

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, February 13, 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/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, February 13, 2002. The agenda for this meeting was published on February 7, 2002. Chair Richard A. Peck called the meeting to order at 7:00 P.M. with the Pledge of Allegiance led by Planning Commission member, Jane Turley.

**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: January 23, 2002**

A motion was made, seconded by O'Hare, to approve the minutes of the January 23, 2002. 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-0003-2002**

To consider a variance application to vary Section 1165.12(c) - On Premises Ground Signs - Placement; for property located at 147 Granville Street; to maintain current sign foundation for new signage which is less than fifteen feet from the public right-of-way; Tamara Himmer by Sign-A-Rama, Franklin P. Zura, applicant. (Public Hearing. Advertised in RFE on 01/17/02). (Public Hearing held on 1/23/02, 2/13/02).

Chair opened Public Hearing at 7:05 P.M.

Chair stated the applicant is unable to present samples and has requested a postponement until February 27th.

Chair closed Public Hearing at 7:05 P.M.

**Heard by Planning Commission in Public Hearing**

**DR-0002-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 147 Granville Street; by Sign-A-Rama, Franklin P. Zura, applicant.

See discussion on previous application.

**Discussed**

**Z-0002-2002**

To consider a zoning application on 0.849 acres of newly annexed property located at 4300 N. Hamilton Road; requested zoning of CC; Tom Donley, by Smith & Hale, Glen A. Dugger, applicant. (Public Hearing. Advertised in RFE on 02/07/02).

Chair opened Public Hearing at 7:07 P.M.

Glen A. Dugger, 37 West Broad Street, stated this property has recently been annexed to the City; we are in the process of attaching the CC zoning to it in accordance with the annexation zoning procedures set forth in the Gahanna City Code; the property is located on the east side of N. Hamilton Road; immediately to the south is Dominic

Canini's shopping center, this is the second lot south of Graeter's; the property is about 8/10 of an acre; has access to Hamilton Road; the property is very narrow, bowling alley shaped; asked the Commission if there were any questions.

Chair asked for Opponents.

James Cuppy, 4322 N. Hamilton Road, stated he owns the property immediately north of 4300 N. Hamilton; stated he had several questions; not necessarily an opponent; asked how intense is the zoning that the applicant is asking for. Peck replied Community Commercial is consistent with the zoning that you see at Graeter's and also at the Silver Lane Center. Cuppy asked would it allow a gas station. Peck replied it would be a conditional use within that zoning category. Cuppy asked would an application have to be submitted for that. Peck replied yes an application would have to be submitted; this application is confined to zoning only; the Planning Commission has taken no action and has no application for a specific use for the property; the Commission is not in any position to be able to vote on any conditional uses this evening. Cuppy asked would this zoning permit the applicant to put a car wash on the property. Peck stated that the zoning permits that; however, a conditional use application would have to be voted on by the Commission. Cuppy stated he has no objection to the zoning.

Chair closed Public Hearing at 7:12 P.M.

Turley stated she will be supporting the zoning application; however, concerns have been raised that this property might be developed as a car wash.

Peck commented, with the application we have the text and a copy of lot from the Franklin County Auditor; wanted to make it clear that approval of this zoning application or disapproval does not mean approval or disapproval of these site elevations. Dugger replied we did not file this application as a CC2 to which these documents were a commitment; in my opinion they were provided as additional information that we were able to generate.

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

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

**FDP-0001-2002**

To consider a Final Development Plan for SUT USA, Inc.; to be located at 625 Cross Pointe Road; SUT USA, Inc. by Dublin Building Systems, Christopher P. John, applicant. (Public Hearing. Advertised in RFE on 02/07/02). (Public Hearing held on 2/13/02).

Chair opened Public Hearing at 7:14 P.M.

Todd Reese, Dublin Building Systems, 2520 Westmont Blvd., Upper Arlington, OH, stated this application is for the approval of construction of a 16,000 sq. foot office and warehouse facility; the exterior finishes on the building will be consistent with other finishes in the area; stucco finish wall panel.

Chair asked for Opponents. There were none.

Turley stated the landscape looked rather sparse as it faces along the main road; asked could you be prepared to discuss in workshop. Reese replied he would discuss in workshop.

Canter asked can you bring your building material samples such as roofing. Reese stated they have a color rendering along with material samples they will bring to workshop.

Peck stated this application will be discussed in workshop on February 20th at 6:15 P.M.

Chair closed Public Hearing at 7:17 P.M.

**Heard by Planning Commission in Public Hearing**

**DR-0008-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 625 Cross Pointe Road; SUT USA, Inc. by Dublin Building Systems, Christopher P. John, applicant.

See discussion on previous application.

**Discussed**

**FDP-0002-2002**

To consider a Final Development Plan for St. Matthew Catholic Church; to allow for an activity center; for property located at 807 Havens Corners Road; St. Matthew Catholic Church by Meacham & Apel Architects, Dennis J. Meacham, applicant. (Public Hearing. Advertised in RFE on 02/07/02). (Public Hearing held on 2/13/02, 3/13/02, 3/27/02).

Chair opened Public Hearing at 7:17 P.M.

Phil Smith, 491 Springwood Lake Drive, Gahanna, OH, 43230, stated he was here representing St. Matthew's Church; what we are hoping to do is add a large activity center to the church; what has happened with St. Matthews as well as with other churches is rapid growth; we have basically outgrown the parish hall that was added several years ago; what happens in the facility will basically be athletic events and church services as needed; it is worth pointing out that this is going to cover a portion of the lot that currently is dedicated to the athletic field; for those of you who may not be aware, the church just recently purchased what used to be known as the pool fields; asked the Commission if they had any questions.

Ed Brackman, 211 Dellfield Lane, Gahanna, OH, stated he is the current president of the Athletic Association at St. Matthew's; this is a facility that will help us considerably; we currently house athletic programs; 28 different basketball teams along with close to 20 different volleyball teams; finding facilities to practice with this many teams is always a real problem; we spend in the neighborhood of around \$10,000 per year renting various facilities; this is our biggest reason for being able to enjoy a double court gymnasium.

Chair asked for Opponents.

Gordon Kaylor, 101 Kinder Pl; stated that his home is directly behind St. Matthew's; after receiving the notice in the mail about the public hearing, I gave the application some thought; Webster's Dictionary defines a community as a body of people living near one another and in a social relationship; common ownership is sharing; ironically this is almost the same definition that the Bible gives us for the church; I'm opposed to this application for an activity center for the following reasons; Safety-- Traffic and parking are already a danger at Helmbright, Kinder, and Havens Corners Road; the addition of an activity center would only increase the possibility of a fatality at these intersections; there is negligence on St. Matthew's regarding traffic and child control at their events; St. Matthew's continues to display disrespectful behavior to their neighbors and the Gahanna community; on Helmbright Road there is a No Trespassing sign which St. Matthew's takes no responsibility for their students or parishners wearing paths through our yards; every third week of July on Tuesday evening at 2:00 A.M., the carnival

rowdies pull into my backyard within 50 ft. of my door; Thursday evening around 7:00 P.M. the windows of my home begin to slightly shake and vibrate; by 10:00 P.M., they are rattling violently; this occurs again on Friday and Saturday evenings; with four police officers on duty, crowd noise is not controlled; last year I made two calls to the Gahanna Police Department on Thursday evening, and two more calls again on Friday evening; I work at 4:00 A.M.; this noise interrupts my sleep; have a child on the way who will be less than four months old when the carnival occurs this year; the baby's room will be directly at the back of this church; calls to the church about raccoons, mice, rats, etc. are ignored; garbage piles up 2 - 3 ft. deep as a result of this festival every year calls to the church go ignored and unanswered; last year carnival rowdies came in backyard and used the water from my hose; not that was a terrible thing, but the next day when I came home, the water was spraying straight up into the air from where they had pulled the hose clear across into St. Matthew's yard; again complaints go unanswered and ignored; one response to a neighbor received from St. Matthew's personnel was "we were here first."; maybe the neighbor was speaking to one of the students; can't imagine a church representative making such an immature and non-biblical response to such a legitimate concern; Leviticus 19:18b states "love your neighbor as yourself: I am the Lord."; in addition to the continuous neglect that St. Matthew's poses, the City of Gahanna has already approved a multi-million dollar community project with the YMCA which will serve all of Gahanna residents and surrounding neighbors; St. Matthew's has proven time and time again that they will ignore it's own membership due to what they want; currently the issue is raising dissension among the church because of the money being donated to this center, so the existing church building can be torn down to make room for a new church building after the activity building is built; I'm a disabled veteran after 12 years of service in the marine corps; I'm a tax payer; all the neighbors immediately surrounding me are taxpayers and law-abiding citizens; St. Matthew's is neither; this alone should negate this from this issue; on December 2001, my neighbor sold his property for \$115,900; in December 1997, he paid \$109,000 for this property; recently a 6 bedroom, 3 bath, 2200 sq.ft home which backs up to the exact same property was listed for \$187,900; \$32,000 less than the four smaller homes with less bedrooms, less baths, and less square footage; in conclusion have the true plans been revealed to the community; I propose that they have not; the true purpose of the activity center is to provide more room for the sports activities, but it's also to provide a place for masses when the church building is torn down, so they can build a larger one which will bring in more traffic and more parking problems; should the Commission approve this request, please require St. Matthew's to put in a 6 ft. high mound between all privately owned homes with a privacy fence to prevent trespassing that they put their own signs up for; evergreens to beautify the community which will block the noise and hide the garbage from our view; St. Matthew's, I employ you to follow the parable of the Good Samaritan, Luke 10:25-37; whereas if you practice what you preached, you would not be facing all the opposition that you are about to face.

Debra Jones, 772 Ronson Ave., stated that her home is directly to the south of the school addition that was put on several years ago; moved to my home in the early 90's; my backyard emptied into a very nice little playground area; very very little traffic coming through the area, most of it family; my first exposure to festival was like oh my goodness; I thought this was temporary; I didn't realize that all these years, I would have trash in my yard; people parking directly behind my home; have made numerous calls to the police out of concern, not about just what is going on in my yard, but because of things that have happen to the school (i.e. break-ins, etc.); didn't object to the school addition because I walked through the area with the architect; was told at that time that this would be beautiful, the playground would be bigger; here's where it will be; instead the playground ended up closer to my property line; they said it would be landscaped; there is no landscape; we have been told that the Church ran out of money, so they went

ahead and paved it over; now we have a parking lot and a driveway behind our home; we have basketball courts where children and teenagers are back there at all hours of the night; we used to have two trailers that came in and out of the areas (temporary classrooms); don't know how this took place, but now we have a permanent mobile home sitting back there; put on a foundation, the run off comes straight into my yard and into the yard east of me; have had a tremendous amount of damage to the yards; took me over three months to get construction items out of my yard; called the church and they told me it was the school; called the school they told me it was the church; finally after threatening to get a lawyer, they removed the construction items; right now the church and school has not been cooperative with us as neighbors in addressing any of our concerns; we've tried to work with them to get some type of barrier in place (i.e. 6 ft. or 8 ft. barrier); something to prevent the cars, the people, the traffic, and the general eyesore of that area; also concerned about the property value of my home; know for a fact that the homes on that particular side of the street, what people are looking out their back doors and facing is bringing down the value of our homes compared to those people across the street; hope you will take this into consideration before granting any approval for any type of development on that property.

Joseph M. Palmore, 766 Ronson Ave, stated that he moved into his home in April 1984; have had a very close and personal negative experience with the Church; seen the building of the school; the movement of the refuse station; a lot of the activities that go on are very noisy; find beer bottles in my backyard; trash that has blown out from the refuse station; displayed picture of garbage dumpster which is just a few feet from backyard; this garbage bags are wide open; raccoons, rats, dogs, dig and rummage through these garbage bags and I wind up having to have to clean up the mess; like the prior neighbor, have called the church, and they seem very unconcerned; unfortunately there is also a dead-end street between my home and my neighbors which has turned into a parking lot; my wife has actually had to call the school to ask them to please come move their cars so that she can get to work; I have had to call the school to have them move vehicles so that I can get into my own driveway; talked to a realtor last year and he told me that our property value would not be what the neighbors across the street or down the street would be.

O' Hare asked when was the photo taken. Palmore replied approximately last spring; the picture was not taken during the festival; this is more of daily/every other day thing.

Peck stated that the Commission has received a letter from Palmore.

Berford Gammon, 788 Ronson Ave, stated that his property is behind St. Matthew's right by the baseball diamond; when St. Matthews wanted to have the addition to the school approximately ten years ago, we approved it because we felt it was educational; also with the agreement that they were going to give us a 300 ft. ease way from our property to the building, which was good; they kept their promise; they said they were going to put shrubs; they never did that; with that in mind, have photographs of everything that happened; have pictures of trash that was taken on Friday; their pickup which doesn't occur until Monday or Tuesday, meanwhile while we entertain guests and friends we are faced with looking at garbage as well as smelling it; we call over to the school and ask them can they call their refuse company; they tell us that is not their responsibility, but rather it is our responsibility. On August 3, 2001, spoke with Mrs. Smith, showed her these same pictures; they promised us that they would put a fence up, but we have to have signatures of all those that the fence would affect; after talking to the neighbors about having a fence up; thought about why do we have to run through the neighborhood to get everybody's signature for a fence to protect our property value; like Jones said there is construction items in our yards; St. Matthew's have not lived up to their word;

have been in contact with the school and the church about the problems we are having; approximately two or three years ago during the carnival, someone ran over to the carnival and robbed the carnival; the robber ran through our yard then through a neighbors yard who are senior citizens; this is where the police caught the robbers; in the front yard of the senior citizens, while they are trying to enjoy their retirement; suggest putting up a fence immediately; also the trash collection is really bad; we called the trash collection people; they pick up the trash at 7:30 in the morning; they are making entirely too much noise; checked with Gahanna, and they told me that the collectors are not to be in the area until 8:00; these collectors are banging these dumpsters at 7:30 in the morning.

Ray Haven, 800 Ronson, stated that my family has had experience with recreation centers; around 45 years ago they built a recreation center behind my mother's house; within two years we could not give our property away; crime had increased to the point that our cars were being randomly picked in the entire neighborhood to just be destroyed by kids at the recreation center; the kids from St. Matthews have continually jumped over my fence; tore my chain link fence; broke my granddaughter's toys in the backyard.

Elaine Kloes, 818 Ronson Ave, stated her and her husband have lived in their home for 23 years; during the entire time, St. Matthew's has been a bad neighbor; ditto everything else that the other neighbors have said; have no confidence that the Church will work with us; talked to the Priest about these issues; told him this is a quite neighborhood; he told me "I don't care" and laughed at me.

Chair asked for Rebuttal.

Smith stated that what we are asking is to do something with the Church's property, not with their property; certainly the neighbors have raised some legitimate concerns; as far as the safety and danger with not having a traffic light at the corner of Helmbright and Havens Corners, any time the City Engineer or his assistant wishes to authorize that, it will be outstanding; as far as the exiting, you will notice on the plans there is an additional curb-cut planned to relieve some of the congestion that does go out onto Havens Corners Road; that was purposely done to alleviate some of the traffic; as far as building the new church, was not aware that was a secret; that is in the cards; as with any church, there is all the money to build the activity center; building the new church is in the discussion stage between the Priest and the parishioners; the modular does in fact belong to Gahanna Jefferson School district; if there is significant run off from the module, has contacts with the parish; will speak with them and see what we can do; know that we have put in additional plantings that Gahanna Jefferson didn't do; as far as the 300 ft. easement; have to admit do not have knowledge of this; will look at the old plans; as far as the trash issue, there are several parishioners there to pick up trash; to our knowledge no trash is being picked up before 7:30 A.M.

Chair closed Public Hearing at 7:50 P.M.

Chair advised that this application will be further discussed in workshop on February 20th at 6:45 P.M.

**Heard by Planning Commission in Public Hearing**

**DR-0009-2002**

To consider a Certificate of Appropriateness; for property located at 807 Havens Corners Road; St. Matthew Catholic Church by Catholic Diocese of Columbus, Dennis J. Meacham, architect, applicant.

See discussion on previous application.

**Discussed**

**F. UNFINISHED BUSINESS:**

**DR-0004-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 161 Mill Street; Sky Box by Mid-Ohio Sign Service, Andrew Christman, applicant.

Paul Bloomfield, 145 N. High Street, Columbus, OH 43215; Curtis Smith, 1251 Lakeshore Drive, Columbus, OH. Bloomfield stated that he and Smith met with the Commission at workshop; distributed layout plan for landscape. Turley stated this is great; might have to be a little larger than 7.5 x 7.5 to accommodate four shrubs.

Canter confirmed that we are voting on the design layout with the baseball figurine in it. Peck stated that is correct.

Turley thanked the applicant for working with the Commission.

**A motion was made, seconded 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

**G. NEW BUSINESS:**

**DR-0006-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 750 Cross Pointe Road; by ProSource, Bruce Ritter, applicant.

Brandon Sherman, 750 Cross Pointe Road, Manager of the facility, stated they are seeking design review for a wall sign with the dimensions of 10'W x 4'H; the sign will have white lettering on PMS 287; blue background with a PMS 200 Red rule line.

Peck asked are you the only tenant in the building. Sherman stated that there are a few other business in the complex.

**A motion was made, seconded 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

**DR-0007-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 252 Granville Street; Razzle Dazzle Dogs by Branham Sign Co., Inc., Mary Miller, applicant.

Mary Miller, Branham Sign Co., Inc., 127 Cypress Street, Reynoldsburg, OH, stated there is an existing 3' x 18' single face sign on the building now; currently has white blank face; all we are going to do is fabricate and install red & black vinyl lettering. Greenblott asked will you be using the existing face. Miller replied yes. Greenblott asked are there two separate panels. Miller replied we didn't install the ones that are there; it does appear that there are two separate panels making up that one cabinet. Greenblott asked have you noticed that the two panels don't match. Miller commented yes; the customer at this time does not have the money in their budget to replace those panels; that is one reason why we are doing the lettering in vinyl, so that as her business becomes more established, she can replace it with a one piece good face. Greenblott asked what type of business is this. Miller replied it is a dog grooming and misc. dog gift accessories. Greenblott asked is there any type of way of cleaning the panel. Miller stated that it looks like one of the panels is a nice white, while the other is slightly an off white; believe it has been painted two different whites. Greenblott stated that the Always Payday sign has brown caps and a brown box; how costly is that procedure. Miller stated it would be costly, approximately in excess of \$1200. Canter asked could



we approve it with a time limit. Miller asked what would the applicant have to bring the sign up to. Turley said that she is looking for a bronze painted cabinet, replacing the sign face as one piece. Miller stated that she would be agreeable with those conditions; let her do just the vinyl that she is requesting. Canter stated the applicant needs to know that this is sub-standard to what we are looking at having in this center; the sign will have to be brought up to minimum. Miller stated that she will suggest to the applicant that she talk with the landlord about replacing the face as one piece.

**A motion was made by Greenblott that this matter be Approved for a time limit of one year, at which time there will be a reassessment; the Commission would expect the sign to be brought up to our standard: new face, cabinet painted, upgrade of the lettering material, and end caps. The motion carried by the following vote:**

**Yes        3        Chairman Peck, O'Hare and Greenblott**

**No         1        Vice Chairman Turley**

**DR-0010-2002**

To consider a Certificate of Appropriateness for Signage; for property located at 471 Morrison Road; Edward Jones Investments by Fast Signs, Trent Soles. applicant.

Allen Mayer, Manager of Edward Jones Investments, stated this is just the standard basic sign for Edward Jones Investments.

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

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

**DR-0011-2002**

To consider a Certificate of Appropriateness; for property located at 60 Stygler Road; CVS by Cicogna Sign Co., Russ Frain, Jr., applicant.

Russ Frain, Jr., stated CVS bought out Rite-Aid; will be taking the existing Rite-Aid signage and replacing it with the CVS logos and signage; basically on the awnings, we're just changing the color instead of it being a blue background, we're going with Red because CVS's colors are red and white; on the monument sign, we're going to do a reface of the same size.

Peck commented that he had a couple of concerns; (1) on the monument sign, the staff comments indicated that the sign might look better reversed (red background with white letters). Frain stated that he agreed with Peck; a couple of other locations also suggested the same idea; Plastaline which is the company that has contracted us to do the work in this area, does have drawings in the works right now to have a red background with white lettering. (2) Peck commented about the opaqueness of the sign; the first Rite-Aid sign that the Commission approved had an opaque background; it was then hit by a car; when the sign was replaced it was not opaque; believe signs of that type that the Commission has been approving have had an opaque background. Frain replied that he had the same question raised to him in Hamilton, OH; it really wouldn't be a problem having the sign opaque. (3) Peck asked about the size of the lettering on the awnings. Frain stated that CVS wanted the whole thing CVS/Pharmacy copied across the awning. Turley stated that the size of the lettering is considerably large. Spencer asked could you reduce the font size. Frain stated it would not be a problem to reduce the font size; asked the Commission if they would want the CVS/Pharmacy along with the Drive-Thru/Pharmacy, Food Shoppe, and 1 hour photo to be reduced as well. Turley commented the whole thing; also if you can make the font the same for all the verbiage. Frain stated that the it was put on the awnings as options so that the Commission could see the various font sizes. Turley confirmed that Drive-Thru/Pharmacy, Food Shoppe, and 1 hour photo would all be the same size. Frain replied that is correct. Canter asked is there an option to remove the Drive-Thru/pharmacy, Food Shoppe, 1 hour photo.

Frain stated CVS really doesn't want to remove it; they will if it is necessary; have suggested to CVS to remove the bottom line verbiage and just have CVS/pharmacy; if we are removing the whole bottom row, we can center CVS/pharmacy and either keep it at the same font size or would the Commission like it reduced. Turley replied to bring two different drawings to the workshop; one with the lettering the current font size, and another with the font size reduced. Peck asked what is the time frame for getting the sign up. Frain replied we were to have 13 locations completed by March 9th. Peck stated the reason I'm asking is normally with a sign package like this, the Commission would ask the applicant to come to a workshop; then vote on this at a public hearing; didn't realize that you were coming down here from Ashtabula; out of consideration to you, if we can avoid having you make three trips, we will do that; the Commission would like to see the new renderings before we vote; if you can mail the renderings into Council Office prior to Public Hearing; then we can have a workshop before the Public Hearing on the 27th of February. Frain replied that he would overnight the renderings to Council Office on Monday, so that they would be here by noon Tuesday.

Peck advised that this application will be discussed prior to Public Hearing on the 27th of February at 6:45 P.M.

Turley asked can we review what we discussed. Sherwood stated that the Commission wants the following:

1. On the sign, opaque background; reverse the red & white
2. Awning to say CVS/pharmacy (centered)

Frain commented that he will bring renderings with font sizes of 32, 30, and 28. Turley asked is the sign on the Drive-Thru pharmacy internally illuminated. Frain replied no. O' Hare asked do you know of any other proposed changes on the building. Frain replied no; it was brought to my attention that something was being done to the little windows; but that is being done by the company who is doing the inside of the building.

**Discussed**

**DR-0012-2002**

To consider a Certificate of Appropriateness; for property located at 82 Mill Street; by Bicycle One, Inc., Donald Frazier, applicant.

Donald Frazier, stated that he was driving up to his mother's house and saw this antique clock; thought it would look good with what we're doing with Creekside; it is an electric clock; will have to raise the sign somewhat. Shepherd asked will you be responsible for the maintenance, Frazier replied yes. Turley asked where specifically is the clock going. Frazier replied directly underneath the sign.

Frazier stated that twelve years ago I put this building up; came before the Design Review Board; at that time it was not a pleasant experience; applaud this Commission for the time they take with the applicant and on a job well done.

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

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

**TO REOPEN PUBLIC HEARING FOR 147 GRANVILLE STREET/TAMARA HIMMER, D.D.S.**

**A motion was made, seconded by Greenblott, to reopen Public Hearing for 147 Granville Street/Tamara Himmer; V-0003-2002, and DR-0002-2002. The motion carried by the following vote:**

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

V-0003-2002

To consider a variance application to vary Section 1165.12(c) - On Premises Ground Signs - Placement; for property located at 147 Granville Street; to maintain current sign foundation for new signage which is less than fifteen feet from the public right-of-way; Tamara Himmer by Sign-A-Rama, Franklin P. Zura, applicant. (Public Hearing. Advertised in RFE on 01/17/02). (Public Hearing held on 1/23/02, 2/13/02).

Chair reopened Public Hearing at 8:30 P.M.

Frank Zura, 64 Granville Street, stated the reason why he felt the need to postpone was because of the product we had been currently discussing; wanted to try to at least have another vehicle in place of wooden signs; these are some items that are coming out now and is currently being in the south and coming north; some of it obviously as you can tell will look like stone; others will look like a wood grain; the address sign that you currently see is a sign that was manufactured for Dudley Homes; it is currently used in their condominium community in Upper Arlington; that is 1" PVC; the sign for Himmer would look more like a stone face rather than a wood grained face; in the photo you can see that we have down sized the tooth and the toothbrush to a hair under 16" tall; the wording Tamara Himmer, D.D.S. would then be done in 1/2" PVC which would be identical to the 1", just 1/2" thick; also in order to try & cut down and not make the sign look so tall; we actually created a half circle for where the address is and moved it up. Canter asked for the record, how much less than fifteen feet is the new signage. Zura replied between 5-7 feet.

A motion was made, seconded by Vice Chairman Turley, that this matter be Approved. The motion carried by the following vote:

Yes 2 Vice Chairman Turley and O'Hare

No 2 Chairman Peck and Greenblott

DR-0002-2002

To consider a Certificate of Appropriateness for Signage; for property located at 147 Granville Street; by Sign-A-Rama, Franklin P. Zura, applicant.

See discussion on previous application.

A motion was made, seconded by Vice Chairman Turley, that this matter be Approved. The motion carried by the following vote:

Yes 2 Vice Chairman Turley and O'Hare

No 2 Chairman Peck and Greenblott

H. COMMITTEE REPORTS:

Committee of the Whole

Chair Peck stated that he has received a note from Mr. Zura asking to reopen the public hearing for V-0003-2002 and DR-0002-2002; 147 Granville Street/Tamara Himmer, D.D.S. Chair conferred with Attorney King. King stated that since there are no proponents or opponents, it would not be a problem to reopen the Public Hearing.

Gahanna Jefferson Joint Committee - Canter.

Canter stated the Gahanna Jefferson Joint Committee discussed the proposed hiring of security consultants; looked at the web site, and was very impressed; next meeting will be April 29th.

**Creekside Development Team - Greenblott - No Report**

**I. OFFICIAL REPORTS:**

**City Attorney - No Report**

**City Engineer - No Report**

**Department of Development.**

D'Ambrosio reminded Commission to R.S.V.P. to Roberta Day for the Groundhog Breakfast.

**Chair - No Report**

**J. CORRESPONDENCE AND ACTIONS.**

**HOP-0001-2002** Home Occupation Permit for APB Services by Andrew Bruyako; 3759 Clotts Road; installation of security systems. Approved by Zoning Administrator, Bonnie Gard on 01/25/02.

Clerk stated this application was approved by Zoning Administrator, Bonnie Gard on January 25, 2002.

**Approved**

**K. POLL MEMBERS FOR COMMENT.**

**L. ADJOURNMENT - 8:45 P.M.**

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**TANYA M. WORD**  
**Deputy Clerk of Council**

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

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

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**Chair Signature**