



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Wednesday, April 27, 2016

7:00 PM

City Hall

IN COMMITTEE ROOM

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Gahanna Planning Commission met in Regular 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 7:00 p.m. with the Pledge of Allegiance led by Tom Wester.

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

Absent 1 - Donald R. Shepherd

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2016-0140](#)

4-13-2016 Planning Commission Minutes

A motion was made by Wester, seconded by Andrews, that these Minutes be Approved. The motion carried by the following vote:

Yes: 6 - Andrews, Burba, Rosan, Wester, Price and Keehner

Absent: 1 - Shepherd

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

None.

F. UNFINISHED BUSINESS:

[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.

See Workshop Meeting Minutes for previous discussion.

Gard said a representative from Kindred Ales is here; provided previous information during the Workshop Meeting; asked that the Commission approve the current application if the tasting room sign is painted on the building in a two week period commencing tomorrow, weather permitting; Andrews said the last meeting he said the sign was made; Burba said no, he said he had to paint it on; Wester said will go with the tasting room sign; would also like consideration for the wood railing with a timeframe of six months; Andrews said the railing should be what it was originally; no offense to those here tonight; approving other railing in the City we want a streamline expectation; knows they said others in that area had that but they are industrial/office and not outdoor seating; does not want them to paint the tasting room sign and then have to come back for a variance with their other sign going near the road; Rosan said looking at the original rendering; it all sort of went together; now we are cherry-picking; we have a sign above the front door that is different; it is not the iron; may not look as good with the tasting room sign; the wood doors are still there but there is a lot of black on the original rendering; there is a lot of black iron work on the railing with wood as well; how it looks with the color scheme we need to consider; get back to the fact that if the applicant brought in this rendering in the first place she would have approved it; only reason we are changing it, is we feel the applicant took advantage, is not mindful ground; want to have a good relationship with these owners and a positive future; Keehner said looks better without the tasting room sign on it; customer base will know it is a tasting room sign; if not needed, sees no reason to add it; could look into a temporary sign to get a sense of what it looks like; may want a more substantial railing around the eating area; does not see a need to change the railing; Price asked about the fence, asked if it would be possible to add a wood element to the existing; does the whole thing need to come out or can this be modified; Zoha said can be modified but will be costly due to welding; Rosan asked if there is a

modification that is not as extensive to the original drawing; Price said does not want this to become burdensome; would like a wood element to play off the doors; knows that is more of a design question; Andrews said it is a hard one to decide; asked if we break it down and vote on each individually; believes we all loved the original application; was excited to take friends there; not happy with the changes; happy you all are here and looking forward to experiencing the Kindred Ales; Wester said the winery is the same thing; the wood added to the ambiance; Rosan suggested we modify the application to allow for the update to the railing; allow the applicant to work with Gard and they can have time to look at options and costs; if they understand we want a wood element, that allows them the flexibility; they can get administrative approval; Price said would be open to a decorative element in front of a few sections of the railing; possibly 60% of the fence; if that is cost efficient; Wester asked if there was a landscape plan submitted; Gard said no; Andrews asked for Gard's opinion; Gard said it was a disappointment to find the approved elements were not installed as approved; we are not here to be punitive though; we are here to assist our businesses; think we can make compromise; like the idea of the tasting room sign going back up; believes it gave it great character; the wood element in the railing would also add; would like to give them 6 months to get the business up and running; no heartburn about the sign over the door; if there is a monument sign, it is a match to what is over the door; Zoha said the tasting room is not a restaurant; is a production facility first and foremost; secondly it is a tasting room; appreciates everyone's feedback; we have two locations in Gahanna; the main production facility is 750 Cross Pointe; moved to Gahanna in a big way; already have 16 employees; want to make sure the recommendation is for both sides; concern with the railings is that they are not yet cash-flow positive; is an incremental cost; not saying we do not want to do it; 6 month time frame would be difficult; would like to see them cash-flow profitable before we are changing the railing; if we really need to modify the railing, keep in mind they are a start-up; they will have less money for hiring people and adding productive equipment; Gard asked that he check in with her in 6 months to discuss; Zoha said happy to do that; Rosan said this is a whole new DR; any amendments will be added in; good with the tasting room; do not believe we need the railing; do not want to send the wrong message to a new business; not that important to put the financial monkey on their back; the tasting room sign will change the look of the front; Keehner said the proposal now is not better or worse, it is different; simpler and he actually prefers it; the railing issue is no longer relevant; current railing works; outdoor seating they should consider the railing; Rosan said we can do a gentleman's agreement that they will talk with administration in the future about improving it; Glinski asked if the Commission wanted a fixed or painted tasting room sign; Burba said painted on; but we have no preference; Price

asked what their preference is; Zoha said their original application said it was painted; Keehner said leave the way it is; if there is a tasting room sign we can add it with the monument sign; Gard said that will be administratively approved and will not come to the Commission.

A motion was made by Rosan, seconded by Price, that this Design Review be Approved with the following amendment: the "Tasting Room" sign as proposed in the original design review applicaiton be included in this application. The motion carried by the following vote:

Yes: 6 - Andrews, Burba, Rosan, Wester, Price and Keehner

Absent: 1 - Shepherd

[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.

See Workshop Meeting Minutes for previous discussion.

Gard said will make one correction; signage is not to be considered; looking at building design only; applicant gave information in the workshop; Mr. Kincaid is here; Kincaid, 3511 Farmbank Way, Grove City; asked that the Commission approve the application without signage; will be with the new color elevations as sent out and as detailed in the workshop notes as provided; happy to answer any further questions; Andrews said this is great and nice to have all the plans out; Rosan said it was very well done.

A motion was made by Wester, seconded by Rosan, that this Design Review be Approved.

Discussion: Keehner said will vote for this; appreciates them coming back with the revision; Andrews echoed Keehner's comments.

The motion carried by the following vote:

Yes: 6 - Andrews, Burba, Rosan, Wester, Price and Keehner

Absent: 1 - Shepherd

G. NEW BUSINESS:

[DR-0011-2016](#)

To consider an application for a Certificate of Appropriateness for signage for property located at 246 Lincoln Circle; Parcel ID No. 025-007429; Strawberry Plaza; DaNite Sign Co.; Andrew Wineberg, applicant.

A motion was made by Wester, seconded by Rosan, that this Design Review be Postponed to Date Certain to the Planning Commission, due back on 5/11/2016. The motion carried by the following vote:

Yes: 6 - Andrews, Burba, Rosan, Wester, Price and Keehner

Absent: 1 - Shepherd

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

Priestas said next Thursday from 5-7 p.m. will be hosting residents impacted from the street rebuild project on Flint Ridge; Andrews said Lincolnshire Road is going fast; Priestas said that will be done this summer.

Planning & Zoning Administrator

No report.

Department of Development

No report.

Council Liaison

No report.

CIC Liaison

Burba said still working on closing 181 Granville Street.

Chair

Not present.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

Price said there were two nice stories about Gahanna in Business

First magazine.

K. ADJOURNMENT

7:38 p.m.

L. POSTPONED APPLICATIONS: None.

M. UPCOMING APPLICATIONS

[FDP-0005-2016](#) To consider a Final Development Plan application for a Columbia Gas Training Center (education center and outdoor training area); for property located at 1385 Blatt Boulevard and 1600 Eastgate Parkway; Parcel ID numbers 025-010847, 025-010849, 025-006924; current zoning OCT (Office, Commerce & Technology); The Pizzuti Companies, c/o James J. Miller, applicant.
(Advertised in the RFE on 4/28/2016)

[DR-0012-2016](#) To consider an application for Certificate of Appropriateness for signage for property located at 1385 Blatt Boulevard and 1600 Eastgate Parkway; Parcel ID numbers 025-010847, 025-010849, 025-006924; Columbia Gas Training Center; The Pizzuti Companies, c/o James J. Miller, applicant.