



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Planning Commission Workshop

Michael Greenberg, Chair
Michael Suriano
John Hicks
Bobbie Burba
Thomas Shapaka
Michael Tamarkin
Thomas J. Wester

Krystal Gonchar, Deputy Clerk of Council

Wednesday, October 14, 2020

6:00 PM

Virtual Meeting

Call in details: 513-306-4583, Conference ID: 967 655 164#.

OPEN MEETING

Chair Greenberg opened the meeting at 6:05 p.m. All members were present, with the exception of Thom Shapaka.

ITEMS FOR DISCUSSION:

[2020-154](#)

Moo Moo Carwash Rendering for 455 Morrison Rd.

Jeff Gilger, Vice President of Development for Express Wash Concepts. Heard that the Frisch's building would be coming available and looked into real estate options. What is being proposed is to reutilize the existing building pad and parking field as much as possible; would increase green space and enhance landscaping; proposing to build car wash on the northern part of parcel and create a secondary use on the southern part of parcel, such as an oil change facility. Still working on that business summary. The person who created the renderings is a Gahanna-Lincoln High School graduate; does an exceptional job.

Gilger reviewed the renderings, see attached file. There's a secondary access to the site, to the south. Proposes a 3,600 sq. ft. express tunnel car wash. Red barn is the Moo Moo prototype; this would be 5th or 6th one constructed. Have done white barns, but due to maintenance, prefers red. Some big differences from other sites include: 3 pay station stack lines to help with queuing; more elbow room on this property; have the ability to stack more cars without impact to main arterial roads around

the property. Asked the commission if we are on the right path here, of something they would approve.

Chair called for questions from the commission.

Wester said he is excited to see this happen, but curious, if Moo Moo has ever built any brick car washes. Gilger said no, have in the past changed the wainscot base to stone, but not a brick barn. Wester said he was on the commission when they looked at the other property but recalls perhaps a brick façade on that proposal. Gilger said that property was quite a bit smaller and they were trying to utilize some of the existing car wash. Blackford showed an image of the previous proposal. Wester asked about that proposed color. Gilger said he does not recall. Blackford pulled up colors on previous application, beige/tan were the main colors; neutral colors. Wester said he likes those colors rather than red. Wester asked about traffic, is a traffic study required. Blackford said he is unsure, but the city engineer would review during the final development plan process; this property is nearly 3x the size of the Granville Rd. property; stated that a final development plan, design review and conditional use would be expected, possibly a variance.

Tamarkin asked about the traffic on private drives as they enter out onto congested areas; the northern entrance would have to be a right turn only. Gilger said currently, traffic can turn left; depending on the time of day it would be easier or more difficult to turn left. Tamarkin said you would need wayfinding signs out to Waterbury Court and Morrison, although the previous business would have had that same issue.

Burba asked about the street coming out of Bob Evans; asked if that is city owned, because it is in bad shape. Gilger said it is part of the parcel. Burba asked if they have to pay for maintenance on that. Gilger said there is a shared agreement with Firestone since they share the drive; something probably exists. Burba said at other locations you can turn around where you vacuum; does not appear that you could do that here. Gilger said the car wash is laid out so that the customers can come in and wash and vacuum but can leave either way; wants them to be able to vacuum before or after wash.

Hicks commented that he would prefer a right in-right out; the exit from Hunters Ridge has it further to the east; that area is a site for a lot of accidents; the exit design could prevent that; would ask that it be considered in the final development plan; would be nice to see those roads upgraded; asked what he foresees about signage. Gilger said if

they have their trademarked building, then not a lot of signage required; if monument sign is an option, because no frontage on Hamilton Rd., would need to study that better; showed images of signs in the renderings. Hicks said there are sign requirements; remembers an issue from a previous business having issues with signage. Gilger said wayfinding signs on Morrison Rd., past Bob Evans, would help.

Suriano said everything he would ask has been covered; understands the circulation; this seems more generous than the one on Hamilton Rd. and Morse area; with regard to color would say he prefers the neutral color in this location given that it is a main entrance into the city; second preference would be white; red not preferred. Gilger said the economics here would draw the customers to their business because of the trademarked barn image; this parcel costs more and wants to work with the commission and staff on a solution that's palatable for all.

Greenberg said good signage to I-270 would be necessary; going out to the right at the north end is something that he would be in support of, given the difficulty of turning left. For the outbuilding, the rendering says "Valvoline", asked if that is who they are pursuing. Gilger said they initially wanted to, but Valvoline is moving up farther on Hamilton and does not want another location that close; courting other options.

Suriano asked Blackford if a zoning change is required. Blackford said no, but a conditional use would be because it is zoned PUD; a conditional use would allow for automotive activities.

CLOSE MEETING

Chair closed the meeting at 6:33 p.m.