

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, October 11, 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 11, 2000. The agenda for this meeting was published on October 5, 2000. Chair David B. Thom called the meeting to order at 7:07 P.M. with the Pledge of Allegiance led by Planning Commission member, Paul Mullin.

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: September 27, 2000

A motion was made by Peck, seconded by Canter, to approve minutes of September 27, 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: 7:10 P.M.

Chair asked for opponents. There were none.

See transcript attached as exhibit A for Public Hearing.

A motion was made by Canter, seconded by Greenblott and passed unanimously to extend proponents time for public hearing.

Chair closed Public Hearing at: 7:27 P.M.

Chair stated that this will be sent to workshop scheduled for 10/18/00 at 6:15 P.M. and for Public Hearing on 10/25/00.

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.

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 stated that applicant has requested a postponement for Public Hearing until 10/25/00.

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 stated that applicant has requested a postponement for Public Hearing until 10/25/00.

Heard by Planning Commission in Public Hearing

V-0026-2000

To consider a variance application to vary Section 1165.12(c), On-Premises Ground Signs - placement; for property located at 990 Gahanna Parkway; for 0 setback which would allow a ground sign to be visible from Gahanna Parkway; the installation of the sign would be sent at this location noted on the site plan. Advanced Plastic System will adhere to 50 sq.ft. landscaping requirement]; Advanced Plastic Systems by Adams Signs, Joe Bonanni, applicant. (Public Hearing. Advertised in RFE on October 4, 2000).

Chair opened Public Hearing at 7:25 P.M.

Joe Bonanni, 5169 Willow Grove Place South, Dublin, OH 43017; representing Advance Plastic Systems. Advance Plastic Systems is requesting a variance for a zero setback. As illustrated in the photos there is a beautiful tree area in front of building; client would like to keep the trees and is requesting to move the sign toward the street so it would be more visible to his clients

Chair asked for opponents. There were none.

Canter asked the Assistant City Engineer if placed with a zero setback, do you anticipate any road widening, snow plowing, or any issues that would place the signage in jeopardy. Komlanc responded no he does not anticipate any such issues.

Turley asked if there were color chips available. Bonanni showed them to Turley. Turley asked Bonanni why he chose to have different color schemes. Mr. Bonanni responded because the dark green didn't show up against the building.

Chair closed Public Hearing at 7:34 P.M.

Canter stated that based on the comments from the City Engineer that the setback will not pose any threat to snow removal, future widening, or any other actions by the city, she can support this plus the applicant is requesting the variance in an effort to preserve green space and save trees.

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

Yes	3	Chairman Thom, Peck and Canter
No	1	Mullin

Absent 1 Smith

DR-0066-2000

To consider a Certificate of Appropriateness for Signage; for property located at 990 Gahanna Parkway; by Advanced Plastic Systems by Adams Signs, Joe Bonanni, applicant.

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

Yes 2 Chairman Thom and Canter

No 2 Mullin and Peck

Absent 1 Smith

Z-0012-2000

To consider a zoning application for 1.8+/- acres of newly annexed property located at 4618 N. Hamilton Road; requested zoning of CC-2, Community Commercial 2; Continental Real Estate by Sean Cullen, applicant. (Public Hearing. Advertised in RFE on 9/21/00 & 9/28/00)

Chair opened Public Hearing at: 7:37 P.M.

Sean Cullen, Continental Real Estate, 150 East Broad Street, Columbus, OH 43215; Thanked the Planning Commission for hearing the case one more time; as you know this is a last piece to the puzzle for the Giant Eagle store; for illustration purposes distributed outline as to how this fits into the overall property; scheme is not necessarily the final or approved site plan for Giant Eagle; also provided the Planning Commission with interior photos that were taken at the Pittsburgh, PA store.

Mullin commented that the photos are nice, but this has nothing to do with the zoning issue; Cullen responded that with regards to Community Commercial 2 this is the proposed use that would go in when and if we do apply for a Final Development Plan; Cullen welcomed any questions at this time.

Chair asked for opponents. There were none.

Chair closed Public Hearing at: 7:42 P.M.

Mullin said the application as submitted is certainly congruent with the development plans of the City of Gahanna as contained in the Triangle plan; however wants it very clearly understood that support of this particular application in no way genders support for any use of the property proposed or to be proposed; further added that he is strictly considering the zoning issue and the application to the various plans for the area of the city involved.

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

Yes 4 Chairman Thom, Mullin, Peck and Canter

Absent 1 Smith

UNFINISHED BUSINESS:

DR-0060-2000

To consider a Certificate of Appropriateness for Signage; for property located at 1400 Cherrybottom Road; United Dairy Farmers by Power Contractor, Jeff Jones, applicant.

Jeff Jones, President of Power Corp Sign, 632 Swansea Drive, Newark OH 43055;

representing United Dairy Farmers; Jones stated he was here last Wednesday, October 4, 2000 for workshop at which time he and Planning Commission had a short discussion about the removal of lettering at the United Dairy Farmers location on Cherrybottom and Morse Roads; Jones stated that because there were some questions and confusion about the sign the Development Department was sending someone to further investigate and take some photos; Greenblott said that most Commission members did drive out and see the double faced sign.

Jones advised that there are two brick walls there and recessed in the brick walls are double faced signs that allows them to advertise their gas prices and then on each of the walls are non-illuminated United Dairy Farmers letters; they are flat aluminum and are stud-mounted to the brick; what United Dairy Farmers is requesting is one side of each sign -- one wall facing Morse Road, and the other facing Cherrybottom Road is to remove the non-illuminated letters and put up illuminated neon letters reading United Dairy Farmers; the copy which Jones distributed has smaller lettering; the lettering that is currently there is approximately 16 inches high and they are recommending 12 inches in height now for the lettering which reduces the copy significantly in sq. footage.

Turley asked Jones if he had given any consideration to individually stud mounting each letter rather than having it on the raceway; Jones replied yes, but because of the letters on the backside of the wall it limits us to what we can do on the front so that is why they recommended the illuminated lettering on the front because that seems to be the only way you can conceal the electrical wiring.

Mullin says there seems to be one school of thought that is prevalent in the city and that is the letters on the back side are non-approved and therefore non-conforming; Jones advised that he didn't know anything about that and that he didn't install the signs; Mullin went on to say that it would make sense that the non-conforming letters be removed and the raceway could go on the back side of the wall; Jones asked if we knew for sure if the lettering was non-conforming; Mullin replied yes; D'Ambrosio stated that a letter had been sent to United Dairy Farmers by Gard regarding this issue.

Mullin advised that it is only fair to mention that the consensus of the Commission seems to be that the illuminated United Dairy Farmers text is acceptable, however; the raceway mounted on the road way side of the support structure is not acceptable; Jones said that since the letters on the back side have to be removed, we can put the race ways on the back; Mullin stated that we are talking strictly about the red lettering for United Dairy Farmers and not the Mobil sign which is not included in this application; Jones went on to say that Mobil is working with a different installation contractor; Mullin stated that he wanted it to be made very clear that the only thing the Planning Commission is considering is the United Dairy Farmers text and that any approval or disapproval applies strictly to that text and not the Mobil text; Jones concurred and also added that the existing letters are 16 inches high and reducing them down to 12, it goes from approximately 26 or 27 sq. ft. down to 17 sq. ft.; so the letters are actually smaller even though they're illuminated.

Peck asked Jones if it was his understanding or if he had anything to do with signs on the canopy which have been removed; Jones stated he wasn't aware that they had been removed; Peck said his initial reservation had to do with the number of illuminated impressions that United Dairy Farmers was generating on the corners of Morse Road and Cherrybottom; it started out with a couple, then adding two or three more; Peck added that he counted at least six different illuminated United Dairy Farmers signage on those corners; it does change my impression of the design of the corner; Peck is more willing to support the two signs that are on the ground if the three on the canopy are

staying off; Jones stated that he didn't have an answer, but did advise that it appears that United Dairy Farmers through a marketing format has leased the gasoline islands to Mobil; suspects this because on some of the canopies they have started putting Mobil on them; Peck said that as an editorial comment, I understand that you are representing United Dairy Farmers, and I respect that, however; feel that United Dairy Farmers might have done you a disservice by sending you here to represent without adequate information, and I know that this is not your problem and I respect your position.

Jones said he does know that if you're on North Hamilton Road and you're traveling toward Cherrybottom you can't even see the illuminated lettering on the canopy until you get next to the building; Jones stated that he believes United Dairy Farmers is trying to get the illumination out there near the road at eye level for cars so people can see the sign; Peck added that he wasn't on the Planning Commission 10 years ago, but was a resident of Gahanna at that time, there was a lot of residential resistance at that point to increase commercial activity up there and that corner that corner was designed to be a low impact area, and perhaps United Dairy Farmers may not be used to this.

A motion was made at this point in the meeting.

Canter commented that in all likelihood we're going to see this Mobil information come back and now the canopy lights are down; believe that the signage package at this sight is somewhat--not negatively out of control--but at this point don't believe that we know where we're going with this signage package; Canter further added that she is not opposed to what the Commission is doing this evening but is requesting that the Development Department try to get a handle on what United Dairy Farmers is doing out there because I don't believe you knew the canopy signage was coming down and if Mobil is coming back to light that up we're back to looking like the carnival on the corner once again; Thom concurred with Canter; Canter stated that she has a concern with the piece-mealing of the signage at a very pivotal corner in our city; Thom again concurred with Canter and further added that United Dairy Farmers really needs someone to coordinate the signage as a package.

Discussed

A motion was made by Mullin to approve Design Review application 0060-2000 for 1400 Cherrybottom Road/United Dairy Farmers consisting of individual channel letters reading United Dairy Farmers being internally illuminated; provided that each letter is individually mounted to the brick supporting structure; that all electrical service to illuminate the letters is installed on the back side of the masonry structure; and that the installation conform with the criteria discussed this evening. The motion carried by the following vote:

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

DR-0062-2000

To consider a Certificate of Appropriateness for Signage; for property located at 376 Agler Road; Speedway SuperAmerica by River Cities Builders, Greg Logan, applicant.

Steve Harkey, 4560 Heaton Place, Columbus, OH 43229; representing Speedway SuperAmerica; is here to answer any questions that the Planning Commission may have. Thom asked if the Starvin Marvin lettering will be removed, Harkey said yes the lettering for Starvin Marvin will be removed; Harkey asked if Planning Commission had received color pictures of the new and the old version of the designs; Harkey said he wanted to make Planning Commission aware that on the new version, the red canopy type on the overhang above the door is not going to be there; he was just made aware of that today, that this is not part of the graphic package they are putting on.

Turley asked Harkey to clarify the specifications; Harkey advised when you look at the old picture, the red speedway that is illuminated and the red flying S which is also illuminated, both of these will be taken off and replaced with a white vinyl put behind it and then the red letters will be put back on, there will be no additional signage; In actuality, we are reducing signage because we have approximately 15 foot Starvin Marvin signage that will be gone; we're putting up a little 30x36 flying S sign on the blue black background above the door; with the striping that will be replaced, the gray will come off and will be replaced with the new striping which is all one piece except the red which is a separate piece that goes around the top after the gray piece has been placed. The red stripe underneath goes away and will be covered up also.

Turley asked if the red stripe is illuminated. Harkey replied nothing is illuminated, the only thing that will get illuminated that was illuminated is the red flying S above the door. Turley asked if the brick would be altered; Harkey replied no it will not be altered; the only thing he was made aware of today was the Starvin Marvin S that you see on the building will be replaced with a red flying S and that sign is illuminated already and the outside will be painted red.

Mullin stated this is the beginning of an overall improvement plan for this particular location; Harkey commented that this is correct; Harkey added that they just started today at a site on South High Street in Columbus and they are putting up the new look that will be done to all the Speedways in Columbus; There are 7 on the list for this year to be completed, and by next year all the Speedways will have the new look; Mullin said he was concerned with the improvements for this particular site, not only graphic improvement but interior as well; Harkey stated that he met with Jennifer and that work on the interior begins on the 24th of October; there will be a new fountain machine, blue/ black focal signs above the fountain machine and the walk-in cooler.

Greenblott asked if there was an American Flag; Harkey was not sure; he stated he didn't believe there was. Harkey went on to say that there are two signs (1) on Agler and (1) on Stygler.

Thom asked if Marathon had bought out SuperAmerica; Harkey commented that there are a few non core stores that they are buying, but is not familiar with that information.

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

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

DR-0063-2000

To consider a Certificate of Appropriateness to allow construction of a stadium entrance; for property located at 160 South Hamilton Rd; Gahanna Jefferson Public Schools by Bob Mehl, applicant.

Bob Mehl, 160 South Hamilton Road, Gahanna, OH 43230; Allen McDonald, 600 West Spring Street, Columbus, OH 43215; here to answer any questions from Planning Commission that they might have; Greenblott asked if they brought any new drawings. Same drawings as before, no new drawings were needed advised Mullin.

Turley asked if there were any changes in the landscaping as far as putting a couple of trees in the islands interior of the parking lot; McDonald commented yes there will be trees added in the island interior of the parking lot.

Thom stated that is going to be a very pleasant addition to the stadium.

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

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

G. NEW BUSINESS:

DR-0067-2000

To consider a Certificate of Appropriateness for Signage; for property located at 294 South Hamilton Road; by DaNite Sign, Jill Waddell, applicant.

Jill Waddell, DaNite Sign, 1640 Harmon Avenue, Columbus, OH 43223; was here before the Planning Commission a month ago; came back this time with more designs that offer more visibility. Waddell stated that their 1st choice was Sample #1 of the drawings.

Peck asked if sample #1 was the round arch design. Waddell said yes, this gives a round arch combination design; Canter asked if the sign would be internally illuminated; Waddell answered yes like they are now, we'll be taking down the existing signs. Canter asked if we could have audience participation from the students; Thom asked if any of the students from Gahanna Jefferson would like to comment on the Taco Bell designs; Three students from Gahanna Jefferson came and agreed with design #2.

Greenblott commented that this is her first time seeing the students able to make a choice in city government and she thinks it is great.

Discussed

A motion was made by Canter, seconded by Mullin, to approve using design #2. The motion carried by the following vote:

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

FP-0006-2000

To consider a final plat application for 91.315 acres located on Taylor Road and known as the Eastgate Industrial Center; Pizzuti Properties, applicant.

D'Ambrosio stated that this is a final plat for the Eastgate Industrial Center and it is in conformance with the preliminary plat.

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

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

Z-0013-2000

To consider an initial zoning for 28.7+/- acres located at 6547 Clark State Road and known as the Hannah property; ER-1 zoning pursuant to Section 1133.08 of the Codified Ordinances; City of Gahanna, landowner.

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

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

H. COMMITTEE REPORTS:**Committee of the Whole****C.I.C. - Thom.**

Due to meet next Monday night, October 16, 2000 at 5:00 p.m. Will also hear from Al Groves and the Creekside Development Team at Workshop next Wednesday night, October 18, 2000 at 6:30 p.m.

Creekside Development Team - Greenblott.

Meeting was to be held on this past Monday, October 9, 2000 which was Columbus Day. She indicated that she was there, but the city didn't show up. Meeting has been rescheduled to a later date.

Olde Gahanna Design Review Committee - Turley

This week we reviewed the package of photos put together by the Development department and started focusing on the 12 different shots in the Olde Gahanna area; and discussed what we liked architecturally about the different buildings and what didn't like; trying to pin down what we would like to see in the redevelopment of Olde Gahanna.

Sign Code Committee - Smith.**I. OFFICIAL REPORTS:**

City Attorney. None

Zoning Administrator. None

City Engineer. None

Director of Development. None

Chair. None

J. CORRESPONDENCE AND ACTIONS**K. POLL MEMBERS FOR COMMENT.**

Peck commented that he is concerned with the United Dairy Farmers issue; there has been an awful lot of confusion and doesn't feel that we're doing the community any service by piece mealing an application like that; we're going to see Mobil here in another week or so and they're going to say they don't know and that it's not their job either. Thom concurred with Peck and was beginning to wonder just who is the applicant, the business owner or the sign owner.

Greenblott says that she appreciated the fact this is only one of the few government classes that have actually come into our meeting and stayed the allotted time; complimented the students that there were no beepers or cell phones ringing.

Mullin commented that he agrees with Peck on the United Dairy Farmers issue, quite frankly we had an application before the Planning Commission that demanded action on

it and that's what the Planning Commission did.

Thom commented that we should get the students involved in more decision on signs.

L. ADJOURNMENT: at 8:11 p.m. Motion by Thom, seconded by Canter.

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