



# City of Gahanna

## Meeting Minutes

### Planning Commission

200 South Hamilton Road  
Gahanna, Ohio 43230

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

*Kayla Holbrook, Deputy Clerk of Council*

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

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Wednesday, April 26, 2017

7:00 PM

City Hall

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#### 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 26, 2017. The agenda for this meeting was published on April 21, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Tom Wester.

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

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

None.

#### C. APPROVAL OF MINUTES:

[2017-0086](#)

Planning Commission Minutes - February 22, 2017

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

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

[2017-0087](#)

Planning Commission Workshop Minutes - March 22, 2017

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

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

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

None.

## E. APPLICATIONS/PUBLIC HEARINGS:

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

In accordance with Planning Commission Rules Section 6.10A, if there is more than one application pending before the Commission for a particular address at a meeting, the public hearings on each application may be consolidated and held as one.

### [V-0005-2017](#)

To consider a Variance Application to vary Section 1171.03(a), Fence Standards, of the Codified Ordinances of the City of Gahanna; to allow a fence to exceed 6' in height; for property located at 154 N. Hamilton Road; La Navona; Parcel ID No. 025-003901; Mario Nedelkoski, applicant.

(Advertised in the RFE on 4/20/2017)

Bonnie Gard gave an overview of the application.

Chair opened the public hearing at 7:09 p.m.

Chair called for proponents; applicant Mario Nedelkoski said he is here with John Brooks; said when this was taken over, it was a very rough bar; changed to a place called FM; that project did not work; changed to a beautiful event center; host many special events at this location; very proud of this facility; much needed in Gahanna; saw a huge demand for outdoor hosting of ceremonies; brought in beautiful metal and built a nice pergola; put in a 7' fence; there is a desire for private ceremonies; once the patio was established, there was a huge demand and with the bookings they have had, there are people confirming that.

Chair called for opponents; there were none.

Chair closed the public hearing at 7:12 p.m.

Price said the pictures do not do this place justice; a wonderful job has been done; backs up to a nice ravine; understands the need; does not see an issue; Wester asked about the request of the Fire Department; Nedelkoski said is working toward that and promises the request will be met.

**A motion was made by Wester, seconded by Price, that this Variance be**

**Approved. The motion carried by the following vote:**

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

[DR-0005-2017](#)

To consider a Certificate of Appropriateness Application for site plan; for property located at 154 N. Hamilton Road; Parcel ID Nos. 025-003901; La Navona; Mario Nedelkoski, applicant.

See discussion under V-0005-2017.

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

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

**Reconsideration discussion:**

Resident, Patrick Kane advised the Clerk that he wanted to speak under the DR-0005-2017 application and did not realize they were combined as one; Rosan explain to the Commission that the application can be opened with a motion to reconsider.

[DR-0005-2017](#)

To consider a Certificate of Appropriateness Application for site plan; for property located at 154 N. Hamilton Road; Parcel ID Nos. 025-003901; La Navona; Mario Nedelkoski, applicant.

Patrick Kane, 156 Oak Creek; explained he thought there would be separate discussion for the two applications; said there are 8 residents here tonight representing the condominium adjacent to the property; concerned with the noise factor; said they had an event last week; could hear them but it was not too noisy; concerned with the future; have 40 condos in the area and we face that area; this past weekend was the first time noise was heard; a 7' fence will not detract any of the noise; Shepherd said the project is already up, what you see is what will be approved; that fence is the project; it was already completed; Kane said the fence stops and goes around the property; you can walk through the area; asked the purpose of the fence; Burba said privacy; Gard said gates are not up yet, has not been installed; is for exit purposes; Price said there is an opening that will be where the gate goes; will not be any other substantial changes to the height; serves as an enclosure; Kane asked about stipulations on noise; Price said that would be governed under the noise ordinance; if there is a noise complaint, would be heard by the Police Department.

**A motion was made by Price, seconded by Shepherd, that this Design Review be opened and reconsidered. The motion carried by the following vote:**

**Yes:** 6 - Shepherd, Burba, Wester, Price, Keehner and Suriano

**No:** 1 - Hicks

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

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

[FDP-0001-2017](#)

To consider a Final Development Plan Application for a multi-tenant retail development; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; current zoning CC (Community Commercial) and PCC (Planned Commercial Center); Hamilton Commerce Center; Ryan Fowler, applicant.

(Advertised in the Dispatch on 4/19/2017 and the RFE on 4/20/2017)

Bonnie Gard gave an overview of the application.

Chair opened the public hearing at 7:31 p.m.

Chair called for proponents; Aaron Underhill, said he is the attorney for the project, 8000 Walton Parkway, Suite 260; showed a visual aid of the plan; very excited about the project; has been in the works for about a year now; have had two separate meetings with neighborhood to the west; plan has evolved; proposing two buildings; site is heavily wooded; taken care of preserving trees; the developer has done a great job in preserving the amenity in the buffer; there is over 400 feet of distance between the proposed buildings and the residences; would like to stress that the site is zoned and we are meeting all requirements applicable to the property; we are adhering to all planned district standards; earlier iterations of the plan included more building square footage; we are now at less than half of the original plan; we have less lot coverage, 36%; we are greatly reducing the amount of traffic we planned; rough number is half the trips as what was previously proposed; we believe we are doing right on a number of fronts here; not capitalizing on all the zoning rights of the property; believe access here is appropriate; there is a significant buffer to separate the different land uses here; we ask for your approval of both applications; have consultants here to answer any questions;

Chair called for proponents.

Ron Stahl, 1022 Ridge Crest Drive; president of the Academy Ridge Home Owners Association; we are not opposed to new development; concerned with some details; understands development is good; thanked the development group for the involvement; ask the Commission for additional time to dig into the proposal, as it has changed; the number one concern is the cutout on Beecher; Beecher is the only way out for their 81 homes; there are serious traffic flow issues at certain times of the day; would also like to look at underdeveloped land on the south side of Beecher; sees there is

mention of this in staff comments; there has also been a switch from using this parcel as a medical facility to now a shopping center; we have enough of those in the area; the shopping center is listed as permitted use; there also appear to be conditional uses in the code to allow medical offices; a traffic study would need to be updated; the Academy Ridge Community Association Board of Directors asks for additional time and a pending traffic study to address concerns we may have.

Chair clarified he was an opponent; called for additional opponents.

Murray Orlov, 367 Beecher Road; in the developer's application, there is reference to a traffic impact study; asks if this study can be made available; Burba said yes we certainly will.

Carl Tishler, 1031 Ridgecrest Drive; adamantly opposed to a cut through on Beecher; there are numerous swimmers that come into the area in the evening most days of the week; not something normally looked at in a study; the Greater Swim Club of Ohio, has multiple swim meets; have more cars than will show in a study; many cars come to the light and there will be feeding to the lots on each side; we bought in a residential area hoping to get out with a traffic light; sometimes can take 20 minutes to get out during school let out times; not opposed to this if they can enter and exit from Hamilton Road; like they do for the assisted living down the road; they don't have a special cut through.

Amy Seymore, 355 Beecher Road; said she is also a teacher at Columbus Academy; said her children attend Columbus Academy; concern for the placement of the sidewalk; have students that have a tradition to run to Graeter's Ice Cream; hope that our students are good drivers, makes her nervous to come in and out of there with the sidewalk on the same side as the cutout.

William (Bill) Johnson, 1028 Ridge Crest Drive; handed out an attachment (labeled "CORRESPONDENCE\_public handout\_4-26-2017" in Legistar); said there is a ravine along Beecher Road; said code says the development should be laid out to reduce cut and fill and alter natural features; the map below shows the area of the ravine; 20% means 2' per 10'; said the Gahanna Code calls for protection of trees; have estimated the northern edge of the ravine showing a large number of trees reserved if the ravine is reserved.

Aaron Underhill said he will call up Tom Warner with Advanced Civil Design, 422 Beecher Road; said the ravine in question was identified early on; there is a significant ravine that wraps around; have secured a permit to fill up to 300 feet of the ravine; is more of a final

engineering practice; the ravine on part of this property has a floodplain; this ravine in question on the north side of Beecher, there is a 48' pipe across Hamilton Road that dumps into the ravine; there will be tree disturbance but we have worked to maintain most significant trees; rather stick to the corner where there is a factor of commerce that needs to take play; believe we have taken the right steps; Underhill said as far as uses are concerned, the uses are permitted; are meeting development standards; we have gone to great lengths to ensure they are not asking for any variances; the application has been filed for some time; we have Doyle Clear with Trans Associates, here to answer questions regarding traffic.

Wester asked about the various signs; a proposed monument sign is shown as well as an existing sign; asked if there are sidewalks included with this; believes there is a ramp on the corner; wondering if this shouldn't be taken to a Workshop to get more time to discuss; and time to have the traffic study made available; Underhill said the traffic study was submitted in October; has been out in the public realm for some time; reference the sidewalk, there is a pathway that will be maintained; Phil Moorehead, 243 North 5th Street, Suite 401, said we have a couple monument signs being proposed; Price asked the traffic engineer to walk through the options. Doyle Clear with Trans Associates, 941 Chatham Lane, Suite 219, said we have been working on this project for some time; said City adopted access management policies; there are designated locations where the City requested full access driveways; the opportunity for that in this area was not out on Hamilton Road; fully agree with the City's policy on that; the study was completed last May; the City had us go back out and count when school was in session; it was resubmitted in October; it included more developed square feet; opted to look at potential higher sides of uses; your City Engineer asked that the study be updated for the records; in that process now; has not been completed; the access on Beecher Road was looked at; that section was built by the developers; residential did not exist; the residential development tacked on; and then ultimately access to the school; believes they have the right of access; cars going eastbound out of this site and off Beecher Road were not to back up past that driveway; a lot of analysis was done; that access point would not be blocked and vehicles could turn in and out; looked at the property to the south being developed; with traffic volumes being cut in half as to what we have today, and with development to the south, get no difference; that cross intersection does work safely and efficiently; the Fire Department requires full access driveways; that is imperative; Wester asked if the study is available on the City's website; Priestas said we can put it there, but we do not have it posted; have responded to several public record requests; Shepherd asked when the updated study will be done; Clear said end of May; Shepherd said we typically have that;

Clear said the traffic study that was submitted was approved; Shepherd said needs to have that before he can make a judgement based on that; Underhill said would be open to a condition based on a new study revealing a negative impact; Rosan confirmed that can be a condition; Shepherd asked about the elevation study of the building; when looking at it from the front, are the buildings going to be level; Warner said we have identified they are on the same level; Shepherd asked will there be a lot of cut and fill; Warner said we are cutting down a bit into the parking lot in the front; excavation will occur; near the northwest corner, on the west side, we are at grade; we chase the grade down the slope slightly; trying to keep grades as tight as we can; will be cut and fill, both, as part of this project; is a method of cut and fill to keep building on site; Shepherd asked about right in and right out, is that where the cut will be; Warner confirmed; Shepherd said the email from David Ruetter in the staff comments mentioned trees; would like to try and provide safety for those types of trees; Warner said this new proposed development is preserving a lot of the trees; have to grade it; Shepherd said the runoff needs to be controlled so it is helpful for the environment; believes there could be some improvement on the water runoff; asked for a green approach; Werner said we had a large underground storage container that would provide stormwater retention; have adopted an open air basin; which is encouraged; believes they can be considered green; we can work with the City Engineer; Keehner asked the City Engineer if he is comfortable with the current environmental stuff; referenced him talking about best practices, the soil, and trees and covering part with ravine; Priestas said more comfortable with the development as is; they are willing and we have a unique opportunity with soils that are present on site to provide infiltration; will create green infrastructure for the development and be green; Keehner asked if there are things they can do to improve; Priestas said believes so and they are willing to work with us; Suriano asked about the sidewalk on Hamilton Road; Warner explained current locations; Suriano asked about plans for screening parking; Moorhead said did not see a requirement in code; there is a grade change that would mitigate headlight glare; grade is three feet; Suriano asked about stormwater direction; Warner said west; Suriano asked about impact for stormwater on the west; Warner said all is directed into retention basin; Price asked about the intersection; is there anything that can be done to address the situation; knows most of us weren't involved in the housing development when it went in; Priestas said that is the goal of the traffic impact study; currently it is not warranting any roadway improvements; additional turn lanes would be warranted for future development; Price asked if the turn lanes would address that or if there is anything else; Priestas said would not be the responsibility of the developer; there are things on the radar that might help the situation; Price said reference the use, it will mostly be retail space; Underhill said can be a

restaurant or office uses; Price said tough when zoning and land use plans are outdated; have concerns with additional retail going up in the City of Gahanna; would prefer to see more office; appreciates the applicant's willingness to look at best practices; since there is such a specific recommendation from the Franklin County Soil and Water District, would like additional time to review; Wester asked about a restaurant, are there any drive-thrus; Underhill said there will not be; we do not have a right to do that without a conditional use; Wester asked the operational rating of that intersection; Priestas said level B, which is high level; the build scenario would be at a level C, which is still acceptable.

Chair closed the public hearing at 8:26 p.m.

Burba said there is a desire to take this to a workshop meeting; asked if next Wednesday, May 3, is acceptable to the applicant; Underhill agreed; Rosan asked for clarification on what the Commission desires of the applicant for the workshop; Price said would like to discuss additional screening; also looking at mirroring the area and buildings across the street and their screening; Suriano agreed and asked for discussion on water retention; Wester noted a desire for discussion about the completion of the traffic study; asked Rosan to give a brief overview of the process for a workshop; Rosan explained. A resident asked how to submit questions; Rosan advised to contact the Clerk's office.

**A motion was made by Shepherd, seconded by Wester, that this Final Development Plan be Postponed to Date Certain to the Planning Commission Workshop, due back on 5/3/2017 at 6:30 PM. The motion carried by the following vote:**

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

[DR-0006-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; Hamilton Commerce Center; Ryan Fowler, applicant.

Chair opened the public hearing at 8:33 p.m.

Chair called for proponents; there were none. Chair called for opponents; there were none.

Chair closed the public hearing at 8:34 p.m.

Price said wanted to provide her comments on elevations; would like to look at surrounding areas and look to what would be complementary; knows we have heard that residents did not want everything to look the same but not very different; now hearing that

people want things that are more complementary; does not believe renderings are a good fit for the surroundings; would strongly consider the applicant take that into consideration and to look at a different approach for the design; Suriano said would be helpful to see 3 dimensional renderings and also material samples; have concern with durability and longevity of the materials; one rendering is showing a lot of red, the sheet representative may not be accurate; would appreciate paint samples; Wester believes on one drawing there was corrugated metal above the windows; may have read that on a drawing; also agrees with 3 dimensional drawings and material samples; Keehner said would like to see a color chip for the dramatic red; also the charcoal in the design comes off black; in terms of style, it is hard to dictate that as Gahanna has no plan in place; there is a hodge-podge of styles for the Hamilton Road Corridor.

**A motion was made by Wester, seconded by Shepherd, that this Design Review be Postponed to Date Certain to the Planning Commission Workshop, due back on 5/3/2017 at 6:30 PM. The motion carried by the following vote:**

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

**F. UNFINISHED BUSINESS:**

None.

**G. NEW BUSINESS:**

None.

**H. OFFICIAL REPORTS:**

**Assistant City Attorney**

No report.

**City Engineer**

No report.

**Planning & Zoning Administrator**

No report.

**Department of Development**

Blackford said would like to provide an update on Area Commissions; that initiative came out of the Mayor's office; we had our first

introductory meeting with members a couple weeks ago to discuss their role; they will be reviewing rezonings, conditional uses, and annexations; they will look at those prior to staff or the application being filed; there are 5 districts; the meeting will be a discussion between the applicant and the Area Commission members; they will be asked for feedback; they are not looking at code, but providing their opinion; will be a part of those application packets in the future; his focus will be with the Area Commissions; will be less involved with Planning Commission here on out.

Reference the land use planning effort - we are in the RFP process; will be wrapping up in the next couple weeks; would like to have a member of the Planning Commission be a part of the team; do not know how many RFPs we will be receiving; Mr. Suriano was recommended; if he is willing; should not be a huge time commitment; Suriano agreed.

**Council Liaison**

Hicks said his attendance was sparse at Council over the last month; said the April 3 meeting, they approved the changes for Chapter 11 that Planning Commission recommended.

**CIC Liaison**

Price said no report; has been able to attend all meetings; they are doing very well, in the black.

**Chair**

No report.

**I. CORRESPONDENCE AND ACTIONS**

None.

**J. POLL MEMBERS FOR COMMENT**

None.

**K. ADJOURNMENT**

8:47 p.m. by Wester