

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, September 25, 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, September 25, 2002. The agenda for this meeting was published on September 20, 2002. Chair Richard A. Peck called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance led by Planning Commission member, Candace 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: September 11, 2002**

A motion was made, seconded by Vice Chairman Turley, to approve minutes of September 11, 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 read Public Hearing rules that would apply to all Public Hearings this evening. Assistant City Attorney Ray King Attorney administered an oath to those persons wishing to present testimony this evening.

**FDP-0013-2002**

To consider a Final Development Plan for Biz#2 LTD., to be located at 501 Morrison Road, Suite 102; Biz#2 LTD., by Paul Kolada, applicant. (Public Hearing. Advertised in RFE on 09/05/02). (Public Hearing held on 9/11/02).

Chair opened Public Hearing at 7:02 p.m.

Herman Jones, 170 Brooksedge Dr, Pataskala, stated he was present representing the owner; have widened out area in the front for a 25' aisleway for emergency vehicles; does have 25' on new sketch; does go 3.5' into current landscaping; as we excavate may adjust; definitely wants to keep landscaping up; in the event that wooden ties do not hold up will be doing the revised sketch.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:04 p.m.

A motion was made 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-0029-2002**

To consider a variance application to vary Sections 1167.15(b) - Building Lines Established; 1163.01(a) - Off-Street Parking Space Required; 1163.08(c) - Interior Landscaping Requirements; for property located at 501 Morrison Road, Suite 102; to allow parking setback of less than 36 ft.; drive aisle width of less than 25 ft.; and interior landscaping of less than 5%; Biz#2 LTD by Paul Kolada, applicant. (Public Hearing. Advertised in RFE on 09/05/02). (Public Hearing held on 09/11/02).

Turley stated she will be supporting this variance; special circumstance being the oddly

shaped lot and mounding that exists; also there is a transformer and other phone equipment on site which makes expanding parking difficult; there is a real need for additional parking; don't believe this will negatively affect the surrounding area.

**A motion was made 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-0061-2002**

To consider a Certificate of Appropriateness; for property located at 501 Morrison Road; Biz#2, LTD. by Paul P. Kolada, applicant.

Peck stated this is as tastefully done as possible; feel confident the plan will be carried forward and implemented fully by virtue that owner is a design firm working out of that building.

**A motion was made 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

**FDP-0015-2002**

To consider a Final Development Plan for new concrete block office, park restrooms, and concession stands at Headley Park located at 1031 Challis Spring Drive; by City of Gahanna/Gahanna Soccer Association, Tony, Collins, applicant. (Public Hearing. Advertised in RFE on 9/19/02). (Public Hearing held on 9/25/02 & 10/9/02).

Chair opened Public Hearing at 7:08 p.m.

Tony Collins, Deputy Director of Parks & Recreation, stated the City was applying for this working with Gahanna Soccer Association who also have representatives present; John Will is the project lead on this for GSA; Headley Park has more than 10 fields; it serves the majority of 13 and under participants of over 200 kids with Gahanna Football Club; currently the park has portable restroom facilities and no concession stand; GSA rents space for an office; what we hope to accomplish by working with GSA is an outlet for all three venues - office, concession, and restrooms - in one building; will benefit participants and volunteers by giving them office and concessions for resources; Association is funding the project; they will be lead on the project; went to great lengths to design the building to hide it as best as possible into the layout of the park; are including landscaping to help with that process; will have some security measures so it is protected while not in use; there is no additional parking or lighting that is expected or planned; fully expect it will be unobtrusive to neighbors.

Chair asked for opponents. There were none.

In response to question from Greenblott, Collins stated that GSA will hire a contractor to build and do all the work; when construction is complete they will give it over to the City. Greenblott asked to see the material samples and they were passed along the dais. In response to question from Shepherd on location on site plan, Collins stated the building will be directly attached to the north side of the elevated parking lot; are parking spaces for about 200 cars; this should have no impact on parking; are working on a parking plan with redrawn lines on the lot to see if it can be improved. In response to question from Turley on split face block, Will stated cost is about the same and could certainly use another product. Turley stated this issue will be going to workshop and would like for them to investigate other finishes for discussion next week.

John Will, 250 Academy Court East, stated he was an architect and officer of Gahanna Soccer Association; can certainly look at other finishes; as a board, vandalism issue has

come up; were planning on treating the split face block with a spray so any graffiti could be easily removed; trying to give us as much protection as we can; building will be equipped with an automatic dialer going to the City; but vandalism issue is reason we chose the split face block. Peck stated that may well be a good reason to stick with those finishes; commend Parks Department on thoroughness of application; most detail we have ever gotten; very pleased that detail has gone into the planning of this application; correspondingly with an application of this size we do not wish to rush through in case something gets missed; will take to workshop next week at 6:15 p.m. and then can sit down informally and go over building and all the nuts and bolts. Greenblott asked the rationale for green shingle roof. Will stated the hip roof and gable make it blend with the houses and green is to blend in with the park. O'Hare questioned the steel roll up doors that show color aluminum; is that a bright silver aluminum. Will stated it was a brushed dull aluminum finish; like a mill finish; won't be shiny.

Chair closed Public Hearing at 7:18 p.m.

**Heard by Planning Commission in Public Hearing**

**DR-0069-2002**

To consider a Certificate of Appropriateness; for property located at 1031 Challis Springs; by City of Gahanna, Tony Collins, applicant.

See discussion on previous application.

**Discussed**

**F. UNFINISHED BUSINESS:**

**DR-0058-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 136 Granville Street; by Master Signs, Mike Held, applicant.

David Baddour stated he appreciated what Chrysler did for us last week; but am not happy with the colors as presented, the tan background and green; is there any flexibility with the colors; would like to stay with the white background and black lettering that had been there. Peck stated he was not opposed to a color change since this is the predominant sign but would be nice if we could get a theme; recognize that with change we eventually get those changes; there is red and white blue in the middle and the tan and green on the bottom portion of the existing sign; sure that's why we tried to tie them together; just want to make them better when we can; when signs fall into disrepair and change one at a time we work with each individual to bring sign closer to a uniform look; having said that am happy with this design with black and white colors. Baddour stated this is an evening only practice; would possible like to use word "clinic" instead of "available" on the sign; revised design is much more appealing and less cluttered. Spencer stated that he agreed; could possibly add one more color. Baddour stated he would prefer to leave the tooth as on outline as shown; would like to keep it simple; don't want to refabricate the sign; would prefer to have sign company just modify. Greenblott stated she did not realize this was an evening only practice. Baddour stated he would like for this to come to a conclusion; am flexible but just don't like the tan and green. Greenblott stated she did not mind the black and white; placement of everything as revised is fine. O'Hare stated it is balanced and not cluttered; is more easily readable.

Shepherd stated we were looking at the drawing as submitted today for design but with a white background and black letters.

**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-0063-2002**

To consider a Certificate of Appropriateness; for property located at 200 Granville

Street; Gahanna Lazer Wash by Donald Schofield & Associates, Thomas Grove, applicant.

Chair stated this application had been withdrawn by the applicant.

**Withdrawn**

**S-0002-2002**

To consider the Land Use Plan update; to make recommendation to Council for adoption of said plan.

Jennifer Chrysler, Deputy Director of Development, stated that the department had worked with Planning Commission, consultant and public to come to with these changes; feel it is a better, stronger plan; ask that you recommend to Council so we can move forward; would like to thank Liskay and Commission for their time; didn't want to hurry so we can make best plan available; public input is what makes it strong.

**A motion was made by Greenblott, seconded by O'Hare, 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:**

**DR-0068-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 344 S. Hamilton Road; Progressive Health & Rehab by Custom Sign Center, Inc., Bill Cook, applicant.

Dr. Glen Winestaffer, Canal Winchester, stated this was his clinic; sign company is not present yet; applying for this sign to create a new sign for build out 4 doors down from current location; added words Health & Rehab; am enlarging the practice to offer physical therapy and related services. Turley asked if the sign background will match the existing sign band. Winestaffer replied that it would; will be carved out letters with blue Plexiglas and lit from behind. Peck noted that there are two different blues in the sign. Canter stated she felt it added interest.

**A motion was made by O'Hare, 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**

**H. COMMITTEE REPORTS:**

**Committee of the Whole: No Report.**

**Gahanna Jefferson Joint Committee - Canter: No Report.**

**Creekside Development Team - Greenblott:**

Greenblott stated they had met today and Stilson Consulting will have bids out for the lagoon project; will be back on October 25; project could actually start by the end of November and be done by the 10th of May; talked about some of the other properties; possibilities for things happening on post office site; most exciting to me was that the high school architecture program has joined forces with City and is using Creekside development as their project; is a nice partnership for the City and the students.

**I. OFFICIAL REPORTS:**

**City Attorney: No Report.**

**City Engineer: No Report.**

**Department of Development: No Report.**

**Chair: No Report.**

**J. CORRESPONDENCE AND ACTIONS:**

**HOP-0004-2002** Home Occupation Permit for Ethical Mortgage Lending, L.L.C., by Shane E. Burris; 404 Foxwood Drive. Approved by Zoning Administrator, Bonnie Gard on 9/12/02.

**Received and Filed**

**SWP-0013-2002** To consider a Subdivision without Plat application to allow sale of parcel for development; total acreage of proposed parcel is .0264; for property located on Mill Street - parcel B-1; City of Gahanna, Sadicka White, applicant. Approved administratively by Zoning Administrator, Bonnie Gard on 9/19/02.

**Received and Filed**

**K. POLL MEMBERS FOR COMMENT:**

Shepherd thanked Collins for an excellent presentation; came well prepared.

**L. ADJOURNMENT: 7:35 p.m. - Motion by Canter.**

**ISOBEL L. SHERWOOD, CMC, Clerk of Council, reporting.**

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**Isobel L. Sherwood, MMC  
Clerk of Council**

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

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**Chair Signature**