda for this meeting was published on March 21, 2002. Chair Richard A. Peck called the meeting to order at 7:00 P.M. with the Pledge of Allegiance led by Planning Commission member, Donald Shepherd.

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: March 13, 2002**

A motion was made by Greenblott, seconded by Vice Chairman Turley, to approve the minutes of March 13, 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. Attorney Richard Peck administered an oath to those persons wishing to present testimony this evening.

FDP-0002-2002

To consider a Final Development Plan for St. Matthew Catholic Church; to allow for an activity center; for property located at 807 Havens Corners Road; St. Matthew Catholic Church by Meacham & Apel Architects, Dennis J. Meacham, applicant. (Public Hearing. Advertised in RFE on 02/07/02). (Public Hearing held on 2/13/02, 3/13/02, 3/27/02).

Chair opened Public Hearing at 7:06 P.M.

Ellen Smith, 491 Springwood Lake Dr, stated here we are four workshops and three public hearings later; believe we have reached a point with this final development plan that is acceptable to everyone; as requested, the activity center has been moved north, more landscaping and fire lane pavers have been added, a sound study has been completed and found to be well below acceptable levels; the dumpster will be relocated at the completion of the project; the Commission and the residents are aware of the changes St. Matthew made and it is my understanding that all zoning issues have been addressed; at this point the only outstanding issue seems to be the privacy fence along the southern property border; adjacent to the Ronson Avenue neighbors; you as the Planning Commission have said that we are not required to fence our property, and the reality is we don't want to fence our property; we have however not ignored our neighbors; we have listened to their concerns and worked with them; there are eight Ronson Avenue neighbors and six of these eight would like a fence; therein lies the dilemma; do we disregard those opposed to the fencing; at this time we are able to make a good will gesture to those wanting a fence while at the same time respecting this who do not; if the neighbors are willing to construct a fence on their property, St. Matthew will pay for the construction; the fence will then be both the property and the responsibility of each neighbor; I have a copy of a letter from Mr. Gammon with the names and addresses of the Ronson Avenue neighbors who would like a fence; at this time I have a verbal commitment from two neighbors that our terms are acceptable, and I

expect the other four to be forthcoming; there can be no doubt of our willingness to work together on this project; please keep in mind that this Activity Center is an important step to help us as a Church better serve the pastoral needs of our entire parish; our hope is that we can move forward at this time; on behalf of St. Matthew Church I respectfully request that you vote in favor of our Final Development Plan with no further delays; thank you.

Chair asked for Proponents.

Dr. James Hutta, 1070 Cannonde Ct., stated that he practices Orthodontics at 470 Silver Lane; is in favor of this application for the St. Matthew multi-purpose addition; been a part of the residential and business community for the last ten years; a lot has changed during my tenure here in Gahanna; my original office was located in the Offcenter Place; two and half years ago completed my current office on Silver Lane; understand the importance of zoning and building requirements which my office had to go through; my office and home are both located within 100 yards of some changes that have gone on within the last five years; three strip centers, two cell towers, a fire station, condos and apartments, Giant Eagle, three bars and a church; Churches are a vital part of a healthy community; St. Matthew's has been an asset to the community; the addition of the multi-purpose building will enhance the neighborhood value both financially and spiritually.

Chair asked for Opponents.

Berford Gammon, 788 Ronson Avenue, stated he is the representative of Ronson Avenue; thanked the Planning Commission, Ellen Smith, and St. Matthew's Church for listening to the Ronson Avenue residents; let's go ahead and put the fence up; asking the Commission to go ahead and approve the application for the addition.

Chair asked for Rebuttal. There was none.

Chair closed at 7:14 P.M.

Turley voiced her support for this application; the added recreation center is going to be enjoyed by a lot Gahanna citizens; will be a real asset to the community; thanked St. Matthew's for working so diligently with the Planning Commission.

Canter stated that she supports St. Matthew's right as a property owner to develop their property; understand the need to provide multi faceted opportunities for students and parishioners; the requested development meets the code; there are no variances required; yet I continue to be concerned about the impact on the immediate neighbors; St. Matthew's is replacing open green space with a building greater than 10,000 sq. ft. and sufficient asphalt coverage to accommodate parking for their building; the proposed landscaping will not provide adequate screening once construction is completed; at full growth potential, it may never provide adequate screening; I have maintained a position of support for fencing along the southern and eastern perimeters to provide adequate screening; I support St. Matthew's offer to work with the neighbors to provide this fencing; I am unable to require St. Matthew's to erect a fence as their is no provision in our code that mandates fencing between two like zoned parcels; however, I believe St. Matthew's will become a better neighbor and abide by the two basic rules of Christianity; (1) Love God; (2) Love thy neighbor as thyself.

Peck commended the neighbors for their continued involvement in the community; thank the church for working with the residents and the Planning Commission; these

changes have not come easily; very few of them are minimal; almost all of them are expensive; given the fact that they have been willing to spend more money than they planned on when they came in speaks highly of their commitment to want to interact with the neighbors; will support this application.

A motion was made by O'Hare that this matter be Approved with the following stipulations:

- a) A fence shall be constructed by St. Matthew's Catholic Church for the property owners whose addresses are Ronson Avenue.
 - b) Said construction shall be required for the Ronson Avenue owners who make a written fence application for said fence with the City of Gahanna, Department of Development within 90 days of this date, March 27, 2002.
 - c) Requested fences shall be constructed on the Ronson Avenue applicants property as allowed by City Ordinances within one year of substantial construction of FDP-0002-2002.
 - d) This fence construction is non-transferable by the owners of Ronson Avenue properties.
- The motion carried by the following vote:

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

DR-0009-2002

To consider a Certificate of Appropriateness; for property located at 807 Havens Corners Road; St. Matthew Catholic Church by Catholic Diocese of Columbus, Dennis J. Meacham, architect, applicant.

A motion was made by O'Hare See discussion on previous application.. The motion carried by the following vote:

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

FDP-0003-2002

To consider a Final Development Plan for Mill House/Old Bag of Nails Pub; to be located at 57 & 63 Mill Street; Doug Maddy/John Royer, applicants. (Public Hearing. Advertised in RFE on 03/07/02). (Public Hearing held on 3/13/02, 3/27/02).

Chair opened Public Hearing at 7:20 P.M.

Doug Maddy, 120 N. High Street, stated here to represent 57 & 63 Mill Street; Mill House and Old Bag of Nails; thanked the Planning Commission, the Administration, and CIC for considering the proposal; last week at workshop we left with the impression that we had a real good productive meeting; brought with me this evening the final layout for the signage on the Old Bag of Nails building and the final layout and color scheme for the signage for The Mill House; would like to point out that the signage for the Old Bag of Nails is the actual signage that will be installed on the building; the signage for the Mill House although we are showing the Mill House on the sign, the sign is not going to say Mill House; it will say the name of whatever tenant will be occupying that building; also have the revised landscape drawings this evening to submit; the only thing that has been changed is the removal of the shrubbery that we showed the Commission last week in workshop.

Chair asked for Opponents. There were none.

Greenblott asked where is the standing seam Metal Grey Roof on the Mill House. Maddy responded it will be over the porch area on the south side of the building; similar to the roofing on the Panera building.

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

Canter stated this is an excellent cornerstone and addition to Gahanna.

Peck commended the application on their presentation last during workshop; very professionally done; well prepared in every aspect of the presentation.

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

V-0005-2002

To consider a variance application to vary Sections 1163.02 - Minimum Number of Parking Spaces Required; to allow for no on site parking; 1165.10(a) - On-Premises Wall Signs; 1165.08 (a)(8) Prohibitions; 1165.11(a) - On Premises Projecting Signs; to accommodate the signage for two buildings, signs, and awnings in the right of way due to the building setting on the ROW/property line, and the allowance for wall signs and projecting signs on the two building; for property located at 57 & 63 Mill Street; by Doug Maddy, applicant. (Public Hearing. Advertised in RFE on March 7, 2002). (Public Hearing held on 3/13/02, 3/27/02).

See discussion on previous application.

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

DR-0015-2002

To consider a Certificate of Appropriateness for Signage; for property located at 57 & 63 Mill Street; Doug Maddy/John Royer/Mike Purdam by George Parker & Associates, Doug Maddy, applicant.

See discussion on previous application.

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

Z-0006-2002

To consider a zoning change application to rezone 2.325 acres from SF-3 to CC; for property located at 143 James Road; requested zoning of CC; Dale Hall Realty, R.D. Hall, applicant. (Public Hearing. Advertised in RFE on March 13th and March 20th, 2002).

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

Chair advised that the Commission has received a letter from the applicant requesting to withdraw his application.

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

Withdrawn

FDP-0004-2002

To consider a Final Development Plan for Gahanna Properties, L.L.C. to be located at Morse and Hamilton Roads; Gahanna Properties, L.L.C., by Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 3/21/02). (Public Hearing held on 3/27/02, 6/12/02, 6/26/02).

Chair opened Public Hearing at 7:29 P.M.

Attorney Jack Reynolds, Smith & Hale, 37 West Broad Street, Columbus, OH, stated he is here this evening on behalf of Gahanna Properties, LLC; introduced Mike Consilla who here is here on behalf of Bob Evans and Bret Boyd who is with Southeast Shores Property; and Rodney Columbo who is the broker; what you have before you this evening are ten separate applications; there are four lots, with the fifth lot being a relocated stream which will provide the buffer to the condos located to the east; there will be a retail shop that will be directly south of Morse Road; a little bit further on lot B will be the Walgreens; lot C will be Bob Evans; and lot D will be Tumbleweed's Restaurant; from reading the staff comments, most of the concern lies on the traffic in and out of the site; we have our traffic engineer, Joe Ridgeway will conduct a traffic study and have that available for the Commission by next week so that you will have a chance to review it for the workshop; Dugger has also contacted the president of the Polo Club Condominiums to set up a meeting with the residents; from what Dugger told me, the meeting will be sometime next week; so we will have an opportunity to go over the information with them as well.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 7:34 P.M.

Turley stated that we have a lot to do at workshop with this application; the staff comments made some really good points; before coming to workshop on the 17th, take a real good look at the staff comments and think about how you might address them; glad that you are bringing a traffic engineer because the traffic issue is one of the concerns; we will look at some of the buildings and see how they can be improved architecturally to add some interest to them; as far as the plant material goes, it needs to be increased greatly; would like to see some attention around the buildings; the expectation for the ground sing should be similar to what you see across the street at Wendy's or the Max & Erma sign.

Chair stated that this application will be taken to workshop on April 17th; this application will be the last item on the agenda. Sherwood advised that she will have a definite or approximate time after the public hearing on April 10th.

Heard by Planning Commission in Public Hearing

V-0007-2002

To consider a variance application to vary Sections 1165.10(a) - On-Premises Wall Signs (Number Permitted; Purpose); to increase the number of wall signs on the primary and secondary frontage from one to five; to add a directional sign on the east elevation; 1165.10(b) - On-Premises Wall Signs (Permitted Display Surface); 1153.04(c)(7) - CC-2 Community Commercial Modified District; for property located at Morse and Hamilton Roads; Walgreen's by Gahanna Properties, L.L.C., Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 03/21/02). (Public Hearing held on 3/27/02, 6/12/02, 6/26/02).

See discussion on previous application.

Heard by Planning Commission in Public Hearing

V-0008-2002

To consider a variance application to vary Sections 1165.10 - On-Premises Wall Signs; to increase the total number of wall signs for more than one sign; 1163.02(a) - Minimum Number of Parking Spaces Required (Schedule of Parking Spaces); to allow less than the minimum number of parking spaces required; for property located at Morse and Hamilton Roads; Bob Evans Farms, Inc. by Gahanna Properties, L.L.C., Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 3/21/02). (Public Hearing held on

3/27/02, 6/12/02, 6/26/02, and 7/24/02).

See discussion on previous application.

Heard by Planning Commission in Public Hearing

CU-0003-2002

To consider a Conditional Use application for a double lane drive-thru pharmacy; for property located at Morse and Hamilton Roads; Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

Heard by Planning Commission in Public Hearing

DR-0018-2002

To consider a Certificate of Appropriateness for a strip center; for property located at Morse and Hamilton Roads; by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

Discussed

DR-0019-2002

To consider a Certificate of Appropriateness; for property located at Morse and Hamilton Roads; Walgreen's by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

Discussed

DR-0020-2002

To consider a Certificate of Appropriateness for Site Development; for property located at Morse and Hamilton Roads; Bob Evans by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

Discussed

SWP-0002-2002

To consider a Subdivision Without Plat application to allow a split of 8.963 of acres; for property located at Morse and Hamilton Roads; Gahanna Properties, L.L.C., Kathy Rojina, applicant.

See discussion on previous application.

Discussed

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 7:38 P.M.

Karl Wetherholt, Project Manager for the Creekside Project, Phase II, City of Gahanna, 200 South Hamilton Road; introduced George Parker from Stilson.

George Parker, Architect working with Stilson Group, stated Mark Schieber, and another engineering firm are consultants to the City of Gahanna for the next phase of the Creekside Development; we're extending the existing canal to the north and putting a foot bridge over the canal; we will then pipe water from Big Walnut Creek into the canal which will run south down the canal; then we will be extending the canal eastward toward Mill Street; then a lagoon at a higher elevation closer to Mill Street; the Plaza that surrounds the lagoon is 7' below the sidewalk at Mill Street; there is quite a bit of landscaping that will be put around the lagoon; there is a waterfall that starts up at street level and kind of stairsteps down the hill, then passes under the sidewalk into that lagoon; the lagoon also has a waterfall that's about 4' high; water in the lagoon will be clear City water that will be circulated up to the waterfall and then back down into the

lagoon; at the waterfall there will be some large boulders that will conceal the fact that the clean water never goes over the waterfall; instead the creek water will be pumped up to a troft underneath those rocks and flow down over the waterfall back into the canal south down into the existing waterfall; there is a large tower that is 20" across; three stories high that has an observation tower with a stairwell in; an entry at the lower plaza level as well an entry at the upper plaza level; it has little portholes in it that will allow you to look out on to the scene; there is also a waterwheel place beside the tower; there is an upper plaza to the south that will stop about 3' from the property line for now; and that would be above the 100 year flood level; then when the post office property is someday developed, the plaza and buildings will connect; the walkways that go around the lagoon will slope down to the existing walkways along the creek; so there really aren't any steps to negotiate once get on the plaza 7' below the street level.

Mike Clippinger, Stilson Consulting, Project Manager for the overall project, stated the boardwalk will go from the plaza area down to the existing boardwalk at the other end of the property; one of the other aspects that we're doing on the project at this point is bank stabilization; if you go down along the existing Mill Creek extension now, you will see that a vast majority of the trees have been undermined by the water that is there; so we're going to do some bank stabilization probably the first 200 - 250' of that Mill Race; then come back in and landscape it heavily.

Chair asked for Opponents.

Jack Kirkpatrick, 308 Worman Drive, stated that he is in favor of the application; have been a resident of Gahanna for 35 years; been involved with the Olde Gahanna Sanctuary for the last 25 years; have always been in favor of the City's involvement with Olde Gahanna; in the past there have been a number of plans presented; I have been both publicly and within various committees very vocal in opposition to them; think that the plans prior to what we see today were not in the best interest of the Olde Gahanna area; the plans I see today have made a major change in what was originally proposed; very much in favor of the fresh water pond; the concept of the fresh water not going over the dam, but being contained with an artificial waterfall is an absolute brilliant idea; in favor of the tower and waterwheel; believe that the concept is well contained.

Karen Hogan, 1040 Venetian Way, stated she is opposed to this application; think there has been too much spent on this project already in terms of purchase of the land and the different designs that have been proposed for this project; think there are other things that Gahanna should spend money on; we could wait to develop this piece of property, this would allow us to see what other development we could get along that area first.

Doug Maddy, 120 N. High Street; stated that he is a huge proponent of this application; echo the comments of Kirkpatrick; with the approval of our development this evening, depending on how you count it, this either our 14th or 15th project that we have done in the Olde Gahanna area; would like to think that we had a vision there about 10 or 12 years ago when started doing the improvements in the Olde Gahanna area; the lagoon concept that has been presented, I believe is right on target with what Gahanna needs; Parker has done a very excellent job on this project he understands what Gahanna needs; he understands economics of getting things done and how to make them fit within the community; the City has just made a splash with the property they have purchased; they have literally scratched the surface with what this development has the potential to be; this is the single test immensity that Gahanna has; we need to all work together and capitalize on this; there are very few cities around that have the ability to make a project like this one of Creekside.

Chair asked for Rebuttal.

George Parker stated that this piece of the development brings forth to Mill Street not only the parkland, but Gahanna doesn't have a Town Center; if you ask people where the center of Gahanna is, some people might respond it's at Hamilton and Granville; other people might say it's at the bridge; think that's a sad state of affairs that our community does not have town center or town square; this particular piece of bringing in the plaza and the pond and the lagoon is going to create a central point of arrival; a central point of identity for our community; this development is not just for Olde Gahanna, but for the entire Gahanna community; as we develop the Post Office property, it is the intent that there will be additional plazas that are up at street level, connected to this particular centerpiece; this will be a pedestrian oriented Creekside (not development) but Olde Gahanna community that will look as though it grew over time; it's very important that this first piece be done right.

Chair closed Public Hearing at 7:54 P.M.

Canter asked regarding the water, is there any potential for danger for children; how is it going to be patrolled. Parker replied that we've talked about the water only being about 18" deep; the surface of the water being somewhat between 8" - 12" from the terrace level down to the surface of the water; so even if you fell in, the water is very shallow; as it goes down toward the waterfall, we might slope it down another 6" just so that when we go to clean out that upper basin, we can hose it down to a drain that is near the waterfall. Canter commented currently right now, we don't discourage people from being in the water; are you going to essentially discourage people from being in the water. Parker replied that would be the City's decision; it is as safe as I think we can make it by keeping it very shallow from the top concrete edge to the bottom concrete edge. Canter commented that her perception is that people would not perceive that they are not welcome in this lagoon, is this correct? Parker replied there could be sign postings that read "No Swimming Permitted"; there will be a fountain in the middle of the pool; sure that there will be times when children or adults will want to get in the pool.

Canter commented to Hogan that Planning Commission doesn't have pervue over the spending over City money; that is a Council issue.

O'Hare asked about the inside of the tower; Parker stated that the tower is Octagon shaped; will have stone walls; will have a wood frame roof on the top that would be an open temper frame type of sloped roof; recently did one today that comes down then slopes out shallow; so it has two different pitches with very large overhangs so it shields you from the sun; then there are posts all the way around the top of the tower at the octagon corners that support the roof's structure; within the inside of the building, there would be wrapping up around the outside of the interior surface of the octagon the stairway; however there would be a solid floor at each level, so you wouldn't have the danger of someone throwing objects down on top of people, or someone falling a great distance; the railings would have a space that meets code requirements of no more than 4' between a railing; the bottom floor level will have the largest floor area for gathering of people. O'Hare asked wouldn't the tower have to be ADA approved. Parker replied that two levels of it will be; the lowest level and the second level are ADA approved; the top level will not be; believes that this does meet code as long as we have two of the levels ADA approved. O'Hare asked could you check just to make sure and let the Commission know at the workshop. Parker replied that he would.

Kirkpatrick stated that he spends a lot of time at Easton watching the children play in the

pond area; one of the reasons that I have always suggested that it should be fresh water was to attract the children out of Big Walnut; have seen as many as 20 children down at the dam playing in that water; one of the gratifying things at Easton is that I smell is a little whiff of chlorine; don't think that is harmful. Canter asked what is the intent of the pond, is it for children to be in; if so, is being built safe. Parker stated that you need supervision if you are going to have the pond and allow children in it; think there can be scheduled events that say you have to be under five years of age to participate.

Chair stated that this application will be discussed at workshop on April 3rd at 7:15 P.M.

Heard by Planning Commission in Public Hearing

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 on previous application.

Discussed

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 8:18 P.M.

Larry Canini, stated within your packets you received some graphics provided by Columbus Sign Company who has been responsible for all the signage thus far in the Beecher Ridge complex plan development; in your packets is what we believe would be somewhat of a preliminary way of approaching signage for the remainder of the commercial office sites; one in which we can be comfortable with knowing going in as we entertain potential clients; so they will know going in what the signage and what is allowed; we have provided locations for each parcel as to how it would be addressed; one issue that I'm sure is a legitimate one is the use of strips or individual names on the signs; we just feel that due to the fact that the bulk of these sites are within the center of the project and really do not get the exposure of Hamilton Road or Johnstown Road like Schedinger or Greater's does; we really need the ability to market these sites to be able to allow some name recognition along the main drag of Beecher Road; as is planned by the Engineering Department the future of widening Beecher Road; think it's important that our tenant or landowners or buyers have the opportunity to know that their names will be seen from the high traffic.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 8:21 P.M.

Chair stated that this application will be further discussed at workshop on April 3rd at 6:45 P.M.

Heard by Planning Commission in Public Hearing

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.

Discussed

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 8:24 P.M.

Canini stated we had limited any curb cuts to Beecher Road with this site; however, as we began to market this site and do designs on another retail center similar to the Beecher Center where Greater's is located, we feel there is a good need for a curb cut at Beecher Road just adjacent to Schedinger; received letters from Schedinger and the Fire Station granting their okay.

Chair advised that this application will be discussed in workshop on April 3rd at 6:45 P.M.

Chair closed Public Hearing at 8:26 P.M.

Heard by Planning Commission in Public Hearing

F. UNFINISHED BUSINESS:**S-0001-2002**

To consider the Olde Gahanna Design Guidelines dated 02/27/2002; to obtain public input for recommendation to Council for adoption of said plan.(Advertised in the RFE on 02/14/02 and 02/21/02). (Public Hearing held on 2/27/02, 3/13/02).

George Parker stated we started a year and a half ago developing the Olde Gahanna Design Guidelines; we had a really great committee; received a lot of input; the main objective that we set out to do the guidelines with was to come up with specific requirements for windows, siding, colors, exterior materials, etc.; then we came up with the idea of doing a very visual document that included the history of Olde Gahanna along with the objectives of the guidelines; then worked our way into talking about what is good design; establishing some terminology so that we could all talk intelligently about good design (i.e. what are the elements of color; what does pattern mean,etc.); we then went from there to examples of good design; rather than talking about them we included in the book photographs of what we thought would be good examples of good design; photos from San Antonio, TX; the New England states; and Europe; for each one of the photos, we put a caption at the bottom of the photo to try to explain why we thought that was an example of good design and what particular elements of that photo we wanted to call the reader's attention to; at the end of the guidelines we have more specific data along with the code regulations.

White stated that we utilized the architectural services of Parker as part of the whole design guideline team; Schieber, Gard, Turley, Murdock, and Rauch were also members of the team; this team has put together a dynamic guideline book; we tried to make the guideline book as self-explanatory as possible.

Turley thanked the entire team for all of their hard work on this project; think it is going to be a very useful tool for Planning Commission.

Peck thanked the team for dedication on putting together a fine project.

A motion was made by Vice Chairman Turley that this matter be Recommended for Approval to Council. The motion carried by the following vote:

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

G. NEW BUSINESS:

FP-0001-2002

To consider a Final Plat application for 12.340 acres located W. of Ridenour Road; N. of McCutcheon Road; E. of Stygler Road; Rivers Edge; Canini & Pellecchia, Inc., by Larry Canini, applicant.

Larry Canini stated we are asking for somewhat of an accelerated readings on this plat; as you may recall, part of the approval of this sub-division was for us to make some improvements to Ridenour Road with some continuation of bike paths; so we would like to accelerate the pace of this application to allow us to make these improvements in May.

Canter asked about the naming of the little areas; would it be impossible to just name it one street name. Canini stated we could just name it River's Edge Way. Peck stated that it would be nice if they could all be River's Edge Way. Wetherholt stated it could be changed to one name. Sherwood stated that we would need 10 new plats with the new street name.

Recommended for Approval to Council

A motion was made, seconded by Greenblott, with the stipulation that 10 copies of the revised plat read demarcating the street as River's Edge Place. The motion carried by the following vote:

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

DR-0016-2002

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

D'Ambrosio stated that the applicant has requested this application be discussed in workshop on April 3rd; he was unable to attend tonight due to Passover.

Chair advised that this application will be discussed in workshop on April 3rd at 6:15 P.M.

DR-0017-2002

To consider a Certificate of Appropriateness for Signage; for property located at 620 McCutcheon Road; by Ken Garrett, applicant.

Ken Garrett stated that the project is a enhancement of an existing sign that the church has; it's a wooden sign that needs some refinishing work; what we wanted to do is lower the sign; put a roof structure over it; add a message board to it; the colors will all stay the same, matching what is there.

Greenblott asked are you improving the base. Garrett stated that some of the thoughts were to add another tier around the outside of the base for landscaping and plantings. Greenblott commented that it looks a little rustic, but in the picture it looks like it has angles. Garrett stated that the structure is enhanced. Greenblott asked will it have right angles. Garrett replied that it is all straight now. Greenblott asked could it be finished on the side, matching the quality on the top of the sign; maybe it's just a matter of finishing out the sides a little square. Greenblott asked what are the four inch black letters made out of. Garret replied switchable acrylic material. O'Hare asked is a black on a white background. Garrett replied it will be black on beige; we didn't want to introduce any new colors. Turley commented that her only concern with that type of material is that it is hard to maintain. Garrett stated that there have been a number of things tossed around; one is having letters made with some type of magnetic strip. Canter asked are you a member of the church or are you just the sign contractor. Garrett

Chair.

J. CORRESPONDENCE AND ACTIONS

Clerk acknowledged application for FPU-0001-2002; for property located at 57 & 63 Mill Street; Old Bag of Nails and The Mill House; approved administratively by Zoning Administrator, Bonnie Gard on March 27, 2002.

K. POLL MEMBERS FOR COMMENT.

L. ADJOURNMENT - 8:49 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