



City of Gahanna

Meeting Minutes

Planning Commission

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

Kristin E. Rosan, Chair, Jennifer Tisone Price, Vice Chair, David K. Andrews, Bobbie Burba, Joe Keehner, Donald R. Shepherd, Thomas J. Wester

Kayla Holbrook, Deputy Clerk of Council

Wednesday, June 10, 2015

7:00 PM

City Hall

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 on Wednesday, June 10, 2015. The agenda for this meeting was published on Friday, June 5, 2015. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Bobbie Burba.

Present 7 - David K. Andrews, Joe Keehner, Donald R. Shepherd, Bobbie Burba, Jennifer Tisone Price, Kristin E. Rosan, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2015-0113](#) Regular Meeting Minutes - May 27, 2015

Motion by Shepherd, seconded by Keehner to Approve the Minutes of the May 27, 2015 Regular Meeting. The motion carried by the following vote:

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

[2015-0119](#) Workshop Meeting Minutes - June 3, 2015

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. Clerk of Council, Kim McWilliams, administered

an oath to those persons wishing to present testimony this evening.

[Z-0003-2015](#)

To consider an application for Zoning Change for 4.19+/- acres of property located at Ridenour Road, Imperial Rise #3, Part of Reserve "A", Parcel ID #025-013236; current zoning RID, Restricted Institutional District; requested zoning SO, Suburban Office; Fred Kenimer (Land Owner's Property Coordinator), applicant.
(Advertised in the RFE 4/9/15 and 4/16/15)

Blackford gave summary of discussion from June 3, 2015 workshop; staff has no additional or new information.

Chair opened the public hearing at 7:03 p.m.

Glen Dugger, 37 West Broad Street, attorney representing applicant, said the property was previously zoned into the category we are asking it be rezoned back to as a community wide, city effort; happy to answer any questions.

Chair called for opponents. There were none.

Rosan asked about the feasibility of the property being developed into a high intensity use given the flood plain; Dugger said agrees with the staff's conclusions in that regard; high intensity uses tend to go in high intensity places; places like Morse Road and Hamilton Road which have high trip generation already is where we see high intensity uses being developed; this property is not a high trip generating location; do not believe end user of high intensity will find this property attractive; believes a senior housing would likely be what will seek this property; would love to get this property on the market for them with a new zoning; will be actively pursuing this route in the event this is approved; Rosan confirmed Dugger is referring to senior assisted living and not senior apartments; Dugger said most of the ones he is working with have an average age of 82 and a central kitchen; having access to a public amenity is of interest to those types of users; want access to residential areas; like the transitional spaces; looking for a king of use like Woods at Parkside to move onto the property.

Shepherd said he will be supporting the application; never should have been zoned Residential Institutional District (RID) to begin with; Keehner said he has similar views.

Chair closed the public hearing at 7:09 p.m.

Motion by Wester, seconded by Shepherd to recommend to Council approval of the Zoning Change. The motion carried by the following vote:

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

[Z-0004-2015](#)

To consider an application for Zoning Change for 1 acre of property located at 5069 Morse Road; current zoning ER-1, Estate Residential; requested zoning CC, Community Commercial; Susan Prescott, applicant.

(Advertised in RFE 5/14/15 and 5/21/15)

Blackford gave summary of application; this application was reviewed at workshop last week; discussed alternative rezoning opportunities; no opposed changes to the application; pointed out the zoning and land use map; adjacent to an identical parcel in size that is zoned commercial; staff supports the request.

Chair opened the public hearing at 7:13 p.m.

Chair asked for opponents.

Michael Meier, 594 Piney Glen Dr., The Village at Sterling Pines, said he is not sure if he is an opponent; questioned the easement; said Dr. Prescott has not had a survey done; easement will go across a driveway that exists there; will present a dangerous situation as people will have to back out of the drive; unsure if this is a zoning issue or a usability issue or how it applies; concerned with the safety in respect to the easement; next step will be to get a survey of the easement path.

Chair called for applicant.

Dr. Prescott was sworn in by City Attorney Shane Ewald.

Dr. Prescott said the easement was set in place when the Underwood Farms was sold to the developer of that unit area; was part of the sale of the Underwood Farms to the developer that the easement be put into place before the property was sold; said that is what she found in research.

Rosan asked Blackford if the Final Development Plan (FDP) stage is where we look at the easement issue, or during zoning; Blackford said it is tandem; will have to review it in the development process; will be the next step if rezoning is successful; Priestas said the easement does exist and the applicant has provided a survey in their application; will not be a public thoroughfare plan driveway; intensity of the use will be something they will evaluate at the FDP stage in regards to safety.

Chair closed public hearing at 7:17.

Motion by Andrews, seconded by Burba to recommend to Council for approval

of the Zoning Change. The motion carried by the following vote:

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

[V-0008-2015](#)

To consider a variance application to vary Section 1165.08(b)(3), Permanent Signs, of the Codified Ordinances of the City of Gahanna; to allow a wall sign greater than 50 square feet; for property located at 790 Cross Pointe Road; current zoning OCT, Office, Commerce, and Technology; Jim Gray, Sign Vision, applicant.
(Advertised in the RFE on 6/4/2015.)

Blackford said this is a technical glitch; was voted for approval at the last meeting; there was a glitch in the advertising; correcting the advertisement; noted the staff thought about amending the code to allow for larger signs; there have been no changes made.

Chair opened the public hearing at 7:19 p.m.

Chair called for opponents. There were none.

Chair closed the public hearing at 7:20 p.m.

Motion by Burba, seconded by Andrews, that the Variance be Approved. The motion carried by the following vote:

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

[V-0009-2015](#)

To consider a variance application to vary Section 1165.08(b)(6), Permanent Signs, of the Codified Ordinances of the City of Gahanna; to allow a monument sign to exceed 8' in height; for property located at 246 Lincoln Circle; current zoning CC, Community Commercial; DaNite Sign Co., applicant.
(Advertised in the RFE on 6/4/2015.)

Blackford gave summary of application; existing sign approved in 1989; proposed sign slightly larger; requesting to increase the height by 7.5 inches; showed the zoning map; several signs in the area as you go east grow in height; there are signs in the area that exceed the eight feet; showed the proposed sign; noted we have a design review for the design this evening; will be utilizing the same base; reviewed the variance criteria; staff does not feel this would be a hazard to the area; the architecture to the sign can be reviewed separately from the variance; reviewed Design Review criteria; recommend approval of variance.

Chair opened the public hearing at 7:23 p.m.

Andrew Wineberg, with DaNite Sign Co., said he believes a new sign will liven up the area and give more of a street presence; the current sign is very old; believes the top looks good but if there are

suggestions as to what the Commission wants to see they are happy to look into changes; have not yet done a technical survey of the pole; will need to do that as it is a very old sign; if there is no foundation might need to shrink the width 5-6 inches and possibly the height by 3-4 inches.

Chair called for opponents. There were none.

Shepherd asked why need a height variance; Wineberg said they wanted the same height that it currently is; worried about the visibility and street presence; Shepherd said he would like to see it within code; does not see a reason for a variance; Wester agreed with Shepherd; said the proposed sign is very busy; does not want to approve a larger sign; would like to see alternates; Wineberg asked if it should stay at the same height; Shepherd asked to see what it would look like within code; said everyone knows what is in the retail center; believes it is duplicating the business names; Wineberg said the base takes almost four feet; will be happy to redesign; Price asked for a workshop; Rosan asked that the design review be reviewed and we hold off on the variance; Price said she would love to see the sign changed; said the proposed sign is not aesthetically pleasing; Burba agrees with the Commission members; Andrews said he does not like the new sign; does not believe it is an improvement; asked about landscaping around the sign; Gard said there will need to be landscaping; does not agree with a variance at this time; Wineberg believes the client will want it to be taller than the eight feet; will bring a new design and show the base and give options; Price asked if the base of bricks and red cap can be separated; Wineberg said he believes they can; said he believes the brick is under the red cover; Price said direction for redesign would like to see removal of cap and it just add to the height issue; Rosan said the next meeting is June 24th and asked the applicant to come in at 6:30 p.m. to discuss the new options prior to the public hearing; Shepherd suggested working with the staff for guidance of where to go; Keehner said a sculptural type sign would be more likely to get height variance approved and not fill the entire sign; does not want to see the sign using the maximum space of the height variance.

Chair Rosan noted to the applicant that the new design would be due to the Zoning Department by Thursday, June 18, 2015.

Chair closed the public hearing at 7:36 p.m.

Chair Rosan advised Wineberg that the Design Review to be heard later this evening would also be postponed to the June 24, 2015 meeting; there is no need to stay.

Motion by Keehner, second by Shepherd, that the Variance Application be Postponed to Date Certain to Planning Commission Meeting, due back on 6/24/2015. The motion carried by the following vote:

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

[V-0010-2015](#)

To consider a variance application to vary Section 1163.05(a), Surfacing and Maintenance, of the Codified Ordinances of the City of Gahanna; to allow temporary gravel parking for commercial trucks; site to be used for future expansion of building on 1675 and 1655 Eastgate Parkway; for property located just east of 1655 Eastgate Parkway; current zoning OCT, Office, Commerce, and Technology; Paine Holdings/SB43 Properties, applicant.

(Advertised in the RFE on 6/4/2015.)

Blackford gave summary of application; recall discussing this at the last meeting; unable to take action at last meeting; plans to make improvements to adjacent property and will be a permanent parking facility in place; showed site plan within application packet; reviewed variance criteria; staff has received several complaints from businesses within the area about the truck traffic parking on the street; staff recognizes the need for additional off-street parking; discussed a time frame of one to three years; also recommendation by City Engineer for dust control measures being in place.

Chair opened the public hearing at 7:40 p.m.

Janet Paine, 1655 Eastgate Parkway; Gary Paine 1160 Kames Way Dr., New Albany, said staff did a wonderful job presenting the case; understands the need for dust control; said Janet has outgrown the facility quicker than they thought; concerned about the cost of building temporary parking; were told by a contractor that the temporary parking could be built and then used as a base to a new building; this was the suitable option; asked for three years but hope it is closer to one year but want the wiggle room.

Chair called for opponents. There were none.

Wester asked what size stone would be laid and if it would get stuck in the tires of the trucks; Gary Paine said he asked that question himself; said he was told it will be laid similar to a parking lot and it will not drag anything onto the street; will be happy to address that personally and will put that into the conditions of approval; Price asked if the material meets the requirements for the weight on the parking lot that the Fire Marshall left; Gary Paine said the weight limit he is aware of will be for their unloaded trailers which are around 20,000 pounds; Price said Fire Marshall left comments regarding needing a truck base of 75,000 pound truck limit; Priestas said this is a requirement for all parking lots in the City that the Fire Department be able to drive onto the parking

lots; the depth and aggregate material will need to be able to be suitable for carrying the capacity; will need to work with designers to make sure this capacity is suitable; Gary Paine said the purpose is to be paved or built on so the truck limit should not be an issue; Burba asked for preference on years; Gary Paine said three years.

Chair closed the public hearing at 7:47 p.m.

Motion by Andrews, second by Price, that the Variance Application be approved conditioned that the applicant employ measures for dust control and that there be a time frame limit of three years. The motion carried by the following vote:

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

[V-0011-2015](#)

To consider a variance application to vary Section 1171.03(g), Fence Standards, of the Codified Ordinances of the City of Gahanna; to allow a privacy fence to be located within the 30' setback on the east side of the property; for property located at 151 Rugby Lane; current zoning SF-3, Single Family Residential; Nicole Powell, applicant.
(Advertised in the RFE on 6/4/2015.)

Blackford gave summary of variance request; corner lots have different requirements than standard lots; intent is to insure sight triangle and safety at intersections; have been site visits by staff; no site issues; site is located across from the golf course parking lot; that increases the amount of traffic and visibility of the lot; requires this special circumstance; reviewed the survey; outside of the 10 foot easement; staff does not believe it will impact the safety of the traffic.

Chair opened the public hearing at 7:51 p.m.

Ben Powell and Nikki Powell, 151 Rugby Lane, said they want to give safety to the children; pine trees provide safety for now but are dying and if that was removed kids could walk into the street; want to be a part of the aesthetics on the street; will put up a quality fence and take care of it.

Chair called for opponents. There were none.

Keehner asked if the blue dotted line was attached to a neighbor's fence; Ben Powell said it is not; Keehner said understands the desire for visual comfort; Nikki Powell said there are a lot of people who park on the road; hard to tell if they are supposed to be there; Ben Powell said plans to put nice furniture out back and it is currently easy access for someone to take; Price asked about design for fence; Ben Powell said likes shadowbox; does not have a design yet; wants a quality fence; happy to accommodate the requests of the Commission; Andrews asked about reviewing the design of the fence before they see it; Gard said they will require a fence permit; said she is

comfortable with reviewing it during the permit stage; Keehner said it is a concern because of the visibility to the public; Keehner said there is landscaping on the township; Ben Powell said there is one mature tree but it does not provide much privacy; Shepherd asked if they were aware it was a busy street when they purchased the property; Powell said they were but thought they would put in a fence if the pine trees did not work.

Chair closed the public hearing at 7:58 p.m.

Motion by Burba, second by Price, that the Variance Application be Approved. The motion was carried by the following vote:

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

[V-0012-2015](#)

To consider a variance application to vary A.) Section 1165.04(a)(2), Prohibited Signs, and B.) Section 1165.08(b)(9), Permanent Signs, of the Codified Ordinances of the City of Gahanna; A.) to allow an electronic message sign and B.) to allow a sign to be erected less than 15' from a public right of way; for property owner at 425 S. Hamilton Road for Lot 67 Parcel ID number 025-002211; current zoning RID, Restricted Institutional District; Shepherd Church of the Nazarene, Jan Elzey, applicant.

(Advertised in the RFE on 6/4/2015.)

Blackford gave summary; two variances of the code; McDonalds in the area has two approvals; High School has a sign as well; also requesting setback; realized it was necessary when sign on Rocky Fork was put up; said it does obstruct any sign on the property; site is located within Hamilton Road corridor plan; staff has no objection to the setback variance; staff recommends denial of variance for electronic message sign; is not consistent with recommendation of Hamilton Road plan; the two signs with Mc & HS were approved before the Ham Rd. plan; if approval recommend limitations on frequency of interval change and limited numbers of colors; reviewed variance criteria; sign will not be compatible with architecture of the plan.

Chair opened the public hearing at 8:05 p.m.

Jan Elzey, representing the Shepherd Church of the Nazarene, said they have struggled with this location for a while; thought they had it worked out but with the new very large sign that went up for Rocky Fork it changed for them; said several people have had trouble finding the Church due to its address; entrance is actually off April Lane; trees and median do not allow both directions of travel to view the sign; location they have chosen is the only location they found that works; believes the digital sign is a thing of the future; do not plan to change the sign very often; can limit the colors on the electronic sign.

Chair called for opponents. There were none.

Andrews asked mainly in commercial strip but also in a residential area; not a fan of electronic signs in residential areas; said this is the entry way of Gahanna; concerned that if we approve this sign for this church if other churches in the area will want the same and most other churches are within residential neighborhoods; concerned for residents in the area having an electronic sign in the area they live in; does not want to see these types of signs in residential areas; Burba asked what would be displayed; Elzey said understands it is an entry point to the City; Price said she is not in support of electronic signs and voted against the McDonalds sign; Wester said has the same opinion; like the sign that was approved last year; Shepherd echoed other Commission members; Elzey said concerned with looking at the chain link fence and have been putting up banners across the fence for visibility; noted the previously approved sign was eight feet; if they go above the fence we are near thirteen feet; looking at two issues the location of the sign and the type of sign; will take the information back to the board and see what they would like to do.

Chair closed the public hearing at 8:18 p.m.

Rosan noted there will be two motions for this variance; one for section 1165.04(a)(2), Prohibited Signs, the electronic message sign and the second for section 1165.08(b)(9) the location of the sign.

Keehner said it is disturbing to see tall electronic signs; Shepherd said there is no issue with the proposed location of the sign as it may help them come up with something better for the sign other than electronic; Keehner said sighting is necessary for visibility; Price said point of clarity if approve variance to give flexibility in terms of location the applicant can still come back a new design or different height request; Rosan said the sign can be administratively approved if nothing needs a variance; Elzey asked for clarification if the bottom of the sign can be raised to a point that is five feet above the existing ground; Rosan said can revisit after the vote is carried.

Rosan asked Gard for guidance on height if it will be administratively approved; Gard confirmed higher than six feet will need be to with average grade; Rosan said looking at another possible variance to take it higher; Gard noted that Oberlin owns the fence; Andrews asked about a sign on the building; Elzey said that is too far back and there are trees that interfere; Price asked if it is possible to use the approved sign and the base of the proposed sign; Wester said ODOT worked with United Dairy Farmers (UDF) located on US-62 and may be willing to listen to this proposal and assist with a new design;

Priestas said he was willing to reach out on behalf of the applicant; Keehner said address change will eliminate the issues they are having with people finding the location; Elzey said it was a farm and the address was Hamilton Road and then the interstate came through and the entrance was changed.

Motion by Wester, second by Shepherd that the Variance Application to vary A.) Section 1165.04(a)(2), Prohibited Signs be Approved. The motion failed by the following vote:

Yes: 2 - Burba and Rosan

No: 5 - Andrews, Keehner, Shepherd, Price and Wester

Motion by Wester, second by Shepherd, that the Variance Application to vary B.) Section 1165.08(b)(9), Permanent Signs, be Approved. The motion carried by the following vote.

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

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS:

[DR-0005-2015](#)

To consider a Certificate of Appropriateness application; for property located at 246 Lincoln Circle; LND Strawberry Plaza LTD; DaNite Sign Co., applicant.

See discussion on previous application V-0009-2015.

Motion by Price, second by Andrews, that the Design Review Application be Postponed to Date Certain to Planning Commission Meeting, due back on 6/24/2015. The motion carried by the following vote:

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

H. OFFICIAL REPORTS:

City Attorney - Nothing to report

City Engineer

Hosting a public open house next Thursday June 18 from 5-7 p.m. about the Hamilton Road Construction Project.

Department of Development - Nothing to report

Council Liaison - Nothing to report

CIC Liaison - Nothing to report

Chair - Nothing to report

I. CORRESPONDENCE AND ACTIONS

CRAHC: Community Reinvestment Area Housing Council Board

Blackford said the three year term for Mr. David Andrews is expiring; would like another three years; would love to have him; Andrews agreed; Rosan duly appointed Mr. Andrews.

J. POLL MEMBERS FOR COMMENT - None.

K. ADJOURNMENT: 8:35 p.m.

L. POSTPONED APPLICATIONS:

[Z-0002-2015](#)

*****APPLICATION WITHDRAWN*****

To consider an application for Zoning Change for 2.71+/- acres of property located at 233-283 S. Hamilton Road and 232 Iroquois Park Place; current zoning SF-3, Single Family Residential; requested zoning CX-1, Neighborhood Commercial Mixed Use; Gallas Zadeh Development, LLC, applicant.

(Advertised in the RFE 4/9/15 and 4/16/15)

*****APPLICATION WITHDRAWN*****