

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, October 25, 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 the City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, October 25, 2000. The agenda for this meeting was published on October 18, 2000. Chair David B. Thom called the meeting to order at 7:04 P.M. with the Pledge of Allegiance led by Ray King

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

Members Absent: Phillip B. Smith

B. ADDITIONS OR CORRECTIONS TO THE AGENDA. - None

C. APPROVAL OF MINUTES: - October 11, 2000

A motion was made, seconded by Canter, to approve the minutes of October 11, 2000. The motion carried by the following vote:

Yes	4	Chairman Thom, Mullin, Peck and Canter
Absent	1	Smith

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.

CU-0010-2000

To consider a conditional use application to allow a Collision Claims Center; for property located at 191 Granville Street, OG-3 Zoning District; 3-C Collision Claims Center, by Dennis D. Pappas, applicant. (Public Hearing) (Remanded back to Planning Commission on September 21, 2000)

Chair opened Public Hearing at 7:09 P.M.

Chair asked for opponents. There were none.

See transcript attached as EXHIBIT A for Public Hearing.

Chair closed Public Hearing at 7:32 P.M.

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

Yes	0	
No	4	Chairman Thom, Mullin, Peck and Canter
Absent	1	Smith

Chair advised applicant of his right to appeal this decision to the Board of Zoning and

Building Appeals within 20 days. Contact the Clerk of Council's office for further information.

DR-0048-2000

To consider a Certificate of Appropriateness for signage; for property located at 191 Granville Street; 3-C Collision Claims Center, Applicant. (Remanded back by BZA on September 21, 2000)

See discussion on previous application.

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

No	4	Chairman Thom, Mullin, Peck and Canter
Absent	1	Smith
Yes	0	

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 7:50 P.M.

Andy Lafler, Advance Sign Group, Inc. 1250 Memory Lane, Columbus, OH 43209; met last week with Planning Commission in workshop at which time proposed to Commission a ground sign for phase 3 for Rocky Point Plaza; basically we duplicated the design of the existing sign on Hamilton Road, new sign will go on Johnstown Road. Commission requested we down size the sign to 8 ft, and we have done that and Commission also requested an 8 ft setback for right of way and that has been done also.

Chair asked for opponents. There were none.

Turley asked Lafler if he was in agreement of using a Matte finish on the sign. Lafler agreed. Turley asked if the maximum lettering size had been checked. Lafler said the maximum is 24 inches high; most of them average 20-22 inches high; revised the criteria for the lettering to be a maximum of 24". Turley asked if there were any revised copies, since Planning Commission hadn't received them. Lafler indicated that they were sent the next day, however, he did have one copy to submit.

Chair closed Public Hearing at 7:53 P.M.

Heard by Planning Commission in Public Hearing

A motion was made, seconded by Mullin, that this matter be approved with the condition that the trees be replaced if they should die. The motion carried by the following vote:

Yes	4	Chairman Thom, Mullin, Peck and Canter
Absent	1	Smith

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.

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

Yes **4** Chairman Thom, Mullin, Peck and Canter

Absent **1** Smith

DR-0064-2000

To consider a Certificate of Appropriateness for Signage; for property located at 961-979 East Johnstown Road; by Advance Sign Group, Andy Lafler, applicant.

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

Yes **4** Chairman Thom, Mullin, Peck and Canter

Absent **1** Smith

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 7:55 P.M.

Chair advised of postponement request from the City of Gahanna on behalf of applicant for 30 days so that a traffic impact study could be made.

Chair asked for opponents. There were none.

Chair asked for proponents. There were none.

Chair closed Public Hearing at 7:56 P.M.

Postponed until December 6, 2000 Public Hearing.

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).

Chair opened Public Hearing at 7:57 P.M.

Chair advised of postponement request from the City of Gahanna on behalf of the applicant for 30 days so that a traffic impact study could be made.

Chair closed Public Hearing at 7:59 P.M.

Chair asked for proponents. There were none.

Chair asked for opponents. There were none.

Postponed until December 6, 2000 Public Hearing.

Heard by Planning Commission in Public Hearing

FDP-0015-2000

To consider a final development plan for room addition to existing building for property located at 287 West Johnstown Road; B.C. Investments by Suncraft Corporation, Inc., William Smith, applicant. (Public Hearing. Advertised in RFE on Thursday, October 19, 2000).

Chair opened Public Hearing at 7:56 P.M.

William Smith, Suncraft Corporation Inc., 122 West Johnstown Road, Gahanna, OH 43230; This is a two story addition to an existing structure; materials, colors, etc., are to be identical to what is there now; the addition is proposed for the rear of the building and ultimately the site development will include some reorganization of existing parking; some of the area that is currently parking is going to be needed for this addition to be located on the property; doesn't see any problems. Asked for any questions.

Chair asked for proponents. There were none.

Chair closed Public Hearing at 7:59 P.M.

Chair assigned this matter to workshop for Wednesday, November 1, 2000 at 6:20 P.M.

Chair advised everyone that during the month of November and December, regular meetings will be held on the 1st and 3rd Wednesdays of the month due to the holiday season.

Heard by Planning Commission in Public Hearing

DR-0065-2000

To consider a Certificate of Appropriateness; for property located at 287 West Johnstown Road; BC Investments by Suncraft Corporation, Inc., William Smith, applicant.

See discussion on previous application.

Discussed

FPU-0001-2000

To consider a flood plain use application for property located on the Northwest Corner of 3690 Stygler Road; New Life Community Baptist Church by Daniel R. Stowers, applicant.

Chair opened Public Hearing at 7:59 P.M.

James Strong 3981 Boxwood Drive, Columbus, OH, is the Church Business Administrator for New Life Baptist Church; representing the applicant Daniel Stowers; asking to expand the northwest corner of parking lot for church facility; have not yet fully utilized the existing worship center that we have and we are already maximizing the current parking that exists on the property that we own; we're running two services each Sunday, approximately 40% occupancy in the building during the first service; 60% occupancy for the second service and yet because many people attend one service and stay to do something else i.e. attend or teach Sunday School, or participate in the Nursery during the second service, we're now running in the range of 90% to 95% occupancy use of our parking facility. Church experts tell us that when you exceed 80% of utilization you tend to tend to turn people away. Our goal is to expand parking structure to handle more people.

Chair asked for opponents. There were none.

Canter asked if Sundays during the 8:00 A.M. & the 11:00 A.M. services were the only two times the parking lot is full. Strong replied normally yes; normally Sunday night through Saturday evening are normally easily served by the existing parking facility. Occasionally there may be a guest speaker or musician where we need more parking, but yes the most traffic is primarily on Sunday morning. Canter asked if there was any way the trees could be preserved, and your goal be accomplished. Strong replied that they have agreed to allow 25 feet from our north property line to remain in trees and the engineers staked out the property line for them. Strong further added that to the immediate north of the property there's an additional 10-15 feet of trees bordering the

houses that are there, Strong advised that they will do everything they can to preserve the trees, and there will be trees planted in the islands. Canter asked approximately how many trees will be lost. Patricia Heinrich, Landscape Architect with the State of Ohio at S & H Engineering; Heinrich replied that it is her opinion after walking along the site that a ballpark figure of less than 50 trees that are of 12 inch caliper or greater; it is a fairly new growth area; the area is the parking lot itself. The substantial size trees are found along either the northern edge of the site along the northern and southern edge of the existing creek that runs through the site running west to east; the area that we're asking for the parking lot to sit in while it looks heavily treed it is not a substantial tree coverage, there is a lot of scrub in that area.

Turley asked if the area had been staked; Heinrich replied the area was staked today and that you might not be able to get into that area. Turley stated that she is concerned about the northeast area Turley asked about 90-95% usage; is this consistently every Sunday or is this your special services like Easter or Christmas. Strong advised that they have had Ushers go out and track the cars in the parking lots empty spaces. Turley asked Strong if they had found Sundays where there has been overflow of parking in the surrounding areas. Strong replied that thus far we've been able to accommodate on site; there aren't really good areas immediately adjacent to property for overflow. Turley asked if the area had been reviewed as far as wetland restrictions, does it qualify as a wetland. Dan Stowers, 2056 Quail Ridge Drive, Columbus, OH; we have reviewed the site and as far as studying the soil and wetlands no it had not been reviewed; the plans that we saw out there were not wetland; there is a stream that runs through the area but there is very little plans on that stream.

Mullin asked if the stream was in the proposed construction area; Stowers replied yes it is; there is one stream that runs along the South side which is just out of the construction area and then there is a smaller stream that comes in from the north.

Turley asked how did they arrive at the proposed number of 128; Heinrich stated that while it is not a wetlands area it is considered within a flood area of the existing lot; wanted to be as environmentally sensitive as we could and when we picked that number, basically it was trying to get onto the site and staying away from any drainage areas while maintaining auto flow through. Turley said then it wasn't based on need; Heinrich replied that she believes the need will be greater within several years of what we're proposing; we're trying to maintain a balance within the site so we felt that we were fitting the site to its constraints.

Turley asked is the total number of existing parking sites without the additions; Strong replied approximately 428.

Chairman Thom advised applicant that this application will be heard at workshop next Wednesday, November 1, 2000 at 6:35 P.M.

Closed Public Hearing at 8:10 P.M.

Heard by Planning Commission in Public Hearing

DR-0061-2000

To consider a Certificate of Appropriateness; for property located at 3690 Stygler Road; New Life Community Baptist Church by S & H Engineering, Patricia Heinrich, applicant.

Chair advised that this application will be heard at workshop next Wednesday, November 1, 2000 at 6:35 P.M.

Discussed

V-0027-2000

To consider a variance application to vary Section 1143.08(b)(c), Yard Requirements; for property located at 100 Jahn Drive; for a shed that is sitting on the crest of a 3 ft. incline over a 30 ft slope; Alveda Bates, applicant. (Public Hearing. Advertised in RFE on Thursday, October 19, 2000).

Alveda Bates, 100 Jahn Drive, Gahanna, OH 43230, is applying for a variance for shed that sits in backyard; shed is sitting on crest of 3 foot easement over a 30 foot slope; Zoning people were out to verify this information; the area behind the shed is very flat; has a very deep slope and that was the best place and position for shed; have been told that I'm not in compliance and would like to be in compliance with the City of Gahanna; however this has just come forth within the last six months; there is a 10 foot easement on one property line and 10 foot on the other side of the property line and is therefore within her bounds. If there is a move, will have to put steps on it. the lots are small in that area; has consulted with the neighbors and asked if there was a problem to please let me know; now am faced with not being in compliance with the City; want to be in compliance with the City of Gahanna and will accept any responsibility necessary; if at all possible would like to have issued resolved this evening.

Thom asked if the yard is totally fenced in. Bates responded there is a chain link belonging to neighbors to the right and there is another fence that has a hole in which belongs to neighbor on Hamilton Road; she put the fence in sometime this Spring; that piece of property has about 200-300 foot depth on it; part of the fencing on the other side is mine and it's a newly erected fence and was replaced in conjunction with another neighbor.

Greenblott asked why there is a hole in the neighbor's fence. Bates stated that she is not sure, said neighbor doesn't want her using the fence for gratification; neighbor pulled all boards off the fence and piled the construction material inside my fence; neighbor posted 8 or so No Trespassing and Keep Out signs and it was very upsetting to me; called zoning to see if there was anything that could be done; lived there for 17 years, children went to school here in Gahanna; just retired and wants to enjoy home, City has told me that Mrs. Allen will have to turn fence around because the contractor said that he won't be responsible for the streamers facing my property; in the process got snagged for shed being within the easement; added that shed is in a utilities easement.

Thom asked if the address 105 South Hamilton is located behind her residence, Bates responded yes it is.

With no opposition from Commission members, Chair extended time for this Public Hearing.

Donald Frazier, 95 South Hamilton Road, Gahanna, OH 43230; stated that prior to her putting up the fence Bates did approach him about putting up the fence on the north side and told her that he didn't have a problem with her putting up the fence, Bates takes very good care of her property; not once objected to the fences or the height of the fence.

Charles Strohm, 94 Jahn Drive, Gahanna, OH 43230; neighbor on the north; has no problem with her shed it doesn't interfere with anything; it looks very nice and attractive and is very professional looking.

Charles Haw, 108 Jahn Drive, Gahanna, OH 43230; neighbor to the south of Bates; lived there for three years, shed is a very nice piece in Bates backyard.

Chair asked for opponents.

Bertha Allen, 105 South Hamilton Road stated she lives directly behind Bates; shed is approximately 30 inches from my fence; it's a place that rodents breed; this year we have been plagued with groundhogs; there are a bunch of rodents that have dug underneath the fence and shed approximately 2 foot long and about 6 inches deep; the hole in the fence is to get over and pile rocks on the other side of the fence to keep the rodents out.; also I did tear down my shed which was on a footer and it cost me \$500 to have it taken down; had to tear down my shed and when I inquired about putting up another shed they told me I would have to come in 10 feet from the property line in the back and from the side and then when I called the shed company they told me that it would cost me about \$1500 to have it put up; assume that if this variance is granted for Ms. Bates I won't have to do all this and put my shed up wherever I want; Thom told her that if she wants to put up a shed she would have to comply with code or apply for a variance.

Thom asked Bates how long shed has been in the current spot? Bates said less than 5 years. Turley asked Bates if the backyard slopes gradually from the back to the front; if the shed was moved on the other side on the Hemlock tree isn't it pretty much equally sloped; Bates stated that if she has to move it she will have to push shed back or up against neighbors fence or cut down my Hemlocks; if I have to push the shed back I was told that I could put the shed on runners to move it, if I have to go through this expense and this trouble then I will bring it down flat; when it is flat the guy next door will come out of his back door and be looking at the back of the shed.

Chair closed Public Hearing at 8:32 P.M.

A motion was made at this point.

Peck commented that one of the problems in the older neighborhoods is that a lot of things have been there for awhile and some of them are compliant and some are not compliant; I do empathize with Mrs. Allen's situation, I lost my garden this summer because a groundhog lives under my next door neighbors deck; concerned with sheds and fences and easements; my understanding here is that utilities are largely served overhead as opposed to being underground; do support the variance.

Thom added that since there is an easement Bates would be required to remove shed if city or utilities needed access. Bates stated that she understood that.

Turley stated that she is struggling to see that there are special circumstances applying to this application and that the slope looks evenly sloped on one side of the Hemlock as well as the other; as far as the utilities are concerned and being overhead that would be a large portion of the city that falls under that circumstance: and don't feel that should exempt us from obeying the 10 foot easement in the rear of the yard; does not support variance.

Mullin commented that the shed is 5 years old more or less; that's a fairly recent installation; the installation of the shed doesn't predate the code requirement for the setback.

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

Absent	1	Smith
Yes	2	Chairman Thom and Peck
No	2	Mullin and Canter

Chair advised applicant of his right to appeal this decision to the Board of Zoning and Building Appeals within 20 days. Contact the Clerk of Council's office for further information.

F. UNFINISHED BUSINESS: None

G. NEW BUSINESS:

DR-0068-2000

To consider a Certificate of Appropriateness; for property located at 377 Granville Street; by Donatos Pizzeria Corporation, Will Wannemacher, applicant.

Will Wannemacher, Project Manager for Donatos Pizzeria Corporation, 1 Easton Oval, Suite 200, Columbus, OH 43219; wishes for Planning Commission to grant certificate of appropriateness; wants to remodel the former Boston Market located on Granville Street. plans to install new red & white awnings, add a tower with arched glass window. Asked for any questions.

Greenblott asked if this Donatos will look like the Donatos at Easton. Wannemacher stated that the Easton location is a two user building, but in terms of the overall aesthetics it will look like the Donatos at Easton; plan to leave the existing windows.

Peck asked if it also similar to the Donatos on Main & Grant; Wannemacher replied yes it is.

Turley asked if there were any changes for the lighting. Wannemacher said no; will be painting the existing lights for maintenance purposes only.

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

Yes	4	Chairman Thom, Mullin, Peck and Canter
Absent	1	Smith

DR-0069-2000

To consider a Certificate of Appropriateness for Signage; for property located at Crossroads & Taylor Road and Crossroads & Taylor Station Rd; by Signcom Inc., Jim Hartley, applicant.

Jim Hartley, 527 West Rich Street, Columbus, OH, requesting the approval of graphics on low profile masonry walls; a total of three; the only change has been that the phone number has been removed. Canter asked if there was any illumination; Hartley replied there is no internal illumination, there might be some external at a later date; Canter asked applicant if he would like for us to approve that tonight; Hartley said that would be fine with him.

Turley asked if all three signs were identical; Hartley replied yes they are all identical; Greenblott asked what material is the C made out of, Hartley replied that all the signage is aluminum the Crossroads Commerce and the C are painted aluminum and the four squares are a brushed aluminum.

John LeFauve, Exxccl Contract Management, 7148 Schoolcraft Drive, Dublin; stated colors were selected in accordance with the architect to make sure they would blend and work with the color scheme.

Canter asked if there will be any landscaping, Hartley replied yes there will be landscaping.

A motion was made at this point in the meeting.

Canter asked Turley if landscaping was acceptable; Turley said that she wasn't real particular with it since the sign is so attractive but am assuming that a minimum of 50 sq. ft of shrubbery will be provided; Hartley commented that they are in full agreement.

Discussed

A motion was made, seconded by Canter, to approve DR-0069-2000 Crossroads & Taylor Road and Crossroads & Taylor Station Road with the addition of the lighting to the package not to exceed 100 watts.. The motion carried by the following vote:

- Yes** 4 Chairman Thom, Mullin, Peck and Canter
- Absent** 1 Smith

DR-0070-2000

To consider a Certificate of Appropriateness for Signage; for property located at 246 C. Lincoln Circle; Physicians Acupuncture Centers; by Sign-A-Rama, Frank Zura, applicant.

Turley asked Mr. Hartley if he had his PMS cards with him to take a look at the color for the signage.

Turley said the Planning Commission is pretty much in agreement for this application with the condition that the approved color or installed color match the existing sign band as it is today.

Discussed

A motion was made by Canter to approve DR-0070-2000, 246 C. Lincoln Circle/Physicians Acupuncture Centers with the stipulation that the approved color or installed color match the existing sign band as it is today. The motion carried by the following vote:

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

H. COMMITTEE REPORTS:

Committee of the Whole

Chair welcomed the government students from Lincoln High School. Please give Mr. Dean our condolences in the tragic loss of his son from.

C.I.C. - Thom.

Did meet on last Monday October 16, 2000; there were several things that happened that evening; appoint new trustees Gary Jones, Larry Zapp, and Roger Madison due to a couple of resignations, one being Don Shepherd who is now on City Council; also approved and accepted the by-laws for the Convention Bureau and received insurance update on CIC liability coverage; also heard from Mr. Greg Stype on the role of CIC regarding Creekside Development and different funding methods; also heard from Al

Groves.

Creekside Development Team - Greenblott.

Al Groves was at our last workshop and essentially the development team meeting concerned everything we talked about at our workshop.

Olde Gahanna Design Review Committee - Turley

Meeting scheduled for November 8, 2000 at 1:00 P.M.

Sign Code Committee - Smith. - No report

I. OFFICIAL REPORTS:

City Attorney. - No report

Zoning Administrator. - No report

City Engineer. - No report

Director of Development. - No report

Chair. - No report

J. CORRESPONDENCE AND ACTIONS

HOP-0006-2000 Home Occupation Permit for Dan's Deli by Daniel Guy Moore, 264 Iroquois Park Pl; to set up small office for family owned business. Approved by Zoning Administrator on 10/17/00.

K. POLL MEMBERS FOR COMMENT.

Greenblott complimented the government class on their wonderful behavior during the meeting, concurred with Thom to give Mr. Dean our condolences.

L. ADJOURNMENT.: at 8:54 P.M. Motion by Thom.

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