



City of Gahanna

Meeting Minutes

Planning Commission

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Jennifer Tisone Price, Chair

David B. Thom, Vice Chair

David K. Andrews

Joe Keehner

Kristin Rosan

Donald R. Shepherd

Thomas J. Wester

Donna L. Jernigan, Sr. Deputy Clerk of Council

Wednesday, April 11, 2012

7:00 PM

City Hall

Commission may caucus prior to the Regular Meeting

IT IS THE RESPONSIBILITY OF THE APPLICANT TO HAVE A COURT REPORTER PRESENT, AT THE APPLICANT'S EXPENSE, IF THEY WISH TO HAVE A VERBATIM TRANSCRIPT OF THE MEETING. COUNCIL OFFICE SHOULD BE ADVISED IN ADVANCE IF A COURT REPORTER IS GOING TO BE PRESENT.

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 S. Hamilton Road, Gahanna, Ohio on Wednesday, April 11, 2012. The agenda for this meeting was published on April 6, 2012. Vice-Chair Dave Thom called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission member Kristin Rosan.

Present 4 - David K. Andrews, David B. Thom, Donald R. Shepherd, and Joe Keehner

Absent 1 - Jennifer Tisone Price

Present 4 - David K. Andrews, David B. Thom, Donald R. Shepherd, and Joe Keehner

Absent 1 - Jennifer Tisone Price

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

A motion was made by Andrews, seconded by Rosan, to move PWSF-0001-2012 and V-0003-2012 to the first item under Applications. The motion carried by the following vote:

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

C. APPROVAL OF MINUTES: March 28, 2012

A motion was made by Andrews, seconded by Rosan, to approve the March 28, 2012 minutes. The motion carried by the following vote:

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

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 Tom Weber administered an oath to those persons wishing to present testimony.

[V-0003-2012](#)

Gard reviewed the application with the Commission. Chair opened the public hearing at 7:06 p.m.

Robert Grant, Pike Legal; stated he was the attorney for Verizon Wireless; this is our 5th meeting; has been discussed in great detail; in addition we have submitted supporting materials; will keep my comments brief; thank you for spending so much of your valuable time in reviewing this application; this is not a popular land use; know and respect your neighbors; have spoken in opposition for this proposal; this land use is classic NIMBY; this is a public utility infrastructure; this is necessary; presented evidence that there is need for this facility; have been working on this for over 7 years; bring this to a close so that we can bring this area state of the art telecommunications services; we have satisfied the requirements of the zoning code; agree with the recommendation of your professional staff; well chosen location; we know this is a difficult vote for you and you have considered it carefully.

Chair asked for any other proponents. There were none. Chair asked for any opponents. Sherwood noted that Terry Duris submitted a petition for the record in opposition of the tower.

Keehner stated he understood the need for cell towers; understand that part of the need is for traffic on 62; what percentage is based on traffic vs residential. Minger stated the percentages haven't been broken down but I would say it is 60% traffic and 40% residential; traffic adds to the congestion; amplifies time windows when blocked calls are the greatest.

Chair closed the Public Hearing at 7:14 p.m.

Keehner stated he was not comfortable with no landscaping; difficult decision for any major development; is going to illicit a lot of concern; don't know how to address that

in a just and sane matter; trying to meet services of residents; fact that it needs to be on Johnstown Road corridor; there are no other viable sites; stuck with that site; meets the needs in terms of residents; difficult for visual needs of apartments; grass lawn could be landscaped more. Andrews agreed there needed to be landscaping. Rosan stated she will be voting for the landscaping; effectively they have a finite area that is almost entirely used by applicant to put in equipment; absolute minimum space; marginal space left for co location; applicant talked to neighboring landowners and they declined landscaping; they were not willing to be gifted landscaping; counter intuitive to install landscaping in the middle of a parking lot; will not obscure the view of the tower; landscaping variance is proper in this application. Thom echoed the comments of Rosan; understand that we are dealing with a small area; confined by state and local codes.

Thom asked for clarification on the approval. Weber stated you approved the cell tower and fall zone; will have to meet code on landscaping; they were separated out; application has been approved subject to the turning down of landscaping. Thom asked if a DR would have to come back for landscaping or not as long as they meet code. Weber stated if they meet code they don't have to. Gard stated the landscaping is part of the PWSF application; isn't broken out into DR; if they come back with options for landscaping it could be approved administratively; will fence with chain link and slats; area will be visibly screened. Thom clarified that the landscaping would be approved administratively unless it is deemed necessary to come back to Planning Commission.

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

Yes: 3 - Rosan, Thom and Shepherd

No: 3 - Andrews, Wester and Keehner

Absent: 1 - Price

Yes: 3 - Rosan, Thom and Shepherd

No: 3 - Andrews, Wester and Keehner

Absent: 1 - Price

A motion was made by Rosan, seconded by Shepherd, to reconsider V-0003-20012 separately. The motion carried by the following vote:

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

[V-0003-2012](#)

A motion was made by Rosan, seconded by Shepherd, to Approve Variance to 1181.07 with respect to fall zone of zero feet. The motion carried by the following vote:

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

A motion was made by Rosan, seconded by Shepherd, to approve variance to 1181.08(d)(6) and 1181.20(b) to vary the landscaping requirements to no landscaping on site. The motion failed by the following vote:

Yes: 3 - Rosan, Thom and Shepherd

No: 3 - Andrews, Wester and Keehner

Absent: 1 - Price

Yes: 3 - Rosan, Thom and Shepherd

No: 3 - Andrews, Wester and Keehner

Absent: 1 - Price

[PWSF-0001-2012](#)

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

Yes: 5 - Rosan, Andrews, Thom, Shepherd and Keehner

No: 1 - Wester

Absent: 1 - Price

Yes: 5 - Rosan, Andrews, Thom, Shepherd and Keehner

No: 1 - Wester

Absent: 1 - Price

[CU-0006-2012](#)

Gard reviewed the application with the Commission; previous concerns about safety, location and landscaping; Kroger has come back with revised plans.

Andrew Gardner, 6628 Burbank Place, Westerville; introduced Jason Case and Lindsey Taylor with Kroger; have added some curbing and landscaping islands; in addition we are going to be renovating the entire interior; moving doors from the sides to the front of the store; will be a more direct entry and exit; adding a sidewalk; much needed improvements.

Chair asked for any proponents. There were none. Chair asked for any opponents. There were none.

Keehner asked about the pneumatic tube. Gardner stated it is similar to a bank; will be some minor pavement replacement. Keehner asked if there would be striping on

the asphalt or some other kind of surfacing to slow down traffic. Gardner stated there will be bollards spaced out so many feet; sidewalk will be flush with the pavement; we were not planning any decorative pavement; will not be doing a full restoration of the parking lot; portions that will have to be replaced for kiosk; will have stop bars and signs; also we will be reducing the drive aisle width by bumping out the sidewalk; that tends to slow traffic down. Andrews asked if there would be two lanes with one for drop offs and one for pick up of prescriptions. Gardner stated there would only be one lane due to parking constraints.

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

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

[FDP-0003-2012](#)

See above discussion

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

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

[DR-0007-2012](#)

See above discussion

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

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

[FDP-0004-2012](#)

Gard reviewed the application with the Commission.

Chair opened the public hearing at 7:46 p.m. Chair asked for any proponents. There were none. Chair asked for any opponents. There were none.

James Bean, 4400 North High Street, Columbus, OH; stated we are putting a roof

over the patio; requires masonry; will be in keeping with the architecture of existing building.

Keehner clarified that the roof would be flat and the entrance to the restaurant would be on south side. Rosan confirmed that the patio would have a sprinkler system. Thom asked about safety if a car should jump the curb. Bean stated the piers are masonry; should help to slow it down.

Chair closed the public hearing at 7:52 p.m.

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

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

[DR-0009-2012](#)

See above discussion.

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

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

[V-0008-2012](#)

Gard reviewed the application with the Commission.

Weber swore in the applicants who were not present during the initial swearing in.

Scott Messing; 4150 Dublin, OH stated we feel these changes are for the better; less impact than Circle K; Huntington stepped up and proposed a building; we prefer this use; better look for the corner; less traffic on the site; can't say enough good things about the building; better circulation; landscaping improved; Huntington is an all brick building with a pitched roof; one thing that changed was the setback variance on southern side; also lost request for 30 foot building setback that was granted for Circle K; everything seems to flow better; has a wider drive aisle; 30 feet in between 2 buildings; need to adjust the height of the Gahanna entry sign; actually blocks out our monument sign; would like to work that out with an administrative process; will still make the sign prominent; also provided a traffic study that showed less impact;

Chair asked for any other proponents. There were none. Chair asked for any opponents.

Tom Shepaka, 590 Havens Corners; stated he is a resident and a client of Huntington Bank; looked at the plan and I am wondering why there are two curb cuts; understood the need for curb cuts with a gas station; any consideration given to the

access drive from the shopping center. Messing stated we talked about eliminating a curb cut extensively; will continue to work on getting access from the access drive.

Andrews stated he didn't see where the Huntington building matched the surrounding area; brick is very strong; could be lighter; looks very dark. Messing stated the colors are tough to show from printers; new brick does not seem that dark; green is not that bright; this is their branding. Andrews stated he understood the branding; just didn't see how the building went with Tim Horton's; would like to see the buildings coordinate as an entry way into Gahanna. Brad Schneider, 2000 Rivers Edge Parkway stated he was the architect with Huntington; this is their new proto type deisgn; would like to try to keep it similar so people will recognize its the Huntington. Rosan stated she would not be supportive of the colors and style of the building; may be helpful to consider some other variances based on some of the feedback and comments; have a workshop to review those; number of Huntington sites around that are more in tune with what is being developed; adapt to the community they are in; show us some other options as far as design of the building; asked about traffic study. Wetherholt stated that the addition of the pork chop will make it difficult to make lefts from Morrison Road; it is appropriate and we will monitor usage. Shepherd stated he agreed that the building is very dark; heavy angles; would like to see it softened and made to look more inviting. Thom stated we would like to see some options as far as color and materials; will workshop this prior to next regular meeting. Keehner asked about the parking lot on the back of building. Messing stated that is to keep parking away from head in parking; for employees; needed a drive aisle circulating along back of Huntington;

RECOMMENDATION: To be discussed at workshop at 6:15 on April 25th

[CU-0007-2012](#)

[FDP-0005-2012](#)

[DR-0010-2012](#)

[FDP-0006-2012](#)

Gard reviewed the application with the Commission.

Dwight McCabe stated this is the latest edition to central park; is really multifaceted; desire to have a weather friendly environment to have people out there all winter long; we have a liquor license so we have to have a certain number of seats available; have lease on adjacent building for seats and tables to satisfy those requirements; will have additional seating during peak seasons; will serve as overflow for rainy days; there is a functional place to store golf carts at night; this facility is designed so golf carts can be stored here; see this as a group facility for events.; kept the rail theme.

Chair asked for any proponents. There were none. Chair asked for any opponents. There were none.

Shepherd asked will there be parties going on behind the people hitting the balls. McCabe stated that would be unlikely unless someone is having an event; in which case it would not be open to the general public then. Shepherd asked about lighting. McCabe stated we may have difficulty with that due to the airport; would like to do that; have poles that shine down on the driving range. Andrews stated the facility was beautiful; very nice addition. Rosan asked about the memo from the Fire

Department. McCabe stated it will be addressed. Thom asked about parking and whether there would be enough. McCabe stated that will come in stages; believe we have enough and have other areas for overflow parking. closed

Andrews thanked the applicant; may have to take up golf. Wester stated this is something the people in Gahanna will appreciate. Thom agreed and stated it keeps getting better there; going to be a tremendous addition.

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

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

[DR-0008-2012](#)

See above discussion.

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

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

Yes: 6 - Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Absent: 1 - Price

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

[DR-0011-2012](#)

Gard reviewed the application with the Commission.

Kathy Weible and Marty Schmayr, 790 E. Johnstown Road with Leader Promos; stated she can answer any questions. can speak with about parking lot; accomodate business growth; answer any questions; Marty Schmayr, 790 E Johnstown Road. Keehner stated there were concerns about neighbors with parking lot considered; any kind of denser landscaping on east side; have 6 trees; block view of the parking. Schmayr stated it is already so dense and trees; we will be out there with people clearing the lot; will keep any necessary trees in place; will address trees on landscape drawing; if there wasn't enough add more trees to it; no objections to adding bigger pines to create more of a buffer; make it very private; will respect neighbors; it's hit or miss where trees are; surveyor will pick out bigger trees; will not be the entire lot; should have enough cover. Rosan stated because this zoning is currently being considered by Council we have considered postponing our vote on this until after that public hearing, so we can see if there are any questions that come out of that. Thom stated we feel it would be best to postpone our vote on this Design

Review until our next public hearing on April 25. Shepherd asked about the lighting issue for the neighbors. Boyd stated we are not fighting the parking lot; we were originally told that nothing would be taken out; we want the 29 feet to stay. Schmayer stated we have been working on the lighting situation; needs to be shielded; spoke with the contractor and they assured me they can get the shield done in a three week turnaround time; shield has been shipped and will be installed once it is received. Keehner suggested evergreen trees on the east side of the parking lot.

RECOMMENDATION: Postponed until April 25, 2012

H. COMMITTEE REPORTS:

Hamilton Road Corridor Committee -Andrews

Evans stated the revised contract has been introduced to Council; we hope it will be passed in early May.

I. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

No report.

Chair.

No report.

J. CORRESPONDENCE AND ACTIONS.

None.

K. POLL MEMBERS FOR COMMENT.

Rosan asked that Development help work on getting a cross access agreement with Kroger and Tim Horton's; will be for the better of the whole area. Evans stated it is not an outlot but a separate parcel of its own; we will reach out to them and see if they would reconsider; no requirements that they have to meet; will work on those relationships. Andrews gave kudos to Development for their hard work.

L. ADJOURNMENT.

Adjourned at 9:03; Motion by Wester.

M. POSTPONED APPLICATIONS: