

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, May 9, 2012**

**Commission may caucus prior to Regular Meeting**

**7:00 PM**

**City Hall**

## **Planning Commission**

*Jennifer Tisone Price, Chair*

*David B. Thom, Vice Chair*

*David K. Andrews*

*Joe Keehner*

*Kristin Rosan*

*Donald R. Shepherd*

*Thomas J. Wester*

*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, May 9, 2012. The agenda for this meeting was published on May 4, 2012. Chair Jennifer Price called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission member David Andrews.

**Members Present:** Jennifer Tisone Price, Kristin E. Rosan, David K. Andrews, Donald R. Shepherd, Joe Keehner and Thomas J. Wester

**Members Absent:** David B. Thom

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA.**

A motion was made by Rosan, seconded by Andrews, to move FPU-0001-2012 and CU-0012-2012 to first on the agenda due to a scheduling conflict. The motion carried by the following vote:

Yes	6	Price, Rosan, Andrews, Shepherd, Wester and Keehner
Absent	1	Thom

**C. APPROVAL OF MINUTES: April 25, 2012**

Clerk noted that due to some needed corrections on the minutes postponement of the approval is requested until the May 23, 2012 meeting.

**D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.**

There were none.

**E. APPLICATIONS:**

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

**FPU-0001-2012**

To consider a Flood Plain Use application for property located at 1201 Cherrybottom Road for placement of a storage container for seasonal maintenance use; City of Gahanna, applicant.

Gard reviewed the application with the Commission.

Troy Euton, 200 S. Hamilton Road; stated we have found that zone based maintenance in our profession is much more efficient and cost saving; we don't have the ability to do that currently; requesting a temporary structure until we could construct a permanent structure.

Chair asked for any opponents. There were none.

Keehner stated this seems viable over time before a permanent structure could be built;

will save money on gas. Euton stated we lose a lot of productivity when we have to drive all over the city with equipment; improves quality of maintenance. Andrews asked what happens if it does start raining and floods; can you move it out of there. Euton stated if we had to we could hook a tractor up to it and drag it out; also there are roll back trucks that can pick these units up and haul them away; by the time we see the water we should have several hours to get it out.

**A motion was made by Rosan, seconded by Andrews, that this matter be Approved. The motion carried by the following vote:**

**Yes**        **6**     Price, Rosan, Andrews, Shepherd, Wester and Keehner

**Absent**     **1**     Thom

**CU-0012-2012**

To consider a Conditional Use application to allow seasonal placement of a storage container; for property located at 1201 Cherrybottom Rd., current zoning SF-2 Single Family Residential; by The City of Gahanna, Troy Euton, applicant. (Advertised in the RFE on May 3, 2012)

See above discussion.

**A motion was made by Rosan, seconded by Andrews, that this matter be Approved. The motion carried by the following vote:**

**Absent**     **1**     Thom

**Yes**        **6**     Price, Rosan, Andrews, Shepherd, Wester and Keehner

**V-0010-2012**

To consider a variance application to vary Section 1165.08 (a) of the codified ordinances of the City of Gahanna; to allow a total permitted sign area to exceed 150 square feet; and to vary Section 1165.08(b)(6); to allow a pole sign to be set back less than 15' behind the ROW; and to vary Section 1165.04(a)(16); to allow an electronic message sign; and to vary Section 1153.03(c)(7) to allow lot coverage of greater than 75%; for property located at 180 W. Johnstown Road; by United Dairy Farmers, John Johnston, applicant. (Advertised in the RFE on 4/19/12)

Gard reviewed the application with the Commission.

Brian Crider, 2221 Schrock Road; stated we have worked hard to satisfy concerns; supplied all information requested; can answer any questions.

Chair asked for any opponents. There were none.

Andrews thanked the applicant for working with us on this; it is a beautiful project. Keehner clarified that the only signage would be the pole sign and signage on the canopy; asked why there are 6 fuel islands versus 5. Crider stated that 6 is their business model; ratio requires six based on the traffic counts.

**A motion was made by Wester, seconded by Andrews, that this matter be Approved. The motion carried by the following vote:**

**Absent**     **1**     Thom

**Yes**        **5**     Price, Andrews, Shepherd, Wester and Keehner

**Abstain, COI**     **1**     Rosan

**CU-0008-2012**

To consider a Conditional Use application for United Dairy Farmers; for property located at 180 W. Johnstown Rd, current zoning CC-Community Commercial; by John Johnston, applicant. (Advertised in the RFE on 4/19/12)

See above discussion.

**A motion was made by Wester, seconded by Shepherd, that this matter be Approved. The motion carried by the following vote:**

- Yes**        **5**     Price, Andrews, Shepherd, Wester and Keehner
- Abstain, COI**    **1**     Rosan
- Absent**        **1**     Thom

**FDP-0007-2012**

To consider a Final Development Plan for United Dairy Farmers; for property located at 180 W. Johnstown Road; by United Dairy Farmers, John Johnston, applicant. (Advertised in RFE 4/19/12)

See above discussion.

**A motion was made by Wester, seconded by Andrews, that this matter be Approved. The motion carried by the following vote:**

- Yes**        **5**     Price, Andrews, Shepherd, Wester and Keehner
- Abstain, COI**    **1**     Rosan
- Absent**        **1**     Thom

**DR-0012-2012**

To consider a Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage; for property located at 180 W. Johnstown Road; by United Dairy Farmers, John Johnston, applicant.

Keehner clarified that the applicant would work with the City on the existing landscaping. Andrews thanked the applicant for working with us on landscaping; entryway into Gahanna; going to be a beautiful addition.

**A motion was made by Wester, seconded by Andrews, that this matter be Approved subject to the drawings dated 5/3/12. The motion carried by the following vote:**

- Abstain, COI**    **1**     Rosan
- Yes**        **5**     Price, Andrews, Shepherd, Wester and Keehner
- Absent**        **1**     Thom

**CU-0009-2012**

To consider a Conditional Use application to allow outdoor storage containers; for property located at 300 S. Hamilton Road, current zoning PUD-Planned Unit Development; by Kroger, Carmella Van Zant, applicant. (Advertised in the RFE on 5/3/12)

Gard reviewed the applications with the commission.

Carmella Van Zant 4111 Executive Parkway; stated we are here to renew our Conditional Uses; would ask for consideration for outdoor storage as well as outdoor seasonal sales; floral sales; getting near our expiration date; can answer any questions.

Chair asked for any opponents. There were none.

Shepherd asked about letter from building division on storage containers; it states they will not be approved until the Ohio Building Code is met. Van Zant asked if this was something new; we have never been contacted. Evans stated we will work with the applicant to make sure that the proper approvals are received.

**A motion was made by Andrews, seconded by Shepherd, that this matter be Approved for a period of one year and with the condition that the applicant work with the Building Department for the storage containers. The motion carried by the following vote:**

**Absent 1** Thom

**Yes 6** Price, Rosan, Andrews, Shepherd, Wester and Keehner

**CU-0010-2012**

To consider a Conditional Use application to allow outdoor sales of seasonal floral merchandise; for property located at 300 S. Hamilton Road, current zoning PUD-Planned Unit Development; by The Kroger Co., Carmella Van Zant, applicant. (Advertised in the RFE on 5/3/12)

Gard stated there have not been any complaints for the last year; appropriate to approve for two years.

**A motion was made by Andrews, seconded by Wester, that this matter be Approved for a period of two years. The motion carried by the following vote:**

**Yes 6** Price, Rosan, Andrews, Shepherd, Wester and Keehner

**Absent 1** Thom

**Z-0005-2012**

To consider a Zoning application to zone 4.125+/- acres located at 5195 and 5201 Morse Rd.; current zoning SO (Suburban Office), requested zoning LAR(Limited Overlay-Multi-Family Residential); DRK Properties, Don Kenney, applicant. (Advertised in the RFE on 4/12/12 and 4/19/12)

Gard reviewed the application with the Commission.

Sadicka White, 945 Claycraft Road Suite P: stated we are before you tonight to make a detailed presentation in regard to a rezoning request; (COPY OF PRESENTATION AVAILABLE IN COUNCIL OFFICE) approximately 4.13 acres; will be in the north triangle plan area; scope of plan consisting of 78 two bedrooms and 24 one bedrooms; the feasibility of the rezoning to LAR MF; we could have gone for non limitation text; would like to look at it as a promise; this is what we are going to develop; further negotiate given the rezoning; looking at the fact this area has developed from rural to high density multifamily; Worthington and Polo Club Villas, Amberlea and Windward Chase; this gives you a view of all the development that has taken place along Morse Road; aggregated Pizzutti property; surrounded by very dense multi family; looked at planning principles; will comport with those principles guided by the North Triangle Plan; bounded on the west by Hamilton Road; north by Morse Road and east by Johnstown; plan calls for setbacks and mixed use development; preferred uses would be high density multi family; suburban office and commercial; that is what Gahanna proposed and asked for; that's what has developed and most of the project comported with that plan; we have similar projects; this gives you a general idea of what this will look like; added dimension fitting in with character of City; more amenities; will be owner developed and managed; maintained in a way that comports with Gahanna; my client has invested in Gahanna a lot over the years; there will be 3 three story buildings; we have reduced our footprint; proposing two garages; a clubhouse and a pool; removed the fourth building because we met with neighbors and listened to their concerns; all of these units will be facing to the rear of Amberlea; width of these buildings is much less imposing. Chair extended applicants time for two minutes. White reviewed the materials board with the Commission.

Chair asked for opponents.

Mike Shannon attorney with Crabbe Brown and Jones stated he was there on behalf of

Pizzuttis; we feel this rezoning is inappropriate; reviewed summary with Commission.  
(COPY AVAILABLE IN COUNCIL OFFICE)

Shawn Mentel 88 E Broad Street, Ste 2000 stated he represented Amberlea Condos; we agree with Mr Shannon's comments; main concern with this development is the density; 25 to 40 year old clientele; raises concerns for Amberlea residents; high density with 3 story units; Ms White talked about reconfiguration based along the property line of Amberlea; 25 to 40 year olds have an in and out lifestyle; later arrivals and departures; number of statements made in application that stated any lesser density would not decrease footprint; our concern is the vertical footprint; still looking at homes within 150 feet of these buildings; looking down on backyards; height of building and parking lining up with Amberlea; existing trees and buffering is not sufficient to block headlights; did want to reiterate the density on north side of Morse Road; while we agree that density is more significant they are much larger sites; those sites are much larger and have more significant setbacks; granting of the variance should not be injurious to neighboring property; property owners believe that such a dense property will negatively affect them; will cause financial hardship and issues for existing homeowners.

Chair granted a 10 minute extension for opponents.

Daniel Narocki, 1347 Amberlea W; stated this is my backyard; have lived in Franklin County for 53 years; was a band director and visited many communities; chose Gahanna; started asking more questions; backyard is a field and we were informed that was going to be Suburban Office; that is why we chose this area; chose Amberlea Village; after I purchase this a zoning change is requested; very disturbed; not against apartments; disturbed at the location of them and 3 stories; people in the apartments will be looking into family rooms; over 200 cars; understand developer's need for money; more interested in my neighbors quality of life; have been paying taxes there for a long time; would like to request that you study this issue; once you offer this how can you tell the next person you can't; hope you will take all of our opinions and go back to what original was.

Robert Jackson 1341 Amberlea Dr W; stated our condo association held a special meeting; I am one of the 3 directors of Amberlea; held a special meeting to hear presentation by Ms. White; after the presentation we voted unanimously to oppose the proposed zoning for several reasons; high density on four plus acres; increases level of noise based on creation of traffic; increased congestion; directors have received many noise complaints coming from apartments to west of us; met with the management of those apartments to no avail; was told they could not identify the source of the noise; police have investigated several instances; to place the apartments on 4 acres we will be subject to more of the same; we are requesting that the present zoning be maintained as Suburban Office.

Elizabeth Jackson, 1341 Amberlea Dr. W; stated this would be placing 3 level apartments at the back door of our complex; feeling of being imprisoned; we selected a unit further back; an apartment complex of that size will cause major traffic; no bus transportation nearby so they will have to own a car or work close to complex; will add extra expense to Gahanna school system to transport children by bus; would generate more revenue by having a professional building rather than apartments; fear the loss of property value; another apartment complex will hinder the possibility of resale.

Bernard Grossman, 1311 Amberlea; stated our condos have 3 or 4 season rooms; Florida type rooms; open weather permitting; they are a sanctuary of peace and enjoyment; additional density anywhere near the north side of our condos will reduce the usage of

our rooms; truly concerned about noise and light.

Craig Crombie, 1324 Amberlea stated we chose Amberlea Village; we are concerned about the apartments and noise; checked out the land next to us and was told it was zoned for a medical office; moved into these units knowing how it was zoned; see a lot of these residents leaving; the majority are retired; don't want to live next to apartments against this 1,000%.

Francis Steel, 1253 Amberlea; stated 4 members of my family have bought condos from Mr Murphy; all retired; feels like a little amish community; sit on my porch at 10 or 11 at night and feel safe; our family has invested over \$500,000 in this community and never expected to live next to apartments; keep it the way it is now; the way we were told it would stay when we moved here.

Rebuttal. Whited stated we know there are some challenges to this site; met with board of Amberlea; they were very professional and considerate; met with all of the residents; showed you that we made some changes; the apartments to the west were there before Amberlea was developed; Amberlea would not have been developed without variances; had to open up Riva Ridge; have the retirement center that is almost 4 stories; have Windward Village that was brought into a dense area for multi family residential; look at their signage outside of the white picket fence; large freestanding sign would not obscure their view; one of the reasons property is available is there is no market for offices; met with Pizuttis; haven't filled up 6,000 feet of vacancy; rezoning feasibility is covered by the Triangle Plan; looked at a 3 story development; took out one entire building; told to put our water basin at sw corner; moved water quality basins; wanted head in parking and didn't want the noise from the cars; haven't had architectural review; will put up whatever kind of fence necessary; haven't gone into detail on landscaping to increase screening; asked us to move compactor from the rear; as far as the scope and size, we did reduce that impact on schools; market supports this use of apartment residential; that is what our economy is looking at; City of Gahanna hasn't grown in terms of residential for 3 years; vitality of the community; need SINKS and DINKS; not configured in order to be attractive to people with kids; one and 2 bedroom units; nearest condo is more than 100 feet from garage and building; meets all of the setbacks and the greenspace that is required; measurement is 150 feet from the center; met with Fire Department on secondary ingress and egress; will provide a positive impact on the schools; less than 5 children; City Engineer approved ingress/egress; my client owns that ingress/egress and there is shared parking on that site; will comport with Morse Road improvement plans; there needs to be a review of the corridor plan; Planning Commission has authority with City of Gahanna to enter into agreement with City of Columbus to study the corridor.

Wester stated he had a lot of concerns with this density and traffic; seems to be a lot of poetic license with the economic impact; lot of assumptions and putting words into people's mouths; as it stands I won't support it; needs to go to workshop; need to talk about overall economic impact; anyone driving down Morse Road knows that it is a nightmare; a very solid plan has to be developed to improve Morse Road; don't see how this can be presented without a plan that says Morse Road gets improved; this is a planning and engineering failure; how are you going to improve traffic; approximately 100 additional vehicles trying to go to work and back. Tom Warner with Advanced Civil Design was sworn in by Tom Weber. Warner stated traffic was at the forefront of this design; Morse Road is two lanes; in a TIF agreement with City of Columbus; actively pursuing the design; will preserve the main entrance near our property; working with the City of Columbus; is a moving target and there needs to be some traffic response; widening the road in 2013; timing works well with improvements on Morse Road; that

has been discussed and will continue to be addressed; will participate with improvements; Columbus has not given me the alignment. Andrews stated he was trying to picture the distance between the apartments and condos; 3 stories would be a substantial height. White stated we reorientated our project; different grade level; meets the setbacks; not as imposing as it sounds. Andrews expressed same concerns about traffic on Morse Road; would like to see a traffic study; would also like to see an economic impact study if the development was a medical office building. Wester stated he would like to see the traffic study run from one signal to the next. Rosan asked Mr. Shannon with respect to the rezoning would the residents oppose multifamily if there was less density and not three stories. Shannon stated he was not authorized to say they would accept a multifamily use; think that a 12 unit per acre would be more palatable and more in character with the north triangle; 25 units per acre is not acceptable; not the City's job to make sure that the developer makes money; economic hardship should not be a part of the criteria. Rosan asked Mr. Mentel if his clients would prefer less density. Mentel stated he couldn't say until they saw a plan; we would be happy to look at one. Price asked how many units per acre was Amberlea. Mentel stated it was approximately 8. Keehner stated he appreciated the elevation; clone of a building in Worthington; no sense of place for Gahanna; can someone argue piecemeal development in northeast triangle; lot of low density; reality is developers buy properties as commodities; can't plan wholistically; another example of piece mail development; would like to see a market study. White stated the national surveys show that renters are looking for less space, better neighborhoods and more amenities; close to shopping and commercial; this site is very appealing.

Chair stated the issues that have been brought up are concerns about traffic; requested information from City's perspective and request for traffic study; do that in compliance with ODOT's procedures; questions about issues with setback; what are those dimensions; concerns about overall density; still too dense; not sure what alternatives or concepts you would be prepared to discuss; economic study; impact on schools; what income levels and income tax would be generated; what will the anticipated price point be; more attempts to improve aesthetics; concerns about green space. Wester asked for a range of the densities for the various developments in the city. Rosan stated the style is not unique for this area; low scale and unimaginative; will not get my vote if it stands as it is now; needs to be similar to surrounding uses.

RECOMMENDATION: To be discussed in workshop on June 6 at 6:30 p.m.

**Postponed to Date Certain to Planning Commission Workshop**

**V-0009-2012**

To consider a variance application to vary Section 1149.03 (f) of the codified ordinances of the City of Gahanna; to allow a density of greater than 18 units per acre; for property located at 5195 & 5201 Morse Road; by Donald Kenney, applicant. (Advertised in the RFE on 4/12/12)

See above Discussion

**Postponed to Date Certain to Planning Commission Workshop**

**CU-0011-2012**

To consider a Conditional Use application to allow seasonal placement of a storage container; for property located at 1031 Challis Springs Dr., current zoning ER-2 Estate Residential; by The City of Gahanna, Troy Euton, applicant. (Advertised in the RFE on 5/3/12)

Chair stated this application will be postponed until the May 23, 2012 meeting.

**Postponed to Date Certain to Planning Commission**

**F. UNFINISHED BUSINESS:**

**G. NEW BUSINESS:**

**DR-0015-2012**

To consider a Certificate of Appropriateness for Building Design and Signage; for property located at 600 Cross Pointe Road; by Professional Insurance Agents Association of Ohio, applicant.

Gard reviewed the application with the Commission.

Kai Raab, 264 S. 3rd St. Columbus, OH 43215; this project which includes the front entry minor miscellaneous site improvements intended to correct some deficiencies on this building; not part of the original design; working with what we have in existing form; will take the existing arch and make it a raised arch; there is not protective overhang on the main building entry; will extend that arch past existing walkway to support a new raised arch; creates a narrow vault to protect people entering and exiting; remediated wetland; constructed on peat bog; ground is saturated; all the downspouts and metal mansards are emptied to grade that is already saturated; taking those down spouts and connecting them to existing storm sewers. Keehner asked what the reason was for the front porch. Raab stated it is mainly because of the prevailing winds and rain from the west; anytime someone opens the front door it comes into the entryway. Keehner asked if the whole site was water saturated. Raab stated there is a wetland to the east of the building where there isn't any development; the ground is very wet. Wetherholt stated we examined the plans; still functions the same way; keeping the water from going into the saturated area; with the geological conditions this is appropriate.

**A motion was made by Keehner, seconded by Rosan, that this matter be Approved. The motion carried by the following vote:**

<b>Yes</b>	<b>6</b>	Price, Rosan, Andrews, Shepherd, Wester and Keehner
<b>Absent</b>	<b>1</b>	Thom

**2012-0022**

To vacate a 40 foot wide platted gas line easement in Reserve "B" of Hunters Ridge Apartments, City of Gahanna, Karl Wetherholt, applicant.

Karl Wetherholt, 200 S. Hamilton Road; stated the easement was abandoned by the gas company; still shows up on the plat; this is a clean up project; requesting that you recommend this to City Council for the vacation of the easement.

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

<b>Yes</b>	<b>6</b>	Price, Rosan, Andrews, Shepherd, Wester and Keehner
<b>Absent</b>	<b>1</b>	Thom

**H. COMMITTEE REPORTS:**

**Hamilton Road Corridor Committee -Andrews**

No report.

**I. OFFICIAL REPORTS:**

**City Attorney.**

No report.

**City Engineer.**

No report.

**Department of Development.**

Evans reported that Herb Days will be held on Saturday; she also reported that June 15th through the 17th will be the Creekside Blues and Jazz Festival.

**Chair.**

No report.

**J. CORRESPONDENCE AND ACTIONS.**

None

**K. POLL MEMBERS FOR COMMENT.**

No comments.

**L. ADJOURNMENT.**

Adjourned at 9:10 p.m.; Motion by Rosan

**M. POSTPONED APPLICATIONS:**

---

**Stacey Bashore**  
**Deputy Clerk of Council**

*APPROVED by the Planning Commission, this  
day of 2012.*

---

**Jennifer Tisone Price**