

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, December 21, 2011

Commission may caucus prior to Regular Meeting

7:00 PM

City Hall

Planning Commission

Kristin Rosan, Chair

Don Shepherd, Vice Chair

David K. Andrews

Joe Keehner

Jennifer Price

David B. Thom

Robert Westwood

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, December 21, 2011. The agenda for this meeting was published on December 16, 2011. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission member Jennifer Price.

Members Present: Kristin E. Rosan, Jennifer T. Price, David B. Thom, Donald R. Shepherd, Robert C. Westwood and Joe Keehner

Members Absent: David K. Andrews

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

There were none.

C. APPROVAL OF MINUTES: December 7, 2011

A motion was made by Shepherd, seconded by Thom, to approve the December 7, 2011 minutes. The motion carried by the following vote:

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

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.

V-0014-2011

To consider a variance application to vary Section 1143.08(a) to allow an existing porch to encroach into the front building setbacks; zoned SF-3; for property located at 367 James Road.; Ali Jefferson, applicant. (Advertised in the RFE 12/15/11)

Gard reviewed the application with the Commission; stated this is a special circumstance that didn't show up on a survey.

Ali Jefferson, 367 James Road; stated he purchased the property at the end of august; had a wheelchair ramp that was falling apart; cleaned it up; did call about building permits and was told existing structure never had a permit when they built it; had surveys done; shortened the porch up and brought house back to life; helps City and everyone on that street; hoping you see it for what it is today; trying to make it better.

Chair asked for any opponents. There were none.

Thom stated most of those homes are about the same setback; could have been an old zoning code. Price stated it looks like the door is raised so there would have to be some kind of steps or porch that would go beyond the setback. Shepherd asked about the

closing on the home. Jefferson stated there was no financing; title company did all of the title searches. Shepherd stated you could go back to the surveyor and have them pay for the survey fees since they were wrong. Westwood clarified that the deck was there when the survey was done; stated that what you have done has greatly improved the property.

Shepherd stated that traditionally he was not fond of variances; in this case being familiar with the area it is not noticeable; this is an improvement; the house appears to be built with a door that would require steps to use this house, so no matter what you put in there it would encroach; will support this so to have full enjoyment of house; improvement to what was there.

A motion was made by Westwood, seconded by Thom, that this matter be Approved. The motion carried by the following vote:

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

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

DR-0027-2011

To consider a Certificate of Appropriateness for Site Plan, for property located at 791 Science Blvd.; current zoning OCT; by Bell Equipment Company, applicant.

Gard reviewed the application with the Commission.

Dan Dunsmore and Katie Aiken introduced themselves on behalf of the owner; building on the property has been vacant for year; Larry Greenberg has been aggressively seeking new businesses; this business is currently in Mansfield and has been for 60 years; they basically refurbish garbage trucks to lease and sell them; reason for the variance is we do wish to secure all of the equipment on the premises; simply for insurance purposes; spoke with the head of the golf course; he understands what Gahanna is doing with the area; understand the golf course's vision; will be cosmetically pleasing; this may prevent him from moving to Gahanna if fence is not approved; looking at two other properties; previously there was a fence on the north side of the building; want to do what he already did. Aiken stated the important thing to remember is he will be hiring 8 full time employees to work out of this facility; half million dollars in payroll; they are very considerate of their neighbors; will preserve that area; running an extremely successful business; \$10,000 to put in the slat system in the fence.

Thom asked if there were storage areas on both sides of the building; talking about repairing garbage trucks; assuming trucks will be stored in those areas on both sides. Aiken answered yes. Thom asked if they would be working on trucks out there. Duns moor stated the equipment refurbishing will be inside; but perhaps some will be done outside. Thom under current zoning would this require a Conditional Use. Gard stated there was a recent change to the Code and the use itself is not prohibited; however permanent storage of equipment and trucks being worked on outside would require a Conditional Use. Duns moor asked if the storage was defined by a certain time. Gard stated we wouldn't consider that for the trucks. Aiken stated there is sufficient equipment storage in the warehouse. Thom asked is doing maintenance in the storage area permissible. Gard stated it would be the storage that would trigger the conditional use. Thom asked on average how long a garbage truck would spend in the yard each week. Duns moor stated a week max; very high volume of turnover; City of Columbus is their largest client. Gard asked how tall the trucks were. Dunsmore stated he didn't know. Thom stated the Golf Depot had been using part of that building and there is a

mural on it; concerned about that area because we have been trying to clean it up; are there agreements with the golf course. Aiken stated VRG has a short term lease with Greenberg for storage; we have met with them. Thom stated they are considering other properties; why did they choose this property. Aiken stated because it is a stand alone building; not a lot of properties like that. Westwood asked if it would be better to screen it by installing a higher fence. Dunsmore stated it would be a major price difference. Shepherd stated you mentioned there could be repairs made outside; how will that happen without producing noise. Dunsmore stated it will produce noise. Shepherd asked if the trucks would be sold out of this location. Dunsmore stated it would not be like a car lot; they have a contract with the City of Columbus to sell to them. Aiken stated they want to have a place their clients can come to meet with them; way we understand it they have never had a major flow of individual users. Dunsmore stated the use is allowed; we have done our due diligence. Gard stated we will need to work through this and see whether or not a Conditional Use would be required. Keehner stated he was confused on the configuration of the fence. Aiken stated it has not been set in stone; have not selected a fence company yet.

Chair asked if there was anyone here that would like to speak.

Dwight McCabe with VRG stated we are learning more about this opportunity; this business operator is the kind Gahanna would like to have and we would like for a neighbor; want buildings filled out there; in our overlay text we prefer not to have chain link fences; have same questions in terms of the height; we all need to understand this better; over time need to make sure that landscaping is added.

Chair stated we are looking at workshop to discuss this; go over the questions and get more answers; questions are fence materials and whether the client would consider alternate materials such as wood etc; confirm the configuration of the fence on the property line; would like to know how that would affect existing landscaping and whether or not additional landscaping is proposed; if you are going to continue to move forward with chain link fence we need to consider slat direction; the slat you chose is not opaque; see if there are safety concerns if modified; need to understand what is going on with the outdoor storage; any issues relating to selling and rental of trucks. Price stated we need to look at the Code in terms of noise level and odors that may be an issue; determine whether or not a Conditional Use would be required.

RECOMMENDATION: To be discussed at workshop on January 4th at 6:30

Postponed to Date Certain to Planning Commission Workshop

H. COMMITTEE REPORTS:

Olde Gahanna Visioning Committee - Rosan/Keehner

Sherwood stated that Council passed all 3 sections of the Code changes.

Hamilton Road Corridor Committee - Westwood/Andrews

No report.

I. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

Gard wished everyone Happy Holidays.

Chair.

Chair wished everyone a safe and healthy New Year.

J. CORRESPONDENCE AND ACTIONS.

Sherwood stated that the organizational meeting would be on January 11th.

K. POLL MEMBERS FOR COMMENT.

Thom wished everyone a Merry Christmas and Happy New Year. Westwood congratulated Wetherholt on the bridge dedication; wished everyone a Merry Christmas. Shepherd presented Rosan with a plaque and thanked her for her service as Chair.

L. ADJOURNMENT.

Adjourned at 8:05; Motion by Price

M. POSTPONED APPLICATIONS:

Donna L. Jernigan, MMC
Senior Deputy Clerk of Council

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

Chair Signature