



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

John Hicks, Chair
Sarah Pollyea, Vice Chair
Michael Greenberg
James Mako
Thomas W. Shapaka
Michael Suriano
Michael Tamarkin

Sophia McGuire, Deputy Clerk of Council

Wednesday, June 25, 2025

7:00 PM

City Hall, Council Chambers

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

Gahanna Planning Commission met in regular session on June 25, 2025. The agenda for this meeting was published on June 20, 2025. Vice Chair Sarah Pollyea called the meeting to order at 6:59 p.m. with the Pledge of Allegiance led by James Mako.

Present 5 - James Mako, Sarah Pollyea, Michael Tamarkin, Thomas W. Shapaka, and Michael Greenberg

Absent 2 - John Hicks, and Michael Suriano

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

C. APPROVAL OF MINUTES

[2025-0134](#)

Planning Commission meeting minutes 6.11.2025

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney Matt Roth administered an oath to those persons wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT

[V-0018-2025](#)

To consider a Variance Application to vary Section 1111.03 - Permanent Sign Standards of the Codified Ordinances of the City of Gahanna; for property located at 605 Crescent Place; Parcel ID 025-014177; Current Zoning GC - General Commercial; Orthopedic One; Kylie Cochran,

applicant.

City Planner Maddie Capka introduced the application; see attached staff presentation. The application is for additional signage at the Orthopedic One site. Capka shared a zoning map with the location of the property indicated by a yellow star. The site is just south of I-270, east of Hamilton Road, and north of Tech Center Drive. Capka explained that a large portion of the property line has frontage along the I-270 on-ramp and it has access from Tech Center Drive through a cul-de-sac.

The applicant is requesting approval of one variance for an additional 126 square feet of wall signage. Capka provided a brief history on the site. Design review, final development plan, and variance applications were approved for the Orthopedic One project in May of 2023. Additional sign variances were approved for the property in June of 2024, which included three wall signs, two of which were 49 feet and one of which was 99 1/2 square feet for a total of around 197 square feet. The variance was required because the signs exceeded the maximum total area for wall signs and the maximum area for all signage on the site.

The application was filed under the former zoning code, and at that time, the total sign area permitted for the site was 150 square feet. Under the current code, the total sign area permitted for the site is 400 square feet. Only one variance is required for the total amount of wall signage but there is no variance required for the total amount of all signage. The current variance application includes one new wall sign on the north elevation that faces I-270. It is 126 square feet and reads "Orthopedic One." There is one other existing sign on the north frontage, and this will be moved slightly to align with the new sign. The other two signs will remain unchanged.

Capka shared an elevation that was approved with the previous variance application. The 49 square foot sign was depicted, along with the proposed new sign. It shows the same 49 square foot sign with the addition of "orthopedic ONE" below it. The last rendering on the bottom shows the west elevation with the two other signs that were approved previously, which would remain in the same location.

Capka shared a table describing the different sizes of the signs on the site. Wall signs 1, 2, and 3 were approved with the previous application. Wall sign 4, indicated in bold on the chart, is the only new sign with this application. It exceeds the 50 square foot maximum for wall signage. The total amount of all signage on the site, including the new sign, is around 323 square feet, which is less than the allowable maximum of 400 square feet. Capka shared a site plan showing the location of all the signage on the site.

Zoning code allows one wall sign per street frontage at a total of 50 square feet per frontage. The proposed sign exceeds the 50 square foot limit by 76 square feet, and there is already 49 square feet of signage. When the existing sign is included with the new one, there is a total of 175 square feet of signage on the north elevation.

Capka shared the variance criteria that must be met. She highlighted a specific criterion stating, “whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures.”

Staff had no objection to the variance request. The original variance application was granted due to increased visibility along I-270, as well as how far set back the property is from Tech Center Drive. This application is only for the sign shown on the north elevation, and would not be visible from any other side of the building. Staff did not believe that the variance would have any negative effects; however, it also may not be the minimum necessary.

Vice Chair Pollyea opened public comment at 7:07 p.m.

Stephanie Rauschenbach introduced herself as the Market Development Director of Orthopedic One. She stated she was an employee and representative of the practice, and made herself available for questions.

Vice Chair Pollyea closed public comment at 7:08 p.m.

Mr. Shapaka asked Ms. Rauschenbach if she was aware of the 400 square foot maximum. She replied that they became aware of it when they proposed the additional sign element.

Mr. Mako asked Ms. Rauschenbach to elaborate on the illumination aspect of the sign. Ms. Rauschenbach explained that while she did not know all specifics, she knew it was planned to be illuminated. She believed it was represented in the application. SignCom, the business that previously handled Orthopedic One’s other signs, was working on this sign as well. Mr. Mako asked if there were concerns about excessive lighting that would shine on the freeway. Ms. Rauschenbach stated she was unaware of any potential concern. Mr. Mako then asked if what was proposed was essentially just lettering, which Ms. Rauschenbach confirmed.

Mr. Greenberg asked the administration if there was a sign plan for the entire Crescent area. Ms. Capka stated there was not and there likely

would not be, since there is only one tenant. Mr. Greenberg noted there were other tenants coming in. Director Blackford stated he did not anticipate an overall Master Sign Plan, although staff and the developer at one point considered it.

Mr. Tamarkin noted the specifications in the plan, in regard to illuminations, are internal Light-emitting diode (LED) module illumination. His understanding was that the letters would light up, and there would not be spotlights.

Ms. Pollyea recalled the practice group name would be included on the signage, and asked if that was typical practice. Ms. Rauschenbach explained that it is typical, though each site is somewhat unique in terms of wayfinding. She said a unique challenge to the Crescent site is that it is set back in the development, and there is not much to help patients find their way from Tech Center Drive to the practice.

A motion was made by Tamarkin, seconded by Shapaka, that the Variance be Approved.

Discussion on the motion:

Mr. Shapaka said he would be in favor of the application. He understood the unique conditions of the site.

Mr. Tamarkin stated he would also be in favor. He thought the additional lettering would help patients find the building.

Ms. Pollyea stated she would be in favor as well, recalling that similar variances were approved in the past.

The motion carried by the following vote:

Yes: 5 - Mako, Pollyea, Tamarkin, Shapaka and Greenberg

Absent: 2 - Hicks and Suriano

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS - NONE

H. OFFICIAL REPORTS

Director of Planning

Director Blackford explained that there were items anticipated for a July 23, 2025, meeting, and that he would also share a department update at

that time.

Council Liaison

Ms. Pollyea shared that there was still ongoing discussion regarding a speculative warehouse project planned for Tech Center Drive and a possible tax abatement for that project.

I. CORRESPONDENCE AND ACTIONS - NONE

J. POLL MEMBERS FOR COMMENT

Members wished Chair Hicks a speedy recovery.

K. ADJOURNMENT

*There being no further business before the Planning Commission,
Vice Chair Pollyea adjourned the meeting at 7:20 p.m.*