



City of Gahanna

Meeting Minutes

Planning Commission

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Jennifer Tisone Price, Chair

David B. Thom, Vice Chair

David K. Andrews

Joe Keehner

Kristin Rosan

Donald R. Shepherd

Thomas J. Wester

Donna L. Jernigan, Sr. Deputy Clerk of Council

Wednesday, March 14, 2012

7:00 PM

City Hall

Commission may caucus prior to Regular Meeting

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, March 14, 2012. The agenda for this meeting was published on March 9, 2012. Chair Jennifer Price called the meeting to order at 7:00 p.m.

Present 5 - Jennifer Tisone Price, David K. Andrews, David B. Thom, Donald R. Shepherd, and Joe Keehner

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B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

There were none.

C. APPROVAL OF MINUTES: February 22, 2012

A motion was made by Shepherd, seconded by Rosan. The motion carried by the following vote:

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.

Kathleen Shaffer, 785 N Hamilton Road, stated she was told by a neighbor that

someone was designing a roundabout on Hamilton and 62 that will take my home out; that is why my neighbors are here; we don't want it; also cars coming south on 62 that are turning left are almost getting hit by cars coming through continuous right turn lane. Price stated we are aware of this misinformation; turned it over to City Engineer. Wetherholt stated we currently have no plans to upgrade the Hamilton/62 intersection; will have to observe the traffic pattern to see if that is a problem at 62; there were roundabout concept designs approved several years ago for Hamilton and Clark State and northeast school; could have gotten misconstrued.

E. APPLICATIONS:

Chair stated Public Hearing Rules that would govern all public hearing this evening. Assistant City Attorney Tom Weber administered an oath to those persons wishing to present testimony this evening.

[Z-0004-2012](#)

Gard reviewed the application with the Commission.

Kathy Weible and Marty Schmayer, 790 E. Johnstown, stated they were both with Leader Promos. Weible stated we need to remove the overlay; we are a growing business; in dire need of parking; can't hire any additional staff until we have more parking; don't want to stifle our growth due to logistics.

Chair asked for any opponents.

Herb Wilke, 720 N Hamilton; stated his daughter lives directly behind this property; that would be her front yard; son lives beside his sister; I own the property to the south; we are against changing of overlays; what was good 20 years ago should be good today; protects residential properties; should stay in the overlay today. Kathleen Shafer Fletcher, 785 N. Hamilton; stated she has signed petitions to stop this; we are worried about our neighbors and their privacy; understand need for parking; how are they going to maintain those.

Winona Douglas, 440 Hamilton Ct., stated she had a house built in Hamilton Court was told that was a preserve area; lot of trees to block the businesses; paid a lot of money to see those trees; will the trees be torn down. Weible stated their building could be a two story building; doesn't serve our owners; as far as the neighbors the property lines do not come that close to homes; we have met required buffers. Snyder stated we are not wanting to cut down excess trees and make a sea of parking; will make a very nice screen around the parking; working with landscape architects; also concerned about the neighbors. Weible stated we do take pride in ownership; we have improved the area. Rosan asked has this parcel ever been a preserve area on the southeast corner. Gard answered yes on the original approval of the limited overlay. Rosan clarified that current zoning allows for a two story building; doesn't preclude it from having parking; the owner could build a 9,000 square foot building and 25 spaces without us approving it; the zoning was in place when the current owner purchased the property. Keehner asked if the preservation zone was there before they developed the medical campus. Gard stated this was done in 1998; the shopping center was there. Keehner asked if the zoning had to be changed to change the overlay. Gard stated we cannot change the overlay; it has to be rezoned; preservation zone in 1998 is less than what parking setback would be today. Keehner stated he had an issue with the variance; graveling the whole area before you know what you are putting in. Evans stated it is based on code and size of the buildings; Leader Promos is 13,000 square feet; minimum is 40 spaces; there is a 2nd building that shares parking; has 7600 square feet; minimum is 22 spaces; 62 spaces is the minimum they can have; they currently have 64; occupancy of

those buildings is about 180; have more capacity for people than capacity for cars; talked to them about parking across the street; there is not a safe access route to the site. Weible stated we are hoping to hire 10 more people; not a viable option to request our tenants or employees to cross a dangerous intersection. Evans stated they are proposing 50 spots; will take them up to 114 spaces. Keehner asked in terms of zoning what if the parking lot is shifted over. Evans stated we would be violating our code; they are meeting the setback. Wester asked what is your project schedule; have plans been prepared for permanent pavement and permanent landscaping; is that stoned area going to be defined; what is your schedule. Weible stated as soon as we can get it through the approval process; we are moving as quickly as we can; not our preference to have gravel; will go through a Design Review specific to the parking lot design. Wester clarified that the engineering for the parking lot had been initiated. Thom asked if a Final Development Plan would need to be filed for the parking lot if the Zoning and Variance is approved. Gard stated she spoke with the City Attorney and he felt that the DR was a better application; will see a parking layout, landscaping and lighting. Thom asked if we approve the Variance and Zoning and Council denies it what happens to the temporary parking lot. Gard stated it can be conditioned with a time frame.

Keehner stated he was not comfortable voting on the variance; having trouble with it. Thom stated he would be supporting this; really thought long and hard; helping to protect the corner of 62 and Hamilton.

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

Yes: 6 - Price, Rosan, Thom, Shepherd, Wester and Keehner

Abstain, COI: 1 - Andrews

Yes: 6 - Price, Rosan, Thom, Shepherd, Wester and Keehner

Abstain, COI: 1 - Andrews

[V-0005-2012](#)

Price stated a lot of thought has gone into this application; way to balance the needs with the desires and wants; supporting this; believe that the parking lot is a less intense use than a two story building. Keehner stated he would be supporting the change of zoning; business has a need for parking.

A motion was made by Rosan, seconded by Thom, that this matter be Approved for 90 days from date of Variance approval. The motion carried by the following vote:

Yes: 6 - Price, Rosan, Thom, Shepherd, Wester and Keehner

Abstain, COI: 1 - Andrews

Yes: 6 - Price, Rosan, Thom, Shepherd, Wester and Keehner

Abstain, COI: 1 - Andrews

F. UNFINISHED BUSINESS:

[CU-0003-2012](#)

Gard reviewed the applications with the Commission.

Scott Nessing with Tim Horton's passed out new site plans; added a right in and right out on south Hamilton; added a concrete island to prohibit left hand turns from Morrison Road side. Bishop stated we changed internal traffic flow to make it better; widened the canopy over the pumps. Keehner asked about the entrance door on the Circle K. Bishop stated the elevation is a mirror image; prefer that the sign stay at the same angle just moved over; part of the prototype. Nessing stated the Tim Hortons elevations are revised to just a single use building; colors are basically coffee color earth tones; stone watertable wraps around bottom; incorporated the Gahanna G into an iron monument sign on a stone or brick base out front; site plan also shows landscaping plan; eliminated several directional signs; eliminated 3rd tenant name from monument sign. Shepherd asked how high the directional signs would be. Gard stated they would be 62 inches to the top. Thom stated I appreciate everything you've done; lowered the density; monument sign coming into Gahanna is great; nice focal point; personally would like to see a stone base and the Gahanna green color. Price asked if there was a recommendation from the Hamilton Road Corridor Committee on color and stone vs brick. Evans stated we can get back to you on that; pull in the PIM; would like to have the same color palate; match wave wall. Weber stated you have to have the color established; could have zoning officer give discretion. Price stated if there were no concerns we could have the staff determine the best final details. Keehner stated you have done an exemplary job on the landscape features. Wester stated you have done a great job working with us; vast improvement. Rosan asked what the restricted left turn hours would be. Nessing stated it would be restricted during the 7-9 a.m. hours and 4-6 p.m. hours. Wester asked about ADA ramps. Sweitzer stated the existing curbs are ADA compliant.

Andrews thanked the applicants for working with the Commission; making it look very nice. Priced thanked the applicant for all of the work put into the design elements; great for the City. Keehner stated he appreciated the landscaping. Thom stated it is a great development plan; great focal point for Gahanna.

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

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

[V-0004-2012](#)

See above discussion.

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

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

[FDP-0002-2012](#)

See above discussion.

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

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

[DR-0003-2012](#)

See above discussion.

A motion was made by Shepherd, seconded by Rosan, that this matter be Approved subject to the condition that the final design of the monument sign be delegated to the Planning and Zoning Administrator for approval. The motion carried by the following vote:

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

G. NEW BUSINESS:

[DR-0005-2012](#)

Postponed to the March 28, 2012 meeting

A motion was made by Thom, seconded by Shepherd, that this matter be Postponed to Date Certain to the Planning Commission. The motion carried by the following vote:

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

Yes: 7 - Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

[SWP-0001-2012](#)

Gard reviewed the application with the Commission

Chad Nickel with Advanced Civil Design stated he would answer any questions. There were no questions.

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

Yes: 6 - Price, Andrews, Thom, Shepherd, Wester and Keehner

Abstain, COI: 1 - Rosan

Yes: 6 - Price, Andrews, Thom, Shepherd, Wester and Keehner

Abstain, COI: 1 - Rosan

H. COMMITTEE REPORTS:

Hamilton Road Corridor Committee - Andrews

Evans stated we are hammering out the final details; working with consultant;

planning on another public open house; will bring the update sometime in June.

I. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

Evans stated April is going to be a busy month; lot of changes to facades and signage; private investments; will send the Commission regular email updates about new businesses; tax abatement program continues to be strong; shows job growth.

Chair.

No report.

J. CORRESPONDENCE AND ACTIONS.

[PWSF-0002-20](#)

[12](#)

K. POLL MEMBERS FOR COMMENT.

Thom welcomed Weber to the group. Andrews gave kudos to the Development Department for all their hard work. Sherwood reminded everyone that there will be a workshop on March 21st at 6:30 on the cell tower.

L. ADJOURNMENT.

Adjourned at 8:20; Motion by Andrews

M. POSTPONED APPLICATIONS: