

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, February 9, 2000**

**7:00 PM**

**City Hall**

## **Planning Commission**

*David B. Thom, Chairman  
Candace Greenblott, Vice Chairman  
Cynthia G. Canter, Commission Member  
Paul J. Mullin, Commission Member  
Richard A. Peck, Commission Member  
Phillip B. Smith, Commission Member  
Jane Turley, Commission Member  
Isobel L. Sherwood, Clerk*

**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. The agenda for this meeting was published on February 3, 2000. Chair David B. Thom called the meeting to order at 7:02 p.m. with the Pledge of Allegiance led by Commission Member Paul Mullin.

**Members Absent:** Richard Peck

**Members Present:** Phillip B. Smith, Paul J. Mullin, Cynthia G. Canter and David B. Thom

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA.**

Chair moved Unfinished Business to follow Item D on the agenda.

**C. APPROVAL OF MINUTES: January 26, 2000**

**A motion was made to Approve. The motion carried by the following vote:**

<b>Yes</b>	<b>4</b>	Smith, Mullin, Canter and Chairman Thom
<b>Absent</b>	<b>1</b>	Peck

**UNFINISHED BUSINESS**

**SWP-0001-2000**

SWP-01-00 To consider a subdivision without plat application to allow a 2.179 acre lot to be split into two parcels of 1.164 acres and 0.740 acres; for property located at 4605 & 4625 Morse Road; New Albany Professional Park Ltd., landowner, by Glen A. Dugger, applicant.

Glen Dugger, 37 West Broad Street, stated he was present representing the applicant; have amended the plan as worked out in workshop; have submitted revised legal descriptions and survey; eliminates the need for an easement for the lot split; is as previously discussed; happy to answer any questions.

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

<b>Yes</b>	<b>3</b>	Smith, Mullin and Chairman Thom
<b>Abstain, COI</b>	<b>1</b>	Canter
<b>Absent</b>	<b>1</b>	Peck

**E. APPLICATIONS:**

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

**PP-0001-2000**

PP-01-00 To consider a preliminary plat application for 8.874 acres located at 5771 Havens Corners Road; current zoning SF-2 and ER-2; property known as Autumn Rush Place; Brookewood Construction by Doug Maddy, applicant. (Public Hearing held 1/12/00 and 1/26/00 and to be reopened)

Chair opened Public Hearing at 7:06 p.m.

Doug Maddy, 120 North High Street, Gahanna, stated he was the applicant and

proposed developer for the subdivision; requesting approval for the preliminary plat and appropriate variances for the 17 lots; been discussed at length at previous meetings and workshops; is good planning and makes sense for both property owners to develop as one site; met all requests set forth by Zoning Administrator and staff and feel we have support of Zoning Administrator, Development Department, and Engineering; previous meetings have had no opponents speaking; would like to move forward with this request; glad to answer any questions.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:09 p.m.

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

- Yes**      **4**      Smith, Mullin, Canter and Chairman Thom
- Absent**    **1**      Peck

**V-0002-2000**

V-02-00 To consider a variance application to vary Section 1137.07, Lot Frontage and Area, Section 1137.08, Front Setback, and Section 1141.08, Front Setback; for property located at 5771 Havens Corners Road; to allow construction of a subdivision to be known as Autumn Rush Place; Brookewood Construction by Doug Maddy, applicant. (Public Hearing held 1/12/00 and 1/26/00 and to be reopened).

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

- Absent**    **1**      Peck
- Yes**      **4**      Smith, Mullin, Canter and Chairman Thom

**2000-0001**

To Recommend to Council the acceptance of Fees in Lieu of Park Land for Autumn Rush Subdivision

**A motion was made, seconded by Mullin, to approve. The motion carried by the following vote:**

- Yes**      **4**      Smith, Mullin, Canter and Chairman Thom
- Absent**    **1**      Peck

**FDP-0001-2000**

FDP-01-00 To consider a final development plan to allow the construction of a cellular tower for property located at 4200 N. Hamilton Road to the rear of the Rocky Point Plaza; Slane Development, landowner, by Slane Telcom, applicant. (Public Hearing held 1/12/00 and to be reopened).

Chair opened Public Hearing at 7:12 p.m.

Ron Russo, 4834 Wood St., Willoughby OH, stated he was present representing Slane Telcom; proposing a 3 carrier self supporting monopole; all equipment will be inside; will be a 64 s.f. area outside the equipment room doors; all telecom carriers will be housed inside; building permit has been applied for; should receive any day; also found out that there are no houses in the 1 to 1 fall zone; submit a letter for file from our engineer on that issue.

Chair asked for opponents. There were none.

Smith asked about the beginning of construction. Russo stated they were waiting for building permit to build the shopping center; need to wait till building is built before

monopole is put in; developer is prepared to build the building right away. Smith noted there is a 1 year time limit on construction for approval of the final development plan.

Chair closed Public Hearing at 7:14 p.m.

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

**Yes**      **4**      Smith, Mullin, Canter and Chairman Thom  
**Absent**    **1**      Peck

**V-0003-2000**

V-03-00 To consider a variance application to vary Section 1153.03, to allow a cellular tower as a conditional use in a Community Commercial district; to vary Section 1167.03, Height of Church Spires, Chimneys, Silos, and Ground Antennas; for property located at 4200 N. Hamilton Road to the rear of the Rocky Point Plaza; Slane Development, landowner, by Slane Telcom, applicant. (Public Hearing held 1/12/00 and to be reopened)

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

**Yes**      **4**      Smith, Mullin, Canter and Chairman Thom  
**Absent**    **1**      Peck

**CU-0001-2000**

C-01-00 To consider a conditional use application to allow a cellular tower in a CC district; for property located at 4200 N. Hamilton Road to the rear of the Rocky Point Plaza; Slane Development, landowner, by Slane Telcom, applicant. (Public Hearing held 1/12/00 and to be reopened)

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

**Yes**      **4**      Smith, Mullin, Canter and Chairman Thom  
**Absent**    **1**      Peck

**DR-0001-2000**

DR-01-00 Certificate of Appropriateness, 4200 N. Hamilton Road, Slane Telcom.

Mullin questioned the finish on the tower. Russo stated it was painted a sky neutral gray which is standard to the industry; skies here are not quite as gray as northern Ohio but fits with sky pretty well; is no lighting on this tower. Mullin questioned how the cabling is run. Russo stated it ran up the side; don't know if it has a cover or not.

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

**Absent**    **1**      Peck  
**Yes**      **4**      Smith, Mullin, Canter and Chairman Thom

**OZ-0002-2000**

ZC-02-00 To consider a zoning change application to zone 9.0+/- acres as L-SO, Limited Overlay Suburban Office, to allow construction of an office complex; current zoning SF-3 single family; for property located at 680-730 Taylor Road; The Daimler Group by Todd Sloan, applicant. (Public Hearing held 1/26/00 and to be reopened)

Chair opened Public Hearing at 7:19 p.m.

Todd Sloan, Daimler Group, stated he would keep comments brief tonight; since public

hearing two weeks ago have met in workshop; were several suggested changes we have incorporated with the major exterior change being the roof screen; provided drawing tonight which we have incorporated into our limited overlay text as the building perspective drawing; text has modified again to include more specific details on building materials, setbacks, parking location, lighting and landscaping on site; includes the items shown to you on the overlays; final thing added was the request by staff and commission to provide for Taylor Road Street lights by Engineering Department.

Chair asked for opponents. Jerry Mazik, 875 Harmony Drive, stated he understands the importance of development; but only if the proposed development does not have an adverse affect on neighborhoods; members of the Commission expressed their beliefs in October when they unanimously denied Daimler's rezoning request from single family to suburban office; like to read from the minutes of the October 27 meeting; Canter said "I have serious concerns with the proposed zoning change before us; I cannot agree that this rezoning is transitional; the roadway itself appears to be the perfect and perfectly obvious transition point; the proposed buildings and their massing are not in keeping with single family zoning to the north." Thom stated "I echo Canter's comments; several years ago this may have been considered what would be best for the north side; I can't support suburban office." Smith stated "I agree that Daimler's proposal meets or exceeds the requirements; however I differ with them when you look at Section 1108.01 where it talks about protecting our residential neighborhoods; SF-3 is what it is; development as zoned is not an issue; it can be developed with further single family; the land use issue is what is before us; it is currently SF-3 and the people who moved to that area have a right and expectation that is what it will remain." Greenblott stated "I can't support this; I have serious concerns over elements mentioned in Section 1133.03 of the Planning and Zoning code; first, an increase in traffic to an already overcrowded Taylor and Morrison Road corridor; second, the adjacent zoning is residential; therefore I have serious concerns over the relationship between the requested use to the public health, safety, and morale or general welfare of the neighborhood; therefore I can't support the change." Mullin stated "From 1988 through 1990 as the Master Development Plan was being updated, it was known and demonstrated in numerous meetings that the north side of Taylor Road was residential in nature. The process in 1988-90 was a sound process for planning; we should maintain the criteria set forth in the adopted Master Development Plan which simply stated that the north side of Taylor Road is not the place for industrial, commercial, or office development." Your statements clearly describe how you feel about this proposed rezoning; I echo your feelings along with your October decision; see nothing in this modified proposal that can reverse the earlier outcome; would like to know how Daimler was led to believe that these proposed modifications would result in a reversal; their proposed modifications will still lead to the same result of increased traffic problems, noise levels and crime; re frequent articles in Gahanna News about crime in nearby areas; February 2 report about a car break in on OffiCenter Place; would this happen in this proposed office complex; Daimler's proposed modifications will not protect the public health, safety, and general welfare of our neighborhood; let's please put this issue to bed which will allow you to focus on other business at hand; believe you are people of your word and you will not reverse your unanimous October decision; thank you.

Nancy Gallagher, 907 Harmony Drive, stated there are only a few things left to say; would like to point out that we are Gahanna; Gahanna is its people not developments; while we may appear emotional to White or Sloan, bet that if someone wanted to build an office building in their back yards, they would be emotional too; have been told this is the best use of the land; that there won't be any traffic concerns; that it will be good for the city; that two 48,000 s.f. buildings will look residential, if we see them at all, since we've been guaranteed 100% opacity; have also been accused of holding

someone's land hostage; all we wanted was not to have an office complex in our back yards.

Jeff Chrobak, 720 Hunters Run, stated he was opposed to the rezoning; afraid it will have a domino effect up Taylor Road; don't want industry in our back yards; will negatively affect our quality of life; will adversely affect our property values.

Chair asked for rebuttal. Sloan stated they felt they have come a long way from the first submittal; freely admit that first plan was not appropriate; had not addressed the issues to the adjoining property owners; feel we have addressed traffic issues and severely modified our plan; plan before you is the finest office project we have done; most amount of buffering and landscaping we have done; does provide buffer to adjacent use; a 36' wide pavement at ground level does not provide buffering; believe this is a proper use for this site; feel we have developed a plan that makes sense for this property and for Gahanna.

Chair closed Public Hearing at 7:28 p.m.

Motion was made at this point in the meeting.

Discussion: Mullin stated he wished to make a point of clarification; gentleman who quoted from minutes was correct as far as it went; if memory serves me correctly, did go on to say that it would develop at some point in time and how it would take place was to be determined; did not specifically want anyone to think that status quo was the only option for the area.

Canter stated her position remains relatively unchanged; are vast improvements to the setbacks and alignment of the building; agree with Mullin that it probably is going to develop; still think 48,000 s.f. is too intense and too much impact for this site; concur with Mazik about the domino effect as we march down Taylor Road; if not the finest developer we have had in this area they are one of the finest; but as beautiful as this is on paper, it is still in somebody's back yard that purchased with single family residential behind them; want to be very careful and cautious with what I put along there; will probably be more intense than what is there now.

Mullin stated he had one further comment; when this application came before us it initially was presented as a stand alone application; since that time there has been increasing talk about the domino theory of expansion to the east for suburban office or other uses; is somewhat troubling to me not to have a firm plan of where we might be going if in fact continuation of this development is envisioned by either the applicant or other individuals; think we need to be careful before embarking on that; sooner or later it will develop.

Thom stated that like most rezonings they are sometimes difficult decisions; this property on one side is single family and industrial park and suburban office on another; becomes a difficult decision for us to make; we not only represent homeowners in the given area but the entire city; did not support the original zoning change; had some problems with that submittal; part of these were addressed by Mullin as to limited overlay text versus a straight zoning change; last submission didn't give us a lot of control; by changing this to a limited overlay it gives us the control that we need as far as what development would proceed with this; have two thoughts here on property to be rezoned; could remain single family but for homeowners along there it would be difficult for them to sell; another thought might be apartments or condos; don't feel that is the answer; suburban office might be the answer for Taylor Road; won't make everyone

happy but think this is the best way we can go; on this application building setback has been moved closer to Taylor; added landscaping and mounding; much better proposal than was before us earlier; not 100% happy but it is acceptable; final development plan and design review to still go through; this is a recommendation to city council; will be another public forum at which you can give input.

**A motion was made to recommend to Council for approval subject to Limited Overlay text being amended under site plan to correct date to 12/20/99; under item #4, Building Restrictions being amended to read "a building height of 29' excluding mechanical equipment screening"; and correct date to 12/22/99 under item #5. The motion carried by the following vote:**

- Yes**      **3**      Smith, Mullin and Chairman Thom
- No**        **1**      Canter
- Absent**    **1**      Peck

**CU-0003-2000**

C-03-00 To consider a conditional use application to extend a conditional use for school classrooms; for property located at 425 S. Hamilton Road; Shepherd Church of the Nazarene, applicant. (Public Hearing held 1/26/00 and to be reopened)

Chair opened Public Hearing at 7:38 p.m.

Jan Elzey, 6223 Brooksong Way, stated he was present representing Shepherd Church; came before you 2 weeks ago asking for an extension to the use permit we have now for the modulars for the school; asked then to come to workshop and outline our master plan; also were asked for an immediate plan for landscaping; brought both of those a week ago; changes that were recommended on placing of the landscaping have been incorporated into the plan and you should have copies of those; shows the relocation of the pine trees and deciduous trees were changed to flowering crab from maple; was also some concern as to logo on building; we will remove that; was recommended that color scheme be changed to a cream to blend in more with existing facilities; will agree to do that as well; with what we have submitted we have complied with your requests and ask for the 3 year extension.

Chair asked for opponents. There were none.

Thom stated a letter had been received as well as a phone call from Bob Kelley in support of the conditional use; felt it was a good school and have done a good job; felt we should continue our support.

Chair closed Public Hearing at 7:40 p.m.

Motion was made at this point in the meeting.

Canter stated she will support extension with the understanding that if I am still here in 3 years, I won't vote for another extension; know you have long range plans and appreciate your sharing those; have a responsibility not to continue approval of temporary structures; really want to see effort made to be a permanent structure.

**Heard by Planning Commission in Public Hearing**

**A motion was made, seconded by Mullin, to approve subject to a time limit of 3 years, expiring July, 2003. The motion carried by the following vote:**

- Yes**      **4**      Smith, Mullin, Canter and Chairman Thom
- Absent**    **1**      Peck

**S-0001-2000**

To consider the Gahanna Creekside Trailway Loop Study dated 11/99; to obtain public input for recommendation to Council for adoption of said plan. (Public Hearing held 2/09/00 & 2/223/00 and to be reopened)

Chair opened Public Hearing at 7:42 p.m.

Tom Komlanc, Assistant City Engineer, stated he wished to publicly thank Ron Trivisonno and Steve Carter for the countless hours they have put in to Phase 1 of the Creekside Walkway and now this second phase of the loop study; pride you take from a project such as the pedestrian walkway is priceless; go on record and thank them for all their work; from an administrative point of view proud of the outcome; want to use the momentum to serve the citizens with nature trails; look forward to working to provide these amenities.

Ron Trivisonno, TriCar, Ltd., 6237 Wyndford Drive, Dublin, stated one of the things trying to achieve in pulling this study together was the need for continuity of pedestrian traffic flow; need a lot more access points in the city; are other areas in the city where bikeway traffic had been considered before; have taken this opportunity to tie them in; in working with Engineer's office and Mayor came up with recommendations in the study; two things at forefront in keeping momentum going; need to develop enough of a plan so we can move forward in identifying what grants may be available; need to have more of a plan in place; this plan is more than other cities will bring to the application table; would like to move forward so we can compete for those grant monies; also, there is a number of investments the city has made in their parks; creek has been a green space that has been protected; with a pedestrian crossing to tie in the parks it loops a lot of those investments together; this proposal we have is very flexible but creates a large opportunity to get pedestrian traffic to other areas of the city.

Mullin questioned the clock running on grant applications. Trivisonno stated there are 4 grants available; Nature Works will have another deadline on July 1; it has a 60 day window; need to pull that packet together; part of grant application is information on easements; need to identify parcels of land needed and what you control; is a survey effort that will need to be made; can begin preparing for that but is a follow up we will need to deal with; Recreational Trails will also have one available in July with about a 10 month window; once you develop those documents they can be used over again; Ohio Environmental Education Grant deadline is July 17 and it also has a 60 day clock; and lastly, ODOT T-21 is another source of funding for pedestrian access; few more strings attached that make commitments to constructions; enough overlap and juggling act but use same information to the application committees.

Thom stated that on the east side of the creek show a preferred route and 2 alternates; is this body supposed to pick one of those; why are alternates shown. Trivisonno stated they were looking at costs and coming up with alternatives that would be cost effective; what kind of easements would need to be obtained and how many private properties are affected; those three alternatives are designed in such a way as to maintain green space but felt the preferred route was the way to go; however it does align along some private property; next step back which is alternate #2 took us through the historical district; will be upgrades in pavements in the historical area with a walking area to the creek; third alternative is alternate #1 which would keep it along the roadway with access to Friendship Park; maintain bike traffic; outlets nicely into segment to park property; to keep consistent with natural walkway was why the alignment preferred is parallel to the creek. Thom noted that alternate 1ES as shown runs behind Clark House; understand pedestrian bridges on the south side of Friendship Park and north side have already received Corps of Engineers approval and they are acceptable. Trivisonno stated that the short answer is yes; likely that abutment geometry won't be a problem; still have FEMA



issues to address; Corps has given a soft blessing on this; if FEMA raises issues as long as we're passing 95% of the water won't need a special permit; believe we are on sound footing. Thom stated that the bridges would handle some type of flow. Trivisonno stated that the bridge across Friendship Park is a span structure and on Golf Course end it is a low water crossing; is designed to flood in certain events.

Komlanc stated that within the alternate routes the City has plans this year to reconstruct those roadways; will improve storm sewer, add pedestrian walkways, street lighting, water lines and enhance the entire area; those alternate routes will be in place; plans to enhance that area this summer.

Chair asked for opponents. There were none.

Thom stated this item would be discussed in workshop on February 16. Smith stated we have had this for a couple of weeks; this is great work; for those of us who live where I do this gives me access to Creekside on a bicycle; will give 1/3 of the population of Gahanna access to the area; very nice work. Thom stated it is a beautiful project; started Creekside last year; feel there were a lot of surprised people; this is a continuation of that and will only get better; take this to workshop next week to give rest of our commission members a chance to have some input; if anyone want to sit in they will be welcome.

Chair closed Public Hearing at 7:59 p.m.

**Discussed**

**G. NEW BUSINESS:**

**DR-0006-2000**

DR-06-00 Certificate of Appropriateness for Signage

Dave O'Brien, 5448 Riverbrook Drive, stated he was present representing Radio Shack on this project; basically they had a logo change 2 years ago; just now doing some of the final projects where they do have to meet sign criteria for particular shopping centers; there is an existing coped out band ; sign is same square footage; would be black copy with white band; only illumination would be small white band; is internally illuminated and wattage will remain the same.

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

<b>Yes</b>	<b>4</b>	Smith, Mullin, Canter and Chairman Thom
<b>Absent</b>	<b>1</b>	Peck

**DR-0007-2000**

DR-07-00 Certificate of Appropriateness to build Dugouts at MSE, 730 Clotts Road; MSS, 349 Shady Spring Drive; Goshen Elem., 370 Goshen Lane; Jefferson Elem., 136 Carpenter Road; and to build dugouts and replace a shed at MSW, 350 Stygler Road.

Marty White, 252 Regents Road, stated he was Vice President of Grounds and Facilities for Jr. League Sports; wish to build dugouts at various ball diamonds; to be build over existing bench areas will provide shade on the hot summer days and provide a dry area with sudden rain storms; construction is to be post and beam with no sides; Gahanna Parks and Recreation have approved the same structures to be built at all diamonds at Woodside Green and Academy Park; School Board has also approved dugouts at all locations; trying to provide same quality facilities that other cities provide; as to shed at MSW this would be a replacement of an old metal shed that is rusting out.

Thom stated Commission would like to hear in workshop next week at 6:45 p.m. to go

over individually; some concerns on possibility of colors. White stated that color doesn't matter to them; will do whatever you want. Thom stated they would all be reviewed next week. Canter requested that White bring shingle samples.

**Discussed**

**DR-0008-2000**

DR-08-00 Certificate of Appropriateness for signage.

David Tubaugh, Columbus Sign Co., 1515 E. Fifth Avenue, stated he was here to present design for new sign for St. Matthew Church; wood sign with stone to replace existing sign which will be removed; believe there is existing landscaping that will be maintained; also existing lighting. Canter questioned the columns being shorter than the sign face. Tubaugh stated it makes the sign stand out more; is just part of the design; costs less to have shorter columns. Mullin stated it was a nice looking sign; out of curiosity why redwood for the sign; lot of people saying redwood out and faux redwood is in. Tubaugh stated it has been used over a period of time; prefer it to the sign foam.

Smith thanked applicant for dropping the reader board; Father Noble has stated that the message is inside the church not outside the church; will use that quote; is an important distinction for us; appreciate their eliminating that from the application.

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

- Yes**      **4**      Smith, Mullin, Canter and Chairman Thom
- Absent**    **1**      Peck

**DR-0009-2000**

DR-09-00 Certificate of Appropriateness for Signage

Doug Maddy, 120 North High Street, stated he was the current owner of office building; at time we got design review approval on the office building were not prepared to submit signage; tried to do something here that was not too large and overbearing since we are adjacent to town homes; wanted to keep the faces on sign easily changeable; match color of exterior siding; are aluminum panels with black letters; floodlights will externally illuminate; do have color samples; same as originally proposed.

Canter asked if this needed to be taken to workshop to discuss directory signage; question visibility to Taylor Road. Maddy stated there is very little; this is the third building back from Taylor; sign is to be seen from Chadwood not from Taylor.

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

- Yes**      **3**      Smith, Canter and Chairman Thom
- No**        **1**      Mullin
- Absent**    **1**      Peck

**I. COMMITTEE REPORTS:**

Chair stated the Standards Committee will meet on February 17 at 7:00 p.m.

**J. CORRESPONDENCE AND ACTIONS**

**M. ADJOURNMENT - 8:15 p.m.**

**A motion was made, seconded by Mullin, to Adjourn. The motion carried unanimously.**

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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