



City of Gahanna

Meeting Minutes

Planning Commission

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

*Tom Wester, Chair, Kristin Rosan, Vice Chair, David Andrews,
Bobbie Burba, Joe Keehner, Jennifer Price, Don Shepherd*

Jayme Maxwell, CMC

Wednesday, December 17, 2014

7:00 PM

City Hall

Commission may caucus at 6:30 in the Committee Rooms

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, December 17, 2014. The agenda for this meeting was published on December 12, 2014. Chair Tom Wester called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission Member Burba.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

None.

C. APPROVAL OF MINUTES:

[2014-0190](#) December 3, 2014 Regular Meeting Minutes

Attachments: [December 3 Meeting Minutes](#)

A motion was made by Rosan, seconded by Andrews, that the minutes of the December 3, 2014 Regular Meeting be Approved. The motion carried by the following vote:

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

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.

None.

E. APPLICATIONS/PUBLIC HEARINGS: In accordance with Planning Commission Rules Section 6.10 A., if there is more than one application pending before the Commission for a particular address at a meeting, the public hearings on each application may be consolidated and held as one.

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

[FDP-0011-2014](#)

Attachments: [FDP-11-2014 Truenorth Shell - 4733 Morse Road- Agenda Packet 12-3-14](#)
[FDP-0011-2014 Legal Ad](#)

Bonnie Gard, Zoning Administrator stated the Shell station at the corner of Morse and Hamilton is the project; existing building will be razed; new building minus car wash will be erected there; a 4,200 square foot convenience store; new fascia on canopy; stone columns will remain; new lighting on canopy does stay below bottom edge of canopy; is recessed; new building has stone; not quite as much as existing; will be quite compatible with buildings there now; pervious pavement will be installed for parking; do have adequate parking; setbacks have all been met; ground sign face will change but stone columns will remain; shell on canopy; no words; Truenorth will be on building.

Chair opened the public hearing at 7:06 p.m. and asked for proponents.

Rick Turner, Diamond Z Engineering said we represent Truenorth Shell throughout Ohio; they came to me and said they had an interest in redeveloping this property; wanted more of a convenience store; car wash had outlived its usefulness; upgrading that is a substantial cost; this allows for a bigger store and still meet setback requirements; de-intensifies use of lot; gets rid of line of cars using car wash; are going to update canopy and replace fascia; Shell upgrades their standard look periodically; new look has more white on it; in trying to work with Gard on this, she mentioned some permeable pavers; did install one section; will upgrade lighting to LED lighting; more efficient; has more of a down-lighting effect to it; won't see dropped fixtures on this canopy; felt landscaping at this site was good; going to maintain it as it is; made effort to get brick on building along with stone; brick is our standard look; wanted to make sure we tied into canopy and area; brought samples of brick, stone and shingle to share.

Chair asked for opponents. There were none.

Keehner asked about landscaping adjacent to building. Turner said the landscaping to east of building will go away; leaving that out but perimeter on two streets and Arby's side will remain the same.

Andrews asked if the station is going to be open during the tear-down. Turner said no, they will take the whole station down; will do some work under the canopy; typically when Truenorth takes down a building they shut down for safety of workers and public.

Price asked to see the samples; brick is much softer in person; very maroon in renderings.

Chair closed the public hearing at 7:11 p.m.

A motion was made by Andrews, seconded by Rosan, that the Final Development Plan be Approved. The motion carried by the following vote:

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

[DR-0024-2014](#)

An application for Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage; for Truenorth Shell, property located at 4733 Morse Road; Rick Turner, Diamond Z Engineering, applicant.

Attachments: [DR-24-2014 Truenorth Shell - 4733 Morse Rd - Agenda Packet - 12-3-14](#)

See discussion of previous agenda item.

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

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

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

Gard wished everyone a Merry Christmas.

Chair.

Chair asked about apartment construction across the street from Northeast School; when you drive by that site, there is a lot of parking in right of way; a lot of dirt drag-out; worst site when compared to Shoppes at Rocky Fork; Kemba at old McDonald's site; condos being built; what is the status.

Priestas said they do need permit; have been in constant contact with developer over past week and a half; set now to take a step that we have not taken in past to make sure roadways are maintained; using portion of escrow to hire contractor for street sweeping.

Chair asked if they had been advised in writing. Priestas said yes.

I. CORRESPONDENCE AND ACTIONS.

None.

J. POLL MEMBERS FOR COMMENT.

Price, Andrews & Rosan wished everyone a Merry Christmas.

Chair said have had 24 meetings; get a different view as Chair; good group of people to work with; Commission has made some advances; not carrying big wads of paper anymore; have enjoyed it; looking forward to next year; wish everyone Merry Christmas and Happy Holidays.

K. ADJOURNMENT.

7:16 p.m.; Motion by Andrews.