



# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230

## Meeting Minutes Planning Commission Workshop

*Donald R. Shepherd, Chair*

*Bobbie Burba, Vice Chair*

*David K. Andrews*

*Kristin E. Rosan*

*Thomas J. Wester*

*Jennifer Price*

*Joe Keehner*

*Kayla Holbrook, Deputy Clerk of Council*

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Wednesday, April 27, 2016

6:15 PM

City Hall

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### 1. OPEN MEETING

Gahanna Planning Commission met in Workshop Session in the Committee Room of City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, April 27, 2016. The agenda for this meeting was published on April 22, 2016. Vice Chair Bobbie Burba called the meeting to order at 6:23 p.m.

\*Jennifer Price arrived at 6:44 p.m.

**Present** 6 - David K. Andrews, Bobbie Burba, Kristin E. Rosan, Thomas J. Wester, Jennifer Tisone Price, and Joe Keehner

**Absent** 1 - Donald R. Shepherd

### 2. APPLICATIONS -

#### [DR-0008-2016](#)

To consider an application for Certificate of Appropriateness for amendments to the original design for property located at 505 Morrison Road; Parcel ID No. 025-001131; Kindred Artisan Ales / Jeff Berling, applicant.

Gard said she has nothing new from administration; Todd Zoha, officer with Kindred Ales, 505 Morrison Road; here tonight with in-house professional Jeff Glinski; Jeff Berling is not here because he was not getting the proper permits; they have now taken over the process; hopes the Commission was able to read his response; apologized to the Commission; said it was the contractor's first time in Gahanna; realized when they were not filing proper protocol, they were dismissed; Compton is finishing four items on the punch list but will not be communicating with the Commission from here on out; cannot change the past; hopes we can come up with a mutually acceptable way to move forward; want to give a background on the changes and why those were made; the window on the front left, it

was made for practical business; 505 Morrison is more than a tasting room; they are also a production facility; production cannot be exposed to sunlight; serves a practical business purpose; also safety; on the left side the barrel house and production area is there and there is a forklift back there; do not want that near a full height window; the signage, above the front door in addition to the tasting room painting on the building on the right hand, the painting as the building was developed they felt looked tacky and did not match the industrial design they were looking to accomplish; also did not do much with signage because they will be coming forward with a petition for road signage to match those above the doors; have a rendering that is a work in progress that can be viewed with him; will get approval first before moving forward; the railing they went with a simpler look that is more consistent with the neighbor at 501 Morrison; also consistent with many other railings in their design district; wanted to give the context of why those were made; also financial decisions; will not downplay the cost savings involved; having only the meeting minutes from last night, if Compton would have done things appropriately, asked what of those four things are objectionable; Andrews said a lot of the problem was that it was not one, two or even three things that were not right; one thing was the signage; more often we have people wanting more, larger signage and we saw a smaller sign; the location is hidden a bit and you would think you would want a larger sign; Zoha said he does want a larger sign; will be coming forward with road signage for that very reason; Andrews said everyone liked the signage in the original approved application (DR-0008-2015); did not care what or how other communities do things; this is Gahanna and how we do things; shocked with the number of changes; said we are business friendly and wants the business to open; would have appreciated them coming forward during the process to propose the changes and get proper approval; Wester said a reference was made to a code that seemed to be ignored; we are asking for a variance after the fact; carries the same safety issues as the building code; to make that change and not talk with Planning Commission; not sure how Compton stays in business; other cities will not put up with that either; with the elimination of some of the signage the facility lost some ambiance; maybe there was a change in thinking; possibly went from a tasting room to a production facility; was under the impression it would be made offsite; the Smith Hardware building is almost iconic because of the signage; we are open to businesses and want to work with them; asked if there was a financial hardship with these changes; Keehner said he has no issues with the tasting room sign not being there; from a design perspective, have no issues if that is what the business wants; believes it's problematic with the goals of outdoor seating area; the way it appears now; have no issues with the way it looks now; the beer garden thing, does not see it; Rosan said the application as built, had it come to us originally it likely would have

been approved; as built there is nothing wrong with it; understands the window; typically do not approve signage as that is done administratively; likely would have approved the railing; do not condone that we have to show our applicants respect; appreciates them being there; do not condone disrespect; glad you are here and glad they are open; impression at the last meeting was that it was bait and switch; we got to see a nice building with nice signage, beautiful railing all in the beginning; while more expensive, it was more aesthetically pleasing; do not have any heartburn approving what was built; had we never seen the fantastic design, we would likely have approved what is now there; express our gratitude for the applicant coming before us and making it right; Burba asked about the items sent to Gard/Clerk from the Commission; Gard said one member had a concern with the window; the other items were the sign over the door, the tasting room sign and the railing; Burba said the tasting room sign would likely please the Commission; Zoha said would be happy to make that addition; would ask for time; likely at least 2 weeks; Andrews asked Weber for a legal opinion; Rosan said Burger King was brought up there, as well as Kroger, the whole plaza was changed; Weber said there is no legal barrier, is what the Commission wants; Andrews asked Gard for her opinion; Gard said can be a compromise; it is how many of those items you want to compromise; Andrews asked if approve the sign, will it get into where we are over the limit on the square footage; Gard said it is a total of 150 square feet; Andrews said the window is fine, none of us are upset with that; Burba said they will add flower pots and tables and chairs; Andrews said the railing does not look as nice as it did in the original application; Rosan said the railing change is not necessary; the tasting room sign will bring back a lot of the look we are wanting; no one will give a second look at the railing; can even live without the tasting room sign; Zoha said more than willing to do that; Glinski said we do have the other seating, bring it in at night for weather; Rosan said we will be on the record at 7:00 p.m.; we will re-do this.

[DR-0010-2016](#)

To consider an application for Certificate of Appropriateness for building design updates and signage updates for property located at 77 Granville Street; Parcel ID No. 025-000009; Wendy's Restaurant / Doug Kincaid, applicant.

Gard said the building design has changed since last week; Kincaid said he brought renderings for the Commission; Rosan said the signage was removed from the application; Kincaid said they went back and re-reviewed everything; brought a list that can be used as an exhibit as needed; in looking at everything we changed the red blade location; helped with the relationship of the rooftop units and other signs; made a change on the existing sign condition; showed tile on the exterior; will need some seeding in that edition so some of the windows will remain; it took away from the mass of tile; there is maybe

six or seven windows; the rooftops are in a light grey color to give a perspective of what they will look like; checked the rooftop specifications; the rear unit is actually 6 inches higher than the rear unit; there is a hand rail; typically would like to see a red handle; apologize it is not like that on the color rendering; it is a safety concern; as people walk out of the drive-thru side; the safety red you will note you are walking into the drive-thru area; also clarified that the previous renderings on the 13th, canopies were not shown on the original design; since we have determined it may be too narrow with delivery vehicles; not shown on this elevation; do not plan for those; owner would love them but concerned with the location; Rosan said it looks good; Burba and Wester agreed; Keehner said thinking about pedestrian space; would be difficult without re-engineering the whole site; putting the windows on the west side adds to that; driving past another Wendy's and they had the similar look; reversing the red blade works much better; hoping there was a possibility for outdoor seating; but more window seating would do the same thing with year-round seating; this is a marked improvement over what was viewed the last time; Wester said the mechanicals on the top is a good representation; blends well; Kincaid said the front of the building now will be 6 inches higher than what it is presently; will not see that rooftop any further; same perspective on the side; went prior to the meeting and measured everything on the roof; wanted to accurately represent what would be there; Price asked about another Wendy's she saw while out, asked if they did it as well and if it was different requirements; Kincaid said that was about 10 years ago and was a tower building; prior to when this started; Price said just curious, thanked Kincaid; Wester asked the construction schedule; Kincaid said hopes to start late-June to early-July; will be about a 90 day schedule; said the kitchen is getting a full renovation; will provide for customers but also the employees; kitchen will be a modern kitchen; Keehner asked if they would wait until after Creekside Festival; Kincaid asked when it was; Keehner said in June; Kincaid said will check on that and absolutely will.

### 3. ADJOURNMENT

6:55 p.m.