

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, January 14, 2009

7:00 PM

City Hall

Planning Commission

*P. Frank O'Hare, Chair
David K. Andrews, Vice Chair
Jennifer Tisone Price
Kristin E. Rosan
Donald R. Shepherd
David B. Thom
Robert C. Westwood
Jayme D. Maxwell, CMC, 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 South Hamilton Road, Gahanna, Ohio on Wednesday, January 14, 2009. The agenda for this meeting was published on Friday, January 9, 2009. Chair Frank O'Hare called the meeting to order at 7:00 PM.

Members Present: David K. Andrews, P. Frank O'Hare, Jennifer T. Price, David B. Thom, Donald R. Shepherd and Robert C. Westwood

Members Absent: Kristin E. Rosan

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

None.

C. APPROVAL OF MINUTES: December 17, 2008

A motion was made by Shepherd, seconded by Thom, to approve the minutes of the regular meeting. The motion carried by the following vote:

Yes	6	Chair O'Hare, Price, Thom, Shepherd, Westwood and Vice Chair Andrews
Absent	1	Rosan

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.

None.

E. APPLICATIONS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. Assistant City Attorney Ray King administered an oath to those persons wishing to present testimony this evening.

Z-0001-2009

To consider a zoning application to rezone 190.3 acres of property bounded by Taylor Road, Morrison Road, Claycraft Road and Science Blvd., known as Central Park of Gahanna; current zoning M-1 Manufacturing; requested zoning as L-M1, Limited Overlay, Manufacturing; Value Recovery Group II, LLC; Dwight McCabe, applicant. (Advertised in the Columbus Dispatch on 1/1/09 and the Rocky Fork Enterprise on 1/8/09).

Matt Huffman, City Planner stated the application is as stated by Chair; located in the southeast section of City; aerial view displayed; requested to rezone to Limited Overlay Manufacturing; is proposed Central Park which will be an office campus surrounding a 9-hole executive golf course; this will help make sure standards will be more stringent in this area.

Chair opened the Public Hearing at 7:04 PM.

Dwight McCabe, 7361 Courier Road, Plain City, representing Value Recovery Group and Central Ohio Community Improvement Corporation; stated have been working with the City for 2 years for entire rezoning on the Office, Commerce and Technology (OCT) zoning text; strongly supported that initiative; we have opportunities for transactions to take place; these people are looking for assurances; decided to go ahead with overlay text instead of looking back and following the zoning for entire district; our interest is to work with you as quickly as possible; some of the transactions look for some closings to take place as early as April; text is fundamentally the same as the OCT code that the Department of Development is working on; if you look at entire M-1 region, there are some uses that are appropriate for the region but not for Central Park; look to eliminate some use types within Central Park that are currently allowed in M-1; there are some conditional uses that would be considered in M-1 that we would like to be permitted uses in Central Park; maybe a daycare, training facility and other types of uses like that; appropriate for an office use; added some text that encourages energy efficiency and design standards; attributes of Central Park provide (Leadership in Energy and Environmental Design) LEED opportunities right from the purchase; want to make sure they follow through and bring those to pass; want to tighten up some exterior finish standards; included conservation areas; a lot of green space left in Central Park; included some text recognizing that there's going to be upwards of 100 acres remaining green; have secured Clean Ohio Conservation Grant; some of the land will remain a public improvement; will be a physical conservation park; overlay text should parallel those design features; like to comment that we actually have had great support; City is one of our neighbors there; Custom Air is across the street and is very supportive; AEP, Mount Judea have participated in process and are very supportive; displayed map of site; see opportunities for sale on several parcels.

With no objection from the Commission, the Chair extended proponents' portion of the public hearing by 2 minutes.

McCabe continued detailing map; think staff and ourselves are on the same page; have taken plenty of time to discuss these things.

Chair asked for opponents; seeing none, asked for more comments from applicant.

McCabe stated been refreshing here in Gahanna working on this; everyone is on the same page; a lot of diversity in market; want to use this property in a way that brings value to the people that choose this location and the City; important to put this text on so that people know that their neighbors are going to have to live up to the same standards.

Price asked about text formatting with food manufacturing regarding bulleting and numbering. McCabe stated it is an error, will correct that. Price asked do you see this as being almost exclusively office space? McCabe stated the development is a real test of absorption and timing; there's a lot of compelling reasons to try and densify the area with office; reality is that for every lot of Class A office space, there is also a need for tech space, production space, etc.; need to make best use of diversity; pre-manufacturing are the types of businesses that have contacted us; look for maybe 60-70% office and the remaining preparation. Price stated I struggle with long driveway off of Taylor Road. McCabe stated do not have an interest in making that an entrance into Central Park; highest and best use would actually be to make that parking to support a higher use; there is an opportunity to put a curb cut in to access that as parking; long term, would be blocked from any semi-truck passing. Shepherd asked has the Administration read and are they satisfied with overlay text wording. Gard stated we have read it many times; talked a little bit about the fact that it is very wordy; have a

question for Mr. King; much of the text is reprinted from zoning code; that's fine until the code changes; could they simply reference the Chapter number. King stated in addition to referencing the ordinance; be my advice that it be attached as an addendum rather than part of the text; done as an addendum to be incorporated into the text with wording that references when and if the ordinances are modified that the text is so modified. Gard stated then they wouldn't have to come back for a new zoning change with every change. Shepherd asked would we want that ahead of time rather than send something out before we've seen it. McCabe stated we're prepared to do whatever it takes. Chair stated sounds like a housekeeping issue; would you be amenable to working with staff and getting that done. McCabe stated yes; ownership is comprised of a number of attorneys; can get that done. Shepherd asked about storage tanks and should we approve all of those; does say they will be screened. Gard stated if we have a project with storage tanks, we ask the Fire Department to review that for safety reasons; can put that in the OCT code. Andrews asked what about a maximum number like no more than 10. Price stated see this as being something different from the aesthetics; would prefer having them come before us; don't see it impeding the project; would rather err on the side of caution. McCabe stated would like to have a number; does say to potential tenants that this is allowed; would prefer a cap. Chair asked for a number from the applicant. Shepherd asked Staff to mull over a number as well; had a question on Page 15; talks about smoke on the Ringleman Chart. Gard stated that is in our current code. Thom stated confirmed that if a user puts off any type of smoke it is going to have to come back for a conditional use; regarding the special requirements on page 16 why single out dry cleaning with business volume restrictions. McCabe stated dry cleaning as an industrial application is one of the worst offenders; constant odor; never know what's coming out of their pipes; they are a known bad neighbor; a retail dry cleaner is a benefit to users. Thom asked is there anything that exceeds our code. Gard stated exterior finish and materials exceed our standards; also the landscaping standards are over and above; basically in the design review of it. McCabe stated they thought long and hard about whether we do this as an overlay text or deed restrictions; decided this is your community and not our community; want users to come before you. Westwood asked regarding the zoning to L-M1; what are the chances of changing the zoning to an M-1 if we're at 80% capacity and there is pressure to fill up the Park. McCabe stated thought about leaving zoning as is and all of us feel strongly enough to say this is a different thing; extension of office zone of Gahanna; want to make the distinction; we have an exit strategy to get this property repositioned to where we can wait for highest and best use; aim is to make sure this is positioned properly. Westwood stated so you are developing the property and selling it. McCabe stated that is correct. Huffman stated if they get to that point, if it doesn't fit within this and they want it rezoned it will come before this board. Chair asked if there had been comments from neighbors. Staff reported there had been none.

Chair closed the public hearing at 7:43 PM.

F. UNFINISHED BUSINESS:

DR-0020-2008

To consider a Certificate of Appropriateness for Building Design, Landscaping, and Site Plan for property located at 367 Granville St., 367 Granville St. LLC; by Louis Altman applicant.

Chair stated this has been rescheduled for January 28, 2009.

G. NEW BUSINESS:

DR-0001-2009

To consider a Certificate of Appropriateness for Site Plan, Landscaping and Building Design; for property located at 675 Cross Pointe Road, HTI, Inc.; by R & K Investments, Tim Wilson, applicant.

Tim Wilson, 226 Squire Lane, Hebron; stated through the construction of the building, with the owner as the first tenant, we changed some items; the original awning was too high to provide any protection from the weather; brought that down to be more functional; block piers were a maintenance issue; original floor plan made windows look too small with design of that building; elected to go with larger piece of glass and eliminate mullions to give a cleaner look; are currently getting financing to add additional 12,000 SF to that building; ultimate plan is to have total 48,000 SF under roof; only thing to hinder that would be if someone wanted a different type of building; dumpster enclosure had split face block and we saw those as being a maintenance issue; proposed to enclose that with a white metal which would be the same as the building; replacing a sheet of siding is easier than the block; stuck close to theme of building originally intended; same colors; window and trim was never supposed to be blue; was always intended to be gray to match the block; not familiar with Gahanna as to what percentage of things we could change without needing approval. Shepherd asked who originally signed the agreement to build as approved. Wilson stated that was Mr. Ingram; thought that was if we were going to change the whole thing; didn't feel we had changed the look of the building that drastically. Shepherd stated respectfully disagree; the awnings before broke up that expanse of siding; would not have approved what is built now without changes made to it; not sure where there was any ambiguity to our form. Thom stated would agree with a lot of statements Shepherd has made; we have a job to do when it comes to Design Review; Ingram did sign this form; this wasn't just something small; there are half a dozen items that I think are rather blatant; indication that I'm getting from you is that you didn't think they were that big; no one even bothered to contact Zoning. Wilson stated thought that would be addressed at the time of the inspection. Thom stated you didn't overlook a minor detail; Ingram certainly knew this. Price stated agree with Shepherd, the changes that were made were numerous and took away any architectural interest that the building had; anything that would have elevated the building from any ordinary building; bothers me that you knowingly made these changes, knowing that it would come to her attention to see what you could get away with; the plans for expansion should have been brought forth with the original application. Wilson stated we are already in motion to start the next building. Price stated we need to ensure that what is there is built appropriately no matter how long it is there because nothing is certain. Wilson stated HTI is the owner of the company; basically that building, they've already pre-poured; putting together next proposal for Huntington; wanting to work with them; want to start in mid to late spring. Price stated what I see in front of me is not something I would have approved. Wilson stated another thing we were looking at was the neighbors; there are 3 buildings just down the street and don't think they look anything as nice as ours; building right next door is just white metal with some split face block on the bottom. Huffman stated that particular building has not asked for final occupancy. Chair stated hearing from Planning Commission that there are a lot of concerns; do have a copy of Gard's report dated January 6th that states that there were several departures from original plan; you've omitted windows; a lot of times those are built per the Fire Code; you said you were putting up a metal enclosure but a wooden fence is up. Wilson stated didn't know the enclosure had to be the building products; proposed taking the Cedar down and putting up the siding. Huffman stated part of occupancy permit does require the Fire Department to sign off and they have; from their standpoint the changes didn't have any detrimental effect on the project. Andrews stated your boss came in here and signed this paper. Westwood stated what were the size of the original columns; would they line up with sidewalk. Wilson stated 16"; would come outside of sidewalk; would not have been an obstacle. Westwood stated split block would be more durable than a fence on dumpster enclosure. Wilson stated truck can start knocking the inside loose; not saying that would happen here but it does happen a lot of places; proposing white siding enclosure.

Shepherd stated will not be in support of this application; like what we originally approved; don't believe we asked for anything unreasonable. Thom stated will not support this approval either; concur with Shepherd exactly; too many changes; not brought to Planning Commission like it should have been. Westwood asked will the other buildings be exactly like this. Wilson stated yes; the one attached exactly; others to be maybe a different color.

A motion was made by Price, seconded by Vice Chair Andrews, that this matter be Approved. The motion failed by the following vote:

Absent	1	Rosan
No	5	Price, Thom, Shepherd, Vice Chair Andrews and Chair O'Hare
Yes	1	Westwood

H. COMMITTEE REPORTS:

Committee of the Whole

No report.

Olde Gahanna Visioning Committee

Price stated the next meeting is scheduled for January 22, 2009.

I. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

No report.

Chair.

No report.

J. CORRESPONDENCE AND ACTIONS.

SWP-0001-2009

A Subdivision Without Plat to allow for the split of a 4.431 acre parcel for the purchase of land for parks and stormwater management; parcels located at 433 and 451 North Hamilton Road; City of Gahanna, applicant. Administratively approved 1/12/09.

Clerk advised that the Subdivision Without Plat had been Administratively approved January 12, 2009 as listed.

K. POLL MEMBERS FOR COMMENT.

Thom congratulated O'Hare and Andrews. Andrews wished everyone best of 2009; think and buy local. Westwood stated looking forward to working with everyone. Shepherd welcomed Westwood; commented that he may be the first member to ask

questions in his first meeting; keep it up; have a good 2009.

L. ADJOURNMENT: 8:12 PM

Jayne Maxwell
Deputy Clerk of Council

*APPROVED by the Planning Commission, this
day of 2009.*

P. Frank O'Hare
Chair