

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, May 12, 2010

Commission may caucus prior to Regular Meeting

7:00 PM

City Hall

Planning Commission

David K. Andrews

Anthony Penn

Jennifer Price

Kristin Rosan

Donald R. Shepherd

David B. Thom

Robert Westwood

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, May 12, 2010. The agenda for this meeting was published on May 6, 2010. Chair David K. Andrews called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission member Kristin Rosan.

Members Present: Anthony L. Penn, David K. Andrews, Jennifer T. Price, Kristin E. Rosan, David B. Thom, Donald R. Shepherd and Robert C. Westwood

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

There were none.

C. APPROVAL OF MINUTES: April 28, 2010

A motion was made by Rosan, seconded by Shepherd, to approve the minutes of the April 28, 2010 meeting. The motion carried by the following vote:

Yes	7	Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood
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D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.

There were none.

E. APPLICATIONS:

Chair stated the 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-0004-2010

To consider a variance application to vary Section 1155.07(c) of the codified ordinances of the City of Gahanna; to vary screening requirements to allow a non opaque fence; current zoning O.C.T.-Office Commerce Technology; for property located at 1525 Blatt Road; Dennis Day, applicant. (Advertised in the RFE on 4/8/2010 and re-advertised in the Columbus Dispatch on 4/24/10.)

Huffman stated the application is as stated by chair; Southeast section of the city; O.C.T zoning; as are surrounding uses; applicant is requesting variance on north side of fence; fence was blown down during storm and it damaged existing opaque screening; opaque screening has not been replaced; showed picture of the fence as it stands today.

Chair opened the public hearing at 7:04. Chair called for proponents. There were none. Chair called for opponents. There were none. Chair closed the Public Hearing at 7:04 p.m.

Rosan stated she was in opposition of the application because they did not present any special circumstance to not comply with the Code. Thom echoed Rosan's comments. Price stated she was also opposed to the Variance; this has been a dialogue that has been

going on for 13 months; they have been presented a variety of ways that it can be brought up to Code; this Variance is not needed.

A motion was made by Shepherd, seconded by Thom. The motion failed by the following vote:

Yes 0

No 7 Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood

FDP-0002-2010

To consider a Final Development Plan for a storage building at Academy Park; for property located at 1201 Cherry Bottom Rd.; by City of Gahanna, applicant.
(Advertised in RFE 4/22/10)

Huffman stated that application is as stated by Chair; located in the northwestern section of the City; proposed building site is located in SF 2 zoning; none of our parks have specific zoning; since last meeting Planning Commission asked about landscaping; this particular plan shows existing landscaping; the proposed landscaping for the building includes evergreens to the west and deciduous trees to the north; proposed building will go where existing basketball court is; showed additional pictures of surrounding landscaping between park and residential area.

Troy Euton, 200 S. Hamilton Road; stated we spoke a couple of weeks ago and we would like to address a few things; one of the things that came out of the discussion was that the previous application from 8 years ago was voted down; that is not the case, it was withdrawn before it ever reached a vote; talked about the use of this structure to facilitate Jr. League sports; they run all of the youth sport programs; have around 1500 players and a budget of over \$100,000; volunteers for coaching and working on field; volunteers who work to maintain infields; this building provides them a space to operate from; we believe its a good structure and an appropriate project to pursue.

Chair asked for any proponents.

Jim McCauley, 415 Olympia Fields; stated we have anywhere from 1200 to 1500 kids using multiple parks across the City; of those this year we have around 900 playing at Academy; majority of our kids play on the west side of Gahanna; so this is a logical place for this building since this is where we are centered; the building will be used to store uniforms, hats, safety equipment; trophies and our field equipment. Marty White, 252 Regents; stated he had been with the league for 14 years; head of ground maintenance; we need a storage building because we have a lot of equipment scattered all over the city; most locations have mowers; we drag the fields and have lining equipment; we have a John Deere tractor that is being stored outside and is starting to rust; need a garage to make it last longer for us; agree that this would be a central locations for us; we utilize 29 fields across the City with 7 being at Academy.

Chair asked for opponents.

Larry Koebel, 384 Coldwell Ct; understand that someone questioned measurements or statistics at last meeting; took them off of an official document; if I am wrong in what I present it is due to those figures; feel that facts speak for themselves; pointed out last time this is a large building that is not a storage building; much more than that; actual storage space on floor plan is less than 25%;w with garage that adds another 853 sq feet; it will attract a lot more traffic, noise and people; it will present an attractive nuisance by storing items that can be burglarized and sold; surprised to hear at last meeting that this is only for Phase 1; realize we are only dealing with that issue; let me point out on official diagram given by Gahanna that the SE corner of the building is right at the 100

year flood plain marker; understand there is a wish to tear down existing building; but Phase II cannot be built to east or south, it can only be built north or west which is closer to neighbors; has potential of growing larger; this park is officially supposed to close at dark but never has; if you have this building there with offices, there is going to be more traffic and business at night; seems to be other venues for which people can sign up for the leagues; we have the library and golf course; there are a lot of other places that have space; they don't have to build this much for space; talked to neighbors and everyone felt if the Jr. League needs storage space why not just build it for storage; build 1,000 sq. ft building strictly for storage; that seems like a compromise both parties can live with; not all of these other spaces for trophies and offices; this is not the right building for this area; we are very concerned about what Phase 2 will add to this large building.

Susan Copeland, 317 Coldwell Drive; stated that any further building is encroaching on my property; don't understand why you would rip up the basketball courts; Parks will want to rebuild the courts again and it will be on my property; like to sit on my deck and see the trees; my kids played Jr League ball; convenience is a temporary situation; 8 years ago we were here and they wanted an indoor batting cage; if they have this much money why don't they offer kids lower fees or make a deal with one of the local businesses for batting cages; I have lived there for 23 years and my feelings should be taken into consideration; we just had vandalism to the north of us a week ago; it will draw people from the outside and you will have vandalism; who will pay for it then; if it Parks then that's my money; we don't want it.

Richard Copeland, 317 Coldwell Dr; stated things have ended up differently than what we were told; we were told there would be maybe up to 5 ball diamonds; that parking would be a lot further south than where it is now; couldn't build parking lot because the area flooded due to concrete barriers in the runoff that were turned the wrong way; took out all of the culverts and put ball diamonds there; told they were never going to have lights and we have lights; what has been opposed they do anyway; they try to sneak it through; the building that is there now would not pass City code; there is a lot of bad workmanship; little Johnny is not going to be a better baseball player because of this building; Jr. League has a fine system but this building is not needed.

Chair called for rebuttal.

Euton stated he had not looked at percentages of storage space for the building; Jr. League has stated with the exception of meeting space and office the rest of the rooms are for storage; there would be 30 feet to spare at the south of the building to allow for Phase 2; it is in our best interest to be closer to where the people are so we need to shift it north; also need to be completely out of the flood plain at the south end of the building; in regards to meeting space in the City, we received Master Plan surveys in 2005 that made meeting space the 7th priority; there are not enough spaces for groups to utilize; heard about the parking lot expansion and that expansion occurred due to neighbors complaining about people parking on their streets during the games; built to provide more capacity; Jr. League provides a great service to the community; they are part of the fabric of the City and it is important that we try to help meet their need; this location makes the most sense and is well over 200 feet from any property; we feel this building is appropriate for the space.

Penn stated there was a comment regarding work quality on the existing buildings; is that on our radar. Euton stated that when he looks at that building he can tell it was volunteer labor; construction is not what it needs to be; used the resources that they had at the time; not aware of that building being in violation against Code; League has made many improvements; in the long term we would like to see that building go away and put

forth a professional building. Thom asked how many years the park had been there now. Kobel stated it was sometime in the early 1990s. Rosan asked if the basket ball courts that are being removed would be placed somewhere else. Euton stated that the courts that are there today need to be rebuilt; there is a possible plan for 2 basketball courts in the park; but funding does not allow for that at this time. Rosan stated it was mentioned that the park closes at dark; do you anticipate an increased use of the park after dark. Euton stated that the Jr. League board has meetings 2 or 3 nights a month; don't believe traffic will be any greater than what it is today. Rosan asked about crime at concession building. Euton stated we received stats from the Police Department and handed them out to the Commission; stated we typically have 2 to 3 incidents a year at our parks. Westwood asked about the building being in the flood plain. Gard stated that it is not exactly true that you can't build in flood plain because you can with a permit; however this building is not in the flood plain. Price asked about Phase 1 and 2 and if there was any timeframe for completion. Euton stated that it depends on the economy; capital budgets are at 0 today; we hope the economy rebounds enough for us to complete the project as soon as possible. Price asked what the size difference was between the old building and the new one. Euton stated he guessed the old building was around 2800 square feet and the new one will be 3500 square feet so an approximate difference of 700 sq ft. Price clarified that the main function of this building would be for storage and multi purpose areas are more for transitional storage and uniforms coming in; need may change based on the needs of the season. Price asked how many members were on the board. McCauley stated we have 12 members; could have up to 20 people at the meeting depending on the issues; we do have a Coaches meeting on a Sunday afternoon; our board meets year round on Wednesdays and usually for an hour and a half. Price asked if there were any tournaments held at these fields. McCauley stated we have 3 at the end of summer; bring in all star teams from all over. Price stated that it is a nice economic development tool with people coming into the City. Price asked how big the parking spaces were. Gard stated they are 9x19. Price clarified that the building will be at least 350 feet from the closest neighbor. Euton stated that the three southernmost fields are lighted. Price asked the neighbors if any of that light came into their backyards. Copeland stated she was not opposed to lighting; the biggest thing we are opposed to is the height of the building; we enjoy the view; not going to have that when you build these buildings; not saying they don't need it but they could look at other locations; none of these people live there; I'm going to be there; don't think they need a trophy room or a meeting room; have to be other places; we are not the only park; think you should think about an alternative place. Price stated she understood the concerns; similar situation in my own neighborhood; addition to the surrounding property but it wasn't mine to decide what to do with it. Price asked about the height of the building. Euton stated he would have to look at the plans; figure it is around 18 feet high. Thom stated it is basically a single story height building. Kobel stated it is not just the shining lights; when the lights are on then there are still crowds and cheering; the lights allow for a disruption of peace; we were promised there would never be lights; promised the park would be locked and it never has been. Price asked if there were guidelines for the lights. McCauley stated our main concern is school nights; games start at 6:30 and we stop at 8:15; most of our rec leagues in the fall start at 5:30 and are done by 7:30; with travel teams it could be closer to 9:30-10:00 at the latest; we discourage anything past 10:00 during the week; they are usually done by 8:15. Westwood stated he would like to note that the height of the building is 20 feet; similar to a single story house. Andrews asked if any other locations had been looked at for this building. Euton stated a study wasn't done on it; Academy is a natural fit; more ball diamonds; much higher activity at this park; seems to be a good fit; can't think of any other parks where it would fit; we wouldn't say that the building is too big knowing what Jr. League uses at the City's Service building; don't feel there is any extra space considering they have equipment sitting outside now. Andrews asked if the building would be used strictly for baseball.

Euton stated it would be available for meeting to other non-profit groups by reservation. Andrews clarified that the smaller building would be torn down if the new building was approved and built. Andrews asked where future basket ball courts would go. Euton stated we haven't looked at it closely enough yet; one initial thought would be where current building is; but at this point we can't say where it should go. Andrews asked if they would be larger. Euton stated it is always more economical to build more than one when you are building them; don't know at this point whether the economy will allow for it. Andrews asked what Phase 2 would be. Euton stated it would be about 30 feet added to the building. Andrews asked if the windows were designed to help keep crime out. Euton stated that the size and height make it difficult to see in or get in; they were designed with that in mind. Thom asked about security cameras. Euton stated there are some there now; it is on an older system; proposal is for new security cameras. Thom asked if they would be monitored by the Gahanna PD. Euton stated that all of our cameras have the capacity to be remotely monitored; not that they are being watched 24 hours a day; but can still check to see what is going on; unfortunately we do not have the funding at this time for them. Andrews asked why the building wasn't planned for below the parking lot. Euton stated that the flood plain was the determining factor; gets expensive to have special flood plain permits; intent was to remove it from the flood plain.

Chair closed the public hearing at 8:05 p.m.

Price stated she would be supporting this application for a number of reasons; residents did bring up valid points but I went ahead and did some investigation on my own; went and looked at Oklahoma Avenue garage and the league does have a need for storing equipment; second reason is that I have not been able to see how the addition of this building will be a significant change in the way this park is used; enhancement of an existing facility; in terms of impact on potential views there may be a slight reduction from a few of the homes; but still can see directly across; panorama remains mostly the same.

Thom echoed Price's comments; I too will in support of this application for the many reasons she stated; we are looking at a building roughly 300 feet from lot lines and the boundaries are lined with trees; since I have been in the City storage has always been an issue; proud that we have the Jr. League associations; we have kids involved in athletic events and volunteers that put out a lot of time; this City can be very proud of what we have to offer; it's as good as any city in central Ohio. Penn agreed with his colleagues; would say if this does pass he would suggest additional dialogue with the City and the residents. Rosan stated her only reservation is there will be an interim period with two buildings; will support the application but would like to see a good faith effort in the next 5 years to follow through with the commitment to remove the old building once additions are made; feel this is doing a lot to enhance the park; maybe our record will show our intent to follow through.

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

Yes	7	Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood
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DR-0005-2010

To consider a Certificate of Appropriateness for Site Plan, Landscaping and Building Design for property located at 1201 Cherrybottom Rd., (Academy Park); City of Gahanna, applicant.

Rosan clarified that an amended landscaping plan removing some of the trees was submitted this evening. Sherwood stated we have a handwritten and signed and dated copy.

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

Yes 7 Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood

F. UNFINISHED BUSINESS:

DR-0006-2010

To consider a Certificate of Appropriateness for Site Plan and Building Design for property located at 210-258 Granville Street; Leatherbuck, LLC, James Riley, applicant.

James Riley stated there have been improvements to the buildings on the parcel; Commission requested a drawing of Coaches; made a slight change to awning color; passed out samples of awning colors; increased the parking spaces. Thom stated we appreciate the new elevations with addresses; can see it better now. Price clarified that buildings had been painted and stated there has been a marked improvement already; very pleased that the owner has taken it on himself to improve the buildings; we all will benefit from it. very pleased that the owner has taken on himself to improve we will all benefit; Rosan stated we talked about the pavement being striped for a walkway; appears to have sufficient space for that so vehicle traffic will recognize that pedestrians will be in the area. Riley stated he agreed wholeheartedly. Thom asked if the drive aisle between Coaches and the building to the West will be one way; will it have some kind of signage. Riley stated it is kind of one way already because it is not wide enough; it is important to have no left turn at that curb cut. Thom asked if there would be signage for that and Riley stated we will put up signs because it is very important to not have anyone turn left from there. Price asked if applicant would be willing to commit to working with Engineering to put up no left turn signs. Riley agreed and stated that would be to everyone's best interest. Shepherd clarified that applicant would be willing to work with Zoning on shielding the lights that are currently on the building.

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

Yes 7 Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood

G. NEW BUSINESS:

H. COMMITTEE REPORTS:

Olde Gahanna Visioning Committee

No report.

Hamilton Road Corridor Committee

No report.

I. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

Huffman reported that the OGVP consultant is working on the codification; we gave them additional feedback on it; held an open house for Hamilton Road; survey showed that it was very well received; we are seeing if there are any changes that need to be made before it comes to Planning Commission.

Chair.

No report.

J. CORRESPONDENCE AND ACTIONS.

There were none.

K. POLL MEMBERS FOR COMMENT.

Thom stated he had been getting a lot of questions on Central Park and the golf Course; would like to have an update on it.

L. ADJOURNMENT.

M. POSTPONED APPLICATIONS:

Stacey Bashore
Deputy Clerk of Council

*APPROVED by the Planning Commission, this
day of 2010.*

David K. Andrews
Chair