

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, September 13, 2000

Committee of the Whole begins at 6:00 p.m.

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 the City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, September 13, 2000. The agenda for this meeting was published on September 8, 2000. Chair David B. Thom called the meeting to order at 7:05 p.m. with the Pledge of Allegiance led by Deputy Director of Development Jennifer D'Ambrosio.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

Chair added North Hamilton Road to the agenda under Committee Reports.

C. APPROVAL OF MINUTES:

MOTION by Canter, seconded by Smith, to approve the minutes of the July 26, 2000 Regular Meeting. ROLL CALL: Voting yes: Canter, Smith, Greenblott, Mullin, Peck, Turley, Thom. Motion carried.

MOTION by Canter, seconded by Smith, to approve the minutes of the August 9, 2000 Regular Meeting. ROLL CALL: Voting yes: Canter, Smith, Mullin, Greenblott, Peck, Turley, Thom. Motion carried.

MOTION by Canter, seconded by Smith, to approve the minutes of the August 23, 2000 Regular Meeting. ROLL CALL: Voting yes: Canter, Smith, Thom, Peck, Mullin, Greenblott, Turley. Motion carried.

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.

Z-0011-2000

To consider a zoning change application to rezone 2.5 acres currently zoned L-AR as CC-2; to rezone 1.8 acres currently zoned ER-2 as CC-2; for property located at 4598 Hamilton Road and extending to the east; to allow a retail/grocery use; Continental Real Estate by Sean Cullen, applicant.

Chair opened Public Hearing at 7:10 p.m.

Sean Cullen, Continental Real Estate, thanked the commission for taking the time to hear him; discussed some of the issues that were important in workshop last week; zoning is for two parcels, one of 1.8 acres and second is 2.5 acres; glad to answer any questions you may still have.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:11 p.m.

Motion was made at this point of the meeting.

Discussion: Turley stated she supports the plan; strictly as a zoning consideration this is an appropriate use for the land although not precisely in line with the North Triangle Plan; support of zoning does not mean support of the site plan; do have concerns down

the road in Final Development Plan and Design Review stages.

Canter stated she is in support of zoning change but doesn't want applicant to feel this is a carte blanche on the final development plan; zoning is appropriate but site development and design review have a long way to go and we have a lot of work to do.

Mullin advised he does have some concerns on this application; do not have a problem with the rezoning of the 1.8 acres from ER-2 to CC-2 as requested for 4598 N. Hamilton; is consistent with the planned zoning in that particular location; do have a problem with rezoning the 2.5 acres from Limited Overlay Apartment Residential to CC-2; dismantles a limited overlay zoning that was previously approved by this Planning Commission and Council in a tedious, long process establishing development criteria; what this application does in my view is change the underlying zoning of the limited overlay but does nothing to the overlay; question the legality of this action in this regard; more than mildly concerned about the resulting actions that will dismantle somewhat a nice residential community that was previously approved to allow what we are told will be a large retail establishment; if the application had been submitted as two would support the 1.8 and oppose the 2.5; do not feel the positives for the 1.8 acres outweighs the negatives on the 2.5.

Peck stated he shared the same feelings as Mullin; did discuss with City Attorney; will support as the current owner is in contract to sell this property; presumably he is doing with the understanding that although he is changing part of the zoning on the Shagbark property it doesn't affect the zoning on the rest of the land and he will be submitting a new final development plan; with that understanding, I see the burden of the change falling on developer of Shagbark not on this applicant; application is pending for a third parcel; end result will allow the aggregation of 7 separate parcels into one planned development and is in City's best interest; will support this application.

Greenblott stated she would concur with Peck's comments; do intend to support.

Thom stated he will support; zoning change; feel that grocery retail suits that piece of property; in addition to Peck's comments do have a few problems in final development review as well as with what Dioun has to do on Shagbark that needs worked out; this zoning change is good for this community.

A motion was made, seconded by Canter, that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Yes	4	Smith, Peck, Canter and Chairman Thom
No	1	Mullin

FDP-0014-2000

To consider a final development plan application to allow the construction of a condominium and apartment community; pending zoning of L-AR, Limited Overlay Apartment Residential; for 32.95 acres located at 5099-5145 Morse Road; Triangle Real Estate Services by Glen Dugger, applicant. (Public Hearing. Advertised in RFE on 8/3/00).

Chair opened the Public Hearing at 7:18 p.m.

Glen Dugger, 37 W. Broad Street, Columbus, said there were some lingering issues that needed to be taken care of from workshop; did submit balcony detail and railings; submitted new architectural elevations that have the new changes and updates to them; brings the plans full circle with the architectural design that Planning Commission desired.

Mullin asked about the railings and revisions to the rental elevations. Bob Apel, Meacham & Apel Architects, stated that in addition to the elevations did pass out a handrail detail; distributed black and white copies showing the detailing on the hand rails and the window details; was concerned that window detail may not have been sufficient; show window in siding and brick and without shutters; also brought copies of the new elevations; took out some brick and created a major element; created more vertical elements and still kept the contrast; on the 2 story; broke the balconies out and put roofs over the door; picked up dormers from senior condos and vent also; on the ends, although in same plane, used the white siding and trim with the other siding in between; vertical lines and trim boards to alleviate concern that was raised. Dugger stated they also submitted additional drawings on the landscape aspect from the questions/concerns from workshop last week.

Turley asked about the tree line and stated she assumed that will be preserved until such time the road is built and what can be saved at the time of road construction. Boning pointed out the water lines will be coming from Johnstown road. Mullin stated he had some concern with note #4 on the land development design which seems not to convey what the intent is. Schmidt pointed out that this is a standard note that they put on all their plans, adding that this was a quality control element; also advised that the person installing these plantings has to lay out and give us a call to check for before they install. Mullin stated that if that is the purpose then statement needs clarified as that is not the way it is being interpreted; don't want contractor to get a free hand at laying out landscaping that may or may not be what we approved. Schmidt stated that if we can have another way to word it achieving the same goal we will redo. Turley advised the following verbiage: "Shall be located by contractor as shown on plan and approved."

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:30 p.m.

Motion was made at this point in the meeting.

Turley questioned the garages in the southeastern corner; talked about realigning them so you can't view as you drove north. Dugger agreed stating that was discussed; felt final agreement was to leave them where they are and articulate back, did that on the new elevations; advised that they can move it over but reason they didn't do so was that it made the garages 3 or 4 spaces smaller and would necessitate a need for another garage building. Canter asked if the garages would be the same size and width as the buildings. DiSabato commented it is the same width; did scale it off; will be same width and will use rear elevations as we showed. Greenblott asked if there is landscaping on the plans for the garage area. DiSabato replied there was.

Peck expressed support for the final development plan; this is the second incarnation and this is an example of how developers can work with the city. Turley thanked the applicant for working with us on this design review. Thom dittoed Turley stating we had put Triangle through a big grind on this one; went through apartment project before this one and think we will be proud of the extra work and detail we put into this project.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

V-0022-2000

To consider a variance application to vary Section 1163.02(a), Number of parking spaces; to reduce to the number of parking spaces per dwelling unit from 2 to 1.5 to maximize open space; for property located at 5099-5145 Morse Road; Triangle Real

Estate Services by Glen Dugger, applicant. (Public Hearing. Advertised in RFE on 8/17/00)

Chair opened Public Hearing at 7:36 p.m.

Mark DiSabato, history has shown with this type of development where we have an age restriction and with the owner profile that we are aiming for, the required amount of parking is not normally necessary; looked at other complexes and is proven we don't need the parking; by eliminating some of the parking we increase the green space.

In response to question on garage landscaping, Schmidt stated there were overall groupings behind the garage and between the proposed road and that area.

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

Motion was made at this point in the meeting.

Discussion: Greenblott stated she will support this variance; Chapter 1131 states you shall not grant a variance unless all conditions are met; have decided that the requirements of Section 1131.03(a), (b) and (c) of the codified ordinances have been met; believe there are special circumstances that apply to his request in the age restricted clientele use; find that application will enhance the project with the additional green space; for those reasons will vote yes on this variance.

Peck stated he concurred with Greenblott; feel we need to clarify that this variance only applies to about 25% of the project; no variances are being granted for the apartments or condos but just for the unique segment which is age restricted condos; since the usage has shown from prior circumstances that building extra parking is not warranted, will support this request.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

DR-0053-2000

To consider a Certificate of Appropriateness for construction of a condominium and apartment community; for property located at 5099-5145 Morse Road; Triangle Real Estate Services by Glen Dugger, applicant.

Greenblott echoed comments of rest of the Commission; final product presented is wonderful; kudos to the architect; is a wonderfully creative project; love the fact that side elevations don't match; can't wait to see finished project so I can marvel at how creative you have been; appreciate the effort put into the railing detail and the spindles.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

V-0021-2000

To consider a variance application to vary Section 1150.03(f)(1), Front Yard Depth Requirements; for property located at 175 Carpenter Road; Robert J. Hosfeld, applicant. (Public Hearing. Advertised in RFE on 8/17/00).

Chair opened Public Hearing at 7:45 p.m.

Canter advised that applicant's daughter was here last week; they wanted to beautify the house; were no pending questions or concerns.

Chair closed Public Hearing at 7:47 p.m.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

FDP-0013-2000

To consider a final development plan to allow construction of a medical office building for property located at 219 North Hamilton Road; current zoning CC, Community Commercial; Sussex Land Company by George Parker, applicant. (Public Hearing. 08/09/00, 08/23/00, 09/13/00, 10/11/00, 10/25/00).

Chair opened Public Hearing at 7:47 p.m.

Chair asked for proponents. There were none. Chair asked for opponents. There were none. Chair stated this item would be reopened at the October 11 meeting and discussed in workshop on October 4.

Chair closed Public Hearing at 7:48 p.m.

Heard by Planning Commission in Public Hearing

V-0019-2000

To consider a variance application to vary Section 1163.02(a), Number of Parking Spaces; for property located at 219 N. Hamilton Road; for construction of a medical office building; Sussex Land Company by George Parker, applicant. (Public Hearing. 08/09/00, 08/23/00, 09/13/00, 10/11/00, 10/25/00).

See discussion on previous application.

Heard by Planning Commission in Public Hearing

V-0023-2000

To consider a variance application to vary Section 1165.12(a), Number of ground signs and Section 1165.12(c), Placement of ground signs; for property located at 961-979 E. Johnstown Road; known as Rocky Point Plaza Phase 3; Advance Sign Group, Inc., applicant. (Public Hearing. 9/13/00)

Chair opened Public Hearing at 7:49 p.m.

Andy Lafler, Advance Sign Group, 1250 Memory Lane, Columbus, stated they were requesting a variance for Phase 3 of Rocky Point; center has two street frontages - one on Hamilton and second on Johnstown; Hamilton Road frontage has a pylon sign that identifies the shopping center; requesting this second pylon sign along Johnstown Road; the extension of Rocky Point is very heavily treed and sits back off the road; view will be blocked; feel we needed to identify the shopping center so customers can find their way back; also requesting variance on setback to 5' from right of way due again to the heavily treed property.

Chair asked for opponents. There were none.

Turley stated she would like to take this to workshop for a closer look; have a few concerns with it; first of all along Rt. 62 corridor is pretty much established as monument type signage with recent development; concerned with the height of this sign; also concerned that if this is to identify this center that the signs should relate to one another; not identical but would like to have a photo of existing center signage to compare and contrast the two. Thom stated concern in staff comments was on height of sign; suggestion was made about brick base as well as matching some of the other signs; have some of this information available and be ready to discuss for workshop.

Greenblott stated she would also like to see some landscape plan; requirement is 50 s.f. of landscaping around sign; if you could have an idea or layout available, it would be appreciated.

Was noted that existing sign was built for tenant panels and did not get approval; was not built in that fashion; don't want to replicate that sign but do feel there needs to be some tie in.

Heard by Planning Commission in Public Hearing

DR-0056-2000

To consider a Certificate of Appropriateness for Signage; for property located at 961-979 E. Johnstown Road; Rocky Point Plaza by Advance Sign Group, Inc., applicant.

See discussion on previous application.

Discussed

PP-0004-2000

To consider a preliminary plat application for Eastgate Industrial Center; for property located on the south side of Taylor Road, east of Taylor Station Road; Pizzuti Development, applicant. (Public Hearing. Advertised in RFE on 8/24/00 & 8/31/00)

Chair opened Public Hearing at 7:54 p.m.

Dennis Phillips, Pizutti Development, stated he was thankful for having the opportunity of working with the Planning Commission; project is progressing quite nicely; glad to answer any questions; prepared for workshop next week to answer your detailed questions.

Chair asked for opponents. There were none.

Canter noted that work put into the reports submitted with this application is excellent; but am not an engineer; asked Komlanc if they will be signing off on the content of the reports. Komlanc replied that they would.

Chair closed Public Hearing at 7:55 p.m.

Chair advised this will be discussed in workshop next Wednesday at 6:30 p.m.

Heard by Planning Commission in Public Hearing

PP-0005-2000

To consider a preliminary plat application for Beecher Crossing North Dedication and Easement; for proeprty lcoated north of Beecher Road; east of Hamilton; Canini & Pellecchia, Inc., by EMH&T, applicant. (Public Hearing. Advertised in RFE on 8/24/00 & 8/31/00)

Chair opened Public Hearing at 7:57 p.m.

Glen Dugger, 37 West Broad Street, Columbus, stated that Canini couldn't be here this evening; asked me to attend in his absence; will be glad to answer any questions you may have; this is consistent with the plans you have seen through the zoning request; was our intent to go to workshop and Canini will be present.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:58 p.m.

Mullin stated that at one time had some brief discussion about an attempt to align the driveway with the fire station; was that discussed further. Dugger stated Canini has been working on this; will pass that concern on for discussion at workshop.

Heard by Planning Commission in Public Hearing

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS:

DR-0057-2000

To consider a Certificate of Appropriateness for Signage; for property located at 294 S. Hamilton Road; Taco Bell, by DanNite Sign Co., applicant.

Jill Waddell stated they were requesting to change the faces on the existing road sign for Taco Bell and Pizza Hut; have color drawings to reflect joint new name; looking to remove wall signs and replace with new wall signs that are smaller; brought color samples and material samples; are all plastic and in standard Taco Bell corporate colors. In response to question from Turley, Waddell stated that some are KFC and Taco Bell, some are Pizza Hut and KFC; depends on locations of stores.

Mullin stated that the existing signage respects the building form; proposed signage does not; it looks somewhat foreign when mounted on that building; do not have a problem with the monument sign, just the wall signage; sign on the building is just planted without respect to building form or proportion. Canter asked if Waddell had authority to change application. Waddell stated the design company is out of Knoxville; these are national signs; would concur with comments made; would rather have your approval on the monument sign only and make another application for the wall signs after discussing with customer.

MOTION by Canter, seconded by Turley, to withdraw the wall signs from the Certificate of Appropriateness Application. ROLL CALL: Voting yes: Canter, Turley, Smith, Mullin, Thom, Peck, Greenblott. Motion carried.

Motion to approve was made at this point in the meeting.

Canter stated she appreciated applicant's willingness to work with this body; only taking action on monument sign tonight; request that the applicant strongly advise Taco Bell that it is the feeling of this Commission that the existing wall signs stay as is or remain as a distinguished attractive signage package. Peck agreed stating that monument sign is fine; with the wall signs as proposed, taking a sign that is consistent with building and putting up a light box with rounded corners; doesn't meet design review standards of the city.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

DR-0058-2000

To consider a Certificate of Appropriateness for Signage; for property located at 620 Morrison Road; Nationwide Insurance by S & S Signs, applicant.

Robert Schorr, 10601 Lithopolis Road, Canal Winchester, stated that the existing wall sign letters will remain but logo will be removed; this is the new corporate logo for Nationwide; will take the logo down on the building and replace it with the box; eagle is 48" and new logo is 38"; colors are still the same blue and white; planting area will remain the same; remove the existing 96 s.f. pylon sign that is 15' in overall height; will install a 76 s.f. pylon sign at a 12' overall height; 76 s.f. includes the cover and everything underneath the sign area; 76 s.f. includes the opening. Smith stated we were basically getting a smaller sign. Schorr agreed stated it is 12' wide and 8' overall height, Turley stated she felt this was a big improvement.

Motion was made at this point in the meeting.

Peck stated he intended to support; in my opinion this is the reverse of what we just saw; this is something architecturally pleasing over a bland sign. Greenblott stated this resembled a mirror; is great if what it reflects is pretty; have you looked at what you will see as you look through the whole. Schorr stated that in this location you will see trees.

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

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

H. COMMITTEE REPORTS:

Committee of the Whole: N. Hamilton Road Widening

Greenblott stated that the City of Gahanna has started some major projects - Creekside, West Gahanna Entry and now the North Hamilton Road widening; really feel strongly that with this kind of improvement we need to make a commitment to maintain landscape; City can't look to business owners or organizations to maintain landscaping that we work so hard to put in; need to commit to keeping up this City treasure; landscaping on these improvements projects the image of a City who cares; need to commit to keeping it up; that's what our tax dollars should go towards.

Peck stated he can't emphasize enough my support of these recommendations; believe that the North Hamilton Road corridor is vital for continued growth of the City; while in planning stages need to provide the impact we want this project to have; don't want to repeat mistakes of other communities where they did wide segments of pavement and taken the vitality out of neighborhoods and commercial strips by making them so stark; realize that some of the proposals we are making will add costs to this project; my belief is that it is the best use of taxpayer dollars to spend the amount of dollars it takes to do the project right and not have to go back in 10 years or so and redevelop; would hate for Gahanna to be faced with a Morse Road corridor like Northland; as area changes and communities grow we are faced with a huge capital expense to go back and do something; take advantage now of some of the knowledge and experience in other areas; need to spend incremental dollars it takes to do something right.

2000-0042

TO RECOMMEND TO COUNCIL THE FOLLOWING CONSIDERATIONS FOR THE NORTH HAMILTON ROAD WIDENING PROJECT:

1. Add 8' of additional right of way to allow for landscaping in the median.
2. Safe sidewalks relocated off back of curb.
3. Trees encouraged in the median.
4. Decorative lighting along sidewalks.
5. Underground utilities.
6. In places where plant material can't be accommodated, the use of brick pavers is encouraged.

A motion was made by Mullin, seconded by Canter, that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Yes 5 Smith, Mullin, Peck, Canter and Chairman Thom

C.I.C.

Thom stated that the flood wall details and flood gates for Creekside were reviewed as well as a change in the parking garage; still an ongoing project; next discussion will be October 18 at workshop with Groves, Weiler and Parker in attendance.

Creekside Development Team: No Report.

Olde Gahanna Design Review Committee: No Report.

Sign Code Committee: No Report.

I. OFFICIAL REPORTS:

City Attorney: No Report.

Zoning Administrator: No Report.

City Engineer.

Komlanc thanked Commission for meeting on the North Hamilton Road project; will take your recommendations to Council and will have opportunity to review; not sure every item you have addressed will be incorporated but will work towards a happy medium.

Director of Development: No Report..

Chair: No report.

J. CORRESPONDENCE AND ACTIONS

HOP-0005-2000 Home Occupation Permit for ABC Homes Services by William Ocheltree, 3338 Highmeadow Court; to provide personal care, homemaking services in client homes. Approved by Zoning Administrator on 8/29/00.

Received and Filed

K. POLL MEMBERS FOR COMMENT.

L. ADJOURNMENT: 8:25 p.m - Motion by Smith..

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