

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, April 25, 2012**

**Commission may caucus prior to Regular Meeting**

**7:00 PM**

**City Hall**

## **Planning Commission**

*Jennifer Tisone Price, Chair*

*David B. Thom, Vice Chair*

*David K. Andrews*

*Joe Keehner*

*Kristin Rosan*

*Donald R. Shepherd*

*Thomas J. Wester*

*Stacey L. Bashore, Deputy Clerk of Council*

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO HAVE A COURT REPORTER PRESENT, AT THE APPLICANT'S EXPENSE, IF THEY WISH TO HAVE A VERBATIM TRANSCRIPT OF THE MEETING. COUNCIL OFFICE SHOULD BE ADVISED IN ADVANCE IF A COURT REPORTER IS GOING TO BE PRESENT.**

**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 S. Hamilton Road, Gahanna, Ohio on Wednesday, April 25, 2012. The agenda for this meeting was published on April 20, 2012. Chair Jennifer Price called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission member Kristin Rosan.

**Members Present:** Jennifer Tisone Price, Kristin E. Rosan, David K. Andrews, David B. Thom, Donald R. Shepherd, Joe Keehner and Thomas J. Wester

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA.**

There were none.

**C. APPROVAL OF MINUTES: April 11, 2012**

A motion was made by Rosan, seconded by Thom, to approve the April 11, 2012 minutes. The motion carried by the following vote:

Yes 7 Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

**D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.**

There were none.

**E. APPLICATIONS:**

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

**V-0008-2012**

To consider a variance application to vary Section 1167.15 (b) of the codified ordinances of the City of Gahanna; to allow a parking setback of less than 36' from ROW; for property located at 360 South Hamilton Road; by Sean Sanford, applicant. (Advertised in the RFE on 4/5/12)

Gard reviewed the application with the commission.

Brad Snyder, Rivers Edge Parkway, Atlanta, GA; stated we took comments into consideration and brought in options; different exterior designs; discussed the colors on option 3 and new design would be option 2 with larger windows and overhangs; can answer any questions.

Chair asked for any opponents. There were none.

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

Yes 7 Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

**CU-0007-2012**

To consider a Conditional Use application to allow for drive thru service at Huntington Bank and Tim Horton's; for property located at 360 S. Hamilton Road, current zoning

PUD/CC; by Sean Sanford, applicant. (Advertised in the RFE on 4/5/12)

See above discussion.

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

**Yes 7** Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

**FDP-0005-2012**

To consider a Final Development Plan for Southgate Crossing; for property located at 360 S. Hamilton Rd.; by Sean Sanford applicant.

Andrews stated he was still on fence on the design without having the Hamilton Road Corridor plan in affect; definitely better; appreciate Huntington changing it; do like what we picked out tonight.

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

**Yes 7** Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

**DR-0010-2012**

To consider a Certificate of Appropriateness for Site Plan, Landscaping, and Signage; for property located at 360 S. Hamilton Rd.; by Southgate Crossing, Sean Sanford applicant.

See above discussion.

**A motion was made by Rosan, seconded by Thom, that this matter be Approved as amended with option 3 for building colors and option 2 for building design. The motion carried by the following vote:**

**Yes 7** Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

**Z-0005-2012**

To consider a Zoning application to zone 4.125+/- acres located at 5195 and 5201 Morse Rd.; current zoning SO (Suburban Office), requested zoning LAR(Limited Overlay-Multi-Family Residential); DRK Properties, Don Kenney, applicant. (Advertised in the RFE on 4/12/12 and 4/19/12)

Postponed until May 9, 2012 per the applicant's request.

**Postponed to Date Certain to Planning Commission**

**V-0009-2012**

To consider a variance application to vary Section 1149.03 (f) of the codified ordinances of the City of Gahanna; to allow a density of greater than 18 units per acre; for property located at 5195 & 5201 Morse Road; by Donald Kenney, applicant. (Advertised in the RFE on 4/12/12)

Postponed to May 9, 2012 per the applicant's request.

**Postponed to Date Certain to Planning Commission**

**V-0010-2012**

To consider a variance application to vary Section 1165.08 (a) of the codified ordinances of the City of Gahanna; to allow a total permitted sign area to exceed 150 square feet; and to vary Section 1165.08(b)(6); to allow a pole sign to be set back less than 15' behind the ROW; and to vary Section 1165.04(a)(16); to allow an electronic message sign; and to vary Section 1153.03(c)(7) to allow lot coverage of greater than 75%; for property located at 180 W. Johnstown Road; by United Dairy Farmers, John Johnston, applicant. (Advertised in the RFE on 4/19/12)

Gard reviewed the application with the Commission.

Brian Crider, 2221 Schrock Road, with MS Consultants and John Johnston, 3955 Montgomery Road Cincinnati, Ohio. Crider stated that this will be located along 62 facing westward; hope to capture eastward moving traffic; feel signage is an important

part of this; location of sign and size; allow for safe traffic movements; fits very well with other commercial areas; as far as Conditional Use fuel sales are an important part of our business; important for corridor development; plan does meet the code; able to meet setbacks; nice access on and off the site; know that we are still trying to work on some access issues with ODOT; going through the process with ODOT; as far as the DR this is a modern contemporary look; stone brick with some stucco.

Chair asked for any opponents. There were none. Wester stated the drawings make reference to a patio on northside of building and this one doesn't show that. Johnston stated the photos indicated the design and detailing; that was the elevation of the front of building; will be an informal area for people to go outside and eat ice cream; element that added to our stores. Keehner asked what is your motivation for putting the patio on that side of the building. Johnston stated that is where the ice cream parlor is; a continuation of the indoor eating to the outdoor; lets people see there is something going on in there; works well to be in the ice cream service area; adds interest to people as they are coming up to the store; we do landscape around it; does have a pleasant atmosphere. Keehner stated so the interest would be people driving by on the highway. Johnston stated you do see it as you drive by; nice element to add interest. Thom asked if the portion just north of patio would be green space. Johnston stated everything shown there is green space. Thom stated he was in agreement with where the patio is; not going to be that loud; people will see green space and shrubbery of 62. Crider stated the south side is where the trash enclosure would be; will be screened from public view. Wester asked are all UDF's patios on the right hand side. Johnston stated they are always adjacent to the parlor. Wester asked if it would be possible to see a drawing with it flipped. Johnston answered yes. Wester stated he didn't see any traffic information on this store; don't know how that compares to current site; what's the increase in traffic volume that this development will bring. Johnston stated it is a typical convenience store; would be over and above what existing shop was. Wester stated he would like to see a traffic study for what is being proposed. Crider stated we met with the city engineer and reviewed this; would generate less than 100 trips; anything over 100 trips would trigger a traffic study; compared to current use; for overall corridor it is a very small percentage; don't have exact percentage. Wester stated that doesn't answer my question; would like to see a study. Thom clarified that the CU was required because of the fueling station. Wetherholt stated we can provide the traffic counts for the roadways; we recently did a peak count for the turning movements from 62 onto to Olde Ridenour; provided that to UDF; don't believe the intersection of Johnstown Road and Olde Ridenour warrants a traffic signal. Shepherd thanked the applicant for developing the area; would challenge you to work on the overall quality of the sign. Andrews agreed with Shepherd and stated he would like to see more to the sign; we have worked hard on making Gahanna's entryways beautiful; would draw more business into your store; would like to see more landscaping; incorporate herbs. Thom asked about the chain link fence and whether that could be talked about with ODOT. Crider stated they will continue to have conversations with ODOT on access and the fence. Price asked about sidewalks to this location. Wetherholt stated that is in the long range plans; keeps getting delayed for other priorities.

Price stated there are several issues that need to be discussed further in workshop; traffic study; also exploring new drawing with left turn only out onto Ridenour Road section. Keehner stated you may not be able to make a left turn out; make a right; going to be a problematic issue; would like you to look at the design guidelines for Olde Gahanna; need gas pumps to be viable; is that negotiable; adjacent to Olde Gahanna district design guidelines; before workshop take a look at those design guidelines; also on the edge of an area visioned as a pedestrian friendly neighborhood; adjacent to the cultural heart of this city. Wetherholt stated that the left turn into only movement would

be a left turn out; would just need signage. Price stated there were concerns about noise from road; several questions about process with ODOT; several questions about the sign quality and landscaping; please come prepared to provide other options. Johnston stated we will come back with specifics on the landscaping; agree that it is a basic sign; would be happy to come back with some options to enhance the structure; as far as the fencing that is something we have to work out with ODOT; we want to open up the site as much as possible.

RECOMMENDATION: To be discussed in workshop on May 2nd at 6:30 p.m.

**Postponed to Date Certain to Planning Commission Workshop**

**CU-0008-2012**

To consider a Conditional Use application for United Dairy Farmers; for property located at 180 W. Johnstown Rd, current zoning CC-Community Commercial; by John Johnston, applicant. (Advertised in the RFE on 4/19/12)

See discussion above.

**Postponed to Date Certain to Planning Commission Workshop**

**FDP-0007-2012**

To consider a Final Development Plan for United Dairy Farmers; for property located at 180 W. Johnstown Road; by United Dairy Farmers, John Johnston, applicant. (Advertised in RFE 4/19/12)

See discussion above.

**Postponed to Date Certain to Planning Commission Workshop**

**DR-0012-2012**

To consider a Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage; for property located at 180 W. Johnstown Road; by United Dairy Farmers, John Johnston, applicant.

See discussion above.

**Postponed to Date Certain to Planning Commission Workshop**

**F. UNFINISHED BUSINESS:**

**DR-0011-2012**

To consider a Certificate of Appropriateness for Site Plan and Landscaping, for a parking lot; for property located at 790 E. Johnstown Road; by Leader Promos, Kathy Weible applicant.

Gard reviewed the application with the Commission.

Kathy Weible and Marty Schmayer, 790 E. Johnstown Road; stated the plan meets the engineering requirements; will save as many trees as possible on the perimeter of the property.

Keehner stated he understood the need for parking; going to vote for this; issue with neighbors is minimal; can't move it toward the street without a variance moving it another 10 or 20 feet would not be inappropriate; too many issues with that; aesthetically might have been better in terms of context with preexisting parking lot.

**A motion was made by Thom, seconded by Andrews, that this matter be Approved contingent upon Council's approval of Z-0004-2012. The motion carried by the following vote:**

<b>Yes</b>	<b>6</b>	Price, Rosan, Thom, Shepherd, Wester and Keehner
<b>Abstain, COI</b>	<b>1</b>	Andrews

**G. NEW BUSINESS:**

**DR-0013-2012**

To consider a Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage; for property located at 406 Granville Road; by Firehouse Subs, Michael Lusk, applicant.

Gard reviewed the application with the Commission.

Michael Lusk stated we have a color site plan; shows the circulation around the building; narrowing down to 22 feet; allowed us to get additional parking; removing canopy; trash enclosure stays generally in the same area; adding a little concrete in front for outdoor seating; will install a railing there; small addition of a storage room and freezer; will be the same brick on the building; able to match exactly; same EIFS band; freezers won't be visible; will change the awnings to firehouse red; pick up window will have Firehouse logo on awning; when canopy goes off it will have gabled roof; matching shingle color already there; showed materials. Rosan asked if there was any consideration given to access from the back parking lot of Clark Hall. Gard stated the grade change there is too large. Keehner asked what the logic was for taking the canopy off. Lusk stated it was to free up space for traffic movement; we looked at leaving it on but ended up being cleaner to take it off. Gard stated the canopy is coming off for more than aesthetic reasons; will allow the Fire Dept greater access to building; extra room is needed for parking. Andrews stated he liked what was done with it; don't see a lot of landscaping; being an entryway into Gahanna it is a very important corner to Gahanna; put some more landscaping. Lusk stated the economics of this deal are very tight; will do some additional landscaping as time goes on. Gard stated we will be happy to work with the applicant on that. Price asked how many tables would be on the outdoor patio. Lusk stated it would be around 4 or 5 tables. Price clarified they would have umbrellas. Price asked if the pick up window would allow for walk up service. Lusk stated it would not be encouraged or promoted. Price asked if there was a safety reason for not putting up landscaping. Gard stated we didn't push landscaping on westside because the students are cutting through the landscape; have to keep that site triangle clear.

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

Yes 7 Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

**DR-0014-2012**

To consider a Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage; for property located at 1356 N. Hamilton Road; by Los Jalapenos Mexican Grill, Carmen Rivera, applicant.

Gard reviewed the application with the Commission.

Carmen Rivera, 1356 N. Hamilton Road stated she could answer any questions. Thom clarified that the entrance to the patio will be from the center door.

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

Yes 7 Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

**H. COMMITTEE REPORTS:**

**Hamilton Road Corridor Committee -Andrews**

No report.

**I. OFFICIAL REPORTS:**

**City Attorney.**

No report.

**City Engineer.**

No report.

**Department of Development.**

Evans stated the Development Department recently completed their quarterly report; has been a full year; hope to see a lot more activity as the year goes on.

**Chair.**

Price stated she had the opportunity to visit the new FM restaurant; pleasantly surprised; had a strong crowd; very clean and professionally managed.

**J. CORRESPONDENCE AND ACTIONS.**

**K. POLL MEMBERS FOR COMMENT.**

Andrews congratulated Development; Gahanna is booming; we need to focus on the entryway to Gahanna; very important; we get one chance to do it right; something to keep an eye on.

**L. ADJOURNMENT.**

Adjourned at 7:40 p.m.; Motion by Shepherd

**M. POSTPONED APPLICATIONS:**

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**Stacey Bashore  
Deputy Clerk of Council**

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

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**Jennifer Tisone Price**