

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, April 14, 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, April 14, 2010. The agenda for this meeting was published on April 9, 2010. Chair David K. Andrews called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission member David Thom.

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: March 24, 2010

A motion was made by Rosan, seconded by Shepherd, to approve the Minutes of the March 24, 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.

Z-0001-2010

To consider a Zoning application to zone 2.368 acres located at 4251 E. Johnstown Road; current zoning CC (Community Commercial), requested zoning L-AR (Limited Overlay, Multi-Family Residential); Buckeye Community Hope Foundation, applicant.

Roy Lowenstein, 256 Cherry Stone Dr., Gahanna, OH; Dylan Collier, 3021 E. Dublin Granville Road; John Hadis, 3021 E. Dublin Granville Road. Lowenstein stated thank you for the opportunity to present to the Commission; there have been no significant changes since our last meeting; agreed at our last meeting that the vinyl siding would not exceed 50% of the total square footage.

Chair asked for opponents. There were none.

Andrews asked about the updated overlay text. Gard stated that she did not get it ahead of time; change says that the vinyl siding will be less than 50% of the total. Price asked about the dumpster size; seems small for this big of a development. Lowenstein stated he was not sure if that was the current plan she was looking at; original plan had it in this location and we moved it over to the other side. Price stated that it looks like the dumpster is not even half the size of a parking space. Hadis stated it is approximately 8

cubic yards. Price asked if this was comparable in comparison to other projects. Hadis answered yes. Lowenstein stated we are planning to put a trash compactor in, so what goes into dumpster will be compacted. Gard stated you will see this plan again. Lowenstein stated we will take another look at the dumpster; maybe it is undersized. Price stated she wanted to make sure that we aren't trying to squeeze something in that wouldn't be adequate. Westwood asked if the trash would be compacted inside the building. Lowenstein stated it would be inside; will have a trash room where trash is collected and compacted and then it is wheeled outside. Rosan asked Gard about this use and adjacent uses; is this use consistent with the North Triangle Plan. Gard stated it can be a mixed use of residential and office; don't know if the South Triangle Plan illustrates it as well as the North; North Triangle plan has a lot of Multi-Family. Penn asked what the time line was for funding. Lowenstein stated we will hear on July 1st whether we will be receiving funding from tax credits and will be going forward from there; other financing takes about a year till you reach point of construction; hoping to be successful with OHFA; there will be another round this year if we have to resubmit; there will be more funding available in Fall; if we don't succeed the first time we will try again. Andrews stated he wanted it on record that the Commission received a letter from the neighbors; listed some of the things they were concerned about. Price asked what would happen if they would not get the funds; if we approve the text and the project does not move forward. Gard stated this is actually a Recommendation to Council and if they approve it then the zoning stands; text stands until it is rezoned and if it is going to be anything other than what is approved it will have to be rezoned.

Chair closed the public hearing at 7:14 p.m.

Rosan stated she will be supporting the application; know that we received a letter from surrounding business owners; it was a thoughtfully written letter; respect their opinions and their concerns; it is my opinion that the zoning is within the South and North Triangle plans; likewise a residential use is a soft use; somewhat softer than commercial or medical; with concerns to tax dollars this is a good project for our city; we have residents that can benefit from the proximity to the offices near this building; although I respect their opinions I will be supporting the application. Thom stated he will echo Rosan's comments and add that I think it is a nice looking development; will fit there. Andrews echoed previous comments; thanked applicant for working with us; think it will be a beautiful addition to have housing for seniors.

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

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

V-0002-2010

To consider a variance application to vary Section 1163.02(a) of the codified ordinances of the City of Gahanna; to allow fewer than 2 parking spaces per dwelling unit; current zoning CC-Community Commercial; for property located at 4251 E. Johnstown Road; Buckeye Community Hope Foundation, applicant. (Advertised in the RFE on 3/18/2010)

See above Discussion

A motion was made by Price, seconded by Shepherd, to approve V-0002-2010 contingent upon Council's approval of Z-0001-2010. The motion carried by the following vote:

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

PL-0001-2010

To make a recommendation to Council for park land dedication requirement; for development of property located at 4251 E. Johnstown Road; Buckeye Community Hope Foundation, applicant

See discussion on Z-0001-2010

A motion was made by Price, seconded by Shepherd, that this matter be Recommended for Approval to Council that fees in lieu of Park Land be accepted. The motion carried by the following vote:

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

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.)

Dennis Day, 1525 Blatt Blvd stated we are basically asking to not have to replace the blinders or opaque look for the fence; there are slats to go in between fencing; we are facing Eastgate Parkway; we try to maintain a clean image and clean trucks and many of our neighbors are not held to that standard; want to be a good neighbor.

Chair asked for any opponents. There were none.

Rosan said in order to get a variance one of the criteria is to demonstrate a special circumstance relating to the property as to why compliance to the code shouldn't be required; puzzled with what the rationale is for not wanting to have opaque fence. Day stated it is a very costly venture for us; second time we have had to replace the fencing; we are fearful that we will have to keep replacing that fence. Rosan stated if that's the case, has consideration been given to taking measures that would be compliant with existing code; such as mounding and landscaping; those would be things that would have a short term expense; certainly wouldn't have wind damage and you wouldn't need a variance. Day stated that the supply of dirt and mounding would outweigh the costs of the fence. Rosan asked if there were any other circumstances other than cost. Day answered no. Price asked if they went to their insurance company after the wind storm. Day stated we are self insured. Price stated in terms of opportunity for dirt is there an opportunity to get some in a more cost effective way. Gard stated that she was told by Mr. Deffenbaugh a contiguous property owner that he made a proposal to Day. Day stated he hadn't talked to him. Rosan stated we have a copy of a letter from the City sent to you in February of this year; final notice of violation; the City has contacted you 7 times over a 13 month period; wondering why it has taken us about a year to get to this point. Day stated we have played phone tag; was trying to respond; we had questions; that's when we made the decision to get a Variance.

Andrews stated we will be moving this to a Workshop. Rosan clarified are you asking for no fence or no slats. Day stated we are trying to avoid slatting; will still have a fence.

Scheduled for workshop on April 28 at 6:15 prior to the Regular meeting.

Postponed to Date Certain to Planning Commission

FPU-0001-2010

To consider a Flood Plain Use application for property located at 161 Mill St.; to allow for the construction of an addition of a rear entrance lobby; Brookewood Construction Co., Inc, Doug Maddy, applicant.

Carlos Burns, 600 Creekside Plaza; Doug Maddy 120 N. High Street. Burns stated it is our plan to take an existing structure and complete facade renovations; you know it as the former Skybox; our hope is to improve what is existing; add something that is aesthetically pleasing; in addition there will be an entrance lobby in the back to allow the

owner some flexibility in leasing; the existing building is a brick structure that was built in the 1970s; hoping to soften the front facade; will be incorporating piers and adding awnings; placing a pergola for dining outside; new windows; will also add a synthetic stone band to highlight front elevation; windows will be replaced to reflect the mood and character of building; extensive trim work for beautification; there is currently some CMU block and we are proposing to do eaves and stucco; back will have an elevator and stair tower.

Thom asked what the current zoning was. Gard stated it was Creekside zoning. Thom asked if the drive thru would remain a drive thru. Maddy stated the drive thru was vacated about 30 days ago and we have no intention to reopen it. Thom clarified that if there was another drive thru it would need a Conditional Use. Gard stated it would, but she does not think that was in their plans. Thom asked if there were any Flood Plain permits granted years ago. Maddy stated it was built back in 1970; was Ohio Bell Telephone building; nobody was paying attention to flood plains back then. Price stated there seemed to be some discrepancy on where the 100 year flood plain was; plans that we have show it to be someplace different to where Zoning believed. Gard stated we will get plans that will meet our satisfaction and will get a correct set of plans for our files. Price stated she thought it was a huge improvement; excited for a new tenant. Thom asked since part of it is in the flood plain will that affect financing. Maddy stated that it would not on this project; this building will not be required to have flood insurance; on the Old Bag of Nails and Pour House we were required to build the floor 18 inches above the flood plain and still have flood insurance. Thom stated he understood (according to the DR) that the parking lot in the rear would be repaved and Maddy stated that is correct. Westwood stated he agreed with Price; it will be a very attractive building; great improvement to the area.

Chair closed the Public Hearing at 7:35 p.m.

Andrews echoed the comments; can't wait for future Creekside events; will be a wonderful addition to Gahanna.

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

FDP-0001-2010

To consider a Final Development Plan for Brookewood Construction Co., Inc.; for property located at 161 Mill Street; by Doug Maddy, applicant. (Advertised in RFE 4/8/10)

See above discussion.

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

DR-0003-2010

To consider a Certificate of Appropriateness for Site Plan, Building Design and Signage for property located at 161 Mill St., Brookewood Construction Co., Inc.; by Doug Maddy, applicant.

See Discussion on FPU-0001-2010

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

S-0001-2010

To consider a recommendation to Council to update the previously approved Gahanna Bikeway Master Plan; Gahanna Parks and Rec Department, applicant.

Patricia Kovacz stated she was here to represent the Bicycle Advisory Committee; believe we answered all of the questions, but she was there to answer any more.

Chair asked for any opponents. There were none.

Westwood asked if there was going to be a safety program for residents of Gahanna on how to use the paths. Kovacz stated we are going to update the City website; will have instructional videos and laws; will do some newspaper articles and explain the use for motorists and cyclists. Westwood stated that will be helpful, so its not confusing. Shepherd asked about having this reviewed on a regular basis, should that be part of the motion. King stated that it can be made a part of the recommendation to Council. Thom stated he thought it would be good for the future to put it somewhere on the record. Shepherd stated he wanted an opinion on whether we should be dictating it or leaving it up to the Department. Sherwood stated the Department is better aware of when to review it; certainly can make it a part of the recommendation, but it is not binding.

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

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

F. UNFINISHED BUSINESS:**G. NEW BUSINESS:****DR-0004-2010**

To consider a Certificate of Appropriateness for Signage for property located at 1113-1177 N. Hamilton Road, Vista Plaza; by Charlie Fraas, applicant.

Bruce Somerfelt stated he was there on behalf of owner, Charlie Fraas; it is our intent to replace the existing signage with a freestanding pylon sign for Vista Plaza; owners thought it was time to upgrade the sign and be as Code compliant as possible; potential for 20 plus tenants at the site; there will be some tenants on the sign; too much tenant signage defeats the purpose; trying to get some curbside presence; staying within site line guidelines. Thom asked if the sign would be the same height as the existing. Somerfelt stated it will be identical size and set back. Thom asked how many tenants were in that strip center. Somerfelt stated that the potential is 20 plus. Thom clarified that only a portion of the tenants would be on the signage. Fraas stated we are in dire need of signage; the vacancy rate of that center has been increasing; receive repeated comments from tenants that we are set down from the road; trying to attract regional tenants. Somerfelt stated we did present two design options; we would like to go with the double post sign that staff is supporting.

Shepherd asked how will you decide how many tenants will be on the sign. Fraas stated that the larger tenants get signage first; we typically give both sides to the same tenant. Price asked about the colors for the sign. Somerfelt stated it will match existing signage; ivory and charcoal gray. Price asked that the colors be given to staff for the file; think that the sign is a great improvement and hope it has a positive affect on the center. Westwood clarified that the sign would be the double posted sign rather than the one pedestal sign.

A motion was made by Shepherd, seconded by Price, to approve DR-0004-2010 with the condition that the design for the double posted sign be used. The motion carried by the

following vote:

Yes 6 Penn, Chair Andrews, Price, Thom, Shepherd and Westwood

Abstain, COI 1 Rosan

H. COMMITTEE REPORTS:

Olde Gahanna Visioning Committee

No report.

Hamilton Road Corridor Committee

There will be a meeting on Thursday, April 22.

I. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

No report.

Chair.

Chair gave his condolences to Matt Huffman and his family.

J. CORRESPONDENCE AND ACTIONS.

PWSF-0001-2010 To consider a Personal Wireless Service Facility application to allow co-location on an existing tower; for property located at 981A E. Johnstown Road; New Par dba Verizon Wireless, applicant. (Administratively approved on 2/22/10)

K. POLL MEMBERS FOR COMMENT.

No comments.

L. ADJOURNMENT.

Adjourned at 7:57 p.m.; Motion by Thom

M. POSTPONED APPLICATIONS:

Isobel L. Sherwood, MMC
Clerk of Council

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

Chair Signature