



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Thomas J. Wester, Chair

John Hicks, Vice Chair

Bobbie Burba

Rick Duff

Joe Keehner

Donald R. Shepherd

Michael Suriano

Krystal Gonchar, Deputy Clerk of Council

The Commission may caucus at 6:30 p.m.

Wednesday, December 5, 2018

7:00 PM

City Hall, Council Chambers

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 South Hamilton Road, Gahanna, Ohio, on Wednesday, December 5, 2018. The agenda for this meeting was published on November 30, 2018. Chair Thomas Wester called the meeting to order at 7:00 p.m. followed by the pledge of allegiance led by Michael Suriano.

Present 6 - Thomas J. Wester, Joe Keehner, Michael Suriano, John Hicks, Bobbie Burba, and Rick Duff

Absent 1 - Donald R. Shepherd

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

Chair Wester informed the Commission and attendees that the applicant for Z-0002-2018 formally withdrew their application, and therefore no action would be taken.

C. APPROVAL OF MINUTES

[2018-0220](#)

Meeting Minutes for the Planning Commission Workshop and Regular Meeting from Wednesday, November 28, 2018.

A motion was made by Hicks, seconded by Burba, that the Minutes be Approved. The motion carried by the following vote:

Yes: 6 - Wester, Keehner, Suriano, Hicks, Burba and Duff

Absent: 1 - Shepherd

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney, Kristin Rosan, administered an oath to those persons wishing to present testimony this evening. Rosan stated the rules of the public comment portion of the meeting.

E. APPLICATIONS - PUBLIC COMMENT

[DR-0028-2018](#)

To consider a Design Review application for a building design for property located at 57 Granville Street; Parcel ID No. 025-000202-00; current zoning OG-2; Nth Degree Companies; Neal Hauschild, applicant.

Deputy Director of Planning & Development, Michael Blackford, reviewed comments from the last meeting, since this application was postponed from the December 5th meeting; was a concern that the main part of the building was changing color despite a statement on the application; the black trim was too harsh, and the white area above the sign garnered questions; painting exterior does require Design Review approval, but the code does not regulate other than the Olde Gahanna guidelines, which call for historic paint collection; those colors proposed do match those historic colors.

Chair called upon applicant. Neal Hauschild, owner of Nth Degree; reiterated that the exterior of the building will not change color; popular and agreeable gray were choices listed on application; showed the Commission the color swatches; stated that the current paint on the building is faded; said that 3 sides of the building would be amazing gray; the colors of trim and columns will change color; proposing to paint the inset portions; front of building is brick and sides are stone; brought photos of historic 1920s styled buildings; inset has been painted a different color than the building historically and name of company was painted on the building in addition to a hanging sign; but based on sign requirements, not allowed to paint a sign on the building.

Chair called for comments from the public. There were none.

Chair called for comments from the Commission. Suriano asked if 90 % of the building is painted in amazing gray. Hauschild confirmed. Suriano asked about popular gray color. Applicant stated that they matched the front of the building to the popular gray by Sherman Williams, but the side of the building matched more closely with amazing gray; could be that the building faces north and so the paint is more faded. Suriano asked if the

building would be two different colors. Hauschild said that it would all be one color. Suriano asked about the black trim, and said there was concern that it would be too harsh or heavy. Hauschild said there's precedence in the area for the black trim, cited examples. Keehner said the rendering also suggests a gold color on the columns. Hauschild said the columns will have a gold accent. Duff stated that the area being painted white, the inset, is bringing out the character and historical detail. Burba asked if the pillars are going to be white or taupe. Hauschild said they are currently taupe but will be painted white.

A motion was made by Duff, seconded by Burba, that the Design Review be Approved.

Discussion on the motion: Suriano said in support based on the applicant's explanation and notation of precedence in the area. Keehner echoed those comments. Duff in support and appreciates the effort put forth to maintain historical character of the building but also maintaining a modern functional use. Burba said she thinks this will be more reflective of the business and likes the design.

The motion carried by the following vote:

Yes: 6 - Wester, Keehner, Suriano, Hicks, Burba and Duff

Absent: 1 - Shepherd

[Z-0002-2018](#)

To recommend approval to Council a Zoning Application for 3.58 +/- acres of property located at 4550 & 4574 North Hamilton Road; Parcel ID No. 025-010281 & 025-011245; current zoning Community Commercial Modified District (CC-2); requested zoning Neighborhood Commercial, Mixed Use District (CX-1); Hamilton Towne Centre; Blue Horse Shoe Ventures, LTD., applicant.

Application withdrawn.

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

Not present.

Planning & Development

Blackford stated that an Area Commission meeting would be held tomorrow, December 6. Items for discussion would include a rezoning and conditional use; stated this was in Jefferson Twp. but now in the City. Also stated that the next Planning Commission meeting would have more projects.

Council Liaison

Burba stated that Council continues their discussion on the 2019 Budget.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

No comments.

K. ADJOURNMENT

By Hicks at 7:17 p.m.