

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, July 10, 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 10, 2013. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Tom Weber, Assistant City Attorney; agenda for this meeting was published on July 5, 2013.

**Members Present:** 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 June 26, 2013.**

**A motion was made by Wester, seconded by Price. The motion carried by the following vote:**

Yes      7      Shepherd, Andrews, Thom, Price, Rosan, Wester and Keehner

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

Chair read the rules that would govern tonight's public hearings. City Attorney Shane Ewald gave an oath to those persons wishing to address the Commission.

**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 this is at the corner of Cross Pointe and Taylor Station Roads; area is a little larger than 4 acres; proposing 96 units; 4 buildings; parking for 183 cars, 16 of which are in the garage space; does meet all required setbacks of OCT district; lot coverage is in the permitted range; is a clubhouse and a swimming pool; will be extensive landscaping around the perimeter and around buildings; stucco and stone similar to Residences at Central Park; not sure exactly what project will be called; do have ground sign in here that shows Madden's Pointe; lighting plan is residential in nature; not a tall pole implementation; heavy duty pavement for emergency vehicles; screened from industrial site; will have patios and balconies; shared access drive on the eastern side.

Chairman opened the public hearing at 7:09 p.m., and asked for proponents.

Todd Faris, Faris Planning & Design, said we are here now to talk about an extended stay residential hotel at Cross Pointe and Taylor Station Roads; are proposing 96 suites; will provide community area as well as pool and garage area; looked at the site and have met all the codes as far as landscaping; we listened to the staff comments about additional buffering; to the north is a wooded area and a wetland; maybe we can put in some additional evergreen buffers so there is something there in the wintertime; will look at that; other comments that came out of staff reports were additional fenestration on the two ends of the units that are facing Cross Pointe Road; spoken with applicant and they are willing to add some additional windows to that and more stone banding to break up those two facades that face the public view; for the OCT code have to have all masonry type of materials and things of high durability and quality which we have incorporated; showed samples of stone and stucco; said up toward the top of the roof they are going to use a wood shake and that will be stained and will be a complimentary

color with the stone; garages will be similar composition; one comment from the police was video surveillance; I know that they have video surveillance on some of their properties; definitely around the pool area; sure they will take that into consideration; concerning stormwater and stormwater quality, Tom Warner with Advanced Civil Design is here but those are typically addressed when he does the final engineering, and we will meet all those requirements set by the City and Wetherholt; will be bringing in the cross access easement; I think that is something that has been granted to the landowner which our client has access to; will bring forward to Gard.

Chair asked for opponents. There were none.

Wester said I have questions about the traffic; do we know what the traffic impact will be on the roads. Faris said they did a comparison of the original zoning, what was proposed there versus this use. Tom Warner, Advanced Civil Design, 422 Beecher Road, said we had a traffic engineer take a look at this project; Traffic Engineering Services has worked extensively here in Gahanna on other applications and with our client; on June 11th they submitted a letter to Wetherholt that describes the trip generation that was produced for the previous plan that was approved on the job site versus what we have here today; the previous site plan had an a.m. peak of 58 vehicles, and the p.m. peak was 73; this application has an a.m. peak of 40 vehicles, down from 58, and the p.m. peak is 51 down from 73; is about a 30% reduction in traffic from what was previously applied for and approved a number of years ago; we met with Wetherholt and talked about traffic specifically and he pointed out that Cross Pointe was designed for the traffic volumes for the previous application, and because we are less of an impact that he did not have an issue with moving things forward as long as we did not propose a new curb cut out to Taylor Station; so traffic has been well addressed.

Price said it looks like you have almost two parking spaces per unit; I'm wondering if it is over parked and if so if some of the parking spaces along the front perimeter could be broken up with some islands or something. Faris said we were designing these projects with about 1.7 parking places per unit, but have found that is not sufficient; there have been complaints, so 1.9 is about the comfort level we are at; we don't like more parking either; we are landscape architects so we like to get as much green in there as possible; we didn't put the islands along the front because my experience is if you put trees in those little islands, they don't do very well, and we have 36 feet of grass in front of there to put those trees in instead. Price asked how big the units will be. Faris said about 1,000 sq ft., and there are 1 and 2 bedroom units; about 25% 1 bedroom and 75% 2 bedroom. Price said I would definitely like to see windows on the side elevations; also like to see something added to the garages.

Thom said I just want to clarify; on the northeast side is that wetlands right there or is it further east. Faris said we were looking at the aerials before the meeting tonight and I am guessing that they are about 100' north of that building and the woods come down and nearly hit that property line; you can see the wetlands in the aerial; it drains east to west; the site is very flat and that is probably why the drainage doesn't go anywhere. Warner said one of the comments from FSWCD was that we just be mindful of the wetland there and make sure we set a catch basin that doesn't drain the wetland.

Keehner said this looks like the same project as the one at Morrison & Claycraft; is this the same company. Faris said different company, same product. Andrews said is this a big, growing market to have these extended stay places all over. Faris said it is not a new, growing market; has been occurring around the region for the last 4 or 5 years; client saw this area as still in need. Andrews said I think it is a great use for the property. After question Faris said there will be someone on duty in the daytime and a

hotline to call after hours; will not be someone there 24 hours a day.

Rosan said concerning the access on the east side; I know the fire department approved the plan, but it seems like that driveway is very narrow, and presumably that driveway is going to be used by the adjoining property owner for access to that property to the east; it also seems like a really tight turn from that driveway to the subject property; wondering whether that is the best access point or not; there are curb cuts across the street. Faris said when we talked to Wetherholt about access points, and we could have lined it up to one of the two that is adjacent, but since there was a common access easement there he preferred fewer curb cuts than more which actually makes more sense; that use to the northeast is one of their service roads and is 26' wide road; is as wide as our interior roads. Warner said we ran a truck turning template for the fire department and the ladder trucks make that maneuver and that is part of the reason we gained support from Steve Welsh at the fire department. Rosan said so a ladder truck could come in from that driveway and turn into the site; Warner said yes. Concerning the FSWCD comments and what I gathered from your comments was, that when this is submitted for final engineering it is something you will work through with Wetherholt in terms of the concern about current runoff onto the site from the wetland; what are your preliminary thoughts in terms of how that will be addressed. Warner said the wetland property actually drains to us; what David Reutter is indicating is he does not want a catch basin set too low for purposely draining the wetland; our property is not going to block drainage; we are actually routing water around buildings to get into the receiving storm sewer which is on Cross Pointe; but we also will not lower a catch basin to the point where it is promoting more drainage from the wetland; will make sure that Reutter's issues are satisfied.

Andrews said since there will be elevation changes, do we want this to go to workshop? Shepherd said we would like to see the design changes and the windows on the end of the building, as well as everything else we have talked about so we will take it to workshop. Shepherd asked about the material for the garage doors; is it plastic or vinyl. Faris said I do not know; know they are not wood; will clarify that.

Commission scheduled this for workshop on July 24th at 6:15 p.m. before the regular meeting.

Chair closed the public hearing at 7:39 p.m.

**A motion was made by Thom, seconded by Keehner, that this matter be Postponed to Date Certain to the Planning Commission July 24, 2013. The motion carried by the following vote:**

Yes      7      Shepherd, Andrews, Thom, Price, Rosan, Wester and Keehner

#### **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 Keehner, that this matter be Postponed to Date Certain to the Planning Commission July 24, 2013. The motion carried by the following vote:**

Yes      7      Shepherd, Andrews, Thom, Price, Rosan, Wester and Keehner

#### **F. UNFINISHED BUSINESS:**

##### **DR-0013-2013**

To consider a Certificate of Appropriateness for signage for Hunters Ridge Mall; to

move the existing cabinet up, to install one new sign and two mounting cover replacements; for property located at 304-368 North Hamilton Road; Bri Bailey/Sign Vision, applicant.

Gard said at the public hearing applicant was asked to come back with different options for the sign; they have brought back 3 options; did pass copies of the signs out to you for your review.

Kylie Kakenmaster, 2330 N. Lincoln Park West, Chicago; said I am the Property Manager for Hunters Ridge shopping center representing the owner; based on the feedback we received from the meeting in June on the overall design and aesthetic of the pylon sign we created these 3 additional options; specifically addressing filling in the arch at the top and opening up the panels on the outside; we have multiple merchants who want to get onto the pylon sign to add visibility for their stores; we see this as our front door and want it to be aesthetically pleasing; want it to be visible.

Commission members discussed which sign option they liked best. Thom asked if Hunter's Ridge is spelled out anywhere else. Kakenmaster said when you are actually looking at the center of the shopping center above where the Great Clips signage is there is Hunter's Ridge there; with this option we could do a lighted version as well which would give some visibility to the sign in the evening. Keehner said the second one aesthetically is cleaner than the first one and a little more space at the top that you can see through; second one is probably the best option. Price said can the arch be mimicked as in option 1 but have Hunter's Ridge added if it is plain.

Jeanne Biller, Sign Vision, said we can do the topper the way it shows in option 1, where it is a little bit more ornate; where it is broken up into 2 pieces and looks like it has a topper in the center section; we could do the same molding; you want to get away from the fluting or you will lose your letters; do away with the fluting on the center flat area; we could just add the letters there with the more ornate molding around the top. Several members said they like that best.

Wester said I have a question about the language in the original application; are we still going to move the cabinets up. Biller said we can do one of two things; since we will be building a cabinet with an arched top now we could move the square 3 panel down and make one new sign that has the arch on top and the two panels; we can move the actual panels to place where they need to be on the sign. Wester said so the language in front of us here mentions two mounting cover replacements; those were replacements on the left and right sides; will they be replaced with the tubular support rods. Biller said once we remove those pole covers we will make sure they are painted to be visibly pleasing and then we would have to add the poles for the new sign. Wester said so there will be no white filler panels on the left and right side. Biller said those would be removed.

Andrews said one of the other things we brought up was the red background on the Tuesday Morning sign; can we do anything with that; is that their corporate lettering. Kakenmaster said this is what is approved in their lease; we can look at changing our sign criteria going forward to provide for a solid white background.

Shepherd said as far as the design I think I heard option no. 2 with a decorative cap with Hunter's Ridge on top from the first option.

Sherwood said the motion would be to use option 1 with the wording Hunter's Ridge added with the applicant to submit new drawings to the Zoning Administrator for the file.

Commission members thanked Kakenmaster and Biller for going the extra mile.

**A motion was made by Wester, seconded by Rosan, that this matter be Approved with the sign being option 2 with the trim from option 1 and Hunter's Ridge lettering added above and moving the existing cabinet down and installing one new sign and no mounting cover replacements and that new drawings be submitted to the Zoning Administer for the file. The motion carried by the following vote:**

Yes      7      Shepherd, Andrews, Thom, Price, Rosan, Wester and Keehner

**G. NEW BUSINESS: None.**

**H. OFFICIAL REPORTS: Nothing.**

**City Attorney - Nothing.**

**City Engineer - Nothing.**

**Department of Development - Nothing.**

**Chair - Nothing.**

**I. CORRESPONDENCE AND ACTIONS - None.**

**J. POLL MEMBERS FOR COMMENT.**

Commission members welcomed Thom back and expressed their concern for how he was feeling.

**K. ADJOURNMENT: 7:58 p.m.; Motion by Thom.**

**L. POSTPONED APPLICATIONS: To July 24, 2013.**

<b>CU-0003-2013</b>	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)
<b>V-0005-2013</b>	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)
<b>DR-0017-2013</b>	To consider a 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.

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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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**Chair Signature**