

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, April 12, 2000**

**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*

**Members Absent:** Phillip B. Smith

**Members Present:** Paul J. Mullin, Richard Peck, Cynthia G. Canter and David B. Thom

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

Gahanna Planning Commission met in Regular Session in the Council Chambers of the Municipal Building, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, April 12, 2000. The agenda for this meeting was published on April 3, 2000. Chair David B. Thom called the meeting to order at 7:04 p.m. with the Pledge of Allegiance led by Commission Member Canter.

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

None.

**C. APPROVAL OF MINUTES: March 22, 2000**

A motion was made by Mullin, seconded by Peck, to approve the minutes of March 22, 2000. The motion carried by the following vote:

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

**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.

**SWP-0004-2000**

SWP-04-00 To consider a subdivision without plat application to split 5.264 acres out of a 10.501 acre site; Larry Greenberg, applicant.

Chair opened Public Hearing at 7:10 p.m.

John Ingwersen, 1050 Bryden Road, Columbus, Ohio, stated he was speaking on behalf of Mr. Greenberg, thank Planning Commission for their time in workshop on this and for their direction.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:12 p.m.

A motion was made at this point in the meeting.

Mullin stated that it would be impossible to support this application due to several facts; the redevelopment of the Claycraft area is far to important to take lightly and to take on a parcel by parcel basis; have no master development plan for this area; there are a number of sites within the Claycraft area; lot split as proposed leaves the existing brick plant to the north only abutting Claycraft Road by approximately a 35' strip which due to

topography and water problems is not adequate for access; access to the site has been established by easement through the proposed lot split property; does not guarantee that access to the remaining part of the parcel to be re-subdivided will be maintained from this point forward; feel that what is being proposed is not in the best interest of the City in redevelopment of this site; this is a very small part of the entire picture that needs to be considered for proposals in this area.

Peck stated he shared some of Mullin's concerns; the overall quality of this project is good and it will be an attractive addition to the corridor; do share concern on the lack of a master plan; my greatest concern is access to the brick plant; share concern, as a practical matter and as a technical matter, that access needs to be maintained; am uncomfortable to say just let the easements work; believe we are creating problems for ourselves when we are not exactly sure what the usage will be or what the traffic patterns to proposed buildings will be; there is vacant land that could be rededicated; if that is a possibility then that needs to be done before I can support this application.

Canter asked Development or Engineer for their comments. Assistant City Engineer Komlanc stated that access to the northern property could be accomplished through the rededication of Morrison Avenue; we would pursue that option should the northern property come in for redevelopment. Canter asked if the application before us failed to provide adequate access; is it a safe and adequate split. Komlanc stated that it was.

MOTION by Canter, seconded by Greenblott, to approve SWP-04-00. ROLL CALL: Voting yes: Canter, Greenblott, Thom. Voting no: Turley, Mullin, Peck. Motion fails.

**This matter was Approved. The motion failed.**

Chair advised applicant of his right to appeal within 20 days to the Board of Zoning and Building Appeals; contact the Clerk of Council's office for further information.

#### **FDP-0002-2000**

FDP-02-00 To consider a final development plan to allow the construction of 3 buildings for property located at 960, 988 and 1020 Claycraft Road; John Ingwersen, applicant. (Public Hearing. Advertised in RFE on 3/02/00)

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

John Ingwersen, 1050 Bryden Road, Columbus, Ohio stated he was here as Greenberg's representative and has attended through many processes; wish to express our disappointment that process didn't adequately allow discussion of the elements here so that the process could be workable without an appeal process rather than a tabling for further discussion; development of this property is problematic; do believe in master planning; encumbrances on all the property has to do with brick plant and it has been difficult and almost impossible; Greenberg has had to do in a piecemeal fashion because of the legal baggage this property carries; the character of the corridor is important; this lot split was well considered and regret that we have to request we postpone the hearing on these; request a continuance so these may be discussed understanding of course that a subdivision without plat process needs to be accomplished before any development can take place; request these be tabled until such a time that we would resume these applications without starting over; would like staff comment so I can understand what the timetable would be for this.

Chair asked for opponents. There were none.

Ingwersen stated that there had been no discussion on aesthetics or if these were acceptable buildings for site. Thom stated he can't say that's true; don't recall opposition

to building design etc. but those two items are moot; discuss further the subdivision without plat and review the final development plan and design review to see if there are any other concerns; suggest you talk to Development Department.

Chair closed Public Hearing at 7:23 p.m.

Thom stated this item would be postponed to the May 10 meeting; will hold workshop on these on May 3, at 6:45 p.m.

**Postponed to Date Certain**

**DR-0013-2000**

DR-13-00 Certificate of Appropriateness for construction of 3 office buildings.

See discussion on previous application.

**Postponed to Date Certain**

**Z-0003-2000**

ZC-03-00 To consider a zoning change application to rezone 2.0+/- acres as SO, Suburban Office; current zoning CC, Community Commercial; in order to locate a Fraternal Order Moose Lodge; for property located at 335 W. Johnstown Road; Gahanna Moose Lodge 2463, applicant.

Chair opened Public Hearing at 7:24 p.m.

John Starkey, 2940 Sugar Grove Rd. Lancaster, stated he was the administrator of the Gahanna Moose Lodge; was here at last meeting where it was requested we supply a certified description of the property which we have done; feel every other issue has been addressed. Thom noted that we did receive a copy of the certification.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:26 p.m.

Motion was made at this point in the meeting.

Turley stated she would support this application because suburban office is more restrictive on the type of activities that can occur; feel it is in the best interest of the city in the long run to rezone; don't think Moose Lodge will be a bad neighbor.

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

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

**PP-0002-2000**

PP-02-00 To consider a preliminary plat application to allow development of a 10 lot office/warehouse complex; for property located at Taylor and Taylor Station Roads; Kenney Family Partnership by Exxcel Contract Management, Inc., applicant.

Chair opened Public Hearing at 7:27 p.m.

Chair asked for proponents. There were none. Chair asked for opponents. There were none. Chair noted receipt of letter from applicant requesting postponement until April 26. On the Preliminary Plat and withdrawal of the variance request.

Chair closed Public Hearing at 7:29 p.m.

**Heard by Planning Commission in Public Hearing**

**V-0005-2000**

V-05-00 To consider a variance application to vary Section 1155.05(a) to allow a reduction in the required front yard from 75' to 50'; for property located at Taylor and Taylor Station Roads; Kenney Family Partnership by Exxcel Contract Management, Inc., applicant. (Public Hearing. Advertised in RFE on 3/02/00 & 3/09/00)

See discussion on previous application.

**Withdrawn**

**Z-0001-2000**

Amended ZC-01-00 To consider an initial zoning application to zone 3.7+/- acres recently annexed as L-SO, Limited Overlay Suburban Office; and to rezone 8.7 acres zoned AR to L-CC, Limited Overlay Community Commercial; for 3.7 acres located at 5071 Shagbark Road and 8.7 acres located off Beecher Road; Canini & Pellicchia, Inc., Landowner by Glen A. Dugger, applicant.

Chair opened Public Hearing at 7:30 p.m.

Glen Dugger, Smith & Hale, 37 West Broad Street, Columbus Oh 43215, stated this property was located on the north side of road; a portion of this property, 8.5 acres, was previously zoned; adding acres to it to move the condo portion more internal to the triangle; add to it property that is adjacent; Beem Ditch is on the northwest side of this property and looking to zone subarea A as a continuation of the office site; are a total of 4 subareas in these zoning applications; 3.7 acres in northwest corner of the site is subarea A with a requested zoning of L-SO; subarea B is currently zoned AR and request is for L-CC; proposal there is to develop commercially for uses which would take advantage of the traffic generated along Beecher Crossing; condo proposal is 6.3 acres in center and is subarea D and request is for L-AR; "home plate" portion is a 2.5 acre site located on Johnstown Road and referred to as subarea C and requested zoning is also L-SO; discussed a little in workshop last week; feel this is a far better arrangement of land uses than presently exist; immediately to the north has been zoned for condo purposes; condo portion of this abuts that as well as the proposed YMCA site; suburban office will be on Johnstown as well as the acreage on Beem Ditch to take advantage of the scenic ravine; construct Beecher Crossing North to provide access to area B, office and condo projects; this plan is consistent with the triangle plan; overall this is a good integration and coordination of a number of uses that have been able to be hooked together by the applicants; one of the guidelines and suggestions in the North Triangle Plan was to try and conglomerate uses; uses that make better sense and to a high degree feel this meets that goal; glad to answer any questions; will be at workshop next week for further discussion.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:34 p.m.

Chair stated this item would be discussed in workshop on April 19 at 6:00 p.m.

Canter stated applicant should be made aware that discussion at workshop will be held on limiting uses in some of the commercial categories; want to be a little tight with some uses; will be looking at those industrial classifications; be prepared to discuss as that will probably be the main focus.

**Heard by Planning Commission in Public Hearing**

**Z-0005-2000**

ZC-05-00 To consider a zoning application to rezone 2.484 acres as L-SO, Limited Overlay Suburban Office and 6.299 acres as L-AR, Limited Overlay Apartment Residential; for 8.94 acres currently zoned ER-1; property located at 4417 Johnstown Road; Canini & Pellicchia, Inc., contingent purchaser by Glen A. Dugger, applicant.

See discussion on previous application.

**Heard by Planning Commission in Public Hearing**

**Z-0004-2000**

ZC-04-00 To consider a zoning application to rezone 2.107 acres as L-SO, Limited Overlay Suburban Office; for property located at 448 Johnstown Road; M & M Management Co., by Doug Maddy, applicant.

Chair opened Public Hearing at 7:35 p.m.

Glen Dugger, Smith & Hale, 37 W. Broad St., stated he was present representing the applicant; is a 2.6 acre tract on the southeast side of Johnstown Road; is opposite the old Certified station at Cherrybottom; presently has on it a small single family home and garage which exceeds the size of the home; is nicely wooded and has a slight rise; 10' or so above the grade of Johnstown Road ; is nicely wooded although not heavily wooded; consequence is to accommodate an office village; take the buildings and convert existing building to an office and add three more buildings; total square footage is slightly over 11,000 s.f. on 2.6 acres; as a part of the concept of this residential feel; truck parking will be behind and to the east. Parker has specified on the site plan the existing trees and buildings have been arranged to accommodate preservation.

George Parker, 106 Short Street, stated he was the architect for this site; presented photos looking various directions on the property; property is located on the bend in the road; existing home is shown on the plan as building A; driveway shown on the plan is improved; is a rise in the slope of the land by almost 10' up to the center; is an old garage on the property along south property line; garage is to be replaced with an office building.

Dugger stated they had met with some adjacent property owners to the east and south; revised the plans accordingly to rearrange parking to accommodate those discussions; aware of the sensitive nature of this site; think it is a perfectly appropriate use for intersection of this type; proposed complex is of a residential style and character; happy to answer any questions; have done a good job of siting buildings, managing the architecture, and dealing with some site characteristics; feel this is an appropriate use for that corner; there is some fair level of visibility; glad to address items at workshop.

Chair asked for opponents. Pat Anthony, 445 Colony Place, stated she was contiguous and directly behind the property; very much opposed to this zoning change; first plan they gave us had parking lot right back to our fence line; did change it but there is still a parking lot in our back yard; moved into an established residential community and we have concerns about crime and property values; if zoning changes like this go in offices usually mean a decrease in property values; a realtor told us that for us it would be by about \$5,000; applicant bought land at an auction and would like to see it stay residential; am not opposed to residential; can put another home or two there but are opposed to offices.

Chuck Carter, 50 Walcreek Drive, stated he was very concerned with this change; think it is a domino effect with spot zoning on Johnstown Road; is a residential area and should stay that way; other homes are on 62.

Phil Bolcar, 87 Highmeadow, stated his property does not abut this zoning change; basically here to voice my opposition to this; looking at spot zoning in a decidedly residential neighborhood; would hate to see this take place in other areas in Gahanna; looked at many communities and chose Gahanna because it is mostly residential in nature; needs commercial to balance but needs to stay in zoned commercial areas not in mostly residential areas.

David Fisher, 504 Cherrybottom, stated he also owned the property at 486 Cherrybottom and 477 Johnstown; basically own all property, about 7 or 8 acres, across and surrounding the old Certified station; challenge Dugger's statement of appropriate; this is a residential area; City put a lot of time, money, and effort in Heartland plan and this is in direct opposition to that; can tell you from my own perspective that I have been assured repeatedly by various administrative personnel that this would stay residential; as recently as 8 months ago when I noticed property was being amassed I checked again and asked if I needed to have a concern that it would change; was assured again that corridor always has been and would remain residential; challenge the use of current curb cut and an additional curb cut; travel that area any time in the day and you would know how congested that area is; know how difficult it can be to gain access; that amount of office space without limited access would be a serious traffic nightmare for the city; comment to you generally that feel there would be more people here if they could have seen the sign; zoning change sign is buried behind a number of pine trees; challenge you in other applications to make sure signage is placed visibly ; ask people in attendance who are opposed to stand. (Clerk's note: 14 people stood in opposition). Thom noted he would have Zoning Administrator check on sign placement.

Richard Wagner, 417 Colony Place, stated he was not right next to proposed change; but feel that if this is approved it will go right down Johnstown Road towards Olde Gahanna; moved into this area because it is quiet residential; concerned about such a commercial move in that corridor; thank you.

Lynn Stewart, 561 Laurel Ridge, stated she was very concerned about this change of zoning; look at time, effort, and dollars spent in the improvement of Olde Gahanna, this area is a gateway coming from Hamilton Road into Olde Gahanna and to put in an office building complex in the middle of an established residential neighborhood is unthinkable; could not understand why anyone would consider it an appropriate use; traffic has been greatly improved with the light but it is still a dangerous intersection; add traffic coming out of businesses with two driveways will add to the confusion and congestion; lastly it is so important to consider property values of neighbors; agree with people who spoke earlier; suburban office would decrease property values.

Chair asked for rebuttal. Dugger one of the things not talked about previously is that we understood going in there would be people concerned about this and burden is on us to show that the physical form of what we are proposing fits; question statement of a quiet residential area; agree to a certain extent but traffic is horrible on 62 so don't think you necessarily have a quiet neighborhood; this is a fairly significant intersection in the city; need to show drawings, which are in the works, of the elevations of the buildings; will bring them to workshop and you will see overall impact of this is not to the extent that everyone thinks it will be; understand concerns that have been raised but economics play a part.

Chair closed Public Hearing at 7:56 p.m.

**Heard by Planning Commission in Public Hearing**

**FDP-0003-2000**

FDP-04-00 To consider a final development plan to allow for a building addition and renovation; for property located at 104 Mill Street; Bryon H. Carley by Danny Popp, Architect, applicant.

Chair opened Public Hearing at 7:57 p.m.

Danny Popp, DPP & Associates; 855 E Cooke Road, stated they were here about a year ago in regard to this project; thank you for that but since that time we have been looking at everything together and to make the project economically feasible need to increase

square footage to increase financial base ; not changing the look of the building; variance for 5 parking spaces; incorporated more green space; feel we have come up with a favorable solution.

Dan Miller, DPP & Associates, stated last year the variance was on aisle widths; that was the parking issue; there was no parking downtown last year; now there is a new parking lot and Town St. has been opened up with parking spaces; additional space adds a lot to the design; there is an additional 975 s.f.

Chair asked for opponents. There were none.

In response to question from Mullin if we were getting into a situation with a variance on top of a variance, D'Ambrosio stated she would have an answer at workshop.

Chair closed Public hearing at 8:01 p.m.

**Heard by Planning Commission in Public Hearing**

**V-0008-2000**

V-08-00 To consider a variance application to vary Section 1163.02, number of parking spaces; to allow for a building addition and renovation; for property located at 104 Mill Street; Bryon H. Carley by Danny Popp, Architect, applicant.

See discussion on previous application.

**Heard by Planning Commission in Public Hearing**

**DR-0018-2000**

DR-18-00 Certificate of Appropriateness; 104 Mill Street, Bryon Carley by Danny Popp, Architect, applicant.

See discussion on previous application.

**Discussed**

**CU-0006-2000**

C-6-00 To consider a conditional use application to allow for outdoor display and storage; for property located at 407 Granville St., BP Oil, applicant.

Chair opened Public Hearing at 8:02 p.m.

Tina Qamar, BP Oil, 407 Granville Street, stated she was here for BP for their outdoor displays; requesting by the front entrance for pop display in summer and antifreeze in winter; also requesting a mulch display over by the pay phones.

Chair asked for opponents. There were none.

Canter asked if Qamar had authority to delete any or all of the request or is it all or none. Qamar stated she can work with Commission. Canter stated she was not tremendously opposed to soda but am extremely opposed to mulch; have worked very hard for the last 2 years to eliminate the 6 foot aisles of mulch throughout this city; have had numerous comments thanking us for that.

In response to question from Greenblott, Qamar stated the pop would be stacked no higher than 4'; application says no more than 48". In response to question from Thom, Qamar stated she would not have a problem removing the mulch from the request.

Chair closed Public Hearing at 8:04 p.m.

**A motion was made by Mullin, seconded by Canter, to approve CU-0006-2000 subject to the stipulation that the request for the mulch display be deleted from the application. The motion carried by the following vote:**

**Absent      1      Smith**



Yes 4 Mullin, Peck, Canter and Chairman Thom

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS:**

**FP-0002-2000**

FP-02-00 Final Plat, The Park at Harrison Pond, The Villages at Rocky Fork, Section 10, Part 2; EMH&T, applicant.

Mark Ward, EMH&T, 170 Mill Street, stated this was the next to the last section of Villages at Rocky Fork; should only be one more section unless it gets split in two; this plat is for 28 single family lots on 16+ acres; there is a connection to Clark Sate and a stub to the north ; engineering has been done and approved; glad to answer any questions.

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

Yes 4 Mullin, Peck, Canter and Chairman Thom

Absent 1 Smith

**DR-0017-2000**

DR-17-00 Certificate of Appropriateness for Signage; The Greens at Clarenton by M/I Homes, Inc., applicant.

Ray Regal, Morrison Sign Co., stated they do the signs for MI Homes; went through workshops on sign that was up for about 24 hours; thought they had their signage approved by MI and they did not; this sign has been approved by them.

Peck asked if this sign is up now. Regal stated it was. Mullin stated that was his point; is there something in the code that sign people don't understand in getting permits and approvals; will vote in favor of this, even though it is after the fact, because it is a far superior sign to the one I voted against last time; am getting very tired of sign industry ignoring the sign code, doing their own thing, and pleading ignorance or what have you, and then begging for approval because of something that shouldn't be up there. Regal stated they would then be without signage. Mullin stated that was not the problem of the Planning Commission.

In response to question, D'Ambrosio stated the sign company will be fined at time of permit. Greenblott stated that since fines do not increase if a company continues to do this, some other type of penalty should be explored with various options and a possible code change should be implemented. Thom stated this happens quite frequently in sign industry in general.

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

Yes 3 Mullin, Canter and Chairman Thom

No 1 Peck

Absent 1 Smith

**DR-0020-2000**

DR-20-00 Certificate of Appropriateness for Signage; 471-E Morrison Road; Hanger, Inc. by Ritchey Advertising Inc., applicant.

Joseph Ritchey, Jr., 635 Brown St., Zanesville, stated this was simply a face change at this strip center; is a dark bronze background; routed aluminum face like everything else; the new logo has teal lettering for hanger; teal is the same color that exists in the

center; not a new tenant, just changed their name; hanger is teal and prosthetics and everything else is white; are various colors throughout center.

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

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

**DR-0022-2000**

DR-22-00 Certificate of Appropriateness; Gahanna Lincoln High School; 140 S. Hamilton Road; Gahanna Jefferson Public Schools, applicant.

Bob Mehl, 140 S. Hamilton Road, stated they were requesting a small addition to front of Lincoln; is a cafeteria expansion; will look similar to classrooms that go across the front of the building; question was raised with regard to concern about windows being below the rest of the front; they will be identical so front of building will match; everything will match; doors are there but they will be emergency exit only; all materials will match existing; brick will be as close as we can get.

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

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

**DR-0023-2000**

DR-23-00 Certificate of Appropriateness for Signage; 1385 Blatt Blvd., Evans Columbus Corp., applicant.

D'Ambrosio stated we were still awaiting one piece of information on this application. Applicant was notified administration would be requesting postponement until application is complete. Requesting postponement to April 26 meeting.

**Postponed to Date Certain**

**DR-0021-2000**

DR-21-00 Certificate of Appropriateness; 4733 Morse Road; Shell Oil Co., applicant.

Jonathon Woche, McBride, Dale & Clarion, Cincinnati, stated they were here tonight requesting modifications to existing store at southwest corner of Morse and Hamilton; believe you received elevation drawings; proposing changes to building, car wash, and canopy; Shell is in process of modifying their image with this retail visual identity program; this is a North American effort to match the international colors and image; key component of that image change is the modification from gray and yellow to yellow and red color combination; this is driving force behind the request; change would not modify the existing limestone finish on the building; building, car wash and canopies would not be modified; fascia material around the top and around the car wash are asked to be modified; existing material is dark gray with yellow accents; modifications are to changes as follows - front of the store to be modified to have red accent band to left of entrance with yellow fascia over main part of building and white on east and west elevations; yellow wainscot to be painted to gray color to ground the building; existing building has pitch in the fascia which is artificial; requesting removal of that; car wash has slightly different modification; in addition to yellow, Shell has made application for a red accent band around the car wash which is located behind the facility; only a portion of exit can be seen from Morse Road; request also includes a formula finish and oval sign as shown; on the left front elevation of the car wash, canopy is being requested to be modified from gray and yellow to the emblems on either side of canopy; will be red accent trim on bottom of canopy; Shell square images would be removed and letters spelling Shell would face Morse; spangles would be removed and replaced with gray bands; about 3' in width connecting existing pumps; signage on those would be

removed; columns would be painted white to accent limestone and dispensers have treatment on top of the pump; not real familiar with your process but would be glad to come to workshop; in summary, primary changes are changes in color from gray to yellow and overall reduction of signage on site; glad to answer any questions. In response to question on whether any stations in the area had been converted that members could view, Mike Casiole, Civil Engineer for Shell, stated that a site on Cleveland Avenue was completed; don't have a store exactly the same layout as this site but have also completed the color changes to the site at 161 and Sinclair; actual features and lights; not intending to take anything down just relocating colors; did not have color samples but have them now; bring them back to workshop. In response to question as to whether Shell was open to any possible changes, it was noted that they would be open to a change in location but have put colors together to be a nationwide project; can't answer on amount of yellow; maybe eliminate some features but not an overall change; are in multiple communities; are at different stages in different places because of this. Mullin stated that a part of the submission was a drawing of the Tuttle Crossing car wash building which does not correspond to our building. Woche stated that colors on the building are same as we would ask for at this site; at Tuttle site is an added on tower at entrance and exit ends approximately 5'4" in length; some sites have oval ends to the building; is part of their formula finish car wash feature; open to negotiation on towers; have no real function. Canter noted that the formula finish sign is 22.5 s.f. beyond sign limit from original packet approved. Woche noted they would be swapping out the car wash sign; will go through item by item; much easier to discuss in workshop.

Turley stated she wanted applicant to know that we worked really hard to get this to blend and harmonize with this center and it does work; have severe concerns and problems with what is being proposed; can't speak for everyone but from my viewpoint be prepared to make changes before it gets my approval. Mullin stated his concern was not so much the shade of yellow as the existence of yellow.

Chair stated this item would be discussed at 7:05 p.m. in workshop on April 19.

**Discussed**

**CC-0012-2000**

To consider a change to Section 1151.02, Permitted Uses, of Chapter 1151, Planned Districts and Chapter 1155, M-1 Manufacturing, of the Codified Ordinances of Gahanna.

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

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

**I. OFFICIAL REPORTS:**

**City Engineer.**

Komlanc stated he welcomed everyone to the public meeting to be held tomorrow evening regarding the Morrison/Rocky Fork/Hamilton intersection; meeting begins at 6:00 p.m.

**J. CORRESPONDENCE AND ACTIONS**

Clerk noted that Dave Haney of City Telecommunications has been invited to the May 3 workshop to address the proposed legislation on cellular towers; he is city consultant who helped draft this code section and will be available for questions and discussion; will be the first item on the agenda.

**K. POLL MEMBERS FOR COMMENT.**

Greenblott questioned the purpose of students being here and discussion was held with students. Greenblott noted that it was bothersome to her to try to listen to speakers over rows of kids talking to each other and getting up and leaving; feel many students were rude this evening and should not get credit; if you take on something you should do it right; commend those students who stayed for the entire meeting.

**L ADJOURNMENT - 8:39 p.m.**

A motion was made by Chairman Thom, seconded by Mullin, to Adjourn. The motion carried unanimously.

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

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

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

\_\_\_\_\_  
Chair Signature