

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, June 27, 2012

Commission may caucus prior to Regular Meeting

7:00 PM

City Hall

Planning Commission

Jennifer Tisone Price, Chair

David B. Thom, Vice Chair

David K. Andrews

Joe Keehner

Kristin Rosan

Donald R. Shepherd

Thomas J. Wester

Stacey L. Bashore, Deputy Clerk of Council

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, June 27, 2012. The agenda for this meeting was published on June 22, 2012. Chair Jennifer Price called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission member Kristen Rosan.

Members Present: Jennifer Tisone Price, Kristin E. Rosan, Donald R. Shepherd, Joe Keehner and Thomas J. Wester

Members Absent: David K. Andrews and David B. Thom

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

There were none.

C. APPROVAL OF MINUTES: June 13, 2012

A motion was made by Shepherd, seconded by Keehner. The motion carried by the following vote:

Yes	5	Price, Rosan, Shepherd, Wester and Keehner
Absent	2	Andrews and Thom

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.

There were none.

E. APPLICATIONS:

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.

F. UNFINISHED BUSINESS:

V-0012-2012

To consider a variance application to vary Section 1165.08(b)(6) of the codified ordinances of the City of Gahanna; to allow more than one pole sign and to allow the setback to be less than 15' from the public right of way; for property located at 210-258 Granville Street; by Leatherbuck, LLC, Stephen Rechniteer, applicant. (Advertised in the RFE on 6/7/12)

Chair stated this application would be postponed until July 11th.

A motion was made by Rosan, seconded by Shepherd, that this matter be Postponed to Date Certain to the Planning Commission. The motion carried by the following vote:

Yes	5	Price, Rosan, Shepherd, Wester and Keehner
Absent	2	Andrews and Thom

CU-0013-2012

To consider a Conditional Use application to allow placement of a storage container; for

property located at 60 Stygler Rd.; current zoning CC-Community Commercial; by CVS, Shaun Hanzel, applicant. (Advertised in the RFE on June 7, 2012)

Gard reviewed the application with the Commission.

Shaun Hanzel, 2499 Abbeyville, Valley City, OH; on behalf of CVS; applying for continued use of the storage container; from my knowledge it has been there for four years; became an issue; should have taken the proper steps; there is no storage of perishable items; all steel construction; store has a very limited storage area inside.

Chair asked for any opponents. There were none.

Hanzel stated that it is really needed; they are telling me to get it done. Shepherd asked in what capacity do you work with CVS; do they rent the containers from you. Hanzel stated my company is employed by CVS; we have 113 stores; covers the whole state. Shepherd asked if there were any reason the merchandise couldn't be stored in a proper storage area or brought in by trucks. Hanzel stated he didn't know other than convenience; CVS has truck deliveries on Tuesday and Wednesday; employees can load it in right there. Shepherd asked why didn't CVS plan for this when they built the building. Rosan clarified that they purchased the building that way. Wester stated after four years it is becoming more permanent than temporary; is this something that is going to be there permanently. Hanzel answered yes. Wester asked if there was anything that could be done to make it blend in with the building. Hanzel stated we could paint it to match. Wester asked about the possibility of putting up a wall similar to what is required for dumpster enclosures. Price stated she wasn't sure whether there would be room back there; pretty tight between container and shrubbery. Rosan clarified that the drive thru pharmacy traffic drives around the container. Wester stated he would like to see it painted to blend in with the building. Rosan asked do you have authority to discuss landscaping. Hanzel stated the only landscaping he dealt with was parking lot issues. Rosan stated if we are talking about something permanent that you can see from Stygler she would like to see a wall or some landscaping without it getting into the right of way. Gard stated that a wall would be better; right up against the building; not a lot of room for anything else; a wall across one end from Stygler. Hanzel stated I can address that with CVS; could be a shadowbox fence. Price asked if there could be possible safety issues with combustible wood framing. Hanzel stated we could do chainlink with slats; will go to CVS and take the necessary steps to build whatever is requested. Price asked if he saw the note from the Building Department about it needing to meet Ohio Building code. Evans stated that would come after Planning Commission approval; it will have to go through the Building Department process for a permit. Shepherd asked that the Fire Department be asked for comments on putting up a wall. Evans stated she would circle back with the Fire Department and ask them to review any changes. Price asked what is the issue if the Building Department doesn't sign off on it. Gard stated they would have to remove the unit. Price asked if there was a way to add onto the existing building and still be in compliance; create a small add-on for their storage needs. Gard answered yes. Shepherd stated he would like to see it taken care of right away. Price suggested putting a one year time frame on the Conditional Use until they have a more permanent solution. Wester stated he would prefer six months. Gard stated that corporate will not move that fast. Hanzel stated he would propose all options to CVS.

RECOMMENDATION: Postponed to July 11, 2012

A motion was made by Shepherd, seconded by Rosan, that this matter be Postponed to Date Certain to the Planning Commission. The motion carried by the following vote:

Yes 5 Price, Rosan, Shepherd, Wester and Keehner

Absent 2 Andrews and Thom

G. NEW BUSINESS:

DR-0018-2012

To consider a Certificate of Appropriateness for Building Design; for property located at 358 North Hamilton Rd.; by Affordable Uniforms, Frederick Sambor, applicant

Gard reviewed the application with the Commission.

Mike Ore, 6972 Ballan Trae Loop, Dublin, OH; stated his company would be handling the demolition of the inside of the store; going from three small windows to storefront that matches existing store fronts; all will be painted to match existing building; making it more open; a huge aesthetic improvement. Shepherd asked if the opacity of the windows would be the same. Ore stated we will be matching up everything to the storefront; all of the materials will match. Price asked if this would be school uniforms or occupational. Ore stated it would be for medical uniforms.

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

Absent 2 Andrews and Thom

Yes 5 Price, Rosan, Shepherd, Wester and Keehner

DR-0019-2012

To consider a Certificate of Appropriateness for a Patio; for property located at 953 E. Johnstown Rd.; by Bar 62 dba Lounge 62, Jove Domazetovski, applicant

Gard reviewed the application with the commission

Rosan asked do your letters to the applicant explain that we could rule unfavorably even if they are not present; may help if they knew the importance of appearing and answering questions. Shepherd asked if the Building Officer and Fire Department need to look at it. Evans stated it is the same footprint. Gard stated they were given the opportunity to comment. Price stated she would like to see the applicant to discuss the situation; there is zero visibility. Wester stated he shared those concerns; would like to know if this was a public safety issue or a nuisance; much different than other patios. Price clarified that if this was not approved it would have to be taken down or built as it was originally approved.

RECOMMENDATION: Postponed to July 11, 2012

A motion was made by Wester, seconded by Shepherd, that this matter be Postponed to Date Certain to the Planning Commission. The motion carried by the following vote:

Yes 5 Price, Rosan, Shepherd, Wester and Keehner

Absent 2 Andrews and Thom

H. COMMITTEE REPORTS:

Hamilton Road Corridor Committee -Andrews

Leah we will be working with consultant to set the first date for a meeting.

I. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

Evans reported that a recent survey for American Planning showed 79% supported community planning.

Chair.

No report.

J. CORRESPONDENCE AND ACTIONS.

None

K. POLL MEMBERS FOR COMMENT.

Rosan stated it may be a good time to discuss the cross access agreement the Hunter's Ridge shopping center after request to alter the building. Shepherd stated the Creekside Blues and Jazz festival was great.

L. ADJOURNMENT.

Adjourned at 7:46 p.m.; Motion by Shepherd

M. POSTPONED APPLICATIONS:

Isobel L. Sherwood, MMC
Clerk of Council

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

Chair Signature