



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Thomas J. Wester, Chair
John Hicks, Vice Chair
Bobbie Burba
Joe Keehner
Jennifer Price
Donald R. Shepherd
Michael Suriano

Kayla Holbrook, Deputy Clerk of Council

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

Wednesday, April 25, 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, April 25, 2018. The agenda for this meeting was published on April 20, 2018. Chair Tom Wester called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led.

**Don Shepherd left during recess.*

Present 7 - Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, John Hicks, Michael Suriano, and Donald R. Shepherd

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

C. APPROVAL OF MINUTES

[2018-0092](#)

Planning Commission Minutes 4-11-2018

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

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

Abstain: 1 - Price

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney Kristin Rosan administered an oath to those persons wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT**1655 & 1675 EASTGATE PARKWAY**[V-0003-2018](#)

To consider a Variance Application to vary Section 1163.05(a) Surfacing and Maintenance, of the Codified Ordinances of the City of Gahanna, for paved off-street parking; for property located at 1655 and 1675 Eastgate Parkway; PID# 025-013623; SB 43 Properties; Gary D Paine, applicant.

(Advertised in the RFE on 4/19/2018)

Blackford gave a summary of the application; existing gravel lot per variance in 2015 for 3 years; variance expires in June; applicant requesting an extension; staff is not aware of any issues associated with unpaved parking; necessary while the plans to expand the existing business are being finalized; will help keep two businesses in Gahanna; reviewed criteria; request is for an additional 2 years; staff supports request.

Chair opened public comment at 7:06 p.m.

Applicant, Gary Paine, 1675 Eastgate Parkway; have had lot resurfaced; is smooth and keeping dust down.

No public comments.

Chair closed public comment at 7:09 p.m.

Hicks asked about the rendering in application of potential building, asked where parking would go if building takes that up; Paine said parking would go east; would shrink to minimum; likely buy parking down the street - long term solution; at 106 trailers right now; business is very strong right now; Burba asked 2 years will provide enough time; Paine said would prefer 3 but 2 is minimum and the ask; likely to build in 3; Keehner asked if previous constraints will continue with variance; Priestas requested that it be a condition of approval; Paine said welcomes that but encourages it; trucks on site does not want dust on site either; Price asked if it is an option for the Commission to make it a 3 year vs. 2 year; Rosan said should state that in the motion; Price inclined to vote for 3 years based on applicant's comments; great they are doing well and business is going good.

A motion was made by Burba, seconded by Hicks, that the Variance be Approved for a period of 3 years with the condition that the applicant employ measures of dust control. The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

153 N HIGH STREET

[DR-0008-2018](#)

To consider a Design Review Application for landscaping and building design; for property located at 153 N High Street; PID# 025-000325; current zoning, OG-2; The Mug & Brush Barber Shop; Amanda Morris, applicant.

Blackford gave summary of the application; showed renderings of the plans; main change is the garage; reviewed design review approval criteria.

Chair opened public comment at 7:19 p.m.

Applicant, Jim Morris, 153 N. High Street; happy to answer any questions.

No public comments.

Chair closed public comment at 7:19 p.m.

Suriano asked for any purpose of the beautification of garage; Morris said possibly a multi-purpose use; do revolving art shows in the shop; working with Gahanna Area Arts Council; hoping for Arts in the Alley; may use for additional gallery space; possibly private functions; Hicks asked about renting out for birthday parties or wedding receptions; Morris said if allowed, sure; finished interior space will be small; Blackford said there is a similar use in Creekside with the same zoning; this is more of an accessory activity so does not see any issues with using the facility for that; Shepherd asked if deck on back requires railing; Blackford said railing was not required because of the height; Keehner asked about landscaping; Blackford said this request does not require landscaping; showing above and beyond; Keehner said they want to put in perennials and bushes; we are not approving basic landscaping; Blackford said yes, we can go above and beyond.

A motion was made by Shepherd, seconded by Suriano, that the Design Review be Approved.

Discussion on the Motion: Keehner said approving because pleased to see them working with the Arts Council.

The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

SCIENCE BOULEVARD[V-0002-2018](#)

To consider a Variance Application to vary Section 1167.18(c)(1), Screening Requirements, of the Codified Ordinances of the City of Gahanna, for the dumpster location; and Overlay Standards outlined in ORD-0107-2015, for exterior materials; for property located on Science Boulevard, PID#s 025-006469, 025-013668, 027-000114; Franklin Peak; current zoning, OCT; Tom Warner, applicant.

(Advertised in the RFE on 4/19/2018)

Blackford gave summary of the applications; requesting to build large brewery; permissible use; this is a City owned property that if successful, will no longer be City owned; City rezoned to OCT with overlay; consistent with Economic Development Strategy; 2 variances are requested; showed proposed site plan; main office building located centrally to site; have patio to the rear of brewery; have views of downtown; want to maximize that view; dumpster will be screened; also significant amount of vegetation; staff in favor of variances; 2 access points; showed proposed site rendering; brewery is traditional brick building; a lot of glass - is encouraged in OCT zoning; reviewed variance criteria; want to mimic this material in other areas; do not believe there to be any negative effects; reviewed final development criteria.

Chair opened public comment at 7:34 p.m.

Applicant, Tom Warner, 422 Beecher Road; been working with Franklin Peak for a number of months as well as the City; was in Business First today, owners were announced; view made the choice happen; spectacular view; wanted a place unique to the City; 4th story has a large viewing deck; will take advantage of view already there; can imagine Red White and Boom and other events there; IJUS has many meetings that may take place here; will also have spaces to rent; IJUS does a lot of work with AEP; wanted to be close to them; have some charging stations proposed - new for development; trying to be forward thinking; brewery was to also create a sense of place; will be something unique and neat to bring friends and family to.

No public comments.

Chair closed public comment at 7:40 p.m.

Price asked how many people will work in this building; Warner said there is an agreement with the City to populate the building with a certain amount; 2nd and 3rd floors are spoken for at this time; numbers agreed

to include those spaces; 1st floor is available; once it is under construction - expect interest; commitment for 130 jobs; Price said asking because of parking; possibly easement or agreement with Golf Depot for overflow parking; knows there is a gravel lot there; Warner said not sure their development causes the Golf Depot a problem with their parking; have a meeting with them Friday; may be able to be an agreement brought forward; possibly a proximity issue; Burba brought up staff comment concerns; Blackford said one inconsistency between overlay and zoning code, in one overlay - requires less trees; original submittal had more trees; was reduced to be applicable to standards; old comment that has been satisfied; Keehner said had similar comment; Blackford said several trees may not be healthy living that close to each other; plan shown is consistent with code; do not always request less trees, but the health was a major concern; Keehner said more trees in parking lot, better for business in long run; see revised planting plan; said eliminated parking spaces beyond patio - but across is more parking, will that inhibit view some or do you need view; is that necessary - seems inconsistent because of goal of the view; Warner said parking spaces moved west of brewery, possibly for food truck; kept parking on west side; needed the parking spaces; Suriano asked about the dumpster location material; Warner said same materials as brewery - brick; Hicks asked about use - breweries - can you rent your own brewing space; Warner said no food; believes Kindred Ales does something similar; no kitchen equipment, maybe food trucks; likely be a brewer associated with the facility; other than that, retail sales of beer made there.

A motion was made by Price, seconded by Burba, that the Variance be Approved.

Discussion on the Motion: Price said very excited to see some class A type office space going in; great asset.

The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

[FDP-0003-2018](#)

To consider a Final Development Plan Application for a proposed office and brewery with associated parking; for property located on Science Boulevard, PID#s 025-006469, 025-013668, 027-000114; Franklin Peak; current zoning, OCT; Tom Warner, applicant.

(Advertised in the RFE on 4/19/2018)

See additional project discussion under V-0002-2018. Suriano said excited about the project for the area; no issue with massing or materiality; OCT is more lenient; not inclined to approve design at this time; will be a large building; have brick and metal panel; facades feel really flat; thinks it lacks in terms of detail treatment; will be apparent with 4 story office building; Price said it may be helpful to see if the applicant

wants to respond to that.

Mark Ford, 1500 West First Ave; with the applicant and is the project architect; client came with specific photographs that he had seen in business travels throughout country; seemed to zero-in on older warehouse/office buildings built after the turn of the century; intuition is correct and that is what they were going for; because of the views and function of the 4th story assembly space, pulled stair course to the outside; wrapped stair tower piece and lapped over top of building to create connectivity with 4 story level; will have large canopy along west face to provide sunscreen as well as a large patio area; using a dark metal panel and painted brick based on client's preference; same thing for brewery; wanted to replicate another old warehouse with brewery on a smaller scale; Suriano said appreciates the way the massing corrects scale; brick and metal panel will be really nice; canopy adds dimension; face of building is almost completely flat; Ford said is full depth brick; Suriano said sees opportunity; asked if the windows near stairs are rated; Ford said are 10' away on a perpendicular face; have addressed that as part of concept; Ford said added step to line up with edge piece; love brick; pulling brick to get shadow is certainly something they can do; to get shadow relief; Suriano said needs a little relief; is going to be tough; Keehner said there are areas that step back a little; makes a nice contrast with brewery building; not every building has to be a monument; some buildings are better to be plain and flat; do not necessarily agree completely; has good points.

Chair called for public comment at 7:57 p.m.; there was none.

A motion was made by Price, seconded by Burba, that the Final Development Plan be Approved. The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

[DR-0005-2018](#)

To consider a Design Review Application for site plan, landscaping, and building design; for property located on Science Boulevard, PID#s 025-006469, 025-013668, 027-000114; Franklin Peak; current zoning, OCT; Tom Warner, applicant.

See discussion under V-0002-2018.

Chair called for public comment at 7:56 p.m.; there was none.

A motion was made by Price, seconded by Burba, that the Design Review be Approved. Discussion on the Motion: Keehner said voting yes; have other building in Gahanna where this is an issue; appreciates landscaping and attention to detail; Suriano voting no due to his concerns; Burba also going to vote for it; fabulous for City. The motion carried by the following vote:

Yes: 6 - Burba, Wester, Price, Keehner, Hicks and Shepherd

No: 1 - Suriano

259 GRANVILLE STREET (NOTE: public comment will not begin before 7:30 PM)

Assistant City Attorney Kristin Rosan administered an oath to those persons wishing to present testimony this evening.

[V-0004-2018](#)

To consider a Variance Application to vary Sections 1153.03(c)(3) and (5), Building Setbacks, 1153.03(c)(8), Lot Coverage, 1163.02(a), Schedule of Parking Spaces, 1163.03(a), Width of Drive, 1163.03(b), Location of Drive, 1167.18(c)(1), Required Setback - Dumpster, 1167.15(b), Parking Setback, of the Codified Ordinances of the City of Gahanna; for property located at 259 Granville Street; Moo Moo Carwash; PID# 025-007431; John Roush, applicant.

(Advertised in the RFE on 4/19/2018)

Blackford gave summary of the applications; showed site layout; requesting 2 access points; showed elevations; number of variances with this request; not typical; all variances are necessities to develop this site; have 3 frontages, making it challenging with setbacks; makes it undevelopable with that size; reviewed variance criteria; site was looked at within Olde Gahanna Vision Plan; assisted living was appropriate use with retail and office; staff requests to add architectural details as part of the motion.

Chair opened public comment at 8:24 p.m.

Applicants, Doug Parker and Keith Phillips, 13375 National Road, Reynoldsburg; Parker said brought photograph renderings; addressing the open staff comment on west side; Phillips proposing additional window; Hicks said labels are not correct; listed as south elevation; Phillips said it is the west elevation; Suriano asked how much of west will be obscured by building next door; Phillips said almost 2/3; Suriano said windows are into the body of the carwash, is that vision glass; Phillips said vision glass; is typical with other carwashes; Wester said shows brick exterior; Phillips said correct; Hicks said it says Canal Winchester; Phillips said same design for that City.

Public Comment:

Errol D'Souza, 246 Lincoln Circle; owns shopping center next door; concerned about number of employee parking spaces; looks like parking has vacuum with it; do not want employees from business parking in our shopping center; Blackford said valid concern; unfortunately for staff - no

code for this type of use; how they operate and their needs should be addressed by applicant; Phillips said staff will park on their site only; we have parking spaces available for them with the vacuum also; Parker said have typically 3 employees; temporary parking can be done with vacuum spaces; if we need additional parking - would park in garage downtown and walk; would not infringe on neighbors.

Chair closed public comment at 8:31 p.m.

Shepherd said does not see vacuums; have used other Moo Moo Car Wash facilities; useful to see in renderings; is there a reason why vacuums were left off; is part of the design; Phillips said no reason they were left off; Shepherd said would like to see that; aside from going to one, does not know what it would look like; Phillips said will be at the stripping of each space and sidewalk along east side; Wester asked if there are any photographs; Parker said no, but would request approval with stipulation to make that correction; Shepherd asked what portion of the application this would apply to; Blackford said is a judgement call; Shepherd said understood plans would include items that are attached to building; not sure if this falls under DR or FDP; Blackford said likely more with DR; if we can move forward with FDP and V, sounds like we need an elevation that depicts what vacuums will look like; Rosan said 1197.02, discusses with Planning Commission will review; Section B(1)b, thinks those devices and arms would fall within that section; is properly part of the DR; Keehner asked where they will be sited; Parker said between building and parking; believes there are 11 vacuums; Wester said in plain view, asked if there are water separators; Phillips said those are like 3 septic tanks to filter and reuse water; lids are exposed but they are buried underground; Wester said appears 10-12 fence posts all tied together; Phillips said that is the actual vacuum stand; Wester said line from left to right in rendering - understood those as parking lines; Phillips said those are the piping that runs between each; Blackford said the handout given, all elevations are incorrect; Keehner clarified there are 11 vacuums; also there are elevations that show shrubs; only shown for the rendering; Price said want to move away from drawings; concern with the carwash itself; some serious concerns with the wisdom of having a carwash at this location of this scale; they always jump out because on a nice day, year-round, sees stacking into the street, causing major traffic jams; given this location, thinks it would have detrimental impacts to the area; questions the use of a car wash in the area from the beginning; strongly opposed to this use; location would stop traffic multiple days of the year; Shepherd said echoes those agreements; as someone who uses the product quite a bit; reflects quality of product; just not the right spot; would love to have the product; employee parking - not sure where they will park on this parcel unless

they are using customer spots; likely try to park at other spaces around there like Massey's or other strip center; that creates a problem; that is an additional concern; Keehner said cannot question conditional use; but Olde Gahanna Vision - how does this use fit in with future plan; had not thought about stacking - good point; Blackford said we do not have comprehensive plans that zoning is the law like other states; cannot force parcel aggregation; a conditional use was granted for this use; looking at consistency with zoning vs. long term vision for this; cannot force consistency with land use plan; more of a zoning code review which falls to DR, FDP and V; valid points raised, but this is consistent with zoning code aside from variances; when this property was created, the use was established; not specifically looking at the use; today we likely would not want assisted living on this parcel; valid concerns brought forward; this is why zoning codes have minimum parcel sizes, our code does not; Keehner said has lived in Olde Gahanna since 1987; thinking about Olde Gahanna and looking at this as a resident of the area; the whole development of Lincoln Circle is problematic; City Council admitted this was a mistake; is too much building; is a strip center plopped down on that spot; cannot argue with them; asked Rosan if stacking issue a strong enough issue to question this redevelopment; Rosan said Mr. Blackford provided a slide for criteria; look at the last 2 in evaluating if stacking plays into an approval for FDP; more appropriate with FPD than DR; Price said cannot require aggregation of parcels; this requires a lot of variances; proximity to Strawberry Plaza, will have detrimental impact to surrounding area; stacking will become an issue; thinks we are in a position to not support this due to impact; Hicks asked about entrance and exit; appears only one; Phillips said will have extra staff on busy days to help with this; Keehner asked why stacking will occur with this one vs. current; Price said volume of use; asked about officer helping; Parker said we have a perfect storm that occurs about a dozen times a year; people want to get the salt off their car; those issues are not as frequent as you think; tomorrows weather will bring business but will not be backing onto the roads; understands concerns; Price asked if they hire police; Parker said no, they have their own staff; had the exact issue on Broad Street; put someone at the street and brought all people in from one direction; Shepherd said road is not big enough to allow the traffic; Parker said knows it is an issue, but deals with it the best they can; Keehner asked how many cars need to run through each hour to be profitable; trying to understand why this site is desirable; Parker said not a matter of how many cars we wash a day; is annual; have rain days; higher volume days - is normal operations; was 600-800 cars a day; only a percentage of people vacuum; certain days in the spring where people clean their cars out.

A motion was made by Keehner, seconded by Hicks, that the Variance be Approved.

Discussion on the Motion: Shepherd said no in vote of variances; particularly parking; crappy design; quality of business they do - problem with it; Suriano said in support; not sure how this will be developed without, given the current zoning restrictions; Price said not in support of the granting of these variances; believes this will have a negative impact trying to use all these variances to make something work; traffic congestion and public safety; passing these variances and allowing this will create another 20 years of the headache already existing; Keehner said likes the barn, is an existing use we cannot question; personal views cannot be addressed; this traffic issue should be thought out; do not believe this will work; only option is to vote against variances; Wester said being an engineer, is a numbers person; wants to see volume calculations and throughput calculations; requests those so Commission can get a better understanding of the traffic impact on a busy day; we can go on Hamilton Road on a nice Saturday or Sunday and it is grid locked; people will get through it; will be backed up into Hamilton Road; cannot support that at this point in time; and to see the impact; Rosan added that if the variance is denied - this applicant cannot request same variance for a period of 12 months; if you want additional information - should withdraw this and set matter for workshop; Keehner asked to rescind motion.

Hicks withdrew second of motion; Keehner withdrew motion.

Wester said we made a goal to minimize workshops; would like to see this again in 2 weeks with this information requested; want to see throughput calculations; would like to see similar drawings to Canal Winchester for Gahanna with correct labeling with information Mr. Shepherd asked for; Shepherd said agrees - talked this through enough, another public hearing would be able to discuss this; Keehner confirmed the applicant is okay with postponing; Parker added that 2 weeks is enough time to get those items; Blackford said does not require re-advertising; most items being submitted do not require much staff review; earlier the better.

A motion was made by Keehner, seconded by Hicks, that the Variance be Postponed to Date Certain to the Planning Commission, due back on 5/9/2018.

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

[FDP-0004-2018](#)

To consider a Final Development Plan Application for a project to demolish an existing carwash and pavement(s) and construct a new carwash with associated pavements and sidewalk; for property located at 259 Granville Street; Moo Moo Carwash; PID# 025-007431; John Roush, applicant.

(Advertised in the RFE on 4/19/2018)

See discussion under V-0004-2018.

A motion was made by Keehner, seconded by Hicks, that the Final Development Plan be Postponed to Date Certain to the Planning Commission, due back on 5/9/2018. The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

[DR-0006-2018](#)

To consider a Design Review Application for site plan, landscaping,

building design, and demolition; for property located at 259 Granville Street; Moo Moo Carwash; PID# 025-007431; John Roush, applicant.

See discussion under V-0004-2018.

A motion was made by Keehner, seconded by Hicks, that the Design Review be Postponed to Date Certain to the Planning Commission, due back on 5/9/2018. The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

---- 10 MINUTE RECESS ----

Hicks moved to recess for 10 minutes; reconvened at 9:31 p.m.

1041 N. HAMILTON ROAD (NOTE: public comment will not begin before 8:00 PM)

Assistant City Attorney Kristin Rosan administered an oath to those persons wishing to present testimony this evening.

[V-0005-2018](#)

To consider a Variance Application to vary Overlay Standards outlined in ORD-0111-1990, for building design standards; for property located at 1041 N. Hamilton Road; PID# 025-009953; The Shops at Oberer's Crossing; current zoning PCC; Glen Dugger, applicant.

(Advertised in the RFE on 4/19/2018)

Blackford gave summary of the applications; mix of office, retail, and restaurants; DR is for 2 buildings; property is zoned subject to Ordinance 111-1990; Ordinance does not apply to site to the north; this site is not within any sub-area plan; was identified in Economic Development Strategy; Area Commission met on June 1, 2017, not required but City requested; was one of the first applications; feedback is attached to staff report; feedback is non-binding; showed site layout; significant amount of parking; condition of Ordinance that there be 3' high plantings in area of parking to screen; unique to Ordinance, not in code; showed elevations; style of architecture is inconsistent with 1990 rezoning; showed what renderings that Ordinance identified; is a 28 year old Ordinance; is a variance to the Ordinance; alternatives to not granting the variance is the style of development; reviewed approval criteria;

Chair opened public comment at 9:44 p.m.

Glen Dugger, 37 W. Broad Street; with him tonight is Joe Sugar and Dave Restenwald and Tony Roell; starting with variance - property is as staff illustrated; are 3 buildings; east, south and west building; south building is a 6300 sq. ft. pad; parked that to permit and accommodate a sit-down restaurant; no tenant at this time; could be retail or office; have

parking requirement; property has a torn history; in 2013, worked on Otterbein project; had an easement agreement; starts at top of ravine and goes along property line; heavily treed; a tree survey was very difficult but was provided; looked at traffic that was potentially a consequence of this; did a traffic study; locked down access points in this application; was in 2013 - easement states that this property will be serviced by a right in right out and full service cut on Beecher; location of cut on Beecher was not specific; may be some question about access and traffic; use as determined and text that was approved, as well as access points, take care of those two issues; variances requested was concerning building elevations; asked if they have to do elevations that are over 20 years old; trying to get to contemporary form; have vertical components that are composite material that is a wood composite that is used; have David here to talk about that if needed; did not want to have standard strip center architecture; the additional variance is to permit metal as a primary facade component.

Tony Roell, MKSK, 462 Ludlow, Columbus;

Jesee Kanitz, Esq. Two Miranova Pl. Suite 380, Columbus; on behalf of the Academy Ridge Association; subdivision is composed of 81 homes; is on the west of the proposed project; does not want to come off as anti-development; simply does not meet what code requires; Gahanna Code sets forth three requirements not met; association does not pose there are health or safety concerns; the variance is asking for materials not complying with code; can't grant variances because the code is old; cannot see how Planning Commission can grant this variance; reserves the right to address concerns for FDP and DR when discussed.

Carl Tighler, 1031 Ridge Crest Drive; only one way in and one way out of their community; road is falling apart and is not industrial strength; there is a traffic light and then there is a stop sign and then there is Columbus Academy; they let their cars in and out through their community; that is daily; would like a new way in and out; they are stuck; last development came through and has a cut through; want to get rid of 1990s stuff because it is old but we want to keep the old access points from the 1990s; traffic will be a mess; is also the Gahanna bike path.

Bill Johnson, 1028 Ridge Crest Drive; the 1990s style architecture, this was zoned PCC, so was guaranteed to have a high quality shopping center in that area; now sees a rectangular flat faced for the style; if this goes through - we have not been awarded the promise to us.

Thomas Cartwright, 1016 Ridge Crest; said he is going to speak in regards to FDP, will hold comment until then.

Dugger, property was zoned in 1990; owner at that time tried to develop property for pharmacy; was eventually was turned down by the City; was in Court; subsequently approved application but by that time the Pharmacy disappeared; appears to be a sentiment that we slept on our rights for 28 years and are stuck with that; clearly not the case; believes architecture from 1990s is a special circumstance; this is not a rectangular flat faced building; assumes the board agrees; happy to answer questions.

Tighler said pharmacy just went across the street.

Chair closed the public comment at 10:04 p.m.

Jane Peck, 1010 Ridge Crest Drive; was cut off; Chair allowed it; say variances do not affect health and welfare - would propose the notion that this effects health of a very sensitive eco-system; causes issues for homeowners who have flooding issues; no one seems to understand why people bought the property - because of the ravine; proposing to build a building at the crest of the ravine will impact it; cannot harm or do anything the ravine; change the course or hamper the course of McKenna Creek; is a major waterway through the City; please consider this.

Dugger said appreciates comments, but likely apply to FDP.

Chair closed public comment at 10:07 p.m.

Keehner asked if we are voting separately or looking at a package; Wester said each handled on own merits; Keehner said has trouble thinking holistically; variance is only the design and building materials; Blackford said specific to materials...; Keehner clarified what the vote is.

Chair opened public comment at 10:09 p.m.

Cartwright said the west building is a concern; reminds him of an 80s era shopping center; top building is front facing, why we cannot carry same features to both buildings; not sure about the steel; can look great or a shipping container building; to approve a variance without understanding is not what the Commission should do; will save other comments.

Dugger said steel component was previously approved; zoning called for at that time in the 1990s was for buildings to have varied rooflines and avoid a traditional strip center; trying to comply.

Chair closed public comment at 10:12 p.m.

Price asked why the architecture deviated; sees them being complimentary; Dave Restenwald, 107 S. High Street, Columbus; the elevation on west side, function of those are accommodating 7 office or retail spaces; much smaller; height of roof is smaller; not as prominent as what we would see on Hamilton Road; Price clarified individual spaces will be 1500 sq. ft.; asked about internal layout of other building; Restenwald said larger footprint; looking to capture a different type of tenant; Price said when project is developed, ends up being different based on tenant; asked for tenant strategy; Restenwald said back building in question is more suited for small office; out front are larger tenants, possibly a flower shop; uncertain the remainder of building; Burba asked if there will be one anchor tenant; Restenwald said yes, the larger building, but unknown at this time; pad for restaurant is referred to as south building; Suriano asked about metal in PCC zoning; Blackford said does not have specific materials - general placement of buildings; Suriano said the spirit of the ordinance was to avoid something bland that lacked character and promote what most people see as a negative; looking at rendering that is nonspecific; picture is very soft; project as we are seeing specific to variances, have combination of material types; neutral pallets; the development is in the spirit of the Ordinance; more apt to approve variance; Keehner inclined to say variance is not a bad idea; will have entrance across from other entrance on Beecher; makes sense; variance makes sense; uncomfortable to vote for one thing and not talk about them all together; started talking about that.

A motion was made by Suriano, seconded by Hicks, that the Variance be Approved.

Discussion on the Motion: Price said believes materials and design are keeping with spirit of Ordinance; materials and aesthetics change with time; will support; Keehner said since variance is only looking at architectural details - able to vote yes on this; Wester agrees with Price and Suriano.

The motion carried by the following vote:

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

Absent: 1 - Shepherd

[FDP-0005-2018](#)

To consider a Final Development Plan Application for three buildings for neighborhood service, retail, office and restaurant use; for property located at 1041 N. Hamilton Road; PID# 025-009953; The Shops at Oberer's Crossing; current zoning PCC; Glen Dugger, applicant.

(Advertised in the RFE on 4/19/2018)

See additional discussion under V-0005-2018. Chair opened the public comment at 10:25 p.m.

Glen Dugger, said site layout shows setbacks, water runoff; meets development requirements; have checked off all boxes.

Jesse Kanitz, association objects to FDP and DR; variance was improperly granted; unrelated to variance issues: do not believe current plan meets all standards in 1108.05; requires all new development install sidewalks; are they part of the plan and if not, should be added; is another generic shopping center appropriate for this area; know of 1 tenant that will be there; will this result in further vacancies along Hamilton with further empty shopping centers; does not believe that is the best use; will have undesirable effects; Beecher is the only entrance into the association along with Columbus Academy; now putting in commercial development; will have commercial traffic on Beecher Road; not designed for commercial use; traffic will be issue; have ravine with very unremarkable development; is this the best use of the property; is cookie-cutter; this is a unique property; this is not the best use.

Tom Cartwright; (comments are typed and attached); asked if contour map is required; Chair extended comment time by 1 minute; Cartwright continued; Chair extended comment by an additional minute; Cartwright continued.

Bill Johnson, unlabeled feature is an open air retention pond for storm runoff; not clear whether it will be fenced in or landscaping; what will it look like from the road; the EPA says that measures that lower mosquito production are needed; (provided EPA document attached); quoted document; health of surrounding community will be impacted; would rather that risk not be on him as a property owner; the outdoor pond subjects them to disease and death; concerned with mosquito problem that will result in killing fish and wildlife;

Jane Peck, designation in ravine is very vague; does not show ravine; cannot do anything either side of water way within 30 feet; property is not flat; looks that way; property from Hamilton Road down to crest of ravine is a grade of at least 30-40 degrees; building that building you are completely changing the whole aspect of the property; trees will fall over and McKenna creek will fill up with more water; why did the developer not seek to rezone this; they are not requiring to follow PCC designations; still governed by that designation.

Dugger, believes sidewalk is located on property; in right-of-way; saying this will have detrimental effect would be true then for any development, regardless of what it is; does not believe this is cookie-cutter; is keeping with what the City was trying to do in 1990; may not be a restaurant user; tried to park one there; does not have drive-thrus; will likely be a sit-down;

impossible to tell at this point; and we cannot discriminate one type of restaurant vs. another; no sign component to this; standard procedure we have pushed signage review toward very end; is corporately driven; will do at the time we have a greater understanding of each individual tenants; not true that we are only saving 11 trees; saving more; mosquito comments would apply to any development over the last 25 years; have federal law to abide by; have storm volume that can be moved out of the City quickly; if there is an obligation of being 30' from the ravine, we are not doing so; will not develop within easement area; disagrees we are not following PCC requirements; staff determined we are following PCC requirements.

Cartwright clarified the tree plan outside of preservation zone was 11; Dugger explained to Mr. Cartwright.

Chair closed public comment at 10:49 p.m.

Price said there is some ambiguity with restaurant and not knowing; only pad there; is there an option for this to be considered without; Rosan said can condition DR that the applicant come back and get the restaurant pad approved separately; Dugger said understands they have not applied for a DR for that building; will bring that back separately; provided more parking to support that as a restaurant; Price said residents mentioned EPA regulations in regards to ravine; impact on storm water, runoff, erosion; Priestas said they would have to comply with storm water management guidelines; will address water quantity and runoff; in theory would be reduced from post developed condition; EPA mandates that this site address water quality to downstream or stream itself; would improve water quality; Price asked if this would have been zoned for this use if we had some of the water issues that came after development north of Morse Road; Priestas said likely would not have played a role in the zoning; key thing to consider is that we will require storm water management; regardless of how it is zoned; they shall comply with code; Price asked about slope and contour map; have not fully walked it; is slope that significant; Priestas said grade is 2-3% from Hamilton down; could be more down to ravine; Keehner said agrees with legal counsel for neighbors; small spaces for startup businesses; why not use ravine as an asset instead of backing on it; does not use the site and aesthetics of site; 3 buildings plopped down; little thought for pedestrians; especially if bringing in startup businesses; not overwhelmed by the FDP except the main entrance is across from main entrance to the north; do not have a lot of these decent sized lots; Firestone came in on the ravine; voted against that; tired of seeing things that are not interesting; on the bus line now; Dugger said does not disagree; knowing there was a lot of public interest in this application that

goes back to when the homes were built; if we put restaurants at top of ravine with outdoor patio space, our neighbors would go bonkers; one choice was that - would be a great space - but likely would not want to live across the ravine from it; point out a great idea; residents get to comment on that; that is what they would not want with outdoor speakers and a patio area; we are connected to pedestrian trail system; on west side of Hamilton Road; is an outdoor seating/gathering space in east building; plans show vertical landscape garden; do differentiate; Keehner said we are car-oriented in the US.

Peck stood and announced that we cannot be inconvenienced and would put a restaurant up to the nursing home; put a patio in their backyard with music; they're not here to represent themselves; Dugger said the property at Otterbein was sold with a clear understanding that this property will be developed for what is proposed; Otterbein knew this; that type of activity does not bother them because they tend to go to bed early; was in agreement; Suriano asked if a traffic study was done; Priestas said yes; Suriano asked the findings; Priestas said access point at Beecher and Hamilton operated at acceptable levels of service; Suriano said no issue with architecture; concur with Mr. Keehner as general point of departure; generally support development toward street; understand zoning constraints; trying to balance as a City; would like to see us preference buildings on the street; Wester said multi-use path on that property; Priestas said along Hamilton Road; can be used for pedestrians and bicycles; question relative to street - someone said industrial street; any knowledge of what that was designed for; Priestas said it showed it provided public access to an academy; is a 7" concrete base with 2 1/2" asphalt; slightly thinner than the east side; that is 8" with 2 1/2"; is an inch different but is adequate; Price asked about parking; eating a ton of the parcel with asphalt based on potential uses; do not know the solution; how can this be reduced; want to only pave based on minimum use; Dugger said compliments the City; very aggressive in asking applicants how much parking is really needed; does not want to over park; we have provided more parking than needed if south building is an office; but bare minimum if used as restaurant; have to provide maximum we will need; if it is something else, some parking can come out; will get to see that in the next application; if a restaurant, have met code parking, if something else - will evaluate that; Price said will pave at one time; Dugger said will file amended FDP if needed; Keehner asked if the west building will be lower than east building because of typography; will parking be graduated down; Restenwald said yes it will.

Chair opened public comment at 11:15 p.m.

Cartwright suggested not approving in final or design; make the parking

a greenspace for now; then parking can be decided later; do not need more parking.

Chair closed public comment at 11:15 p.m.

A motion was made by Suriano, seconded by Hicks, that the Final Development Plan be Approved.

Discussion on the Motion: Keehner said not comfortable voting affirmative for this; cannot think of any reasons to not vote in favor; complex sitting as a Commission member; want to do what is best for the City and accommodate the neighbors; do not want to mess with people's property rights; very complex and really not sure how to vote sometimes; Suriano said outside of some requirements for parking, believes this will look significantly different than anything we have; will be significantly better; Keehner said main facade on north side and no real front facade; not a bad proposal; tired of things that are marketable vs. interesting; Price said agrees with colleagues; architecture and approach used on buildings are innovative and attractive and will be differentiating; not supporting application this evening; lack of details that involve a 3rd of the parcel; too many unknowns; not talking tenant specific but the use in general; understands making the numbers work; not able to support this.

The motion carried by the following vote:

Yes: 5 - Burba, Wester, Keehner, Hicks and Suriano

No: 1 - Price

Absent: 1 - Shepherd

[DR-0007-2018](#)

To consider a Design Review Application for site plan, landscaping, building design; for property located at 1041 N. Hamilton Road; PID# 025-009953; The Shops at Oberer's Crossing; current zoning PCC; Glen Dugger, applicant.

See discussion under V-0005-2018.

A motion was made by Suriano, seconded by Hicks, that the Design Review be Approved.

Discussion on the Motion: Keehner said would be nice to see more detail.

The motion carried by the following vote:

Yes: 4 - Burba, Wester, Hicks and Suriano

No: 2 - Price and Keehner

Absent: 1 - Shepherd

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. OFFICIAL REPORTS**Assistant City Attorney**

No report.

City Engineer

No report.

Planning & Development

Blackford said projects we receive are because of zoning code we have in place; should not have outdated code with say unreasonable setbacks; something we need to start changing if we want to see different types of projects; and encourage it; Keehner asked about addressing leaves principles; said using recyclable materials, technology, etc.; Blackford said this is a conceptual review; we are not reviewing for technical details; may be other code that need to change -not all of these are zoning code; Suriano said have seen other municipalities look at encouraging certain zones to be more urban centric and de-emphasize the car; perhaps on Hamilton and/or Granville area; target different corridors in their City they want to see that encouraged and then mandate that; Blackford said that can be done; have had vague statements in the past vs. specific statements; in favor of modifying the zoning code if that is the intent we want; in the middle of updating zoning code but only at procedural parts right now; we are attracting developers to build with the code we have and if that's not what the Commission wants to see - we need to change it.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

11:29 p.m.

WORKSHOP ITEM FOR 5-9-2018, 6:15 P.M.

[CC-0002-2018](#) Chapter 1171, Fences