



City of Gahanna

Meeting Minutes

Planning Commission

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

Kristin E. Rosan, Chair, Jennifer Tisone Price, Vice Chair, David K. Andrews, Bobbie Burba, Joe Keehner, Donald R. Shepherd, Thomas J. Wester

Jayme Maxwell, CMC, Deputy Clerk of Council

Wednesday, April 8, 2015

7:00 PM

City Hall

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, Wednesday, April 8, 2015. The agenda for this meeting was published on April 3, 2015. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission Member David Andrews.

Present 7 - David K. Andrews, Joe Keehner, Donald R. Shepherd, Bobbie Burba, Jennifer Tisone Price, Kristin E. Rosan, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.

C. APPROVAL OF MINUTES:

[2015-0074](#) Regular Meeting Minutes - March 25, 2015

Attachments: [PC Minutes - March 25, 2015](#)

A motion was made by Shepherd, seconded by Price, that the minutes of the March 25, 2015 meeting be approved. Motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA: None.

E. APPLICATIONS/PUBLIC HEARINGS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. City Attorney Shane Ewald administered an oath to those persons wishing to present testimony this evening.

[FDP-0001-2015](#) To consider a Final Development Plan application for demolition of

shops, a new 28,700 square foot store and adjustments to parking area; for Vista Plaza Redevelopment (Fresh Thyme Marketplace), property located at 1115-1153 North Hamilton Road; Charlie Fraas, applicant.

*THE SITE PLAN HAS BEEN AMENDED. PLEASE REVIEW.

(Advertised in the RFE 3/5/15)

Attachments: [AMENDED SITE PLAN 4-3-2015 - FDP-1-2015 - Vista Plaza - Fresh Thyme Farmers Market - Revised Materials](#)
[FDP-1-2015 - Vista Plaza - Fresh Thyme Farmers Market - 1115-1153 N Hamilton Rd -Agenda Packet](#)
[Legal ad](#)
[Contiguous Property Owner Letter](#)
[Staff Comments -Fire \(Submitted March 9\)](#)
[Trip Generation Comparison \(Submitted March 11\)](#)
[Revised Plans \(Submitted March 11\)](#)
[Revised Plans2 \(Submitted March 11\)](#)
[Revised Plans3 \(Submitted March 11\)](#)
[Request for Postponement](#)

Zoning Administrator Bonnie Gard gave a summary of the application. Revised site plan displayed. Gard stated these revisions were brought to the office on April 2, 2015; changes made to south and east parking field; enlarged spaces to accommodate Fresh Thyme's request; they are all about their customers having a great experience; even though they reduced the number of spaces, they still meet code requirements; referenced 3 trees in front of store; they are in patio and will not be part of plan; suggested perennial herbs be incorporated into landscaping; landscaping upgraded by adding beds along Hamilton Road and the entrance drive from Vista Drive; traffic analysis submitted and reviewed by City Engineer Rob Priestas.

Priestas said our office reviewed analysis and concur that the proposed development will not be detrimental to traffic system.

Chair opened the public hearing at 7:07 p.m.

Charlie Fraas, Casto, 250 Civic Center Drive, Suite 150, Columbus; said it seemed there were 2 major issues coming from last meeting; EMH&T added landscaping to site in two particular places; along Vista Drive and Hamilton Road; happy to add any particular type of species that make sense; be happy to work with staff on that; apologized for error of trees in patio area; did spend fair amount of time going back through and reviewing traffic; there were additional submissions and discussions.

Chair asked for opponents.

Christy King, 362 Villa Oaks Lane, Gahanna; said representing Villas of Gahanna; not opposing at all; have issues with additional traffic that this will generate; already have a lot of traffic coming into plaza where they pull in and circle around to access the plaza; we don't know why; when we ask why, we don't get a good response; just concerned about added traffic this will create and effect this will have on our community.

Fraas said met in hallway just before this; may be necessary for us to sit down with City when this is installed; hoping it will operate the way it is supposed to; there really isn't any other solution than what is there now; additional curb cut on Hamilton helps; additional signage may help wayfinding for folks on Hamilton.

Shepherd asked if Casto was planning to do anything with parking lot speed bumps. Fraas said part of it is that L-shape shopping center and trying to manage traffic; will be happy to revisit that as part of our asphalt. Shepherd continued with signage on Hamilton Road. Gard said Priestas and I will work with Fraas to help control that flow. Shepherd asked about planting beds out front; do we still want planting beds out front. Chair said only proposing 3 trees out there. Fraas said we were worried about visibility as well; center is sitting down lower. Chair said she is happy to have Fraas work with staff; do not want to block center but enhance the space and give it a community feel. Fraas responded he can work on grading that as well; be happy to work with staff on that. Wester asked if mound could be cut down. Fraas said as long as we don't affect utilities we'd be happy to look into that; may just be a remnant of the era where mounds were very popular.

Keehner said there are a lot of perennial herbs that would be more interesting than grasses. Fraas said be happy to work with staff on that. Keehner suggested creeping thyme.

Price said prefer to see mound trimmed down; might help with visibility, aesthetics and turn-around concerns; also working with staff to put appropriate landscaping on that once it has been reduced; reiterate the need for signage; hoping we could get, at a minimum, confirmation that sign in median would be one of the changes made. Gard said it could echo the logo; will either make it a different color or something that stands out. Fraas said be welcome to asking for any of those; the sign in the median would be off-premises but would be open to asking for that; talk with our folks internally. Gard said that would not be out of the realm of possibility.

Burba confirmed you cannot do anything about the walkway on the back part. Fraas said our biggest challenge is the drastic change in topography; when you get to the back of center, very tight pinch point; no place for sidewalk; may be something down the road with apartments; there may be an ADA issue; trying to keep sidewalk along Hamilton Road at the same elevation.

Andrews asked resident if she felt comfortable with our conversations. King said she is encouraged by the conversations tonight; we have been asking and City has been gracious putting that curb cut in; it did not eliminate the problem; we really haven't seen a real dent; live toward the front and see the turn-arounds all the time; maybe some additional signage in the median might help; maybe signage at apartments would help also; anything that could help us would be really appreciated; the weekends are especially bad; anything that you can help us with, we certainly will appreciate.

Price asked do you feel that now that the center will have a more visible anchor, this might help. Fraas said really do; some businesses are very unique that are there now; centers often get referenced by the anchor not their name. Price encouraged ongoing conversation with residents. Keehner said if you pull the mound down and open the center out to Hamilton Road, that it might not be as big of an issue as it is currently.

Chair asked about the new curb cut below the Villas; has any thought been given to permitting u-turns there; maybe people are thinking that it's not taking them to the center. Priestas said don't feel a u-turn permitted there would be the best option with the amount of traffic there; additional wayfinding signs would be most appropriate. Chair suggested actual directional signage on the light arm; feel that along with southern signage would nip that problem in the bud. Priestas said believe additional signage and more visible anchor will improve the problem. Price asked if the change to monument sign will be seen as a separate application while project is under development. Fraas said need to go back and see whether there are any issues with the apartments on sharing the sign; think this will be great now that we have an anchor; like to get a vote tonight on what we have here; like to get that done as soon as possible.

Chair closed the public hearing at 7:36 p.m.

Motion by Shepherd, seconded by Keehner that the Final Development Plan be approved with two conditions: 1. That the applicant work with staff on landscaping and; 2. That the applicant work with staff on signage for the development. Motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

F. UNFINISHED BUSINESS: None.**G. NEW BUSINESS:**[DR-0001-2015](#)

An application for Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage; for Vista Plaza Shopping Center (Fresh Thyme Marketplace), property located at 1115-1153 North Hamilton Road; Charlie Fraas, applicant.

Attachments: [DR-1-2015- Vista Plaza - Fresh Thyme Farmers Market - 1115-1153 N Hamilton Rd - Agenda Packet](#)
[Staff Comments -Fire \(Submitted March 9\)](#)
[Trip Generation Comparison \(Submitted March 11\)](#)
[Revised Plans \(Submitted March 11\)](#)
[Revised Plans2 \(Submitted March 11\)](#)
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[Request for Postponement](#)

See discussion of previous application.

Keehner said he appreciated the applicant going the extra mile with landscaping, herbs, etc.

Chair thanked Fraas for being so responsive; very excited to have this development coming to Gahanna; also thanked King for comments.

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

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

[DR-0004-2015](#)

An application for Certificate of Appropriateness for Site Plan, Landscaping, and Building Design; for property located at 1601 Eastgate Parkway; Formerly Doc Thompson Plumbing; Ellen Thompson, applicant.

Attachments: [DR - 1601 Eastgate Pkwy - Ellen Thompson - Agenda Packet](#)

Gard gave summary of application; area map displayed; Columbia Gas is directly across the street; aerial map displayed; existing building is a white building with a red roof; not paved; we have a previously approved site plan with landscaping; Mr. Thompson passed away before building was completed; there was never any parking or landscaping installed; original Design Review had expired; Mrs. Thompson is making request for approval of Certificate of Appropriateness; what she has submitted is exactly the same site plan as was submitted originally; DR-0002-2013 approval expired; no changes submitted with current application.

Wester said a lot of questions; does this have stipulations that this be built as approved; need to hear from applicant; maybe at workshop; what's intended use; does that preclude from morphing into a more intense use.

Gard said not sure applicant received notice of tonight's meeting. Chair said continue this to next public hearing allowing Gard to communicate to applicant the desire to see site plan of what is being proposed; gives her an opportunity to address that; also landscaping; that gives her an opportunity to be present. Burba said do they have to at least pave the driveway. Gard said yes; will still have to meet code. Chair said it seems what is likely to occur is different than what is indicated on site plan.

A motion was made by Andrews that the Design Review was Postponed to Date Certain to the Planning Commission, due back on 4/22/2015. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

Priestas said attended MORPC State of the Region address; was a great presentation; found it on YouTube and will share that with Commission.

Department of Development

No report.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS: None.

J. POLL MEMBERS FOR COMMENT

Burba said there has been much concern on social media regarding development across the street with Shops at Rocky Fork where you can see all the mechanicals; do not remember that being so prominent; thought those were all on the back. Gard said did site visit this week; will be a menu board in front of those; anything that you see that is a different color will be painted to match existing brick; they are nowhere near finished. Burba said saw an email from resident regarding cell tower code review. Chair said saw that as well; seemed to be directed to Mayor. Gard said have had contact with Icemiller regarding that. Ewald said currently working on that; nothing to share at this point; there was a response; will follow up to make sure that is accurate. Chair said undertaking a revision to the wireless code is beyond our scope of expertise; contacting outside counsel is the right way to go in my opinion; read some wise comments regarding that particular social media site; wait until a development is complete before leveraging criticism.

Keehner said read that State of Ohio created something so municipalities cannot zone against fracking; won't be long before that extends to wireless facilities; might be wise to have some things in place with our guidelines on cell towers.

K. ADJOURNMENT: 7:50 p.m.

L. POSTPONED APPLICATIONS: