

# City of Gahanna

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## Meeting Minutes - Final

**Wednesday, July 24, 2013**

**7:00 PM**

**City Hall**

## **Planning Commission**

*Donald R. Shepherd, Chair*

*David Andrews, Vice Chair*

*Joseph Keehner*

*Jennifer T. Price*

*Kristin Rosan*

*David B. Thom*

*Thomas J. Wester*

*Donna L. Jernigan, MMC, Senior Deputy Clerk of Council*

**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 July 24, 2013. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission Member David Andrews. Agenda for this meeting was published on July 19, 2013.

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

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA.****C. APPROVAL OF MINUTES: Regular Meeting July 10, 2013**

A motion was made by Wester, seconded by Andrews, to approve the minutes of the July 10, 2013 Regular Meeting. Motion carried by the following vote:

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

**D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.****E. APPLICATIONS/PUBLIC HEARINGS:**

**CU-0003-2013** To consider a Conditional Use application to allow a 3.93 acre portion of the parcel to be used for Agricultural purposes; 500 North Hamilton Road; Franklin County Board of Developmental Disabilities, Dorothy Yeager, applicant. (Advertised in RFE 3/21/13)

Shepherd said we did receive email from David Hodge, attorney for the applicant, and they are withdrawing the application as expected.

**This Conditional Uses was Withdrawn**

**V-0005-2013** To consider a Variance Application to vary 1171.03(b) of the codified ordinances of the City of Gahanna; to allow a fence to exceed 6' in height; for property located at 500 North Hamilton Road; Franklin County Board of Developmental Disabilities, Dorothy Yeager, applicant. (Advertised in RFE 3/21/13)

Shepherd said this application has also been withdrawn.

**This Variances was Withdrawn**

**FDP-0005-2013**

To consider a Final Development Plan for Taylor Pointe, an extended stay hotel; for property located at 799 Cross Pointe Road; by Kenney Companies; Don Kenney, applicant.

Gard said we do have a revised site plan; they have incorporated everything we asked for; additional landscaping on the north edge of building 4; did add windows on the ends of buildings 1 and 2; also added balconies; changed elevations on some of the garages to make them more attractive; discussed dimensional shingles and Gard said they are required by code; also received planting plans which are in the small version you received this evening.

Chair opened the public hearing at 7:05 p.m. and asked for proponents.

Tom Warner, Advanced Civil Design, 422 Beecher Road, said concerning the dimensional shingles since that is part of the code we will incorporate them; feel we have addressed all the concerns the Commission had; architect and landscape architect are here if you have any questions.

Chair asked for opponents. There were none.

Rosan asked if Collins or his crew had seen the landscape plans, and Gard said yes and they did have time to make comments and there were none.

Chair closed the public hearing at 7:08 p.m.

Andrews said thank you for listening and incorporating the changes we asked for; we appreciate it; will be a nice development for Gahanna.

**A motion was made by Thom, seconded by Price, that this Final Development Plan be Approved. The motion carried by the following vote:**

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

**DR-0018-2013**

To consider a Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage for Taylor Pointe, an extended stay hotel; for property located at 799 Cross Pointe Road; by Kenney Companies; Don Kenney, applicant.

See discussion above.

**A motion was made by Thom, seconded by Andrews, that this Design Review be Approved. The motion carried by the following vote:**

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

**V-0010-2013**

To consider a variance application to Section 1165.08(a) of the codified ordinances of the City of Gahanna to allow a total permitted sign area of more than 100 square feet; for property located at 425 South Hamilton Road; Shepherd Church of the Nazarene; Sign-A-Rama, John Persons, applicant.

Gard showed pictures of the new signs proposed as well as those to have replacement facings; said there are three existing signs for face replacement and four additional wall signs; additional wall signs will not be visible from the public right-of-way, but will direct visitors to the appropriate entries once in the parking lot; they are asking for 118 sq. ft. of signage; in RID district are allowed only 100 sq. ft. of signage; that is why they filed for variance.

Chair opened the public hearing at 7:12 p.m., and asked for proponents.

Pastor Tim Swanson, Shepherd Church of the Nazarene, 425 S. Hamilton Rd., said I am one of the pastors; we are just trying to update and make the area more user friendly when people come into the parking lot; do have school and day care and this will help lead people to the right door to enter these areas; also the existing signage just needed updating.

Chair asked for opponents. There were none.

Price asked if the church might, in the future, look at making the sign on the corner a monument sign; think it would be a very attractive addition there and more substantial and would better show people where to turn on Hamilton Road, and with all the improvements that have been made in that corridor area this would be a big improvement. Swanson said we apparently wrongly assumed that we might lose that sign if we changed it somehow; thought it was grandfathered in; but if we have that option I think that is something we would definitely want to consider and put in something with a more attractive base. Price said I think that Development would be glad to work with you. Swanson said it would be to our benefit too.

Rosan asked Gard if we approved the variance tonight can you then approve the monument sign. Gard said yes I can approve it. Rosan said I agree with Price that a monument sign there would be very attractive and also direct parishioners to the location. Swanson said the trees there that are on State property block the view. Gard said we can have those trees trimmed up, and Swanson said that would be a great help.

Thom said I agree it would be a marked improvement and I would also agree to let Gard approve that. Swanson and church will work with Gard to get setbacks and other specifics.

Chair closed the public hearing at 7:20 p.m.

**A motion was made by Wester, seconded by Price, that this Variances be Approved. The motion carried by the following vote:**

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

**F. UNFINISHED BUSINESS:**

**G. NEW BUSINESS:**

**DR-0017-2013** To consider an application for Certificate of Appropriateness for building design and signage for renovation of existing building for new Family Dollar Store; for property located at 459 Agler Road; Family Dollar Stores Inc.; Atwater Group, Nick Stratigakes, applicant.

Shepherd said the applicant has requested that the application be postponed to the August 14, 2013 meeting.

**A motion was made by Andrews, seconded by Rosan, to postpone DR-0017-2013 to the August 14, 2013 Meeting. The motion carried by the following vote:**

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

**H. COMMITTEE REPORTS:****I. OFFICIAL REPORTS:**

**City Attorney - None.**

**City Engineer - None.**

**Department of Development.**

Evans said Otterbein hopes to break ground in September or October so the building can begin in the Spring; they already have reservations of rooms for 12 people; UDF should be completed in August; don't forget Live @5:00 p.m. at Creekside Friday night.

**Chair - None.**

**J. CORRESPONDENCE AND ACTIONS.****K. POLL MEMBERS FOR COMMENT.****L. ADJOURNMENT - 7:25 p.m.; Motion by Andrews.**

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**Donna L. Jernigan, MMC**  
**Senior Deputy Clerk of Council**

*APPROVED by the Planning Commission, this  
day of 2013.*

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Donald R. Shepherd