

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, December 6, 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, December 6, 2000. The agenda for this meeting was published on November 21, 2000. Chair David B. Thom called the meeting to order at 7:00 P.M. with the Pledge of Allegiance led by Planning Commission member, Phil Smith.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA. - None

C. APPROVAL OF MINUTES: November 15, 2000

A motion was made by Smith to approve the minutes of November 15, 2000. The motion carried by the following vote:

Yes 5 Chairman Thom, Smith, Mullin, Peck and Canter

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-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 7:05 P.M.

Chair stated that Planning Commission received a letter from the applicant withdrawing his application for a final development plat and variance.

Chair closed Public Hearing at 7:05 P.M.

Withdrawn

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).

See discussion on previous application.

Withdrawn

FDP-0018-2000

To consider a final development plan to allow for a patio; for property located at 207 Johnstown Road; City Barbeque by Donald Schofield & Assoc., Chris Vallette, applicant (Public Hearing. Advertised in RFE on Thursday, November 30, 2000).

Chair opened Public Hearing at 7:05 P.M.

Rick Malir, 4900 Reed Road, Suite #207, Columbus, OH 43220. City Barbeque is a restaurant and catering business that started last December in Upper Arlington and has enjoyed great success at that location and wishes to do the same at the Gahanna location;

would like to dress up the building into a barbeque style restaurant; and the patio will add significantly to the location as far as ambiance and atmosphere.

Chair asked for opponents. There were none.

Canter asked if the Gahanna location would look identical to the City Barbeque on Henderson Road. Malir replied yes it would basically be the same concept using the quality of construction and same color scheme.

Thom commented that there are 12 parking spaces required for the new addition and that the City Barbeque cannot provide for them; however does have a cross parking agreement with Gahanna Lanes. Malir replied yes that is correct.

Thom advised Malir that this application along with DR-0081-2000 will be discussed at Workshop on December 13, 2000 at 6:15 P.M.

Greenblott asked Malir if he could bring color samples to the Workshop. Malir said he will try to accommodate.

Chair closed Public Hearing at 7:10 P.M.

Heard by Planning Commission in Public Hearing

DR-0081-2000

To consider a Certificate of Appropriateness; for property located at 207 Johnstown Road; City Barbeque by D.S.A. Architects, Chris Vallette, applicant.

See discussion on previous application.

Discussed

FDP-0019-2000

To consider a final development plan to allow for an addition to an existing retail strip shopping center; for property located at the corner of Morse Road and Cherrybottom Road (1344-1392 Cherrybottom Road); Block Investments, Inc. by Jeff Block, applicant.

Chair opened Public Hearing at 7:10 P.M.

Jeff Block, 2862 Johnstown Road, Columbus, OH. Submitting an extension for the shopping center on the out parcel located to the north side of the property; will be using the same building materials and actually take a section of the center and pretty much duplicate it on Morse Road so that there will be nothing different about it than what was done in the existing center i.e. landscaping and architecture; all the features that are in the existing center will be carried over to the new addition

Chair asked for any opponents.

David Bryan 226 Gateside Court, Gahanna, OH 43230. Lives directly behind the shopping center; after reviewing the specifications and talking with some of the neighbors we are pleased with the overall design and expansion; it alleviates our fears as to what could have been put in there; on behalf of the neighbors we thank the Planning Commission for notification of the meeting; it is my understanding that as of January 1, 2001 all trash dumpsters are to be enclosed, our concern is that Planning Commission makes sure on January 1, 2001 that the trash dumpsters are enclosed; in reference to the out parcel next to Morse Road the level of the grade is higher now than what it was six or seven years ago and we would like to make sure that the grade is lowered so that cars parking on it are not shining their lights into the homeowners windows; it would be nice as a good faith issue to put some ordinance signs in the back of the shopping center where the trash pick-up is done stating the times of trash pick-up; would like new tenants

that move into the shopping center to be given a copy of the Gahanna Code regarding trash pick-up so the homeowners won't have to fight a battle everytime a new tenant moves in but that it will be an automatic procedure by Mr. Jeff Block to give the new tenant a copy of the Gahanna Code.

Chair closed Public Hearing at 7:13 P.M.

Thom advised Mr. Block that this application will be further discussed at Workshop at 6:30 P.M. on December 13, 2000.

Heard by Planning Commission in Public Hearing

DR-0082-2000

To consider a Certificate of Appropriateness; for property located at 1344-1392 Cherrybottom Road; The Village Square at Cherrybottom by Jeff Block, applicant.

See discussion on previous application.

Discussed

V-0030-2000

To consider a variance application to vary Section 1165.10(a), On Premises Wall Signs (Number Permitted); for property located at 377 Granville Street; to allow maximum exposure of building; Donatos Pizza by S & S Signs, Bob Schorr, applicant. (Public Hearing. Advertised in RFE on Thursday, November 30, 2000).

Chair opened Public Hearing at 7:14 P.M.

Robert Schorr, 10601 Lithopolis Road, Canal Winchester, OH, 43110. Schorr stated there are two representatives from Donatos to discuss the signage. Jim Nichols, Design Manager for Donatos, One Easton Oval, Suite #200, Columbus, OH; Will Wannemacher, Project Manager for Donatos, One Easton Oval, Suite #200, Columbus, OH 43219. Nichols stated that Donatos is applying for a variance for logos on the tower that we are building on the existing building.

Chair asked for opponents. There were none.

Greenblott asked if Donatos is asking for a variance specifically for the addition of the two ovals. Nichols replied yes along with the one set of channel letters on the north elevation. Greenblott asked what is their reasoning for having so many signs. Wannemacher responded it's part of our identity and all the new stores that we've built in the last two to three years have this tower with the Donatos logo on it.

Turley confirmed with Wannemacher that they're already approved for the channel lettering signage facing north as well as the monument sign. Wannemacher replied yes.

Greenblott stated that Donatos has the monument sign out front, so if you're coming down Granville Street, you have the monument sign and two Donatos signs on the face of the building; what's your theory on this point. Wannemacher replied it's similar to McDonalds, they have their golden arches and when you see golden arches you immediately think of McDonalds, we want to be the same way with our tower that when you see the tower with the Donatos logo in the center you immediately think of Donatos. Wannemacher stated that their request is not so much for the visibility of the signs, but more so for the aesthetics of the building. Greenblott asked what is on the east side of the building. Wannemacher replied there is no signage on the east side of the building.

Turley asked if they would consider just the tower signage. Nichols stated that they would but believes they're less readable than the channel letters.

Mullin stated there is already a free standing monument sign and that a free standing

monument sign is far more visible when traveling up and down Granville Street than any sign on the building.

Thom asked if Donatos had a problem removing the channel letters. Nolan stated that they would probably rather stick with channel letters.

Greenblott stated there has to be a certain balance and setting of precedence for allowing three wall signs because it is a very competitive business atmosphere and if Donatos gets three wall signs then everyone else will want three wall signs; would be willing to stick with the medallion on the west elevation if you could remove the medallion on the north elevation. Wannemacher replied yes they would be willing to work with that suggestion.

Mullin stated that the drawing shows lights on the roof of the tower however he didn't see a light in the middle of the elevation. Nichols replied the lights on the tower highlight the three ridges on the front basic side of the hip roof and there is not one on the back of the ridge.

Chair closed Public Hearing at 7:22 P.M.

Heard by Planning Commission in Public Hearing

A motion was made, seconded by Smith, with the following condition that they will be adding one Donatos Pizza medallion to the west elevation of the building only. The motion carried by the following vote:

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

DR-0076-2000

To consider a Certificate of Appropriateness for Signage; for property located at 377 Granville Street; Donatos Pizza by S & S Signs, Bob Schorr, applicant.

Canter noted that Design review is reflected of the discussion in the agreement on the table tonight, Wednesday, December 6, 2000.

Discussed

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

Yes	5	Chairman Thom, Smith, Mullin, Peck and Canter
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F. UNFINISHED BUSINESS: None

G. NEW BUSINESS:

DR-0077-2000

To consider a Certificate of Appropriateness for Signage; for property located at 358 South Hamilton Road; by Goodwill Columbus, Tom Huth, applicant.

Brenda Hunt, Hanover Signs, 1771 Progress Avenue, Columbus, OH 43207. Thom asked if Columbus is a part of Goodwill's logo. Hunt advised yes it is and they have all been changed here in Columbus. Thom asked if they would consider Goodwill Gahanna. Hunt said she didn't know.

Smith asked if they could take off Columbus, Hunt replied she didn't know. Hunt asked

Planning Commission what would they like the sign to say. Thom replied Goodwill or Goodwill Gahanna, Thom advised Hunt this matter will be put on the agenda for workshop for December 13, 2000 at 6:45 P.M. and asked if a representative could be here for the workshop. Hunt said that she will try to have someone from Goodwill Columbus to be here.

DR-0078-2000

To consider a Certificate of Appropriateness for Signage; for property located at 335 Johnstown Road; by Bigham Graphic Group, Jon Holub, applicant.

John Holub, 335 Johnstown Road, Gahanna, OH 43230. Representing the Loyal Order of Moose, #2463 of Gahanna. Holub stated we're just replacing facing on existing sign

Mullin asked if the # sign in front of the lodge number could be replaced with Lodge 2463 and centered on the sign. Holub said yes that would not be a problem

Discussed

A motion was made by Smith subject to the removal of the # sign and replaced with the word Lodge preceding 2463. The motion carried by the following vote:

Yes 5 Chairman Thom, Smith, Mullin, Peck and Canter

DR-0079-2000

To consider a Certificate of Appropriateness; for property located at 420 Waterbury Court; by Holiday Inn Express, Paul J. Boster, applicant.

Paul Boster, 4905 Beatrice Drive, Columbus, OH 43227. Would like to change the roof material on the Holiday Inn Express to a shingle roof; the roof structure of the building will not change and the drawings haven't changed from the original submission; if we have the shingles available in the next 1 -2 weeks we could proceed on the roof and get it finished, pretty much we're almost to the middle of winter and would like to get roof on before winter sets in.

Thom stated that when Planning Commission approved the Holiday Inn we felt that the metal roof really made the hotel stand out; understand the dilemma that you have but the Planning Commission would still like you to use the metal roof.

Smith added that the metal roof blends in with the metal roofing on Bob Evans and Frisch's Big Boy and it looks good; understand what you're saying about the eight week time frame but what you put up there the residents of Gahanna have to live with.

Thom added that the Holiday Inn has been sitting there for over one year and we've waited this long so we can wait a little longer.

Boster stated that in the middle of winter it's just hard to get up on steep roofs and build a roof structure. Peck added that if we can substitute a shingle, then we can substitute a manufacturer.

Canter asked if the issue is no material or the time of the year. Boster replied the time of year and the availability of the materials.

Canter stated that we've looked at an open shell for a while now and a couple of more months will not kill the city, and in concurrence with Smith the City of Gahanna residents will have to look at the building while you the contractors and designers have gone on to a new project.

Turley asked if this application is voted down then what is left standing is that there will

be no shingle roof.

Thom replied this is correct.

Greenblott asked what color is the roof. Boster replied Regal Blue.

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

Yes	0	
No	5	Chairman Thom, Smith, Mullin, Peck 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.

DR-0080-2000

To consider a Certificate of Appropriateness for Signage; for property located at 1400 Cherrybottom Road; United Dairy Farmers by Kessler Sign Company, Rodger Kessler, applicant.

Rodger Kessler, 1040 Jackson Street, Zanesville, OH 43701. We're requesting replacement signage for United Dairy Farmers with the words Mobil.

Turley said Planning Commission would like to see some colors that blend better with the brick background like it does in the existing sign. Kessler said he didn't know if he could because this is Mobil's color scheme across the U.S.; asked Turley what she had in mind. Turley stated if we could get something closer to match the awning/canopy background. Kessler said we would probably have to go with a tan opaque background.

Mullin asked about channel letters for the word Mobil. Kessler stated that it's already in a cabinet now.

Kessler said the way the sign is designed currently is for slide in panels i.e. the Mobil and Super+; could perhaps paint the background on the Mobil in the white section and make it a tan color with just a very slight tiny white line around the letters so you could read it; as a matter of fact we could even make it opaque so that at night you can read the word Mobil.

A motion was made, seconded by Smith, with the condition that the background on the Mobil monument sign will match the gas canopy exterior surface and will be a tan opaque color, the word Mobil will be illuminated at night, the Regular and Super+ portions of the sign will have a blue background that will be opaque with the Regular and Super+ in white illuminated at night, the slide in letters will have a blue background with white letters and the entire lettering will be illuminated at night. The motion carried by the following vote:

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

H. COMMITTEE REPORTS:

Committee of the Whole

C.I.C. - Thom.

Discussion on some drafts on financing and procedures on the convention bureau; next meeting is scheduled for Monday, December 11, 2000 at 5:00 P.M.; also attended at the invitation of City Councilman Mike O'Brien the first gathering of the Gahanna-Jefferson Joint Committee on November 16; was the first time they've met in a couple of years; had a couple of representatives from the school board, Dick Angelou from Mifflin Township, two representatives from Jefferson, and three representatives from the city. Their intent is to restructure and bring back the Gahanna-Jefferson Joint Committee on; we have a long way to go but at least we're headed in the right direction; next meeting is scheduled for January 30, 2001. Suggested to Gahanna-Jefferson Joint Committee that a set of in-house guidelines/by-laws need to be developed.

Creekside Development Team - Greenblott - None

Olde Gahanna Design Review Committee - Turley

Next meeting is scheduled for December 18, 2000 at 2:00 P.M.

Sign Code Committee - Smith. - None

I. OFFICIAL REPORTS:

City Attorney. - None

Zoning Administrator. - None

City Engineer. - None

Director of Development.

D'Ambrosio invited Planning Commission to the grand opening of Ometek on Friday, December 15, 2000 at 9:30 A.M. on Crosspointe Blvd.

Chair. - None

J. CORRESPONDENCE AND ACTIONS - None

K. POLL MEMBERS FOR COMMENT.

Peck said the Donatos and United Dairy Farmers really bothered him this evening it seems that we're having people come in and get part of their application approved and then they come back and they ask for more but then whatever they've previously gotten approved is already off the table; wondering if we should consider looking at the whole thing as a package and if it would be better procedurally to require applicants to submit an amendment to the prior design review then we can look at the whole thing; we the Planning Committee try to do everything as a package as much as possible; understand that sometimes there are extenuating circumstances that make this impossible, but as a practical matter we have seen this problem a couple times recently and I think we would be better served to look at the whole thing as opposed to looking at this piece this month and that piece next month.

Smith stated that he concurred with Peck.

L. ADJOURNMENT. 8:00 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