

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, January 12, 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 City Hall, 200 South Hamilton Road, Gahanna, Ohio. The agenda for this meeting was published on January 7, 2000. Chair David B. Thom called the meeting to order at 7:00 p.m.

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

**C. APPROVAL OF MINUTES: December 15, 1999**

**A motion was made to Approve. The motion carried by the following vote:**

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

**E. APPLICATIONS:**

Chair stated Public Hearing Rules that would cover all Public Hearings this evening. Assistant City Attorney Ray King administered an oath to those persons wishing to present testimony this evening.

**990567**

ZC-15-99 To consider a zoning application to rezone 0.923 acres as L-SO, Limited Overlay Suburban Office; to allow the conversion of a residential property to an office; for property located at 870 E. Johnstown Road; George E. Parker, Jr., applicant. (Public Hearing. Advertised in RFE on 11/25/99 & 12/02/99)

Chair opened Public Hearing at 7:03 p.m.

George Parker, 4207 Clotts Road, stated he had met with Fire Department today to review the plans. Gard stated she had received a call from Sally McCann of the Fire Department stating they did not have a problem with the plan as long as the Knox box is installed.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:05 p.m.

Motion was made at this point in the meeting.

Discussion: Canter stated this was an isolated property and request is to change from Residential to Suburban Office; there are very unique features of this application; am in support; building is currently residential in character and is staying there unchanged; use will be as proposed and rezoning is guarded with a limited overlay text that will maintain that residential character; make clear that this is not something that would be considered for a continuous progression down Clotts or Johnstown; this is a unique, singular situation.

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

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

**990568**

V-46-99 To consider a variance application to vary Section 1163.01(a), Parking Space Size, to allow a driveway narrower than code allows; for property located at 870 E. Johnstown Road; George E. Parker, Jr., applicant. (Public Hearing. Advertised in RFE on 11/25/99 & 12/02/99)

**A motion was made to approve V-46-99 conditioned upon Council approval of ZC-15-99. The motion carried by the following vote:**

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

**CU-0002-2000**

C-02-00 To consider a conditional use application for outdoor storage; for property located at 360 S. Hamilton Road; Better Image Farms, by Robert Seymour, applicant. (Public Hearing)

Chair opened Public Hearing at 7:09 p.m.

Robert Seymour, 827 Walbridge Drive, stated he was asking for same as last year; can't add to what was said in staff report. Thom stated applicant has done a good job over the years. Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:10 p.m.

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

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

**PP-0001-2000**

PP-01-00 To consider a preliminary plat application for 8.874 acres located at 5771 Havens Corners Road; current zoning SF-2 and ER-2; property known as Autumn Rush Place; Brookewood Construction by Doug Maddy, applicant. (Public Hearing held 1/12/00 and 1/26/00 and to be reopened)

Chair opened Public Hearing at 7:11 p.m.

Doug Maddy, 120 N. High Street, Gahanna, stated he was the proposed developer of this subdivision; as Zoning Administrator said this has been before you 3 times prior to tonight; twice at zoning level and once for a preliminary plat; this is part 2 of our preliminary plat approval with the addition of property to the east; currently is owned by Bortz and we went in contract with him pending the approvals; this is substantially conforming with plat you saw in zoning process; still intend to conform to requirements of zoning; have 3 lots fronting on Havens Corners; houses on lots 1, 2 and 3 will face Havens Corners Road; will be landscape buffering along road and will hold 60' setback; have complied with those agreements we made at original zoning process and the variances we requested; did see this on first preliminary plat presented and is applicable to plat before you now.

Chair asked for opponents. There were none.

Turley asked other than lots 3 and 7, what has changed from before. Maddy stated that from original plan and with addition of acreage have added lots 3, 7, 8, 9, 10 and part of 11. Turley questioned how lot 3 will be accessed. Maddy replied from Havens Corners Road; will be no additional curb cuts; is currently an access there for the Bortz property and that will be used for lot 3; remaining lots will be accessed through the new street; am in receipt of letter from Franklin County Engineer asking that we grant an additional 50' of right of way for future improvements and will be happy to comply with that. Komlanc stated that County Engineer had requested that access for lot 3 come between lots 2 and 4 and not directly off Havens Corners Road. In response to question from Greenblott, Maddy stated that would not be possible.

Chair opened Public Hearing at 7:16 p.m.

Chair stated this item would be assigned to workshop on January 18 at 7:00 p.m. Doug requested that the preliminary plat be acted on and move to final plat, if there is no

opposition to preliminary; won't change any more. Chair stated that due to questions raised this would be heard in workshop.

**Heard by Planning Commission in Public Hearing**

**V-0002-2000**

V-02-00 To consider a variance application to vary Section 1137.07, Lot Frontage and Area, Section 1137.08, Front Setback, and Section 1141.08, Front Setback; for property located at 5771 Havens Corners Road; to allow construction of a subdivision to be known as Autumn Rush Place; Brookewood Construction by Doug Maddy, applicant. (Public Hearing held 1/12/00 and 1/26/00 and to be reopened).

See discussion on previous application.

**Heard by Planning Commission in Public Hearing**

**Z-0001-2000**

Amended ZC-01-00 To consider an initial zoning application to zone 3.7+/- acres recently annexed as L-SO, Limited Overlay Suburban Office; and to rezone 8.7 acres zoned AR to L-CC, Limited Overlay Community Commercial; for 3.7 acres located at 5071 Shagbark Road and 8.7 acres located off Beecher Road; Canini & Pellecchia, Inc., Landowner by Glen A. Dugger, applicant.

Chair opened Public Hearing at 7:19 p.m.

Glen Dugger, Smith & Hale, 37 W. Broad St., stated he would like to postpone action; a portion of the acreage is recently annexed and is the impetus behind this application; have to file within specified time in order that zoning proceed; if that doesn't happen then needs to go through initial zoning process of city; filed this prematurely to meet those time frames; included acreage on property already zoned AR to redo that area also; staff pointed out that some additional attention was needed to some usage type issues and we didn't disagree with that; prior to beginning to work with staff on those questions, applicant was able to attain in contract property owned by Mrs. Gorsuch; made sense to me that rather than do these properties individually, it would make sense to do them in one shot and slow this application down and plan this as a whole; chance to deal with somewhere close to 20 acres in the triangle at one time with multiple uses; am not here to advocate this application proceed; would request it be held or tabled in order that the property can be cohesively planned with the Gorsuch property; will work the technicalities out with clerk's office and staff; would like to workshop this at first workshop in February for the entire amended application.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:23 p.m.

Chair stated this item would be discussed at the February 2 workshop.

**Postponed to Date Certain**

**V-0001-2000**

V-01-00 To consider a variance application to vary Section 1153.01(c)(2), to allow a side yard less than code allows; to vary Section 1163.02(a), number of parking spaces; for property located at 4605 Morse Road; New Albany Professional Park Ltd., landowner, by Glen A. Dugger, applicant. (Public Hearing. Advertised in RFE on 1/06/00).

Chair opened Public Hearing at 7:25 p.m.

Glen Dugger, Smith & Hale, 37 West Broad Street, stated the property is located on the south side of Morse Road; previously approved for development of two 2 story office buildings with parking around it; intention is to split the lot into two; front lot will have 150' of frontage and back will have 50' of frontage on Morse Road; this neck would be immediately adjacent to sidewalk of the north building which will be constructed this

building season; document submitted provides for shared access across this area and dedicates parking to the north building and provides a signage easement; will continue to have one access point, one shared maintenance, and one uniform signage which was previously of some significant discussion; south parcel will be a physician's office on first floor and on second floor; first floor are orthopedic; second floor is a sleep clinic; those offices only come in at night; is unoccupied during the day except for administrative staff; monitored in evening; sleep disorders; think we have a pretty good use for that building that works well from a parking standpoint; think everybody is quite pleased with physical look of that building; will also be what gets constructed immediately north; provided administrative staff with cross easement agreement; while this property would be in two ownerships, from city standpoint would continue to operate as one ownership. In response to question from Greenblott, Dugger said there would continue to be one sign; was a significant amount of discussion I was not privy to on how it would look; document has been drafted so that one building gets two sign panels and other building gets two panels; City would be within their rights to say that adequate signage is there because of where it is located; didn't want building on one lot and signage on second lot; that's reason for shared signage agreement also; if they sold one building without retaining signage they would lose their signage. In response to question from Turley, Dugger stated there would be no change in sign; not aware of any physical changes of the building or layout; variance requirement is result of the lot being split; property line will be 5' from building so that is the reason for request; is a fairly minor request in order to accommodate the subdivision without plat.

Chair asked for opponents. Jim Syzdek, 335 Highmeadow Dr., stated his property was adjacent to this development; have been told a lot of different things that don't seem to happen; was told that zoning would control the size based on parking; the larger the building the more parking is needed; understand that the second building being built is to be the smaller building; seems to be a lot of concern on the sign; concerned about the length of the lease; what will it be a year from now or 5 years from now; walked over there today; were 9 cars; are 10 mailboxes which would calculate out to be about 20% occupied; not sure what future will bring; once a deviation from parking is made it will become a parking nuisance; know that people park wherever they need to in order to get to an appointment; initially told that there was a landscaping plan for this area; another plan has been submitted and density is not what it used to be; my property is adjacent to it and one thing is said and another thing is done; all about money and economics; thank you for your time; at least would like to know length of leases for occupants and what is proposed for new building.

Mark Cararo, 254 Maybank Ct., stated he lived directly behind the existing building; some of the questions addressed by previous speaker are also of concern to me; landscaping is of great concern; made several calls back and forth; was other shrubs, fences and trees that were supposed to happen; several headlights hit our backyard from 10 p.m. to 7 a.m. and am concerned with second building being occupied; hardly see any cars now but if they build, they will come; hasn't been built yet after all this time and it is hard to believe they will complete.

Thom noted a letter had been received from Rev. and Mrs. James Arnot, 341 Highmeadow Drive, expressing concerns with this development.

Chair asked for rebuttal. Dugger stated that the south parcel meets all code requirements; only because of the front parcel that the parking variance is needed; is for the smaller tract not the larger; individual uses whether they do or don't meet parking would be subject to review; sleep clinic has not taken possession of the building; no uses determined for the northern tract at this time; all we are doing is granting a variance to

permit up to code parking for that particular use; landscape issues continue as we are in a half done construction project; are not under any citations at this time. Gibson stated they have received several calls and at this point, given that it is under construction it is not our procedure to review until complete; will review, as we do all plans, at that time to make sure it is in compliance.

Chair closed Public Hearing at 7:44 p.m.

Chair stated this item would be discussed in workshop on January 19 at 6:30 p.m.

**Heard by Planning Commission in Public Hearing**

**SWP-0001-2000**

SWP-01-00 To consider a subdivision without plat application to allow a 2.179 acre lot to be split into two parcels of 1.164 acres and 0.740 acres; for property located at 4605 & 4625 Morse Road; New Albany Professional Park Ltd., landowner, by Glen A. Dugger, applicant.

See discussion on previous application.

**Discussed**

**FDP-0001-2000**

FDP-01-00 To consider a final development plan to allow the construction of a cellular tower for property located at 4200 N. Hamilton Road to the rear of the Rocky Point Plaza; Slane Development, landowner, by Slane Telcom, applicant. (Public Hearing held 1/12/00 and to be reopened).

Chair opened Public Hearing at 7:45 p.m.

Ron Russo, stated he was an attorney representing Slane Telcom; requesting a tower to house 3 carriers; ATT Wireless is under contract; Ameritech Wireless is also thinking of leasing; all equipment will be inside the shopping center; only thing visible will be the monopole which will be in an 8' x 8' space outside backing into building. Turley asked if this would be a slick stick. Russo stated this would have side arms; if a carrier only needs 3 antennas can put a slick application in and it goes against pole; otherwise needs side arms and needs horizontal separation of 120 degrees apart. In response to question from Greenblott, Russo stated they did not have a third co-locator yet. In response to question from Peck, Russo stated that ATT needs to go at 160'; Ameritech can take a lower level based on what you have around the area; third carrier could be 10' below that. Russo continued that they will meet state building code of being able to withstand winds at 70 mph; understand that requirement will be raised this year; believe we are at 80 mph on this; always meet or exceed State standards. Discussion held on wind resistance in roofing code; discussion on correlation between the two. Russo stated there was no real correlation between the two.

Chair asked for opponents. Russ Trefz, 4230 N. Hamilton Road, stated his property was north of Slane; am a little hard of hearing; is request for 160' and am having a problem understanding the location. Canter replied that is was; reference to a building is to one that is not there yet; has been approved but not built yet. Trefz stated that the residential character is changing; am uncomfortable with this; there is a lot less space there than it seems; is a loading dock that comes in; am a retired senior citizen out of the loop; have lived there 40 years; final is a big word; don't know how to handle this; then we have variances and other things; are we putting the cart before the horse. Thom stated all these issues will be addressed; have many questions; also under some FCC regulations and guidelines; will discuss in workshop further next week and try to iron out answers to everyone's questions. Peck stated that the variance and conditional use would all be addressed as a package and is designed that way in order to be consistent; final development plan and variance would be consistent; would allow them to meet that 160' need; is not an envelope that gets wider. Trefz requested commission members stop by

his property to get a clear idea on distances; don't mean this to be disrespectful but last time I was this upset was about 10 years ago when we were welcoming Mr. Slane to the community.

Chair asked for rebuttal. Russo stated he would be out of the country on the 19th and requested that workshop be postponed until February 2.

Chair closed Public Hearing at 7:52 p.m.

Chair stated this item would be discussed in workshop on February 2. Trefz noted he would be out of town on February 2.

**Heard by Planning Commission in Public Hearing**

**V-0003-2000**

V-03-00 To consider a variance application to vary Section 1153.03, to allow a cellular tower as a conditional use in a Community Commercial district; to vary Section 1167.03, Height of Church Spires, Chimneys, Silos, and Ground Antennas; for property located at 4200 N. Hamilton Road to the rear of the Rocky Point Plaza; Slane Development, landowner, by Slane Telcom, applicant. (Public Hearing held 1/12/00 and to be reopened)

See discussion on previous application.

**Heard by Planning Commission in Public Hearing**

**CU-0001-2000**

C-01-00 To consider a conditional use application to allow a cellular tower in a CC district; for property located at 4200 N. Hamilton Road to the rear of the Rocky Point Plaza; Slane Development, landowner, by Slane Telcom, applicant. (Public Hearing held 1/12/00 and to be reopened)

See discussion on previous application.

**Heard by Planning Commission in Public Hearing**

**DR-0001-2000**

DR-01-00 Certificate of Appropriateness, 4200 N. Hamilton Road, Slane Telcom.

See discussion on previous application.

**Discussed**

**F. UNFINISHED BUSINESS:**

**990605**

DR-106-99 Certificate of Appropriateness for Signgae.

Dave Rader, Max & Erma's stated he lived in Gahanna area; asking for approval of signage changes; originally asked for three signs; withdrawing the request for the north facing signage; now the request is for two signs - the front sign and monument sign are ones that are changing. In response to question from Turley, Rader stated that the ground sign adds the words "Hometown Favorite"; is a white neon signage; will be opaque white finish then it has a border around it; neon is in the cabinet and is an opaque finish; sign on the building is red instead of white but is opaque also.

**Discussed**

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

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

**990608**

DR-109-99 Certificate of Appropriateness for Signage.

Frank Zura, Sign A Rama, 64 Granville St., stated he had discussed with his client the

issues raised at workshop; main issue is a color change to the back lighting of the sign; client elected to be able to go to Pantone Warm Grey 1C; blue and gold will stay as before.

**Discussed**

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

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

**G.      NEW BUSINESS:**

**DR-0002-2000**

DR-02-00 Certificate of Appropriateness for Signage, 98 Granville Street, Olmo Family Practice.

Dr. Olmo stated he was present asking for approval of signage; submitted all documents for review; glad to answer any questions; is a replacement face for Liberty Square. Turley stated that it was felt that the white background might be a little too bright; possible to go with a gray background instead. Olmo stated he felt the white would be readable; is set back from the street; deal a lot with senior citizens and felt they would be able to see this. Greenblott stated her experience is that the hue can be too bright when background of sign is bright white; Peace Lutheran is so bright it is awful; just asking that it be toned down from stark white to something that is not going to be that bright; it's Olde Gahanna; palette there is a little more subdued. Olmo stated he could be flexible with that as long as patients can see; optically there is a difference for senior citizens. Turley stated it was unusual to be permitted an illuminated sign in Olde Gahanna; because it is established on the building will not pursue that issue.

**Discussed**

**A motion was made, seconded by Mullin, to approve DR-02-00 using Pantone Warm Grey 1C as background color. The motion carried by the following vote:**

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

**OFFICIAL REPORTS:**

**Chair:**

Thom thanked everyone for confidence in making him chair. Set the first quarterly meeting at 9:00 a.m. on February 26; welcome Peck to his first meeting; thank Maury Bittner for his guidance and expertise over the last three years he served on the Planning Commission.

**1. Assign Rep. to Gahanna Jefferson Joint Committee.**

Thom appointed Greenblott as the representative to this committee.

**2. Assign 2 Reps. To Standards Committee. (BZA Review)**

Thom appointed Canter and Thom as the representatives to this committee.

**K.      POLL MEMBERS FOR COMMENT.**

Canter stated they had received this letter about Fairfield; is it dead? Smith stated we needed to move on this; don't want to see Son of CVS where something lingers and lingers; proposed zoning sign is up and still getting phone calls on it.

**L.      ADJOURNMENT - 8:15 p.m.**



A motion was made, seconded by Peck, to Adjourn. The motion carried unanimously.

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Isobel L. Sherwood, MMC  
Clerk of Council

*APPROVED by the Planning Commission, this  
day of 2012.*

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Chair Signature