

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, January 26, 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 January 21, 2000. Chair David B. Thom called the meeting to order at 7:03 p.m. with the Pledge of Allegiance led by Commission Member Phil Smith.

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

C. APPROVAL OF MINUTES:

January 12, 2000 Organizational Meeting

A motion was made, seconded by Peck, to Approve. The motion carried by the following vote:

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

January 12, 2000 Regular Meeting

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

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

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, stated that based on discussion in workshop earlier would like to kick this application to workshop next week. Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:08 p.m.

Chair stated this item would be discussed in workshop on February 2 at approximately 7:10 p.m.

Heard by Planning Commission in Public Hearing

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).

See discussion on previous application.

Heard by Planning Commission in Public Hearing

V-0001-2000

V-01-00 To consider a variance application to vary Section 1153.01(c)(2), to allow a side yard less than code allows; to vary Section 1163.02(a), number of parking spaces; for property located at 4605 Morse Road; New Albany Professional Park Ltd., landowner, by Glen A. Dugger, applicant. (Public Hearing. Advertised in RFE on 1/06/00).

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

Glen Dugger, 37 West Broad Street, stated this request is to obtain a variance to side yard to accommodate a lot split; property is located at 4605 Morse Road; currently improved with one office building and a second building is to be constructed this season; lot split would allow both buildings to have tax parcels; was felt in workshop last week that the variance which is applied for could be avoided by jogging the neck of the lot split so that the north undeveloped property would have adequate side yard clearance to comply; although we tried were not able to get that done for two reasons; contract required a 50' neck and changing that might not be insurmountable; but was not able to get it done in the time frame; also needed to get a revised legal description and survey for that; tried to get that done but was not able to accomplish that either in the time frame; my hope was to come with the 50' neck or jog around as Mullin suggested but that didn't happen despite my interest in accommodating; am before you with the application as it was originally proposed; at this point am trying to get this done; do not know that the change requested has impact on the overall necessity of the variance; would like to proceed if at all possible. Chair asked for opponents. There were none.

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

Motion was made at this point in the meeting.

Mullin stated he had a problem with the parking portion of this variance; essentially placing a variance on top of a variance; original approval required an overall parking variance; even though the total number of parking spaces is unchanged from the original the variance request is a result of how it is to be subdivided; requires variance on top of a prior variance; makes for an awkward situation at best.

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

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

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.

Dugger requested that in light of vote on variance, that the subdivision without plat be referred to workshop. Chair stated this item would be discussed in workshop on February 2 at 6:50 p.m.

Discussed

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 requested staff comments at 7:15 p.m.

Sadicka White, Director of Development, stated the application as presented is for 9 acres on the north side of Taylor Road; is adjacent to M-1 land which is one of the higher end office and mixed use districts; applicant is proposing a limited overlay suburban office; Section 1152.02 provides for this in that it elevates the development standards so it is specific to this particular development; the limited overlay text provides for the minimum development standards; once the zoning takes place then the applicant must come back for final development plan and design review and they become specific attachments to the limited overlay and any change would then constitute a rezoning; support limited overlay in that area so we can assure highest quality as well as provide for special considerations; permitted uses specified in overlay text would exclude family care and drive thrus; setbacks that have been imposed are far more extensive than normally asked for; have provided for you in staff comments a comparison of those standards and setbacks with regard to side yard, rear yard, and front yard; applicant exceeds those requirements; parking setback would be 30' on side and 65' on rear; are looking at a 150' setback from east property line and 85' from west property line and 288' from north property line; landscaping plan has been included and shows a 6' mound to rear of building and dense planting that would provide 100% opacity; building size and placement is a lesser footprint than what was previously proposed; two 48,500 s.f. buildings; basically the length would be 110'; zoning requirements will include how administration looks at this application; provided for you expert testimony from Burns, Bertsch & Harris that this would be characteristic and appropriate rezoning for this transitional land between manufacturing and residential; traffic study indicates that this project would not provide or add to substantially the traffic already in the industrial zone; in the process of updating our thoroughfare plan which will look at all our major arteries in the city and make recommendations for upgrades; will also look at some modifications for Morrison Road turn lane and ingress and egress to that area; staff recommended that western ingress and egress point be removed from this plan; applicant has agreed; have asked for street lights and street trees additionally; applicant has agreed; under a limited overlay is appropriate to ask for this assemblage in a new use; were able to assemble a parcel that was substantial for this development; this particular area is sensitive and is transitional; volatile and will not stay in its present use which is single family residential; were recommended uses and as we continue to develop there would be recommended uses; at this time feel this is an appropriate use and applicant is submitting a reasonable application of the highest development standards and submittal; is a rezoning and those issues relative to site amenities and design review would be those things further considered and made a part thereof.

Chair opened Public Hearing at 7:24 p.m.

Bob White, Daimler Group, stated they were back because what had been presented before was not acceptable; understood that; since that time worked closely with many people and were encouraged to come back; talking about what is best for Gahanna; have moved the buildings a football field away from the homes; added significant buffers; also suggested a fence; with Taylor Road development, the buffers we are suggesting are far better for residential than other uses that might be closer, particularly to the north; this is not stagnant property that will stay in its current state; Taylor Road is not a buffer for these homes; what is being proposed is lowest density we have ever done; landscape intensely so that there would be 100% opacity to the north; understand that residents would rather have status quo; main thing for city of this size with its needs is tax generation; not here to say this is totally economics; approach we now have provides better buffers, be it medium priced multi family or smaller office buildings; we have

been successful in bringing corporate users to Gahanna that provide a significant tax base without adding children to the schools; can't sit on our laurels; look at overall zoning map and you see there is very little space left for office; have been successful in recruiting BankOne and AEP; if there is no opportunity to handle their growth they will leave; have been announcements in other locations that are planning for more institutional office because perception is that Gahanna is out of space; is a corporate user there that needs additional space at this time; statement has been made that existing buildings have space; there is about 35,000 s.f. which is about 1/3 of the absorption we have done per year over the last 6 years; will be absorbed but does not solve the fact that that is all that is needed; appreciate your time and openmindedness; turn over to Sloan for specifics.

Todd Sloan, Daimler Group, stated they have been through a significant process with this; won't start at beginning; the one thing wanted to address were staff recommended changes; don't have drawings yet; do want to go through them to make sure we are on same page; first was to add specific language on what is permitted and what is not from office users; second was that we agreed to include that this is our limited overlay text for the rezoning which will also incorporate what is devised in the final development plan and design review process; third thing is staff recommendation concerning the removal of the curb cut on the western boundary; would like to have an open discussion on curb cuts in workshop; fourth and final thing was addition of street trees and lights; are some trees planted and we will be glad to add to our landscape plan; would like to talk to Planning Commission and staff about street lights; no others along there now; was not included as part of the street widening project; if this is a change of policy then we will do; for time being those would stand out as there would be nothing else around them; will be coming through design review process; basically the challenge presented was to make the office look smaller in scale; feel we have done that by dividing those window segments up and not having long linear lines; took building window scheme and broke up into punch windows and broke those into divided light type; feel that change if you look at the elevations makes the buildings look smaller in scale and have a more residential feel; made modifications to roof screen; would like in workshop to have the architect explain to you the concept of the roof garden look to soften up the scale; glad to answer any questions.

Joe Spanovich, 760 Taylor Road, stated he had examined the minutes from Oct. 13 and 27, 1999 meetings and a number of facts in there disturb me; lot of the statements deal with innuendo that will not necessarily develop if project is brought forward; add that Taylor Road has come under discussion quite often; lot of good things have happened in the area; water and sewer was brought in; road was widened; sidewalks were put in; feel there are more trees on both sides of road than exist on my property; am in favor of project; could be used for other projects like twin singles but as Daimler built across the street were commended for their architectural design; served on Planning & Zoning Commission many years ago; stigma was brought forth about belching chimneys, dirty faced workers with helmets and lunch boxes; what has developed in last 25 years we can all be proud of; project being proposed is a compliment to the city; hard to save green space and trees and still allow development; listened to discussion of allowing my 3 acres to serve as a buffer to the homes in the rear of my property; take offense to it; do not want to maintain my property for the convenience of people who are part of Rathburn Woods or Hunters Ridge; for my property to remain SF-3 it would not survive; inevitable that land will be developed; have an opportunity to raise a structure here that compliments the area; hear constantly that development will bring crime and impact our schools and be a detriment to our community by not having safety services; don't see how this development will endanger or impact our area; also share with you that the tax base will be fortified in Gahanna if we continue projects like those initiated in the

industrial park; 12 properties constituting 37 acres cannot be frozen in time and sit as they are now; change must come about; feel this is the best use of the property; you will be told I will profit; to develop my land is my constitutional right - just as they are trying to protect their land use by using my land as a buffer; one group of property owners don't have the right to hold my property rights hostage; 35,000 to 40,000 people that make up the city will profit from this project; thank you.

Alvin Roberts, 910 Taylor Road, stated he would not repeat statements covered by previous speaker; my preference is to live here the rest of my life; at earlier meetings residents from Rathburn Woods spoke about traffic, trucks, and noise; they don't live across the street; they don't know the half of it; they might have also addressed trash, noxious diesel fumes and more; still want to live there the rest of my life; feel there is an irony here; statements in previous opposition interestingly enough are from homeowners whose developer destroyed beautiful woods to develop those homes; used to cut grass to north end of my property; as development took place behind me let it go natural so we wouldn't have to look at a row of houses; what is best use; pretty well stated by people in front of me; what will happen if nothing is done at present; this is a transitional area as planners know; as present owners die or relocate investors will buy who will not maintain their property; will end up with single family slums; don't think you want to be a part of your legacy; these are valid points; feel this plan is sound.

Chair asked for opponents. Nancy Gallagher, 907 Harmony Drive, stated that about 3 months ago stood here and expressed our concerns; were many reasons why this proposal was not conducive to our neighborhood which was defined as "people living near one another in a neighborly, amicable way"; Sloan said then that they were out of space and needed to build these buildings; he failed to convince you and we were pleased; twice we commented on land use plans, buffer, and transitional areas that protect you from office warehouse not manufacturing; are many annoyances we have had to put up with - traffic noise, warehouse noise, airport noise, parking lots, we have them all; watched green space dwindle away; this proposal continues to chomp at that remaining green space; again Sloan says he is out of space; what about the 37,000 s.f. Daimler built office building in Phase 1; what about the bottom quarter of the Eagle Foods building; in October he stated that space would be gone within 30 days; is still there; constantly been a for lease sign on Morrison Road why would city want to allow this when empty space is available; proponents say this development will fulfill Class A office growth potential as well as provide economic resources for the City; they are deciding for us that it is appropriate to undertake this project; both of these ideas come at great expense to our City and residents; when entering our City now, we are faced with a half finished hotel, brick and glass from office building after office building, and cars sitting in traffic; the City has approved the building of several office/commerce centers which are ready for tenants; while not Class A office space they add more brick and traffic and noise to the mix; integrity of our neighborhood is not part of the plan; potential income from right corporate user could be around \$500,000; lose green space which is our buffers to noise, safety, and ease of access; we don't need to solve Daimler's problems; how much more do we need; we don't feel we need any more brick, glass, cars, construction, etc. and neither does one member of this commission who sent an e-mail on October 14th to a member of City Council; that e-mail stated "all over the city our residents are telling us that the quality of their lives is being diminished because of the volumes of cars which we deal with day to day. I don't want to make it easy for people to race through Gahanna"; same member also asked how to keep Gahanna residential and walkable; nothing very important has changed about these plans; first proposal was turned down unanimously 3 months ago; we are standing by our convictions; hope you are too.

Mike Greiner, 909 Harmony Drive, stated Daimler has returned for another bite at the apple; cosmetic changes that are the pretext for this request are ineffective desperation measures; now have a mound of ear 10' to 12' high instead of the 6' originally proposed; moving the buildings nearer the street; these aren't even band aids; plop down these buildings into a residential area and they will tower over everything; people on the top floor will look down into neighbors bedrooms ; would such a high mound even be stable; would certainly be an eyesore; was said in workshop that the homes in question were eyesores and becoming a slum; this is an apt demonstration of the arrogant, elitist attitude of these big, wealthy developers; submit pictures to show you that these are neat, well tended homes; winter pictures show that there are no trees, mature or otherwise along the back of the lots to serve as a buffer; offices will stand like twin castles looming over the homes; not \$400,000 homes but a part of pleasing diversity still able to be found in Gahanna; several pieces in Columbus Monthly in which all the developers praised Gahanna as being very pro business and developer friendly; Mid Ohio Developers Exchange named the City its Economic Developer of the Year; prefacing this section of the magazine was a letter from the Mayor where he states that Gahanna's strength is in the diversity of its people; developers are developing over diversity; see the same home models no matter what neighborhood you go to; these homes are originals not the gray overdeveloped norm you see elsewhere; M/I Schottenstein Vice President is also quoted in the article saying that Gahanna used to have a working class reputation but the reputation of the community is consistently moving upscale; fear that this developer instigated profit driven upscale spiral is hurting the diversity of this community; increasingly difficult to find affordable housing; heard from Daimler and others that if the City turns down this rezoning request, home owners could and would sue the city for damages; City Attorney Weber states he has been around a long time and he knows of no resident suing the city for turning down a developer's rezoning request much less winning such a case; stated there is simply no basis for such a suit especially in developer friendly Gahanna; characterized the argument as developer bluster; the only residents who would have a case for suing the city would be the residents forced to live next to a disruptive, invasive commercial entity every bit as massive and even more imposing than the sunken office buildings across the street; no one can say this is a NIMBY issue; already have a huge sprawl of commercial development in our backyard and much more on the way; Morrison Commerce Center has 83,000 s.f. office warehouse; Taylor Station Commerce Center is a 187,000 s.f. facility; Crossroads Commerce Center is a 15,000 s.f. office space; also Westbourne Commerce Center; there's 33,000 s.f. in Officenter XII by Daimler and Eastgate is a 100 acre industrial center by Pizzutti; also have every hotel in the City in our backyard; Columbus Monthly quoted Todd Sloan saying his only regret is that Daimler is running out of Gahanna land to build on; only disappointment is that we don't have any more land there; let him swallow disappointment rather than overturn a zoning law just so his company can keep their employees occupied and the profits coming in; with regard to worse uses like the possibility of multi family, Councilwoman Stinchcomb told me the general sense of Council is against multi family housing due to the demands it makes on infrastructure and an overburdened school system; sent an e-mail to all of Council and the ones I canvassed were non committal or like O'Brien and Stinchcomb adamantly opposed to multi family zoning on Taylor Road; don't think having large numbers of children playing on a street full of speeding semi's is consistent with the Gahanna image; Land Use Plan states that Gahanna should foster residential development that provides quiet and privacy; that is safe, convenient and attractive; that preserves the City's distinctive natural environment and rural qualities; and ensures stable property values; Taylor Road Corridor Study clearly states that for the north side of Taylor Road low density residential uses as they now exist are appropriate in this noise sensitive zone; ultra deep lots constitute the perfect buffer to the development sprawl across the street; allowing development will destroy the buffer, as well as diversity, privacy, attractiveness, and

where will it end; Sloan told Stinchcomb that if this was approved they intended to put in more commercial development on up Taylor after their initial development scared more homeowners into selling out; no one is telling them to stop building in this area; tactic of trying to seduce city government with speculation of how much tax money these buildings might bring in if they managed to lease all the space is irrelevant to the present question of appropriate land use; build on land appropriately zoned commercial; Daimler has had a lucrative 20 year run of developing here; time to move on; to conclude question becomes is there an immediate need - no - are office buildings long built that are standing empty; is there another location - yes - just to the east of Petsmart is a suitable commercial lot; is the complex appropriate - certainly, but someplace where its not surrounded by private residences on all three sides; we may be the south end but we will not be a dumping ground for inappropriate, unnecessary last bite of the apple development.

Chair asked for rebuttal. Bob White stated he could understand the emotions that are running high; very few facts were presented; emotions were greater than fact; building on Taylor Road is leased; is not unusual to have for lease signs on a building; to say there is way too much space available is wrong; some statements are insulting; proud of what we have done; that's all I have.

Chair closed Public Hearing at 7:56 p.m.

Chair stated this item would be discussed in workshop on February 2 at 7:45 p.m.

Heard by Planning Commission in Public Hearing

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)

Director of Development White stated this applicant is requesting extension of a conditional use; is for the modular school classrooms granted in June, 1997; was time sensitive; discussed with them that the time they are requesting should be no more than 3 years; would be consistent with other extensions for like uses; concerns about the landscaping; would be additional landscaping requirements that would go along with this if granted; made clear to applicant that if this were to be granted that it would be time sensitive and further extensions might not be considered.

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

Jan Elzey, 425 S. Hamilton Road, stated he was present representing the Church; thank you for opportunity to present this request; the conditional use granted to us in 1997 was for 8 classrooms that are currently used for Little Lambs school; during this 3 year period school enrollment has almost doubled; Church constructed a \$1.2 million center; have maintained the exterior and they are used every day of the week; constructed a grass covered earthen mound to reduce roadway noise and to make our appearance more architecturally pleasing; because of growth we financially need to continue use for next 3 years; request the 3 year extension start in August to run through July, 2003; submitted this formal request and have met with Development Department to present and review an initial master plan we have been asked to develop; is our intention to construct permanent facilities and remodel present facilities for school when the new worship center is complete; your favorable approval would be appreciated.

Chair asked for opponents. There were none.

Mullin stated we were looking at a 3 year previous extension and also considering that if this additional extension is granted there would be no further approval of modular units

at this site. Peck asked if that would be consistent with master plan and growth for the Church; with a modular, intent is to have that facility use not grow into a permanent structure within a few years; concerned that if we extend and go to 6 it will become permanent; understand growth but at same time concerned with a permanent structure as you continue to grow. Elzey stated he would not like to make a commitment saying they would never be back; pastor resigned this past month; have moved our focus from long term issues to short term issues; are issues before us we need to address; our plan is not changing; but can't stand here tonight to say we will never be back; is our intent at this point in time to move into permanent facilities.

Canter stated that even if we condition this approval it would not accomplish anything; can come in with another application. King agreed; applicant can always reapply; would just be on record you would not look favorably at another extension; would be up to commission at that time. Canter stated she had a sense of uneasiness that it will continue; no control over it; was good in granting the 3 years; not sure want to go another 3 years; am not a proponent of modular units at all; felt that with new facility was a kind of package; now this is resurfacing; don't think can support 3 more years; maybe year by year; has a potential of becoming 9 years and concerned it will keep snowballing. Elzey stated he had concerns if they could not get 3 years; going year to year is unsettling to our school; have a number of people on waiting list as well as the increase in students; if we don't have modulars may have to terminate many classes; parents may be reluctant to enroll children if we're talking a year by year basis. Canter stated that modular to me means temporary; don't see a move toward permanence; asking for 3 years more and can't give us guarantee won't ask again; less palatable for me. Elzey stated they could always be turned down at that point.

Turley stated that if conditional use extension is granted would like to see a proposal for a landscape plan along Hamilton Road that would further screen; units are very visible along Hamilton Road. Thom stated he was not objecting; know applicant is moving forward; understand your dilemma; growing faster than you expected; agree with fixing up landscaping and would like to see the possibility of a statement or goal for future plans. Elzey stated that Rick Winestaffer of Winscapes has looked at their situation; have a landscape architect on board and can develop a plan we will submit to you. Thom stated he would like to see a 2 or 3 year plan where this is proceeding.

Chair closed Public Hearing at 8:09 p.m.

Thom stated this item would be discussed in workshop on February 2 at 7:30 p.m. with applicant to provide a landscape plan and a schedule of construction.

Heard by Planning Commission in Public Hearing

990490

ZC-12-99 To consider a zoning change application to zone 25.55+/- acres as L-AR, Limited Overlay Apartment Residential; to allow construction of an apartment community; current zoning ER-1, single family residential; for property located at 5145 Morse Road; Fairfield Residential by Glen A. Dugger, applicant. (Public Hearing held 10/13/99 & 11/03/99 and to be reopened)

Chair noted that a letter had been received from the applicant withdrawing this request.

Withdrawn

F. UNFINISHED BUSINESS:

990580

Recommendation to Council to approve the North Triangle Roadway System.

A motion was made by Mullin Whereas: Gahanna City Council has officially adopted the North Triangle Development Plan, and;

Whereas: Based on a design standard study prepared by Moody-Nolan Limited, the City Engineering Department has developed a roadway system plan for extending Riva Ridge Boulevard to Hamilton Road across the North Triangle Development Area, and:

Whereas: The Gahanna Planning Commission has studied the transportation and development options for the area and reviewed the roadway system plan prepared by the City Engineering Department:

THEREFOR:

A. The Gahanna Planning Commission hereby recommends to City Council:

1. that: City Council accept the recommendation of the Engineering Department for a roadway system to be developed in the North Triangle Area consisting of a loop street intersecting Hamilton Road at the Vista Plaza signal and at the Stoneridge Plaza signal and an east-west roadway intersecting the loop street and extending eastward to intersect Johnstown Road opposite and aligning with Riva Ridge Boulevard, and:
2. that: City Council immediately and aggressively pursue the acquisition of a minimum 80 foot right-of-way for future construction of the Hamilton Road loop street and the western extension of Riva Ridge Boulevard, including related underground utilities, sidewalks, street lighting, street trees and bikeways, and:
3. that: City Council develop a financial plan for the construction of the recommended roadway system and related improvements, including provisions for recouping the cost of right-of-way acquisition and construction from existing or future commercial, office or multi-family development which a) abuts, b) is adjacent to, c) accesses, or, d) otherwise benefits from the recommended roadway system and related public improvements, and:
4. that: No vehicular access to Hamilton Road be permitted from the land area enclosed by Hamilton Road and the recommended loop street, and
5. that: The intersection of Johnstown Road and Riva Ridge Boulevard be designated as a planned signalized intersection.

B. The Planning Commission further recommends to City Council:

1. that: no public north-south connector street be planned or constructed between Morse Road and the recommended western extension of Riva Ridge Boulevard for the following reasons:
 - a) The City of Columbus has determined the location for streets intersecting with Morse Road from the north. These locations do not allow intersection alignment at Morse Road with north-south connector streets within the North Triangle Area as envisioned by the North Triangle Development Plan, and:
 - b) Existing development within the North Triangle Area north of the recommended western extension of Riva Ridge Boulevard precludes the safe and reasonable alignment of a north-south connector street as proposed in the North Triangle Development Plan with the intersections now established by the City of Columbus.. The motion carried by the following vote:

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

G. NEW BUSINESS:

DR-0003-2000

DR-03-00 Certificate of Appropriateness - Signage

Laura Collins, Adams Signs, stated she was present representing 55 Group; looking at two replacement signs; one on Morrison Road primary frontage; secondary is over

entrance; looking at a total of 135 s.f. with 110 s.f. on front and 35 s.f. on secondary sign..

Peck stated proponents came to workshop last week as they found themselves as an after the fact applicant; this was a mid stream application; appreciate them coming to us as soon as they realized; thank applicant for respecting the procedures; sign business is something we take seriously.

Greenblott stated she understood this is a theme sign that appears elsewhere in town; concerns have little to do with name of restaurant; feel sign is too small to be effective from freeway; bothers me that it is even hard to identify what it is; given how visually striking the last sign was and concerns regarding this sign, can't support this sign.

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

DR-0004-2000

DR-04-00 Certificate of Appropriateness - Signage

Paul Morrison, Morrison Sign Co. 118 S. Yale, stated they were producing the sign for M/I Homes; signs made of PVC; background graphics are vinyl; letters are sprayed in gloss black; green is Pantone 371C and magenta is Pantone 513C.

Smith stated he can't support the sign; don't like the colors; leap out at you and M/I signs are usually subdued; understand it is a personal preference but is not aesthetically pleasing. Mullin stated that Smith's comments were noted; do have a concern with geometry of the sign with respect to its mounting; will be mounted on a picket fence of a curvilinear design; also is a curvature to top of proposed sign which tends to fight the curvature of the fence structure it is to be mounted on; does not present a pleasing composition.

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

Yes 3 Peck, Canter and Chairman Thom

No 2 Smith and Mullin

DR-0005-2000

DR-05-00 - Certificate of Appropriateness - Landscaping

Steve Eberly, Green King Co., Inc., stated he was the landscape contracting company for this project; company has been around for 35 years; have a degree in landscape architecture; was asked to come up with plans for Beecher Ridge and Beecher Center; is an enlargement of a present plan; Hamilton Road side is a new item; mixture of shade trees, evergreen trees, and ornamentals; on foundation planting to hide utilities, air conditioner units, and accent corners of architecture; the shade trees along Beecher were also discussed and have made changes; hope you have reviewed; glad to answer any questions. Smith asked what a nearly wild rose was. Eberly stated it was a single type of flower, about 4' to 5' in height and width; is a bigger flower than a fairy rose.

Canter questioned Beecher Center at south west corner; is there sufficient landscaping for front corner; look along the rear of building and where the wood fence stops. Eberly stated the existing ash tree is a nice specimen and rather large; had more spruce in there and felt it was too shady. Gibson and Turley stated that what is represented on plan is what was agreed to earlier to the best of their recollection.

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

