

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, January 9, 2002

7:00 PM

City Hall

Planning Commission

Richard A. Peck, Chair

Jane Turley, Vice Chair

Cynthia G. Canter

Candace Greenblott

P. Frank O'Hare

Donald R. Shepherd

Othelda A. Spencer

Tanya M. Word, Deputy Clerk of Council

A. CALL MEETING TO ORDER/ROLL CALL.

Gahanna Planning Commission met in Regular Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, January 9, 2002. The agenda for this meeting was published on January 3, 2002. Chair Richard A. Peck called the meeting to order at 7:00 P.M.

Members Present: Richard Peck, Jane Turley, P. Frank O'Hare and Candace Greenblott

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - None

C. APPROVAL OF MINUTES: December 19, 2001

A motion was made, seconded by O'Hare, to approve the minutes of December 19, 2001. The motion carried by the following vote:

Yes 4 Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA - None

E. APPLICATIONS:

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

V-0001-2002

To consider a variance application to vary Section 1165.12(c) - On-Premises Ground Signs for property located at 306 West Johnstown Road; Gahanna Manor Apartment Homes by Sign-A-Rama, Franklin P. Zura, applicant. (Public Hearing. Advertised in RFE on 1/3/02). (Public Hearing held on 1/9/02, 1/23/02).

Chair opened Public Hearing at 7:10 P.M.

Chair read letter from Frank Zura requesting postponement for V-0001-2002 and DR-0001-2002 until January 23rd.

Chair closed Public Hearing at 7:10 P.M.

Postponed to Date Certain to Planning Commission

DR-0001-2002

To consider a Certificate of Appropriateness for Signage; for property located at 306 West Johnstown Road; Gahanna Manor by Sign-A-Rama, Franklin P. Zura, applicant.

See discussion on previous application.

Postponed to Date Certain to Planning Commission

V-0002-2002

To consider a variance application to vary Section 1153.06(b) - PCC Planned Commercial Center District; for property located at 154 N. Hamilton Road (Rocky Fork Square); to meet zoning requirements to operate a billiard room within Gahanna; Gahanna Billiards by Donald A. Reed, applicant. (Public Hearing. Advertised in RFE on 1/3/02).

Chair opened Public Hearing at 7:10 P.M.

Donald A. Reed, 937 Elcliff Drive, Westerville, OH, stated that he was looking to open a billiard room in the Rocky Fork Square Plaza; this will be an upscale billiard parlor that will cater to adults, juniors, and seniors; want to establish church leagues, organizational leagues; asked Planning Commission if they had any questions.

Chair asked for Opponents. There were none.

Canter asked if there are going to be sub 21 year olds in the establishment, how can the Commission have a comfort level that children will be able to be there and have enjoyment. Reed responded that his approach is to card people; my perspective is not to push or promote alcohol. Canter asked does your liquor license have any hour restrictions. Reed stated he was not sure, think it might be 7:00 A.M. - 2:30 P.M.

Greenblott asked would it be possible for an under age youth to come in and play pool. Reed responded not without a parent or guardian; Franklin County states that you have to be 18 years of age or older to enter into a billiard establishment; would like to establish a league system for younger people.

Greenblott asked will you be serving food. Reed replied light finger food.

Greenblott asked how do you plan to make your establishment upscale. Reed stated the theme will be primarily oak; the fixtures, bar counter, etc. will be oak; there will also be carpeting; it will also be a well lit establishment.

O'Hare asked do you have any plans for any outdoor speakers. Reed replied no. O'Hare asked do you have plans for any outdoor patio eating area. Reed replied he had not really given that any thought; if there is a restriction of some sort, I would apply for a variance.

Turley asked what would be the hours of operation. Reed replied 11:30 to 2:30 through the week, and probably 1:30 on Sundays; Approximately 90 - 94 1/2 hours per week.

Chair closed Public Hearing at 7:20 P.M.

Canter stated that the Planning Commission is varying this section of code to allow the Commission to take or entertain a conditional use application because a billiard room is currently not defined under the PCC Planned Commercial Center District under Gahanna Code; for this Commission to consider a conditional use application, we have to vary this section of code to allow that.

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

Yes 4 Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

CU-0001-2002

To consider a conditional use application to provide billiard table rental and coin operated billiard tables; for property located at 154 N. Hamilton Road; Gahanna Billiards by Donald A. Reed, applicant.

Canter stated that she will be supporting this application; applicant has presented an excellent description of the type of business he wishes to run; it's a good location for the establishment; the hours of operation is consistent with this type of business; the liquor license is consistent.

Peck stated that he will also be supporting this application.

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

Yes 4 Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

F. UNFINISHED BUSINESS:**G. NEW BUSINESS:****DR-0003-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 53 Granville Street; by Signcom, Inc., Jim Hartley, applicant.

Tim Killhr, stated he will be the operator of Creekside Grill; Bruce Wolf from Central Ohio Awnings is here this evening if the Commission has any questions.

Turley asked will the awning be the same color as the Westerville location. Killhr replied yes it will.

O'Hare commented when the Commission was looking at your photographs, and awnings, the one thing that stood out was that your awning is 48" high; we looked at the photographs with the placement of the sign, and the Commission was wondering if a 48" awning would fit under your sign. Killhr stated that is something that Wolf and I have discussed; the actual frame structure from the awning currently in place will be replaced, therefore it can be adjusted. Turley asked where will the location of the light fixture be. Killhr replied above the awning; it will be down lit.

O'Hare asked Komlanc will the lighting cause any problems. Komlanc replied the previous variance should have covered that. Turley asked how many fixtures will there be. Killhr replied four. Greenblott asked what is the bulb wattage. Killhr replied 100 watts.

Greenblott asked what is the specific color of the swatch and the awning at the Westerville location. Wolf replied it is called Crimson Red. Turley asked did you consider being next to the rust color of Dr. Male's office how this was going to work. Wolf replied that we were trying to bring the two colors together since there was already an established look.

Peck stated that his concern has more to do with the mass; looking at the pictures from the Westerville location, the awning appears to be very massive. Wolf stated that the actual height at the Westerville location is more massive than what will be here in Gahanna.

Turley stated that she would like to see a rendition of what it will look like on the actual building. Canter concurred with Turley. Greenblott stated that she would like to see an angle from both sides, so that the Commission can see how it wraps around. Canter asked if the gooseneck lamps could be incorporated into the rendition.

Peck advised applicant of workshop on January 23rd before the next meeting at 6:45 P.M.

Killhr asked would it be a simpler process if we remained in the same shape as the current awning that is there now. Canter stated that the Commission did discuss that; we are not opposed to that at all, it's just the mass of it.

Greenblott asked what color are the lights. Killhr replied black.

Peck asked is the fabric going to hold less mildew than one that is currently there. Wolf stated that as with anything, you have to maintain it to keep it looking nice.

Discussed

H. COMMITTEE REPORTS:

Committee of the Whole - No Report

Gahanna Jefferson Joint Committee - No Report

Creekside Development Team - No Report

I. OFFICIAL REPORTS:

City Attorney - No Report

City Engineer - No Report

Development Department - No Report

Chair.

Chair welcomed Shepherd to Planning Commission; look forward to working with him.

J. CORRESPONDENCE AND ACTIONS

K. POLL MEMBERS FOR COMMENT.

Canter welcomed Shepherd to Planning Commission.

O'Hare welcomed Shepherd; glad to have him aboard.

Greenblott asked D'Ambrosio if the Department of Development could make it a requirement that all applicants submit renditions that include a tie-in to their neighbors, so that we can see how it will affect the neighbor(s) as well.

Shepherd stated he was glad to be working with Planning Commission.

L. ADJOURNMENT - 7:40 P.M.

TANYA M. WORD
Deputy Clerk of Council

Isobel L. Sherwood, MMC
Clerk of Council

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

Chair Signature