

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, September 27, 2000**

**Commission meets in Committee of the Whole beginning at 6:00 p.m.**

**7:00 PM**

**City Hall**

## **Planning Commission**

*David B. Thom, Chairman  
Candace Greenblott, Vice Chairman  
Cynthia G. Canter, Commission Member  
Paul J. Mullin, Commission Member  
Richard A. Peck, Commission Member  
Phillip B. Smith, Commission Member  
Jane Turley, Commission Member  
Isobel L. Sherwood, Clerk*

**A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL.**

Gahanna Planning Commission met in Regular Session in the Council Chambers of the City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, September 27, 2000. The agenda for this meeting was published on September 22, 2000. Chair David B. Thom called the meeting to order at 7:03 P.M. with the Pledge of Allegiance led by Assistant City Attorney, Ray King.

**Members Present:** David B. Thom, Phillip B. Smith, Paul J. Mullin and Richard Peck

**Members Absent:** Cynthia G. Canter

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA.**

Chair added FP-05-2000 under New Business:and Code change to 1150.02(c) under Committee of the Whole.

**C. APPROVAL OF MINUTES: September 13, 2000**

A motion was made by Smith to approve the minutes of September 13, 2000. The motion carried by the following vote:

<b>Yes</b>	<b>4</b>	Chairman Thom, Smith, Mullin and Peck
<b>Absent</b>	<b>1</b>	Canter

**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.

**PP-0004-2000**

To consider a preliminary plat application for Eastgate Industrial Center; for property located on the south side of Taylor Road, east of Taylor Station Road; Pizzuti Development, applicant. (Public Hearing. Advertised in RFE on 8/24/00 & 8/31/00)

Chair opened Public Hearing at 7:05 P.M.

Dennis Phillips, Director of Construction for Pizzuti; appreciated everyone's concerns, and asked the commission if they had any questions.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:07 P.M.

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

<b>Yes</b>	<b>4</b>	Chairman Thom, Smith, Mullin and Peck
<b>Absent</b>	<b>1</b>	Canter

**PP-0005-2000**

To consider a preliminary plat application for Beecher Crossing North Dedication and Easement; for proeprty loacted north of Beecher Road; east of Hamilton; Canini &

Pellecchia, Inc., by EMH&T, applicant. (Public Hearing. Advertised in RFE on 8/24/00 & 8/31/00)

Chair opened Public Hearing at 7:07 P.M.

Glen Dugger, 37 West Broad Street, Columbus, OH, representing the applicant, to consider a preliminary plat application for Beecher Crossing North located North of Beecher Road, east of Hamilton Road; said part of a fairly complicated multi use zoning that was revised and reworked with all the Canini ownership on the north side of Beecher Road within the last year. As you may remember we had prior zoning on that site, we came in with additional property and put together a multi-use format with both offices retail and condominiums. This road is the primary access to the entrance of the site in the center of the triangle and is located on the zoning plan.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:08 P.M.

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

<b>Yes</b>	<b>4</b>	Chairman Thom, Smith, Mullin and Peck
<b>Absent</b>	<b>1</b>	Canter

**V-0023-2000**

To consider a variance application to vary Section 1165.12(a), Number of ground signs and Section 1165.12(c), Placement of ground signs; for property located at 961-979 E. Johnstown Road; known as Rocky Point Plaza Phase 3; Advance Sign Group, Inc., applicant. (Public Hearing. 9/13/00)

Chair opened Public Hearing at 7:10 P.M.

Chair stated applicant had requested postponement until October 18, 2000 workshop.

Chair closed Public Hearing at 7:10 P.M.

**Heard by Planning Commission in Public Hearing**

**DR-0056-2000**

To consider a Certificate of Appropriateness for Signage; for property located at 961-979 E. Johnstown Road; Rocky Point Plaza by Advance Sign Group, Inc., applicant.

Chair stated applicant had requested postponement until October 18, 2000 workshop.

**Discussed**

**V-0024-2000**

To consider a variance application to vary Section 1171.04(a)(7), Fence Regulations; for property located at 338 Highmeadow Court; for a privacy fence in a front or side yard; by William Ocheltree, applicant. (Public Hearing. Advertised in RFE on 9/21/00)

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

William Ocheltree, 338 Highmeadow Court, Gahanna, OH., thanked the planning commission for inviting him to the hearing; wants to put a privacy fence up due to so much traffic.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:12 P.M.

Motion was made at this point of the meeting.

Discussion: Greenblott asked if it is cut through traffic that he is trying to cut out, and why does it have to be a privacy fence? Mr. Ocheltree stated that it is a lot of traffic in the area. Thom asked where does this cut through at? Mr. Ocheltree indicated that it comes through Morse Road and the Stoneridge Plaza, cutting along the side of the house of Mr. Ocheltee.

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

- Absent**        1     Canter
- Yes**            4     Chairman Thom, Smith, Mullin and Peck

**V-0025-2000**

To consider a variance application to vary Section 1165.10(a), number of signs permitted; for property located at 4681 Morse Road; for the addition of a second sign; KIP Music Inc. DBA Music Go Round by Kevin Johnson, applicant. (Public Hearing. Advertised in RFE on 9/21/00).

Chair opened Public Hearing at 7:14 P.M.

Kevin Johnson, Music Go Round; distributed sample pictures of what the additional sign would look like; putting a store at the end of the center. Johnson advised that as you are approaching the store from 270, the store sneaks up on you and it would be difficult to stop and turn into the center; the signage would make it easier to see the store. It is a thriving center as well as a growing community. On the second page has pictures of other shops in the center that have signs in stone. Johnson distributed pictures that displayed sufficient greenage at the end of the shopping center. The sign he is proposing is 21 ft. long and has internal wiring and would make it easier to view the store; sign will have the store logo on it.

Turley stated that when the center was being built, we went through a lot of trouble to make sure signage would be architecturally functional with the building. If we were to approve this the other two stores could come in and expect the same thing.

Thom discussed that the picture is an eastbound shot and not a westbound shot. Thom asked Komlanc about the trees on the western property line; Komlanc stated that this is pretty much it right there, picture is accurate; Don't foresee any changes.

Mullin stated that to reinforce what Turley has said, it's extremely important to remember that the signage must be kept consistent with the established stone design.

Thom said when project was first developed there were several meetings discussing the stone and that's what was decided on.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:21 P.M.

Motion was made at this point of the meeting.

Discussion: Greenblott stated that she feared we would get more requests for more signage and it would be very cluttered. Can't support this variance.

Turley stated that she can't support this variance, but commended the applicant for a well put together presentation.

Peck quoted Chapter 1131.03 from the code; "Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (a) There are special circumstances or conditions applying to the and, building, or use referred to in the application.
- (b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- (c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood."

Peck added he is concerned with visibility and shares concerns with other members about the clutter that would occur if sign went up; personally would love to see this business come to Gahanna, but can't support this application for signage.

Thom concurs with others and can't support variance.

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

<b>Yes</b>	<b>0</b>	
<b>No</b>	<b>4</b>	Chairman Thom, Smith, Mullin and Peck
<b>Absent</b>	<b>1</b>	Canter

**DR-0059-2000**

To consider a Certificate of Appropriateness for Signage; for property located at 4681 Morse Road; Music Go Round by DANITE Sign Co., Trent Soles, applicant.

Kevin Johnson, Music Go Round

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

<b>Yes</b>	<b>0</b>	
<b>No</b>	<b>4</b>	Chairman Thom, Smith, Mullin and Peck
<b>Absent</b>	<b>1</b>	Canter

Chair advised applicant of his right to appeal the decision on V-0025-2000 and DR-0059-2000 to the Board of Zoning and Building Appeals within 20 days. Contact the Clerk of Council's office for further information.

**F. UNFINISHED BUSINESS: None**

**G. NEW BUSINESS:**

**DR-0060-2000**

To consider a Certificate of Appropriateness for Signage; for property located at 1400 Cherrybottom Road; United Dairy Farmers by Power Contractor, Jeff Jones, applicant.

Applicant was not present. Thom said this will be taken to workshop. Thom asked someone from Development to contact United Dairy Farmer or the contractor to be at workshop on Wednesday, October 4, 2000.

**Discussed**

**DR-0062-2000**

To consider a Certificate of Appropriateness for Signage; for property located at 376 Agler Road; Speedway SuperAmerica by River Cities Builders, Greg Logan, applicant.

Applicant was not present. Thom asked that this be taken to workshop; asked the development department to contact Speedway to have someone from Speedway with authority to agree to changes at workshop on next Wednesday, October 4, 2000.

**Discussed**

**DR-0063-2000**

To consider a Certificate of Appropriateness to allow construction of a stadium entrance; for property located at 160 South Hamilton Rd; Gahanna Jefferson Public Schools by Bob Mehl, applicant.

Allen McDonald, 600 West Spring Street, Columbus, OH; Architect for Gahanna Schools. Primarily same brick as on recent addition red brick stone trim on the building with the same brown roofing on the D building. Asked if there any questions.

Thom asked about the landscaping along Hamilton Road. Will take to workshop for further discussion.

Mullin asked for other three elevations at next workshop.

Turley asked if existing maple tree north of building B behind the Turner trailer would remain. McDonald stated pine tree and maple tree could be saved if we wish for it to be.

Greenblott asked if window on diagram was a room. McDonald stated it was. Greenblott wants to see if you can balance the ticket windows to give a little more symmetry. Something to balance it out.

Turley asked if this could be discussed further in workshop. Asked if shrubbery could be continued along the west base along Hamilton Road. McDonald said we can discuss that next week at workshop with the landscape person. Mullin requested that a floor plan be included

**Discussed**

**DR-0064-2000**

To consider a Certificate of Appropriateness for Signage; for property located at 961-979 East Johnstown Road; by Advance Sign Group, Andy Lafler, applicant.

Applicant has asked for a postponement until Wednesday, October 18, 2000.

**SWP-0010-2000**

To consider a Subdivision Without Plat application to allow a split of a 4.557 acre tract into 2.0 and 2.557 acre lots; for property located on Research Drive; Hockaden & Associates by Frank C. Long, applicant.

Frank C. Long, 883 North Cassady Avenue, Columbus, OH; proposed additional parking located on Research Drive.

Mullin asked if we are dealing with the 2.0 acres or the 2.557 as the parking area. Mr. Long replied the 2.0.

**A motion was made by Mullin, seconded by Smith, that this matter be Approved. The motion carried by the following vote:**

- Yes**      **4**      Chairman Thom, Smith, Mullin and Peck
- Absent**    **1**      Canter

**SWP-0011-2000**

To consider a Subdivision Without Plat application to allow a split of three existing parcels totalling 1.999 acres into five lots that meet or exceed the SF-3 zoning; for

property located at W. Johnstown Road and Sandra Court; Gary Cheses, applicant.

Jeff Strung, EMH&T requesting approval for 5 lots off State Rte 62. Asked if there were any questions. Mullin asked what is the zoning that we're dealing with. Strung stated it was SF-3. Strung further stated that limit amount of curb cuts on State Rte.62. There will be cross medians, along with cross easement. Mullin asked if there would be impact on compliance of these lots. Strung said setback is greater than what zoning requires. Turley asked Sherwood on Subdivisions without plat, if adjoining land owners notified. Sherwood responded they are not. Those lots were developed before they were in the city.

Peck asked if we approve it, have we granted 5 curb cuts on these lots? Was concerned that if we approved it that he would get 5 curb cuts.

Thom responded no we have not granted 5 curb cuts on these lots.

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

- Yes**      4      Chairman Thom, Smith, Mullin and Peck
- Absent**    1      Canter

**FP-0005-2000**

To consider a final plat application for 4.9 acres located at 3500 Stygler Road; current zoning SF-3, single family residential; to be known as Woodmere Place; Brookewood Construction, Inc., by Doug Maddy, applicant.

Glen Dugger, 37 West Broad Street, Columbus, OH, attorney representing the applicant, said they would like to recommend to City Council the final plat for Woodmere Place.

Peck said decision was governed by code Section 1105.05(e) and was in compliance with the code. Supports final plat. Smith would like to be notified when it goes to council. Sherwood stated that first reading will be this coming Monday, October 2, 2000, with committees on October 10, 2000.

**A motion was made by Smith, seconded by Mullin, that this matter be Recommended for Approval to Council. The motion carried by the following vote:**

- Yes**      4      Chairman Thom, Smith, Mullin and Peck
- Absent**    1      Canter

**H. COMMITTEE REPORTS:**

**CC-0015-2000**

To amend Section 1150.02(c), Downtown General Commercial Zoning, of Chapter 1150, Olde Gahanna Downtown District, of the Codified Ordinances of the City of Gahanna.

Mullin said he discovered there was a discrepancy with Downtown Olde Gahanna in the code. A motion was made by Mullin: To recommend to City Council revision of Section 1150.02 (c) of the Codified Ordinances of the City of Gahanna to align the boundaries described for the Downtown Commercial District with the boundaries for the District as shown on the Official Zoning Map for the City.

**Discussed**

to recommend to Council revision of Section 1150.02(c) of the Codified Ordinances of the City of Gahanna to align the boundaries described for the Downtown Commercial District with the boundaries for the district as shown on the official zoning map for the

city.

A motion was made by Mullin, seconded by Smith. The motion carried by the following vote:

Yes	4	Chairman Thom, Smith, Mullin and Peck
Absent	1	Canter

**C.I.C.: No report.**

**Creekside Development Team: No report.**

**Olde Gahanna Design Review Committee: No report.**

**Sign Code Committee: No report.**

**I. OFFICIAL REPORTS:**

**City Attorney: No report.**

**Zoning Administrator: No report.**

**City Engineer.**

Komlanc advised that there was a Public Involvement meeting on the North Hamilton Road Widening Project, and that he would be reviewing the plans; will go to Committee of the Whole.

**Director of Development: No report.**

**Chair.**

Thom said the Standards Meeting will be held on Thursday, October 26, 2000.

**J. CORRESPONDENCE AND ACTIONS**

Clerk advised of BZA Action on C-10-2060 & DR-48-2000; 191 Granville Street, 3C Body Shops to remand to Planning Commission - Action needed by Planning Commission by 10/26/2000.

**K. POLL MEMBERS FOR COMMENT.**

Turley thanked the City of Gahanna for sending several of the commission to the recent planning conference.

**ADJOURNMENT. 7:53 P.M. - Motion by Greenblott**



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**