

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, March 8, 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*

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. The agenda for this meeting was published on March 2, 2000. Chair David B. Thom called the meeting to order at 7:04 p.m. with the Pledge of Allegiance led by Commission Member Cynthia G. Canter.

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

C. APPROVAL OF MINUTES: February 23, 2000

A motion was made to Approve. The motion carried by the following vote:

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

E. APPLICATIONS:

Chair stated Public Hearing Rules that would cover all Public Hearings this evening. Assistant City Attorney Ray King administered an oath to those persons wishing to present testimony this evening.

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 & Pellecchia, Inc., Landowner by Glen A. Dugger, applicant.

Chair opened Public Hearing at 7:06 p.m.

Larry Canini, 430 Beecher Road, stated he would like to postpone this item for the time being; due to circumstances with the passing of Dugger's father, have had to put the refileing of this application on the back burner; hoping to get back to business in the next 7 to 10 days and get application more organized and resubmitted.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:07 p.m.

Heard by Planning Commission in Public Hearing

S-0001-2000

To consider the Gahanna Creekside Trailway Loop Study dated 11/99; to obtain public input for recommendation to Council for adoption of said plan. (Public Hearing held 2/09/00 & 2/223/00 and to be reopened)

Chair opened Public Hearing at 7:08 p.m.

Karl Wetherholt, City Engineer, stated study is a city project to extend a bikeway and pedestrian loops with bridge across Big Walnut Creek by Friendship Park and connect existing walkway on island with the west side and to extend what has been started; loop study gives a basis for some ideas of where loop could go and some alternatives that can be looked at; also this gives opportunity to draw public comments; will also provide information for grants to try and get funding for the other portions; was submitted to City Council who sent it to you for your review.

Chair asked for opponents. There were none.

Thom stated there were questions at last meeting regarding the low bridge and explained

those to Komlanc and asked him to be prepared to answer those next week.

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

Chair stated this item would be discussed in workshop on Tuesday, March 14 at 6:00 p.m.

Discussed

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 7:10 p.m.

Chair stated a letter had been received from Ingwersen requesting this item be postponed to the March 22 meeting. Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:11 p.m.

Heard by Planning Commission in Public Hearing

DR-0013-2000

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

See discussion on previous application.

Discussed

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 7:12 p.m.

John Starkey, Administrator; 2940 Sugar Grove, Lancaster OH 43130, stated he was present representing the Moose Lodge whose current address is 73 N. Stygler Road; proposing to move the lodge over to the former Margarum Funeral Home; is a fraternal organization that has been in existence since the late 1800's; Gahanna Lodge is a subordinate leg of the Loyal Order of Moose; details about the organization were sent to you in a packet with the application telling you what we do; are very community oriented and family oriented; think we can be a great boon to the community; will do anything we can to help and support community activities as we have in the past; this zoning change will allow us to move out of a strip mall and allow us to move into our own facility.

Chair asked for opponents. Jessie Hamm, 329 W. Johnstown Road, stated the funeral home directly abuts their property on the north side; have some concerns and or questions; don't know who can answer; why does it need a zoning change to have them use the building. D'Ambrosio stated that existing zoning does not permit a fraternal lodge in the zoning classification. Hamm questioned why the difference; questioned what new zoning category permits; am opposed to having a facility that permits liquor by the drink in our neighborhood; residences abut this property on all sides but one which is owned by Licklider; McKeag's, Harlor's and ourselves are residential properties; next two properties are residential; 3 lots west of this site are for sale right now to be developed into homes; one of our concerns is that we don't know what they do; have heard they have liquor by the drink; also that gambling goes on in their organization; are opposed to that; also question that if the property is rezoned will it be surveyed; when we purchased our property found that the Margarum parking lot was on

our property; want it delineated so we know exactly where they think their property is; we have by deed a 16' right of way on the east side of the property; currently not developed other than 8'; but need to be aware that we have the right to do something with that 16'; McKeog's have a permanent easement with that property; in conjunction with the McKeog's, want to let the Moose Lodge know that we do plan to do something; question hours of operation; we don't use air conditioning and in the summer sleep with our window open; have had sleep interrupted by Wonder Bread loading trucks at 4:00 a.m.; concerned about time and hours of operation; is it 7 days a week with hours going late in the night or early morning; are there any plans to use parking lot for anything else; been told that they could develop something like volleyball courts and horseshoe courts like Gatsby's; if that's lighted will they go on all hours; want to know if drinking is permitted; are they applying for liquor license; if applying anyone can come off street and purchase; is it hard liquor or beer; are opposed to any gambling in that facility or in a residential area; may have more later.

D'Ambrosio stated that the Development Department had suggested it be rezoned to Suburban Office; fraternal organizations are permitted in the SO district; is zoned CC now; with the possibility of further development or redevelopment on W Johnstown Road, we wanted to stay with more Suburban Office or residential; if they would decide to sell in a couple of years we wouldn't have to worry about high end commercial trying to come in; feel it fits with character of the area; can supply Hamm with Suburban Office code compared to Community Commercial and share with her the application submitted; will get written statement from lodge regarding some of her questions; will address for workshop; SO code was reviewed prior to the submission of this application and did not find any conditional or permitted uses that should be excluded.

Mullin noted that under CC, permitted uses include liquor stores as well as eating and drinking places including carryouts and a variety of other retail and apparel uses; is much more generalized than under Suburban Office which is generally limited to professional offices of one type or another, institutions, organizations and associations, as well as administrative and business.

Peck asked if part of reason for recommendation is so that any future use will be consistent with low density uses. D'Ambrosio stated that it was; did discuss with City Attorney Weber; if a use is not represented in any zoning district, then we could vary the conditional use section of a particular zoning category and then grant a conditional use; however, if there is a zoning category where a use is not permitted or conditional, we need to follow the rezoning procedure; feels that is the more appropriate way to handle.

Chair asked for rebuttal. Starkey stated that they will be more than happy to sit down and discuss any concerns with Hamm; try to be a good neighbor; they voiced concerns to one of our members who invited them to the lodge to discuss; will do anything we can to resolve any problems that might exist.

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

Chair stated this item would be discussed in workshop on Tuesday, March 14 at 6:30 p.m.

Heard by Planning Commission in Public Hearing

CU-0007-2000

C-05-00 To consider a conditional use application to allow a fraternal organization in a Suburban Office Zoning District; for property located at 335 W. Johnstown Road; Gahanna Moose Lodge 2463, applicant. (Public Hearing)

Clerk stated this item had been administratively withdrawn; a fraternal order lodge is a permitted use in a suburban office district so there is no need for the conditional use.

Withdrawn

V-0006-2000

V-06-00 To consider a variance application to vary Section 1171.04(a)(7) to allow a privacy fence in a front and/or side yard; for property located at 731 McCutcheon Road; Marc A. & Angela R. Stetzer, applicants. (Public Hearing. Advertised in RFE on 3/2/00)

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

Angela Stetzer, 731 McCutcheon Road, stated they were asking that consideration be given to their variance request; don't feel fence is causing any general detriment; ask for your approval.

Thom asked if the fence was up. Stetzer replied that it was; configuration of lot is difficult. Canter asked where the fence would be if it met code. Stetzer stated that it was in exact location of prior fence; if chain link had been used we would not have needed a permit; fence meets setbacks; variance is to allow the privacy fence in the front and side yards. Greenblott questioned if the fence interfered with any sight triangles. Stetzer stated it did not.

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

Motion was made at this point in the meeting.

Peck stated he had gone out and looked at the property; on the longest side the visual impact is dramatically impacted because of location and the down slope of I-270; is a relatively short distance; don't see that it dramatically impacts; do understand why they see it as a necessity with so much of the yard taken up by easements; will support the application.

Mullin stated he felt that request is appropriate particularly since applicant has respected the building lines and setback lines inherent to the property and alignment; not dealing with situation like we have before where applicant requested construction in front of an established building line;

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

F. UNFINISHED BUSINESS:

SWP-0002-2000

SWP-02-00 To consider a Subdivision Without Plat application to create 3 parcels of over 1 acre each on Clark State Road; HMI Properties, Ltd., by Jeff Strung, applicant.

Jeff Strung, EMH&T, 170 Mill Street, stated he was present on behalf of HMI; this is residue of acreage that was not platted through the preliminary plat process; felt it was best way to accomplish; this property does not require any improvements - road, sanitary or storm; tabled this application 2 weeks ago on concerns of Franklin County on curb cut approvals; met with County to address those issues; in this area part of the roadway is in Gahanna and County has backed off and no longer have a problem with the curb cuts; lots meet all requirements of the zoning; have discussed with Wetherholt the annexation of portions of the roadway with regard to Sally Lewis tract; as far as this application goes, we are in compliance and request your approval.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

G. NEW BUSINESS:

CC-0001-2000 To consider a recommendation to Council for a change to Section 1167.18, Screening of Trash Containers or Receptacles, of Chapter 1167, General Development Standards, of the Codified Ordinances of Gahanna.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

CC-0002-2000 To consider a recommendation to Council for change to Section 1123.26, Garage, Two Car, and the addition of 1123.40(a), No Build Zone, of Chapter 1123, Definitions, of the Codified Ordinances of Gahanna.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

CC-0003-2000 To consider a recommendation to Council for code change to Section 1136.08, Yard Requirements, of Chapter 1136, ER-1 Estate Residential Districts, of the Codified Ordinances of Gahanna.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

CC-0004-2000 To consider a recommendation to Council for change to Section 1137.08, Yard Requirements, of Chapter 1137, ER-2 Estate Residential Districts, of the Codified Ordinances of Gahanna.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

CC-0005-2000 To consider a recommendation to Council for change to Section 1139.08, Yard Requirements, of Chapter 1139, SF-1 Residential Districts, of the Codified Ordinances of Gahanna.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

CC-0006-2000 To consider a recommendation to Council for a change in Section 1141.08, Yard Requirements, of Chapter 1141, SF-2 Residential Districts, of the Codified Ordinances of Gahanna.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

CC-0007-2000 To consider a recommendation to Council for a code change to Section 1143.08, Yard Requirements, of Chapter 1143, SF-3 Residential Districts, of the Codified Ordinances of Gahanna.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

CC-0008-2000

To consider a recommendation to Council to change Section 1145.06, Yard Requirements, of Chapter 1145, R-4 Residence Districts, of the Codified Ordinances of Gahanna.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

CC-0009-2000

To consider a recommendation to Council for change to Section 1147.08, Yard Requirements, of Chapter 1147, MR-1 Residential Districts, of the Codified Ordinances of Gahanna.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

CC-0010-2000

To consider a recommendation to Council for change to Section 1153.03, Downtown Single Family, of Chapter 1150, Olde Gahanna Downtown District, of the Codified Ordinances of Gahanna

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

CC-0011-2000

To consider a recommendation to Council for change in Section 1197.05, Certificate of Appropriateness Required, and Section 1197.10, Variances Required, of Chapter 1197, Design Review, of the Codified Ordinances of Gahanna.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

J. CORRESPONDENCE AND ACTIONS

Chair advised that the next quarterly planning session has been set for Wednesday, May 31 at 6:00 p.m.

K. POLL MEMBERS FOR COMMENT.

Greenblott congratulated D'Ambrosio, Gibson and Rittner on their Creekside proposal; was a first class presentation.

Thom wished White well on her surgery; hope to see her back with us soon.

L. ADJOURNMENT - 7:48 p.m.

A motion was made to Adjourn. The motion carried unanimously.

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

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

Chair Signature