

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, April 25, 2001

7:00 PM

City Hall

Planning Commission

Cynthia G. Canter, Chair

Jane Turley, Vice Chair

P. Frank O'Hare

Richard A. Peck

Phillip B. Smith

Othelda A. Spencer

David B. Thom

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 the City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, April 25, 2001. The agenda for this meeting was published on April 19, 2001. Chair Cynthia G. Canter called the meeting to order at 7:08 P.M. with the Pledge of Allegiance led by Planning Commission member, Othelda A. Spencer.

Members Absent: Phillip B. Smith

Members Present: Cynthia G. Canter, Jane Turley, P. Frank O'Hare and Richard Peck

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - None

C. APPROVAL OF MINUTES: April 11, 2001

A motion was made, seconded by Peck, to approve the minutes of the April 11, 2001 meeting. The motion carried by the following vote:

Yes	4	Chairman Canter, Vice Chairman Turley, O'Hare and Peck
Absent	1	Smith

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.

SWP-0003-2001

To consider a Subdivision Without Plat application to allow a split of .52 acres to create two parcels from a 132' x 610' deep parcel to enable potential future development on the separately deeded rear portion of the property; for property located on 1241 North Hamilton Road; Sherwin-Williams by Thomson-Mohler, Ltd., applicant.

Chair opened Public Hearing at 7:11 P.M.

Les Mohler, Thomson-Mohler, Ltd., 8710 Cleveland Avenue, N.W., North Canton, OH 44720; stated that he sent the revised photometric plans to the Zoning Office. Gard stated that she had not received. Canter asked if anyone in the administration had seen these plans; administration replied no. Canter asked if there was a copy that could be put on the overhead. Mohler replied yes he does have a faxed copy which is not real good; Mohler advised that they are not applying for signage at this time; this will be done at a later date by Sherwin-Williams; apologized for the revised plans not being here.

Chair asked for other proponents.

Clarence Lanthorn, President & Resident of The Villas of Gahanna, 303 Villa Oaks Lane, Gahanna, OH 43230; just wanted to let the Commission know that the Condo Association met with Thomson-Mohler; very good meeting; we are totally in support of this project.

Chair closed Public Hearing at 7:16 P.M.

Peck asked King given the fact that we don't have a clear copy of the photometrics, can we condition the approval of the Final Development Plan upon the approval of the photometrics by the Zoning Administrator. King replied yes you can.

Canter stated for the record she wished to thank the applicant for bringing such an attractive low intensity use to the property; as the resident of The Villa Condos has alluded to, this property has been subjected to a number of applications that were not acceptable; this is well developed and acceptable; will support this application.

Peck stated that the design of the building is very attractive; commends the Developer and the City's Development Department in working with the Developer in explaining the importance of this parcel; also appreciates the willingness of the applicant to work with the Development Department.

Thom stated this is a well thought out design review and plan; the building is excellent, very good presentation.

O'Hare concurred with the other Commission members; added that it is very nice to see Thomson-Mohler working with the residents to get something worked out.

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

- Absent** 1 Smith
- Yes** 4 Chairman Canter, Vice Chairman Turley, O'Hare and Peck

FDP-0005-2001

To consider a Final Development Plan to allow construction of a Sherwin-Williams store; for property located at 1241 North Hamilton Road; current zoning CS, Community Service; Sherwin-Williams by Thomson-Mohler, Ltd, applicant. (Public Hearing Advertised in RFE on April 5, 2001). (Public Hearing held on April 11, 2001, April 25, 2001).

A motion was made by Peck with the following condition: that the final photometrics be submitted to and are subject to the approval of the City Zoning Administrator. The motion carried by the following vote:

- Absent** 1 Smith
- Yes** 4 Chairman Canter, Vice Chairman Turley, O'Hare and Peck

DR-0018-2001

To consider a Certificate of Appropriateness; for property located at 1241 North Hamilton Road; Sherwin Williams by Thomson-Mohler, Ltd, applicant.

A motion was made by Peck. The motion carried by the following vote:

- Yes** 4 Chairman Canter, Vice Chairman Turley, O'Hare and Peck
- Absent** 1 Smith

Z-0002-2001

To consider a zoning application to rezone .55 acres currently zoned L-AR; for proposed use as a Suburban Office; for lots 17-24 including and part of Reserve "A"; for property located on Chadwood Drive in Taylor Falls; 4-M Partners, LTD. by ; Brookwood Construction, Doug Maddy, applicant. (Public Hearing. Advertised in RFE on March 29 & April 5, 2001). (Public Hearing held on April 11, 2001, April 25, 2001).

Chair opened Public Hearing at 7:23 P.M.

Chair advised that a letter was received from the applicant wishing to withdraw the application for a zoning change.

Chair closed Public Hearing at 7:23 P.M.

Withdrawn

F. UNFINISHED BUSINESS:

DR-0004-2001

To reconsider a Certificate of Appropriateness; for property located at 4706-4598 North Hamilton Road; by Continental Real Estate, Sean Cullen, applicant.

Sean Cullen, Continental Real Estate, 150 East Broad Street, Columbus, OH 43215; distributed photos that he had taken of other Giant Eagle stores; will start with building since that is where the change is; what was talked about earlier was joining the corner of the brick with the back of the building; as you see in the pictures taken at the Busch store, the brick itself which is attached to the pre-cast panel actually meets the outside pre-cast panel; the discussion came up last week which I was not aware of, that with the new addition that they are doing with all brick down the side of the store, they had discussed wrapping the column that was added to the side around the corner. Turley asked what is the distance that the brick extends on the south elevation. Cullen replied about 5 feet. Canter asked if the distance to the wall of the compactor would be 64 feet. Cullen replied the compactors as you have probably seen at the other stores, use the building material to screen the compactor; the wall extends out and then back into an area; was wrong last week when I mentioned that the panel is trying to match the brick; the impression I think we were giving was the brick on the pre-cast was matching the red brick on the store; the brick in fact matches the banding brick on the front of the store and on the side of the store; as shown in the photos, this brick actually matches the color of the panel; per discussion with Giant Eagle, the goal is to match the pre-cast panel rather than trying to replicate a red building all the way around; as you will see in the photo with the fencing, this will give you an idea what will be considered on the back of the building, not at the corner of Hamilton per se, but if you're on the back of the building; if the residential owner on the next parcel south sells their house and someone tears the trees down this is what you would be looking at driving north on Hamilton Road looking at the back of the store; as you will recall we are not doing a wood fence; we are doing what is similar to the Arlington store, a vinyl fence which is solid doesn't require the maintenance like you do with wood; in addition you won't see the fence because we've just discovered with the curbing and so forth, in order to plant the spruce that we have committed to planting 8 to 10 feet wouldn't fit in a comfortable manner; it would initially, but in the long run the trees would grow into the fence and out into the curbed area; as we have been discussing with Stoneridge on their residential portion, the trees would be planted on the back side of the fence, the mound along Hamilton Road is 6 feet; the fence would actually be along the curb line similar to what it is at the Arlington store; will be happy to address any questions. Turley asked if there are any pictures that show the trash compactors on the south elevation. Cullen replied no. Turley commented that there is a wall, how tall is the trash compactor. Cullen stated the wall is about 10 feet tall. Turley said so the building goes above and beyond that. Cullen replied yes; as you recall on the front of the Giant Eagle stores, there is a red standing seam roof; there is a roof that goes over top of the compactor area; then above that you have the remaining of the pre-cast panel. Turley said that she measured approximately 160 feet from the corner to the compactor.

Canter asked if there was any more on the sign. Cullen replied no; wanted to point out about the sign from driving around today is that the question has always been the red; in

the few signs that I have seen that do have a red with the white backing, the red seems after a period of time to get washed out; the other factor we took into account is what is the percent of white, and red on the sign; 45% of it is white, 55% of it is red; the only reason why you have a higher red content is because we were asked that we do that in all municipalities as we try to reflect something of the architecture on the sign; obviously with having the peak element that is on the front of the building that's what adds the additional percent rather than having a 50-50.

Canter stated that what you have brought to the Commission this evening warrants additional discussion about the bricking. O'Hare suggested that he would like to see a complete south elevation drawn up to scale like the other elevations, color rendering included. Canter asked the Commission if they wanted to workshop the application or take a recess. Turley confirmed that the signage has not changed. Cullen replied that is correct. Canter stated that all he is proposing is one 5 foot wide panel. O'Hare also mentioned the trash compactors; after seeing the other Giant Eagle stores and how they have done their trash compactors, would like to take this to workshop. Turley commented that she would like to take another look at the trash compactors; doesn't think the 4 foot extension is long enough; not sure how far it needs to go; but, would like to take another look at the trash compactors; which store has exactly the same type of set up that we can take a look at. Cullen replied they all the same set-up.

Peck stated that if we are going to go back to workshop, would like to go on record with my feelings and where I stand on this application; in fairness to the applicant, would like to tell you what I feel; we have all spent time comparing the Giant Eagle stores; there is a lot that I like about this project; would welcome Giant Eagle to the community; looks like Giant Eagle will be a wonderful addition to Gahanna; unfortunately comments at this stage tend to be taken as negative; I want to keep them in perspective, because there is a lot of good in this project; started out last week with three major reservations; the first one was the column detail on the west side, specifically with the 18 inch depth; spent time driving around another Continental development at Easton trying to get a perspective of how buildings look with various depths; although there are things I could tweak on the west side, I'm satisfied that the 18 inch depth when combined with the mounding will make the building more attractive; no longer have a concern about the depth of the architectural detail on the west side; have two concerns remaining; they are the sign and the south elevation; the south elevation we know now is going to change; I have been under the assumption that what we were trying to match was going to be the red brick of the building; knew there was some disconnect some place because what I was hearing was not matching what I was seeing out at the stores; glad to hear you clarify that for me this evening that you have been referring all along to matching the banding strip as oppose to matching the red brick of the building; don't know if that is critical on the far southeast of the building; but it is on the southwest corner of the building with the Hamilton Road visibility & the future development; we know the property next door is going to be developed commercial; concerned that the five foot that Giant Eagle has added will not be enough; finally with regard to the sign; not buying the rationale that Giant Eagle has presented for wanting a sign that size; I know that our sign is smaller than the Arlington store; none the less the sign is extraordinarily visible; as attractive as you have attempted to make it, is still too big; we have within 100 feet, Giant Eagle in huge letters that face the west elevation of the building; we have Giant Eagle in huge letters along north edge of the building; the large signs on the building are consistent with the trends in terms of how people are signing and how people are developing areas; cannot find anywhere in that corridor another sign of the type that is a single user like that; Stoneridge is huge, but it is identifying a plaza not a particular business; believe the sign needs to come down in size; in terms of branding, understand the company's desire to get their brand out there; that is done more with impression than

signs, and that's done more with repetition than with size; as I have driven around Columbus, Builder's Square has a huge tower sign at Brice & 70 and Builder's Square is closed; so much for the theory that a large sign equates with drawing business; Home Depot just north of there is doing just fine; they have a building situated on a lot similar to Giant Eagle; with a narrow exposure towards the main set of traffic; they seem to be able to attract people with an 8 x 8 panel at the front; people are able to find Home Depot; believe the sign is just too big; Kohl's has a low sign; the only old one would be the Meijer sign and that went up about 10 years ago.

Thom asked if they had approval on the sign for Dublin. Cullen replied no, submitted an application, been turned down or tabled; so we have to go back, it wasn't really a signage issue however. Thom stated you mentioned 80 sq. ft. Cullen replied Big Bear & Avery Square Kroger were granted 100 sq. ft. signs where Dublin only permits an 80 sq. ft. sign. Turley wanted to clarify the 6 foot high berm, is the proposed ground sign on top of the 6 foot berm or is it at grade; thought you said it was at grade, but in the minutes they state you said it was on top of the berm. Cullen stated can clarify that; the sign will be set into the mound. Turley asked if we can see on the plan that shows the six foot berm how the proposed ground sign will fit into that. Cullen stated that he didn't want to say no, but don't think it's going to make a difference if I set into the mound six feet or set it on top six feet. Turley replied that it matters a lot if its on top because it makes it six foot taller. Cullen stated he will commit to that until the final Engineering plan is done, sign will go down into the mound. Turley confirmed so it will be at grade. Cullen replied yes. Spencer stated he is very appreciative as to what has been done; am happy with the articulation on the west elevation; two concerns still are the size of the sign along with the south elevation. Canter added that we have got to put this to rest at some point; we go inch by inch by inch, and each week we get a little bit more; then we want this and we get a little bit more; we will be into October to get 60 feet or whatever we want; don't care about going back to workshop, but it's got to stop somewhere; Giant Eagle has heard us numerous times; how much we want and what we want; will take it this one last time; not going to keep taking this back to workshop to get 4 feet or 5 feet of brick.

Thom asked if someone from Giant Eagle could be at workshop next week. Cullen said yes; would just like to add a few comments; will start with the elevation; it was my suggestion that they turn the corner as shown in the picture; Giant Eagle told me that they were considering it; was originally just going to come in with the photo shown here and go from where we were; Giant Eagle asked wouldn't that be part of the final packet; told them yes; Giant Eagle will not do the back of the store in brick. Canter stated this is what she keeps hearing; if they are not going to do it, then they are not going to do it. Turley asked would you prefer the Commission to go ahead and vote. Cullen stated there is a misconception that they are adding brick to the back of the store; when in fact they are not adding brick to the back of the store. Cullen remarked that Gahanna compares themselves to Dublin frequently from the comments I've heard in workshop and the public hearings; every community has its' own set of standard(s); comparing Giant Eagle in Gahanna to Kohl's in Columbus; using Columbus standards for Gahanna, then jumping to the other broad side of the spectrum and going to Dublin is another issue in itself; there is a Sunoco sign in the City of Dublin that I drive past everyday when I take my daughter to school on 161 east of 270; they have a sign exactly like Giant Eagle sign; the only difference is, it's in the brick; the size is a little bit smaller; it does say Sunoco and has the gas prices on it; not something that was done when Dublin was a little afterthought; it was done just a few years ago; comparing Stoneridge to Giant Eagle is not an apples to apples scenario; using the Rite-Aid example, the size of the sign although similar in features, for a small out parcel about 1 1/2 acres versus over 15 acres; really don't see much of a difference; the sign will be set into the mound per the

site development; Giant Eagle will have to pay a higher rent because they have made the store over 20,000 square feet smaller; Giant Eagle has to draw the line there and they are comfortable with doing that based on several factors.

Chair called for recess at 8:07 P.M.

Meeting was with all members in attendance returning to the dais.

Reconvened at 8:23 P.M.

Motion was made at this point in the meeting.

Peck stated that the Commission's actions are governed by Code Section 1197.07(a)--Standards for Design Review; which states the Planning Commission shall review an application for a Certificate of Appropriateness to determine if proposed new construction or alteration to an existing structure promotes, preserves, and enhances the overall architectural character of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be incompatible within the surrounding area. Section b of Section 1197.07 lists 10 different areas that we're permitted to look at but not limited to; have two concerns which make me support the conditions that Turley placed on the motion; the first is (section 10) of 1197.07(b) which says Signage and graphics to include building and site graphic displays; even if our code permits a larger sign, our design review section may not; something could be compatible with one section of the code and not compatible with another; under the design review section, don't feel the sign that was proposed in the original package is compatible with the existing area; will support a reduced sign; for similar reasons will support some continuation because the stone on Stoneridge Plaza wraps around each of those buildings.

Turley stated that she wanted it noted that the applicant was offered the option of a larger sign made out of more natural materials.

Discussed

A motion was made by Vice Chairman Turley, seconded by O'Hare, with two conditions: (1) the ground sign is not to exceed 80 square feet per sign face; the height should be reduced proportionately to that; (2) the south elevation is to be bricked in the exact same brick material as the west and north elevations; as a minimum to the start of the compactor canopy which is approximately 60 feet. The motion carried by the following vote:

Yes	4	Chairman Canter, Vice Chairman Turley, O'Hare and Peck
Absent	1	Smith

Canter advised it will be up to the Zoning Department to enforce our conditions. Canter asked if she needed to advise of appeal rights. King stated that you appeal disapprovals.

DR-0019-2001

To consider a Certificate of Appropriateness; for property located at 550 Offcenter Place; by Montana Mining Company, Anthony Canovi, applicant.

Tony Canovi, 405 Stonebridge, Pickerington, OH; stated he is here this evening representing his son who is the owner of the restaurant; here for the changing of the color of the building; in order to keep the building consistent with the other Montana Mining location, they painted it Maroon; that's what we are actually asking; we had no

knowledge of any type of code that we had to get an okay from; we have never done this. Canter stated that she has been to the restaurant since it has been painted; it didn't bother me; what did bother me was the sign in the tower; the sign company made application for the sign; the Commission asked them was this all the signage; they told us yes only one sign; now there are signs in three places in the tower. O'Hare indicated that he has been to the site; found it interesting that the sign company stood here and told us specifically one sign; then we go down to the restaurant where there are three signs; also found it interesting to see signs hanging on the fence for the limited access right-of-way for the interstate highway, which is completely illegal; looks like someone had a complete disregard about anything that was said in this meeting or the state law; again the color was changed without any notification; which is a violation. Canovi stated that he doesn't have that information; just here representing his son. O'Hare stated just like the sign company who was here representing the owner; you are acting as an agent for the owner. Canter stated not opposed to the maroon at all; however, I am opposed to the three signs. Canovi stated that he was not aware of this at all. Thom stated he doesn't have a problem with the color; has a major problem with the signage; specifically asked the sign company if there was going to be more than one sign, he told the Commission no. Canovi apologized for not being aware of this issue; was under the impression that we were going to discuss the paint scheme. Canter stated that is what the application is for; the Commission was just hoping to be able to resolve the signage issue as well; Canovi replied unfortunately he can't speak for his son. Canter asked what would be a good time that your son could meet with the Commission; would he be able to meet with us next week for workshop at 6:15 P.M. Canovi said will get him here myself; don't think he understood the gravity of the matter.

G. NEW BUSINESS:

DR-0020-2001

To consider a Certificate of Appropriateness for Signage; for property located at 500 North Hamilton Road; Northeast School by Sign-A-Rama, Frank P. Zura, applicant.

Frank Zura, 64 Granville Street, Gahanna, OH; stated that the Franklin County Board of Mental Retardation has asked that we request a Certificate of Appropriateness for a double-sided sign that will be lit; will have two outer frames encompassing clear polycarbonate panels that will be unbreakable; color will be of a dark bronze; primary reason is to project a little bit more professionalism by getting rid of the banners and using a sign so that you can read it as you are coming north and south down Hamilton Road; the dark bronze aluminum face and framing was chosen because it matches the dark bronze of the rest of the building; the electrical; the electrical will be done professionally by Mid City Electrical Construction; sign shall be powered from existing pole light circuit, which will require 277 volt; the actual face will show Northeast School; will have the Northeast School logo; then Franklin County Board of MR/DD in blue. Canter stated the Franklin County Board of MR/DD on the submittal is in black. Zura stated that it can be in whatever color you would like for it to be in. Canter asked is there any particular reason why we are going from a natural stone sign to a relatively metallic looking sign; understanding that you are going toward the reader board effect. Thom stated that they have the wall sign on the south end of the lot. Zura advised they have an aggregate on the south side of the entrance. Thom stated he assumed this was going to remain; this is to go up where the split rail fence is; they have always hung out portable signs; assuming that the split rail fence will be coming out. Zura said the split rail fence will be coming out. Thom said so this sign will be going in & replacing the area where they put the portable signs. Zura said yes; then we would surround it with landscaping. Thom stated he doesn't think this sign is meant to replace the one that is at the south end. Turley stated that we don't give out many of these reader boards; we have been allowing the schools and churches to have them; we want it to be nice. Zura says that it primarily is the concern of dollars and cents. Thom stated that many of the reader boards in Gahanna are four lines of text; know that we haven't given six out. Canter

asked does the school have that much activity going on that require six lines of text. Zura stated that he was actually going for seven lines of text; there are two major manufacturers that do both church and school reader boards; the standard reader board normally comes with six or seven lines on an 8 foot wide by 16 inch tall sign; normally the header is only 12 inches tall; so we have actually increased the header by 4 inches to make it 16 inches. Canter asked are these activities going to made open to the public or just the school. Zura stated he belives it will be open to the public. Canter asked can we get some masonry and landscape. Zura stated that he would have to talk to Principal of the school; don't know what their financial situation is. Turley stated that she understood that money is a big concern; however, in all fairness to the other churches and schools in the area we would have to request that of this sign as well. Zura asked for some type of guideline the Commission wanted him to follow. Turley stated Mifflin Presbyterian Church, Gahanna Community Church are two attractive ones to look at. Canter stated that this application will be seen in workshop next Wednesday at 6:30 P.M.

H. COMMITTEE REPORTS:

Committee of the Whole - None

C.I.C. - Thom.

Thom stated that they met last Tuesday; memorandum agreement was approved which has the operation between the Council & CIC; Summerfield property has been approved by Council for the City to buy;however, they have hit a snag somewhere; don't know what that is about; do know they are working on it; Convention Bureau has been set up; will be issued a basic checking account; hiring Curtis Williams who will do a visioning graphics package for the convention bureau; coming up with a short and long term marketing strategy; Engineering proposals were looked at as far as the Firehouse and the waterway; Creekside Festival is June 16th 12:00 P.M. - 9:00 P.M.; Channel 4 has agreed to sponsor Holiday Lights,

Gahanna Jefferson Joint Committee - Thom.

Thom stated that the next meeting will be May 3rd; this is the same night as we meet with Charter Review; Spencer will attend Charter Review.

Creekside Development Team - Turley.

Turley stated they met last week; had a very interesting discussion; seeing what was really involved in building the flood wall; the flood line is 3 foot above Granville Street; tossing around the idea of whether the flood wall should be built or the area should be canal level floodable.

Olde Gahanna Design Review Committee - Turley.

Turley commented that she missed the meeting. Gard stated that progress was made at the meeting.

I. OFFICIAL REPORTS:

City Attorney

King stated that Gard brought up a good point about Northeast school; they might need a variance because they already have one ground sign.

City Engineer - None

Development Department - None

Chair.

Chair reminded Commission members about the Code Changes for workshop next week; please review them and bring any questions or concerns to workshop next week.

J. CORRESPONDENCE AND ACTIONS - None

K. POLL MEMBERS FOR COMMENT - None

L. ADJOURNMENT: 8:51 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