

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, December 4, 2002

Committee of the Whole - 6:00 P.M.

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, December 4, 2002. The agenda for this meeting was published on November 22, 2002. Chair Richard A. Peck called the meeting to order at 7:08 P.M. with the Pledge of Allegiance led by Planning Commission member, Candy Greenblott.

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: November 20, 2002

A motion was made by Greenblott to approve the minutes of November 20, 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-0032-2002

To consider a variance application to vary Section 1107.01(d) - Required Improvements; to allow deletion of required sidewalks; Section 1143.08(a) - Dwelling Dimensions and Lot Coverages; to allow a front yard setback of less than 35'; Section 1167.06 - Building on Corner Lot; Setback Requirements; for property located at 4115 Stygler Rd.; by Christine J. Messick, applicant. (Public Hearing. Advertised in RFE on 10/17/02). (Public Hearing held on 10/23/02, 11/6/02, 11/20/02, 12/4/02).

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

Christine Messick, 342 McCutcheon Road, stated that she wants to withdraw the sidewalk variance and proceed with the variances for Sections 1143.08(a) - Dwelling Dimensions and Lot Coverages; Section 1167.06 - Building on Corner Lot; Setback Requirements.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 7:13 P.M.

Turley asked can you review your special circumstances that apply to the request for the setback variance. Messick replied we are looking at a 4 ft. setback variance at this point because we are putting in a driveway along the Woodside Meadows road which allows us to put the house all the way to the one side where we would only need a 7 ft. variance which we have; then on the other side we needed 35 ft. setback and we needed to encroach in that by 4 ft.

Chris Embrey, 342 McCutcheon Road stated originally this was not designed as a corner lot; when the subdivision was put in behind this property, this lot was chopped off on the backside which made the lot extremely narrow; in order to put a reasonable size house

on the lot we need to encroach 4 ft. Peck asked for confirmation regarding the 35 ft. building line behind the right-of-way on Stygler Road, then it shows the porch coming short of the building line; asked is there an encroachment there. Embrey replied no not on the Stygler Road side.

Canter commented that she will be supporting the variance request; the lot was originally platted prior to the Woodside Green addition to the rear of this property which has rendered this lot different than it was originally designed to be used.

Peck expressed appreciation to the applicant and the City Attorney; it has been a lengthy process with a lot of attention to Section 1107.01(d) to allow deletion of required sidewalks; based on the opinion of the City Attorney, that section of the code as it is currently written does not apply to the redevelopment of a single lot because there is no subdivision and that section of the code is written for subdivisions; will be supporting the variance application.

Heard by Planning Commission in Public Hearing

A motion was made by Vice Chairman Turley that this matter be Approved varying Section 1143.08(a) and Section 1167.06. The motion carried by the following vote:

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

Z-0014-2002

To consider a zoning change application for 1.8 acres located at 4574 N. Hamilton Rd.; current zoning ER-2, Estate Residential; proposed zoning of CC2, Community Commercial; Mercado Real Estate Investments, applicant. (Public Hearing. Advertised in RFE on 10/3/02 and 10/10/02). (Public Hearing Re-advertised in RFE on 10/24/02). (Public Hearing held on 10/23/02, 11/6/02, 11/20/02, 12/18/02, 01/22/03).

Chair advised that the applicant has requested a postponement until the December 18th meeting; this will be the last postponement for this application.

Postponed to Date Certain to Planning Commission

V-0036-2002

To consider a variance application to vary Section 1171.4(a)(7) - Fence Standard; for property located at 391 Carpenter Road; to allow a privacy fence to be erected in the side yard; by John Thomas, applicant. (Public Hearing. Advertised in RFE on 11/28/02, 12/4/02).

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

John Thomas, 391 Carpenter Road, stated that he asking for a fence to be put up to block lights and other activity that goes on in Gastby's parking lot; their parking lot is adjacent to the side of my house and to my back patio; we have talked to Chief Murphy several times; the Gahanna Police have been out several times to speak with the owners of Gastby's; the new owners have not been cooperative.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 7:22 P.M.

Canter stated that she will support this application; sorry that the applicant has to put up with the various activities that go on in Gastby's parking lot.

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

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

V-0037-2002

To consider a variance application to vary Section 1163.02 - Minimum Number of Parking Spaces Required; for property located at 275-277 W. Johnstown Road; to allow reduction of required number of parking spaces from 38 to 24 per recommendation from Planning Commission; Countryside Electric by Glen Lehman, applicant. (Public Hearing. Advertised in RFE on 11/28/02).

Chair opened Public Hearing at 7:26 P.M.

Bonnie Gard, City of Gahanna, Zoning Administrator, respectfully requested approval of this variance application to allow reduction of required number of parking spaces from 38 to 24 per the request of the Planning Commission during the Final Development Plan process.

Chair asked for Opponents. There were none,

Chair closed Public Hearing at 7:27 P.M.

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

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

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

DR-0082-2002

To consider a Certificate of Appropriateness for Signage; for property located at 246B Lincoln Circle; Trading Zone by Sign-A-Rama, Scott Wagner, applicant.

Scott Wagner, Sign-A-Rama, Rick Fields, partner at Trading Zone. Wagner stated that he is requesting approval for signage at 246B Lincoln Circle; presented another option showing three different choices if Planning Commission did not like the original submitted layout. Peck asked was there one that the applicant preferred of the three. Wagner replied the one in the middle which is the green color is our preferred choice; however, it was recommended to us that the color scheme be toned down; to clear up some of the confusion, what we originally submitted has the black border as shown around the words "video games & music"; at the time of submittal it was suggested that the color scheme be changed to red on white rather than green to avoid two colors of green. Fields commented that we want the kids to recognize the sign. Greenblott asked why was the size increased. Fields replied because the panel was bigger and we could increase it; everything fit on the sign fine; the smaller letters are not readable from the road. Canter asked Gard was her dislike based on the original layout that was submitted. Gard replied yes it was the green coloring. Canter asked Fields if he liked the black outline. Fields replied that the black outline is fine. Greenblott commented that she does not have a problem with the black outline. Canter asked Wagner does the black detract from the lettering. Wagner replied it is about a 50-50 decision.

Canter asked Gard was her dislike based on the original submittal. Gard replied yes it was the green coloring. Canter asked do you like the black outline. Fields replied the black outline is fine. Greenblott stated that she doesn't have a problem with the black. Canter asked Wagner does the black detract from the white lettering. Wagner stated in my professional opinion it is about a 50-50 decision; I prefer it separate in that it pulls the video games and music out of the Trading Zone without the black; however, you are right, it does stand out better; there is more of a contrast with the white and black than white and green. Greenblott commented that the Commission would be voting on the

submittal that was originally submitted with the application packet (the original Option 1) not to exceed 18" in height.

Discussed

A motion was made by Greenblott that this matter be Approved as originally submitted with the text size 18" high x 98.64" wide. The motion carried by the following vote:

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

A motion was made by Greenblott that the motion be amended to add the words "not to exceed" prior to 18" high x 98.64" wide. The motion carried by the following vote:

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

A motion was made by Greenblott that DR-0082-2002 be Approved as amended. The motion carried by the following vote:

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

SWP-0014-2002

To consider a Subdivision Without Plat application to allow a split of 6 acres; for property located on South of Taylor Road and East of Taylor Station Road; Crossroads Commerce Center, by Triangle Real Estate, Tim Spencer, applicant.

Tim Spencer, Triangle Real Estate, 470 Olde Worthington Road, Westerville, OH, stated that we are applying for a lot split to accommodate a company named PIA (Professional Insurance Agents) which is an agent association for agents here in Central Ohio; they picked our site after competing with two other sites; they plan to build a 15,000 sq.ft. office building and bring 30 white collar jobs to the City; the size of the lots will allow them to expand as their business grows. we annexed 3.7 acres into our park to create this piece; the remaining 2.63 acres is what we are looking to split to create the 6 acre parcel; the building will sit more to the north.

A motion was made by O'Hare 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 - No Report

Gahanna Jefferson Joint Committee - Canter - No Report

Creekside Development Team - Greenblott.

Greenblott stated that the Team met today; bids had come in too high; bids are going back.

I. OFFICIAL REPORTS:

City Attorney - No Report

City Engineer - No Report

Department of Development - No Report

Chair.

J. CORRESPONDENCE AND ACTIONS.

Clerk reminded Commission members of the request from Council for Code Changes.

Sherwood advised that Council will be setting the organizational meeting for Planning Commission at their next meeting; will be requesting that they set it for your regular meeting date which will be January 8th at 6:55 P.M. prior to your regular meeting; also the terms are up for Peck, Canter, and Greenblott; if you are interested in seeking another term please let Sherwood know.

K. POLL MEMBERS FOR COMMENT - No Comments

L. ADJOURNMENT - 8:00 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