

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, September 14, 2011

Commission may caucus prior to Regular Meeting

7:00 PM

City Hall

Planning Commission

Kristin Rosan, Chair

Don Shepherd, Vice Chair

David K. Andrews

Joe Keehner

Jennifer Price

David B. Thom

Robert Westwood

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, September 14, 2011. The agenda for this meeting was published September 9, 2011. Chair Kristin Rosan called the meeting to order at 7:02 p.m. with the Pledge of Allegiance led by Commission member Don Shepherd.

Members Present: Kristin E. Rosan, David K. Andrews, David B. Thom, Donald R. Shepherd, Robert C. Westwood and Joe Keehner

Members Absent: Jennifer T. Price

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

There were none.

C. APPROVAL OF MINUTES: August 24, 2011

A motion was made by Shepherd, seconded by Keehner, to approve the August 24, 2011 minutes. The motion carried by the following vote:

Yes	6	Chair Rosan, Andrews, Thom, Shepherd, Keehner and Westwood
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Absent	1	Price
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D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.

There were none.

E. APPLICATIONS:

V-0007-2011

To consider a variance application to vary Section 1165.08(b)(1) of the codified ordinances of the City of Gahanna; to allow a wall sign larger than 50 square feet; for property located at 1250 N. Hamilton Road, Giant Eagle, applicant. (Advertised in the RFE on 9/8/2011)

Gard showed an area map for North Triangle and Giant Eagle; west side is preferred location for the sign; north side is secondary preferred; we are asking to vary the Code; we had to treat this as a wall sign because we have no vehicle for this type of shrink wrap sign; we used the wall signage since we can't vary temporary signs; treated it like a wall sign; they have asked for it to be greater than 50 square feet; Community Commercial zoning; applicant has asked for a 90 day time frame; need to get an exact measurement on the sign and what they are proposing for square footage; can condition the variance on a 90 day time frame.

Robert McGee, 2988 Glenmont Circle; Dublin, Ohio; stated he was representing the store.

Chair asked for any opponents. There were none.

Leo Schnell, 2800 International Parkway; stated he installed and printed the graphics for the signs; total size of the sign would be 14 x 35 square feet.

Thom asked what the distance was from the gray border to the top of the building. Schnell stated he didn't know. Thom stated he was concerned about the placement of the sign; need to know the actual size of the sign and how it will be scaled on the side of the building; would like to see it above the gray area; have no problems with the sign or the style; just need to know how it will look size wise. McGee stated he didn't have the exact measurement; it is a minimum of 2 1/2 stories tall. Westwood stated he was concerned with the scale of the sign also; with the gray border covered it looks like it is out of scale with the building itself; main concern; scale of signage. Schnell stated he didn't see it coming into the gray area; we can adjust the size of the sign so it doesn't go into the gray area. Thom stated he would be in favor of that. Rosan asked if a two week delay would cause any hardship so the exact measurements could be determined. Schnell stated that the grand opening for the sub shops started two months ago; is a specific promotion for that. Gard stated you can condition it on adjusting the size to stay above the trim if that is what you are comfortable with. Keehner asked if they had thought of something less rectilinear; do something that is more visually interesting. Schnell stated this is something that has been mass produced for Giant Eagle so there would be a cost constraint.

Shepherd stated he didn't care for the location of the sign; more comfortable with the north side; will not be in support of the west side.

A motion was made by Thom, seconded by Westwood, that this matter be Approved with the following Conditions; that the sign be located on the west side of the building; that the sign be removed 90 days after being applied to the building; and that the sign be no larger than 14x35 feet and will not cover the gray trim of the building. The motion carried by the following vote:

Absent	1	Price
Yes	5	Chair Rosan, Andrews, Thom, Keehner and Westwood
No	1	Shepherd

F. UNFINISHED BUSINESS:

DR-0019-2011

To consider a Certificate of Appropriateness for Site Plan and Building Design; for property located at 1255 Beecher Crossing North; for Professional Building; by Larry Canini, applicant.

Chair reported that applicant has requested postponement of this application.

RECOMMENDATION: Postponed until October 12, 2011

Postponed to Date Certain to Planning Commission

CC-0002-2010

To recommend to Council amendment to Chapter 1150, Olde Gahanna Downtown District; of the Codified Ordinances of the City of Gahanna.

Evans gave presentation to Planning; appreciate all the work of staff and Planning Commission to bring forward this Code. Thom asked has the City Attorney reviewed this. Evans stated he did go over the demolition portion; had a couple of wording changes; felt it was strong language. Thom clarified that the City Attorney did not make any other comments.

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

Yes **6** Chair Rosan, Andrews, Thom, Shepherd, Keehner and Westwood

Absent **1** Price

CC-0004-2011

To recommend to Council amendment to Chapter 1197, Design Review; of the Codified Ordinances of the City of Gahanna.

See above discussion

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

Absent **1** Price

Yes **6** Chair Rosan, Andrews, Thom, Shepherd, Keehner and Westwood

CC-0006-2011

To recommend to Council amendment to Chapter 1135, Districts and Zoning Map; of the Codified Ordinances of the City of Gahanna.

See above discussion

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

Yes **6** Chair Rosan, Andrews, Thom, Shepherd, Keehner and Westwood

Absent **1** Price

G. NEW BUSINESS:

DR-0020-2011

To consider a Certificate of Appropriateness to amend previously approved application (DR-0006-2011); for property located at 380 Granville St.; Clark Hall; Gahanna Jefferson School District, Gerry Bird, applicant.

Gard stated this application is for 380 S. Granville St; Clark Hall; intersection; this is the amended site plan for Clark Hall; revision of an improved parking lot that differs from existing site plan; shall require a new site plan and DR; parking for Phase 2 has been installed; asked the applicant to submit a new site plan; the other item that is included within this amendment are changes to the east and west elevations with originally approved metal sunshades; found they are only on south and front of building; they are not on east or west elevations; those are the only differences I found when doing the compliance inspection; have asked for a resubmission of the DR so we have the correct information in our files.

Gerry Bird, 600 Creekside Plaza; stated he was with Bird Houk; when we submitted original site plan it was more of a master plan; anticipated future phases of the original phase 1; left remaining Kroger slab for Phase 2; took an alternative for the additional parking; school board had money to fix it now instead of leaving a slab; so that is what was done; these two pads reflect the Wagenbrenner scheme; they have been awarded the contract to build on the two pads; they will be coming before you on the architecture; when we originally submitted the DR we wanted the Planning Commission to see a proposal that was consistent with our intent; 9 months went by and there were a lot of steps in between; the sunshades are expensive and needed to be justified in terms of energy savings; north side doesn't get much sun; east and west are open so paybacks are much larger with those sides; school facility elected to do the sun shades that were most effective; saved substantial money; those are the reasons. Keehner asked if there was a difference between cost effectiveness with taking the shades off of the east and west.

Bird stated we did an energy model; we are looking for paybacks that are under 10 years; those were beyond that criteria. Thom asked about no left turn signage at the ingress/egress on west side by Dairy Queen; it was approved and as of yesterday there was still no sign there; also the six foot fence remains on the north side of the parking lot that was supposed to be taken down; where does that stand. Bird stated he was not aware of the right out only. Gard stated we will provide him with a copy of the minutes. Bird stated we agreed to reduce the height of the fence; has been priced and repriced; has been turned back to the construction manager; we have gone through the steps and are approved for funding and remedial work; that is where it stands; understand the logic of reducing the height of the fence.

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

Yes	5	Andrews, Thom, Shepherd, Keehner and Westwood
Abstain, COI	1	Chair Rosan
Absent	1	Price

H. COMMITTEE REPORTS:

Olde Gahanna Visioning Committee - Rosan/Keehner

Rosan recommended that the Development Department send an email copy of what was recommended to Council to the members of the 2nd visioning committee and resident stakeholders; ask them to give any comment to members of Council and thank them for their service to the committee.

Hamilton Road Corridor Committee - Westwood/Andrews

No report.

I. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

Evans reported that the Gahanna Flea Market would be at the High School this weekend from 9 to 5.

Chair.

Rosan thanked Development Department and Council office for their hard work on the Code changes; thanked Planning Commission for getting through the Code changes.

J. CORRESPONDENCE AND ACTIONS.

There were none.

K. POLL MEMBERS FOR COMMENT.

Andrews echoed the comments on the Code.

Rosan stated there would be a pre-application workshop next week to discuss the Phase 2 development of Clark Hall at 6:30 in the Committee rooms.

L. ADJOURNMENT.

Adjourned at 7:51; Motion by Keehner

M. POSTPONED APPLICATIONS:

Stacey Bashore
Deputy Clerk of Council

*APPROVED by the Planning Commission, this
day of 2011.*

Kristin E. Rosan
Chair