

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, July 25, 2012

Commission may caucus prior to Regular Meeting

7:00 PM

City Hall

Planning Commission

Jennifer Tisone Price, Chair

David B. Thom, Vice Chair

David K. Andrews

Joe Keehner

Kristin Rosan

Donald R. Shepherd

Thomas J. Wester

Stacey L. Bashore, Deputy Clerk of Council

IT IS THE RESPONSIBILITY OF THE APPLICANT TO HAVE A COURT REPORTER PRESENT, AT THE APPLICANT'S EXPENSE, IF THEY WISH TO HAVE A VERBATIM TRANSCRIPT OF THE MEETING. COUNCIL OFFICE SHOULD BE ADVISED IN ADVANCE IF A COURT REPORTER IS GOING TO BE PRESENT.

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 S. Hamilton Road, Gahanna, Ohio on Wednesday, July 25, 2012. Chair Jennifer Price called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission member Kristin Rosan. The agenda for this meeting was published on July 20, 2012.

Members Present: Jennifer Tisone Price, Kristin E. Rosan, David K. Andrews, David B. Thom, Joe Keehner and Thomas J. Wester

Members Absent: Donald R. Shepherd

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

There were none.

C. APPROVAL OF MINUTES: July 11, 2012

A motion was made by Rosan, seconded by Thom, to approve the July 11, 2012 minutes. The motion carried by the following vote:

Yes	6	Price, Rosan, Andrews, Thom, Wester and Keehner
Absent	1	Shepherd

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 Tom Weber administered an oath to those persons wishing to present testimony this evening.

FDP-0008-2012

To consider a Final Development Plan for Metro Development; for property located at the NE corner of Claycraft and Morrison Road (Central Park); by Metro Development, Joe Thomas, applicant. (Advertised in RFE July, 19 2012)

Gard reviewed the application with the Commission.

Todd Foley, 244 N. 5th street; stated the revisions you have in front of you represent modifications based on meeting last week; new elevation; updating background info for plan; made adjustments to address Fire Department comments; the roadway width that is south of building 3 and 4 is 26 feet; roadway width reduced to 20 feet by building 5; changes to site reflected in development plans; addressed the comment regarding Building 8 at the corner of Claycraft by adding windows and shutters; similar in nature to what is on front facade of building; corner has more of a three sided architecture; not our intention to carry on all of the other buildings; those end units are bedrooms; comment from public service about sewer easement; northeast corner has it tied in with forced main; adjusting that easement; showing it as 20 foot; made sure that it is

appropriate; public sewer to Morrison Road; went back and looked at types of plant material that the City has with respect to herbs; typical landscape planting for entry feature; replaced a row of shrubs with Russian sage; and did the same thing on primary entry; compliments salvia and cat mint and other herbs at entries; with respect to pool fencing it will be commercial grade and in conformance with the code; made notation of handicapped parking and commitment to accessible route to some kind of public route; don't have final engineering done; made a statement on the plan that we will commit to that; final engineer will reflect that; showed location of handicapped parking; will figure out how to tie into the multi-use path; as a result we will lose a few parking spaces but that does not put us in nonconformance; will have an accessible walkway; will have a lot split of Lot 10 pending approval on this. Keehner asked if the overlay ordinance suggested Green options; has anything been considered. Foley stated we are not proposing anything that is recognizable. Wester asked whether the stormwater basin was in the right of way. Foley stated that corner presently is a section of right of way that appears not to have been taken as a result of the storage facility; does not match north of church; anticipate a request to match that right of way along Morrison; matches what is on the thoroughfare plan with Columbus; showing that basin in right of way; will not be installing in public row; that is a conflict in the plans; need to remedy that. Wester asked if it would be donated to the city. Foley stated yes. Thom asked if that was an existing detention basin. Foley stated it will be new to the development. Price clarified that the engineering on the basin would be redesigned. Foley stated we will design it as required by the City to make sure we conform. Wester clarified that the basin will not be in the right of way. Wetherholt stated we will be able to resolve that at the time of final engineer plans.

Andrews thanked the applicant; appreciate the work; beautiful development; going over the top on landscaping great addition to the City. Thom echoed the comments; very appropriate site for this project.

A motion was made by Rosan, seconded by Thom, that this matter be Approved. The motion carried by the following vote:

Yes	6	Price, Rosan, Andrews, Thom, Wester and Keehner
Absent	1	Shepherd

DR-0020-2012

To consider a Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage; for property located at the NE corner of Claycraft and Morrison Road; by Metro Development, applicant

See discussion above.

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

Yes	6	Price, Rosan, Andrews, Thom, Wester and Keehner
Absent	1	Shepherd

V-0014-2012

To consider a variance application to vary Section 1165.04(a)(16) of the codified ordinances of the City of Gahanna; to allow an electronic message sign for gas pricing; for property located at 1250 N. Hamilton Rd; by Jeff Willoughby, applicant. (Advertised in the RFE on July 19, 2012)

Gard reviewed the application with the Commission.

Jeff Willoughby, 261 Capital Drive, Pittsburgh, PA; stated we do not have good visibility for the fuel prices; sits back on the site; lot of landscaping; difficult to improve

visibility; needs a pylon sign to allow for visibility.

Chair asked for any opponents. There were none.

Wester stated I don't know what I am voting on; makes mention of an electronic message sign; we have proposal a and proposal b; elevation sign and monument sign. Willoughby stated we would like to have a 20 foot pylon sign with gas prices on it. Wester stated we have had discussions in the last 30 days on pole signs; monument signs are preferred; would like to know whether we are voting on Variance A or B. Thom agreed; not against electronic message board; noticed that some of the landscaping is blocking the view of the current sign; not ready to approve a 20 foot pole sign just to get above the landscaping; prefer Option A with the monument sign; not sure what you can do about the landscaping; clarified that the other signage by the pumps will remain there. Willoughby stated that the landscaping is one component; we are trying to raise it up to see it before you approach the site. Thom stated we are trying to stick with monument signs; landscaping needs to be addressed; clean that up to have the sign more visible. Price clarified that the landscaping portion could be handled administratively. Keehner stated he didn't think bigger was always better; if you get too high you would be in conflict with the trees; not against the idea of it being slightly elevated. Gard asked what about lowering the pole sign. Rosan stated she thinks that is a worse sign; need to take care of the grown landscaping. Wester suggested building the grade up by three so the sign would be more visible. Rosan clarified there was no objection to raising the grade up for the sign.

A motion was made by Thom, seconded by Andrews, that this matter be Approved as per option A submitted The motion carried by the following vote:

Yes	6	Price, Rosan, Andrews, Thom, Wester and Keehner
Absent	1	Shepherd

CU-0015-2012

To consider a Conditional Use application to allow seasonal sidewalk sales; for property located at 1250 N. Hamilton Rd; current zoning CC-2 Community Commercial; by Giant Eagle, applicant. (Advertised in the RFE on July 19, 2012)

Gard reviewed the application with the Commission.

Rosan asked if there was a way to approve these indefinitely. Gard stated it is good for one year unless the Commission decides otherwise. Rosan stated since there has not been any complaints it should have a longer approval. Thom asked if they were setting a precedent. Gard stated Smith Farms for five years. Thom stated he would agree to no more than five years. Keehner clarified if there was a different configuration they would have to come back.

A motion was made by Andrews, seconded by Rosan, that this matter be Approved for a period of 4 years The motion carried by the following vote:

Yes	6	Price, Rosan, Andrews, Thom, Wester and Keehner
Absent	1	Shepherd

F. UNFINISHED BUSINESS:

CU-0013-2012

To consider a Conditional Use application to allow placement of a storage container; for property located at 60 Stygler Rd.; current zoning CC-Community Commercial; by CVS, Shaun Hanzel, applicant. (Advertised in the RFE on June 7, 2012)

Shaun Hanzel 2499 Abbeyville Rd., stated he was there on behalf of CVS; approached CVS with the option of a masonry wall and that idea was turned down; asked me to

come back and propose a vinyl fence to block off the view of the container from Stygler; mentioned shadowbox fenced but was turned down because of wood; anything from this point on would have to be dealt with through corporate.

Chair asked if there were any opponents. There were none.

Thom asked if wood fences have been allowed. Gard stated that would be up to the Building Official; okay as far as zoning. Rosan stated at the last meeting we talked about a more permanent solution; not sure that we are any further ahead; disappointed that CVS hasn't taken this more serious; feel less comfortable supporting this application. Wester stated he was disappointed as well. Rosan stated that CVS needs to come up with a long term solution to the problem; this container is visible; needs some type of a proposal for the long run.

Andrews stated he would be voting no on this application; agree that we are no further along on this; drive by it everyday and it is visible; embarrassed that CVS doesn't seem to care. Price stated she will not be supporting the application; members have brought forward serious issues to be considered; this has been a long term use; issues with traffic; issues about fire safety.

Thom clarified the container would have to be removed. Gard stated they would work with the applicant. Thom asked if it would have to be removed if an appeal was filed. Gard stated if they filed an appeal I could not order it removed.

A motion was made by Wester, seconded by Andrews, that this matter be Approved. The motion failed by the following vote:

No	6	Price, Rosan, Andrews, Thom, Wester and Keehner
Absent	1	Shepherd
Yes	0	

G. NEW BUSINESS:

DR-0021-2012

To consider a Certificate of Appropriateness for Site Plan for property located at 600 Creekside Plaza; by City of Gahanna, Department of Parks and Rec, applicant

Gard reviewed the application with the Commission.

Troy Euton, 200 South Hamilton Road; introduced Tony Slanek with OHM Design.

Tony Slanek, 131 E. Mohler Street stated City of Gahanna came and talked to us about shading; we designed a flexible space to allow for all of the different functions; reviewed the design with the Commission. (COPIES AVAILABLE IN COUNCIL OFFICE)

Rosan asked if this would be semi permanent or seasonal. Euton stated the structure would stay year round; expect this to be here 20 years from now; solves the shade problem now; not going to last forever; would be up year round; shade cloth would come down; cloth is in a wood frame; we would take those down during winter; 3 season operation. Rosan asked where would programming occur; such as the Christmas Tree. Euton stated we would use the stage; have had the village back there as well; planters are movable and will have enough space for thirteen 10x10 tents for other events. Rosan asked if these plans had been shared with the new owner. Euton stated he would say yes but was not positive; know that we have communicated with the new owner and they are excited about offering programs. Price confirmed that the Parks Department would be doing the construction. Euton stated the company we are ordering from will provide all

of the construction documents. Thom stated he liked it; asked about the waterfalls; can't see from the street. Euton stated we are looking at a major change to the water wall system; have material issues. Slanek stated when this structure goes in you won't be able to see the waterfalls from the street. Keehner asked for the reason of planters versus other shade structure. Slanek stated it allowed for flexibility. Andrews asked about seating. Slanek stated we created a flexible seating condition; very cost effective.

A motion was made by Thom, seconded by Rosan, that this matter be Approved. The motion carried by the following vote:

Yes	6	Price, Rosan, Andrews, Thom, Wester and Keehner
Absent	1	Shepherd

H. COMMITTEE REPORTS:

Hamilton Road Corridor Committee -Andrews

Gard stated there is a meeting coming up soon.

I. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

No report.

Chair.

No report.

J. CORRESPONDENCE AND ACTIONS.

None.

K. POLL MEMBERS FOR COMMENT.

Rosan asked what would need to happen if the Commission would propose to change the sign code to prohibit pole signs. Sherwood stated you can request the administration to write something or you could write something and recommend it to Council.

L. ADJOURNMENT.

Adjourned at 8:33; Motion by Wester.

M. POSTPONED APPLICATIONS:

Stacey Bashore
Deputy Clerk of Council

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

Jennifer Tisone Price