

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, February 23, 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 February 18, 2000. Vice Chair Candace B. Greenblott called the meeting to order at 7:02 p.m. with the Pledge of Allegiance led by Commission Member David B. Thom.

**Members Absent:** Phillip B. Smith

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

**C. APPROVAL OF MINUTES: February 9, 2000**

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

<b>Yes</b>	4	Mullin, Peck, Canter and Chairman Thom
<b>Absent</b>	1	Smith

**E. APPLICATIONS:**

Vice Chair stated Public Hearing Rules that would cover all Public Hearings this evening. Commission Member Richard Peck administered an oath to those persons wishing to present testimony this evening.

**S-0001-2000**

To consider the Gahanna Creekside Trailway Loop Study dated 11/99; to obtain public input for recommendation to Council for adoption of said plan. (Public Hearing held 2/09/00 & 2/223/00 and to be reopened)

Chair opened Public Hearing at 7:04 p.m.

Tom Komlanc, Assistant City Engineer, stated he understood this will go back to workshop; will yield to allow residents to speak; glad to field any questions pertaining to the study particularly from the audience.

Chair asked for opponents. Jean Jarvis, Shull Ave., stated she was a member of the Historical Society; question whether taken into consideration was the need for some sort of fence along the creek to separate private property from the trail; would not like people to walk off trail and go onto our private land; talking about an open fence, one you could see through but not necessarily jump easily; an attractive differentiation to show where private property starts; please consider it.

Patricia Peck, 122 Oklahoma Avenue, stated she has a series of questions in regard to this entire proposition; first is what is the purpose of extending the Creekside pathway; is it a bicycle trail, is it a walking trail; is the purpose to get people from the center of town to parking areas which are separate; if it is to provide a bicycle and walking trail, do foresee problems putting them together, especially if it is built out over the creek or built into the bank of creek; in many places along this portion the bank is extremely steep; unsure how bicycles and pedestrians would be able to move at the same time; if it is to provide parking, is this the best way to do it; note that one of three trails leads directly to the golf course parking lot which is generally full if weather is good; one goes to the Friendship Park parking lot; don't really think people will park at Friendship Park to shop and eat downtown; would like Planning Commission to address what is being accomplished; second concern is cost; \$1.3 million is projected even though we are

looking at grants; are ongoing costs with this trail; it must be kept up and in general good repair which will cost money; lighting is included which will cost something to the city to maintain; read in the local newspaper that there was an increase in budget this year because there are more costs associated with upkeep of pathways already built; sure these costs include cutting trees, keeping up lighting for Christmas; another cost is increase in number of police needed; at workshop last week question of security was brought up and bike patrol was mentioned; do we have sufficient number of police to do that; security of this is always an issue; is close to a number of residences and the Historical Society; what security will be given to it; bike patrol can't be there at all times; is lighting going to be 24 hours a day; doesn't say how much lighting or how long it will last; other parks in Gahanna have gates to close at night like Academy Park, Woodside Green, and Pizzurro; will Friendship be closed at night; vandalism is another issue; will that be addressed; another point is that the study does not show any effect on wildlife in park; no studies have been done; enjoy the current wildlife but the development has changed the ecology of Creekside; what about beaver, raccoons, geese, deer; and other wildlife we see consistently; we can fish currently; will 24 hour lighting improve fishing; is ecologically very fragile; neighborhood is the last point; path is going through a neighborhood; this is not a historical district; it is not commercial; not an office area but a residential district; where else in the city does a path like this go through a neighborhood; Clark and Oklahoma are going to be rebuilt this summer; Oklahoma will be 24' wide and Clark will be 22' with sidewalks; this brings to many houses the sidewalks being within 10' of the front door; how many people will walk by; have heard not many but have also heard lots of people; feel Planning Commission needs to address a number of questions before it makes any decision.

Chair asked for rebuttal. Komlanc stated that all concerns discussed were valid regarding this study; will take the concerns addressed tonight and have more information available at next workshop to help this commission and ease the residents concerns; this is planned as a bike and pedestrian walkway; anticipated that there would be some public comment regarding the proposed study and their input is one of the things that makes our projects a success; all input is welcome; just trying to move on the momentum made from Phase 1 and obtain additional grant monies to make it possible; very willing to work with residents and commission; will address at next workshop.

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

Chair stated this item would be discussed in workshop on March 15 at 6:00 p.m.

#### **Discussed**

#### **V-0004-2000**

V-04-00 To consider a variance application to vary Section 1153.01(b) to allow a day spa and personal training facility as a conditional use in a suburban office zoning district; for property located at 676 Brook Hollow Drive; Paul Ikehorn, applicant.

Chair opened Public Hearing at 7:18 p.m.

Doug Maddy, 120 N High St., stated he was present representing owners of Gayle Moher's Face & Body Works who are current owners of building; are Gahanna residents and wish to maintain and operate their business; will use 3,200 s.f. of the office building located on Brook Hollow; think it is a good use for the property; they operate on an appointment only basis; is not a typical workout facility that has clients drop in; they work with each and every individual; will have no adverse impact on parking or on the facility; when building was approved had a parking variance as well as a cross over agreement with Candlewood; don't anticipate needing anything additional; requesting approval of these two items; there is no current zoning category for a day spa facility; glad to answer any questions.

Turley questioned how many clients there were at one time. Maddy stated he did not know but based on number of employees, would think there would be no more than 5 at one time; by appointment only; is a private training type facility.

Chair asked for opponents. There were none.

Chair closed Public Hearing at 7:21 p.m.

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

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

**CU-0004-2000**

C-04-00 To consider a conditional use application to allow a day spa and personal training facility in a suburban office zoning district; for property locted at 676 Brook Hollow drive; Paul Ikehorn, applicant.

See discussion on previous application.

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

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

**F. UNFINISHED BUSINESS:**

**DR-0007-2000**

DR-07-00 Certificate of Appropriateness to build Dugouts at MSE, 730 Clotts Road; MSS, 349 Shady Spring Drive; Goshen Elem., 370 Goshen Lane; Jefferson Elem., 136 Carpenter Road; and to build dugouts and replace a shed at MSW, 350 Stygler Road.

Marty White, 252 Regents Road, stated he was present on behalf of Gahanna Junior League Sports; have agreed to color changes and state that on existing concession at Middle School West when it is repainted it will be painted to match the storage shed; storage shed will be white and concession will also be white when it needs to be repainted.

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

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

**G. NEW BUSINESS:**

**SWP-0002-2000**

SWP-02-00 To consider a Subdivision Without Plat application to create 3 parcels of over 1 acre each on Clark State Road; HMI Properties, Ltd., by Jeff Strung, applicant.

Chair stated that applicant has requested postponement until the next meeting; will be continued until the March 8 meeting.

**Postponed to Date Certain**

**FP-0001-2000**

FP-01-00 To consider a final plat application for 8.8 acres located at 5771 Havens Corners Road; known as Autumn Rush Place subdivision; Doug Maddy, applicant.

Doug Maddy, 120 North High Street, stated he was the proposed developer of this 17 lot subdivision; don't know what I can tell you about this you don't already know; most

important is that final plat is in total conformance with preliminary plat approved a few weeks ago; nothing has changed on it.

Peck stated he wished to express appreciation to Maddy for his understanding on this; been through several workshops; express my appreciation that you took time to draw up some alternative plans and considered other options.

**A motion was made by Peck, seconded by Chairman Thom, that this matter be Recommend for Approval. The motion carried by the following vote:**

<b>Absent</b>	<b>1</b>	Smith
<b>Yes</b>	<b>4</b>	Mullin, Peck, Canter and Chairman Thom

**DR-0010-2000**

DR-10-00 To consider a Certificate of Appropriateness for building renovations; property located at 560 OffiCenter Place; Grange Insurance by Corna Kokosing, applicant.

Rick Slocum, Corna Kokosing, and James Linke, architect; were present representing Grange Insurance; answer any questions regarding renovations that are being undertaken in order to give them additional office space; is an existing building with an existing drive in claims center; removing garage doors and putting windows in; will match existing windows; materials will be the same; colors will be the same; very little brick and will be trying to match brick on building; trim above windows will match existing trim. Thom asked if there would be any additional landscaping. Slocum stated they would be getting rid of driveway and adding new curb and landscaping to blend in; back area that has access to paved parking area will add whatever it needs to tie in. In response to question from Canter regarding the claims procedure, Slocum stated they have done several of these type of conversions for Grange; practice now if for claims adjusters to go to the client instead of the client coming to the facility. Canter asked what would happen if there was more change in procedure. Linke stated that with this extra space Grange can expand and grow at this location. In response to question from Greenblott, Mullin stated he had no problem with applicant trying to match brick; is minimal amount of brick to be incorporated. In response to question from Greenblott, Linke stated there are several local suppliers looking to see what is available; will get as close as possible if it can't be matched. Mullin noted there is only 1' of brick from ground to bottom of window which will be hidden some with landscaping.

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

<b>Yes</b>	<b>4</b>	Mullin, Peck, Canter and Chairman Thom
<b>Absent</b>	<b>1</b>	Smith

**DR-0011-2000**

DR-11-00 To consider a Certificate of Appropriateness for Signage.

Ken Schmidt, 4508 Hidden Ridge Court, stated he was present representing the Church; recently changed our name from Covenant of Peace; would like to modify the sign to reflect the name change; similar to layout as in the past. Thom stated he had concerns on color with the sample versus the computer printout; looking at spectra red 1546; little concerned with the shade. Schmidt stated he was aware of the concern; got involved late in game and caught me by surprise; thought we were going with a burgundy and teal; was a change by the Pastor who wanted to see the brighter red color to represent the shedding of blood of Christ; that was the whole idea with the change. Thom stated he felt a burgundy or a maroon might be a better choice. Canter stated the sample provided of the Spectra Red is brighter than we like to see; would like to see it taken down a notch or two; understand the symbolism. Schmidt stated he did not see it as a problem.

Mullin suggested a Carmine 106; possibly make approval subject to matching that color. Schmidt stated he felt that would be okay; understand what the Pastor was attempting.

In response to question, Jim Hartley, SignCom, stated they may want to look at another vinyl color; may be some other options; standard vinyl is what they were looking at; what color background can determine what color you will come out with; are a number of variables. Canter stated she would like to see it toned down; something close to the Carmine.

**Discussed**

**A motion was made by Chairman Thom to approve subject to the Spectra Red being changed to a color similar to Carmine #106. The motion carried by the following vote:**

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

**DR-0012-2000**

DR-12-00 To consider a Certificate of Appropriateness for Signage.

Jim Hartley, Signcom, stated the signage they were proposing is typical of sign band on center; background will be same. Canter noted that Hallmark will need to eliminate the graphic over main entrance way which was for old location. Hartley stated he would advise his client of the requirement.

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

- Yes**      3      Peck, Canter and Chairman Thom
- Abstain, COI**    1      Mullin
- Absent**      1      Smith

**I. CORRESPONDENCE AND ACTIONS**

**SWP-0003-2000**

SWP-03-00 Taylor Road. .787 acres split from Sidney Blatt property to be combined with another parcel. Approved by Zoning Administrator on 2/23/00.

Received and Filed

**J. POLL MEMBERS FOR COMMENT.**

**K. ADJOURNMENT - 7:42 p.m.**

**A motion was made by Mullin, seconded by Chairman Thom, 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**