

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, July 10, 2002

7:00 PM

City Hall

Planning Commission

Richard A. Peck, Chair

Jane Turley, Vice Chair

Cynthia G. Canter

Candace Greenblott

P. Frank O'Hare

Donald R. Shepherd

Othelda A. Spencer

Tanya M. Word, Deputy Clerk of Council

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, July 10, 2002. The agenda for this meeting was published on July 1, 2002. Chair Richard A. Peck called the meeting to order at 7:00 P.M. with the Pledge of Allegiance led by Planning Commission member, Donald Shepherd.

Members Present: Richard Peck, Jane Turley, P. Frank O'Hare and Candace Greenblott

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - None

C. APPROVAL OF MINUTES: June 26, 2002

A motion was made by O'Hare, seconded by Greenblott, to approve minutes of June 26, 2002. The motion carried by the following vote:

Yes 4 Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA - None

E. APPLICATIONS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. Attorney Richard Peck administered an oath to those persons wishing to present testimony this evening.

FDP-0010-2002

To consider a Final Development Plan for the YMCA of Central Ohio to be located at 1155 East Johnstown Road; YMCA of Central Ohio, Moody-Nolan, Inc., by Kathleen Dussault, applicant. (Public Hearing. Advertised in RFE on 7/3/02). (Public Hearing held on 7/10/02 & 10/9/02).

Chair opened Public Hearing at 7:03 P.M.

Mark Brewer, Moody-Nolan, Inc., 1776 East Broad Street, Columbus, OH, stated they are here tonight to present the Final Development Plan for the YMCA; the square footage of the site will be 550,860 sq.ft.; the program is basically a fitness area with a gymnasium as well as multi-purpose center; asked if Planning Commission had any questions.

Kathleen Dussault, Moody-Nolan, Inc., 1776 East Broad Street, stated there was a concern about the density of the trees and if the residents would be able to see the YMCA building; included photographs in your packets that show how deep and how thick the trees are between the two residential developments that are abutting this property; this project also includes a public road that is on the YMCA's property that will eventually be continued in a future development; we are also realigning a drive approach to the property just north of the YMCA property; we have a tree survey in the Final Development Plan; it only shows all trees greater than 8 inches; when you look at the photographs you can see that it is a dense over grown area with a lot of the trees that are under 8 inches; so the tree survey isn't very representative of the density of the trees in that area; the current parking lot has 225 parking spaces; we requested a variance to decrease the parking to 225 per the request or direction of Planning Commission at workshop at Powell YMCA. Greenblott stated you have the ultimate outdoor pool; asked when will a decision be made as to if this pool will come to fruition.

Steve Gunn, YMCA Representative, stated that decision will probably be made if and when we have a donor that will come forward with the funds that will allow us to build that particular facility; what we have shown is certainly the future look of what we would like to see and to have the outdoor pool be a part of the project; it's not beyond the realm at this point to think that this could happen; we're still in the fund raising mode; we still have a lot of request out that could allow us at some point to add that feature. Greenblott asked what would a donor have to be ready to come up with for the pool. Gunn replied that the outdoor pool will be somewhere in the price range of \$375,000 - \$425,000. O'Hare asked the question does the Commission want to approve a plan with that on there without seeing the design for the pool, since it's a separate structure on the ground. Peck commented that O'Hare makes a good point; one of the benefits of the way this application is going to work is that we are taking an unusual step of holding the Public Hearing for the Final Development Plan, Variance, and Design Review prior to the zoning being approved; the zoning application will come before the Planning Commission then on to the City Council; it also has to be advertised to the public; so we have the luxury to allow time to work on this packet before an actual vote has to be taken; probably a couple of months away from being ready to vote; according to our City Attorney, we can't vote on this application packet until the actual zoning is in place; the plan will have to reflect what is actually being built.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 7:12 P.M.

Turley commented on the size of the parking lot and the number of trees that will be taken out; asked did you consider breaking the parking lot up to the north of the building; do you have plans for that space to the north of the building. Dussault commented that we are meeting the requirements for the landscaping; 17 trees will remain from the site and 52 are required, so we are placing at least 35 new trees; on the south end of the parking lot there are no trees shown, that means all the trees in that area are smaller than 8 inches; at the north end of the YMCA a future gym is possible; in addition there is a bike path that is being routed through there and maintaining those trees for a wooded area.

Chair advised that workshop will be held on 8/21/02.

Greenblott asked is there another suburban YMCA that you have that sits this close to residential; know that we were at the Powell location recently and it sat out on its own. Gunn replied there are two that sit really closer to residential developments than what this one will be; one is the North branch location which is located at 1640 Sandalwood Place off Karl Road; the other is located at the Jerry L. Garver branch, 6767 Refugee Road in Canal Winchester. O'Hare asked are we going to see 24 hour basketball; 24 hour swimming, 24 hour volleyball activity going on. Gunn replied no; the average YMCA closes at 10:00 P.M.; opening hours at or around 5:30 A.M. or 6:00 A.M.

Turley asked if the Commission could have some photographs from the Powell site at what we looked at. Gunn replied he would get photographs of the Powell site for the Commission members.

O'Hare advised that the drawings need to be the same.

Heard by Planning Commission in Public Hearing

V-0021-2002

To consider a variance application to vary Section 1163.02 - Minimum Number of Parking Spaces Required; Section 1165.10(a) - On Premises Wall Signs; for property located at 1155 East Johnstown Road; per the request of Planning Commission for 225

parking spaces; to allow more than one wall sign; YMCA of Central Ohio, Moody-Nolan, Inc. by Kathleen Dussault, applicant. (Public Hearing. Advertised in RFE on 7/3/02, 9/12/02). (Public Hearing held on 7/10/02, 10/9/02).

See discussion on previous application.

Heard by Planning Commission in Public Hearing

DR-0045-2002

To consider a Certificate of Appropriateness; for property located at 1155 East Johnstown Road; YMCA of Central Ohio by Moody-Nolan, Inc., Kathleen Dussault, applicant.

See discussion on previous application.

Discussed

FDP-0011-2002

To consider a Final Development Plan to allow an amendment to an approved Final Development Plan (FDP-0012-1999); for properties located at 870-890 Science Blvd.; DWR Properties, L.L.C. by David W. Ramsey, applicant. (Public Hearing. Advertised in RFE on 7/3/02). (Public Hearing held on 7/10/02).

Chair opened Public Hearing at 7:21 P.M.

Tim Mahem, 1020 Claycraft Road, stated that he is representing Ramsey at this meeting tonight; highlighted the area on the drawings that illustrate where the new parking is being requested; all this favors the rear and side rear of the existing building; the building at 850 Science Blvd.; 870 Science Blvd.; and to the east of Phase 3 building which is not yet constructed.

Peck asked is the construction of Phase 3 building precipitating this application. Mahem replied there is a tenant that is requesting the proposal to accommodate their business; that is why we have moved towards the additional parking.

Chair asked for Opponents. There were none.

Chair closed Public Hearing at 7:23 P.M.

O'Hare commented that he noticed when reviewing the plan that some of the details on the survey measurements might need to be re-checked. Mahem stated that the dimensions concerning the parking area as illustrated are accurate; the position of the building as it stands is accurate; we have adjusted it quite a few times to meet the tenants requirements; will admit there are a few rough edges.

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

Yes 4 Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

CU-0006-2002

To consider a Conditional Use application for an upstairs apartment with side entrance; for property located at 158 N. High Street; Larry Berk, applicant.

Chair opened Public Hearing at 7:24 P.M.

Larry Berk, 158 N. High Street, stated that the upstairs has it's own entrance; not sure if it was ever used as an apartment; we have improved everything upstairs; has a full bath, full kitchen; laundry room, bedroom; asked if there were any questions.

Chair asked for Opponents. There were none.

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

Canter asked is there sufficient parking for the employees, the customers, and the tenant. Berk replied yes; there is a driveway with a garage door off to the side entrance that will be used for the tenant.

Canter stated that the use that is being applied for is exactly what we are looking at in the revitalization of Olde Gahanna; it is a mixed use, which is something that we have talked about for years for Olde Gahanna; will support this application.

A motion was made by Greenblott, seconded by Vice Chairman Turley, that this matter be Approved. The motion carried by the following vote:

Yes 4 Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

CU-0007-2002

To consider a Conditional Use application for operation of a child care facility; for property located at 158 N. Hamilton Road; by Lil' Footprints Child Care, Dawn C. Todd, applicant.

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

Dawn Todd, 1089 Cloverly Drive, stated that she is seeking application for a child care facility at 158 N. Hamilton Road; would like to use this particular location for a number of reasons; (1) it is located in between the high school and the elementary school, so it would be a prime location; (2) the location of where the child care there is not much traffic; (3) it would be a necessity for the City of Gahanna; most child care facilities today are very large; mine would be on a much smaller scale.

Chair asked for Opponents. There were none.

Turley asked so you would be adding a fenced area. Todd stated that it would be in the existing grass area in the rear.

O'Hare asked are you going to put up any signage that read "Caution Children in the Area". Todd replied yes, even though there isn't much traffic; it is better to be safe than sorry.

Peck stated that he would be hesitant to approve an application for child care with a play area in the back right next to a thoroughfare; my concern would be that if children are in the back that parents would think okay pickup & drop off; the parents go in the back and pick up their child; would discourage people from going into the back. Todd replied that as part of her enrollment packet, there is a notice that indicates that all children are to be picked up from the front of the facility; no one is to ride around to the back to drop off or pick up their child; there will always be someone inside the facility; all the classes will not be outside at the same time. Turley advised that you will probably need a fence permit. Todd remarked that she is not the one putting up the fence, it is the landlord; he will be the one taking care of the fence issue.

Chair closed Public Hearing at 7:33

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

Yes 4 Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

F. UNFINISHED BUSINESS:

DR-0043-2002

To consider a Certificate of Appropriateness for Signage; for property located at 358C Hamilton Road; Ania by Moore Signs, Steve Moore, applicant.

Steve Moore, 7728 Chester Road; stated the following changes were made: the word "and" was moved up above friends; the word "nails" was changed to nail to be grammatically correct; will be using the existing sign panel; the color of the background will stay the same as the band existing at Hunter's Ridge; letter color will be medium blue; the color in the dots between the word friends will be vinyl; they will not light up.

Greenblott thanked the applicant and the sign person for tolerating me; think the new design of the sign is awesome and the business is going to do great.

A motion was made by Vice Chairman Turley, seconded by Greenblott, that this matter be Approved. The motion carried by the following vote:

Yes 4 Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott

G. NEW BUSINESS:

DR-0044-2002

To consider a Certificate of Appropriateness for Signage; for property located at 191 Granville Street; Three-C Body Shop, Inc. by Moore Signs, Norm Hicks, applicant.

Norm Hicks, stated that he would like to officially apologize to the Planning Commission; took over the operation of Three-C Body Shop back in January; realized that I jumped the gun on changing the sign.

Canter asked why are you changing the sign. Hicks stated that the color of the corporate logo is Magenta. Canter replied that the Commission spent hours and had meeting after meeting explaining that the Commission was not going to tolerate the pink and that the colors that were approved is what we expected to be put there. O'Hare asked has there been a complete ownership change in Three-C Body Shop. Hicks replied no, I've just taken over the ownership here in Gahanna; the owner is not aware that I have made some of these changes. Peck commented that the history of this application is that it has been turned down once; then re-submitted, at which time Juniper assured the Commission that this particular location would operate more like an estimating office than a body shop; think that the operation has held true; the fact this property is at the gateway to the Olde Gahanna area; we have very recently adopted, however, they were in the works then, the design standards for that area; at the meeting where we voted, Juniper came in and said 'I noticed there is some pink on the City of Gahanna sign out in front; asked if he could have that particular pink because pink is our corporate color; remember saying to him that the Commission would be glad to take it to workshop and we could discuss it there; Juniper said "that is fine, I will live with this"; he accepted that color. O'Hare commented that he disagreed in one respect; we have seen a pink Volkswagon parked up there with advertising; we now see a sign change; these are not seemingly events that occur randomly; they seem like a pattern of not wanting to comply with what they agreed to last year. Hicks stated that he understands the point with the Volkswagon; until this came about; didn't realize that the magenta or pink was so sensitive; however, prior to coming to the meeting tonight, I realized it. O'Hare asked are there any more changes planned for that location. Hicks replied no; we certainly will not be bringing the Volkswagon back since we were asked to remove it. Canter asked what prompted the change of the sign; someone had to write a check for the sign; someone had to request a sign company replace the sign; the wasn't even a year old. Hicks replied that he placed the request. Canter asked for what reason. Hicks replied to comply with the rest of the other 12 locations company logo. O'Hare replied that he has seen other locations; not every sign is the same. Hicks stated that the magenta is truly the same; there may be some with black backgrounds, but the magenta is the same. Peck

stated that even if the Commission was to modify this sign, which certainly an applicant would have the right to ask this Commission, it doesn't fit in our newly adopted, or even what we intended at that time, Design Guidelines for Olde Gahanna; if I see an application that conforms with the guidelines of Olde Gahanna that you feel might be more suitable; then I might be more inclined to support it; not inclined to support this application.

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

No	4	Chairman Peck, Vice Chairman Turley, O'Hare and Greenblott
Yes	0	

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.

H. COMMITTEE REPORTS:

Committee of the Whole

Gahanna Jefferson Joint Committee - Canter - No Report

Creekside Development Team - Greenblott - No Report

I. OFFICIAL REPORTS:

City Attorney - No Report

City Engineer - No Report

Department of Development - No Report

Chair.

Chair Peck advised that he will be meeting with City Attorney Weber regarding the fence code.

J. CORRESPONDENCE AND ACTIONS - No Report

K. POLL MEMBERS FOR COMMENT.

L. ADJOURNMENT 7:49 P.M.

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