



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Thomas Shapaka, Chair
James Mako, Vice Chair
Michael Greenberg
John Hicks
Michael Suriano
Michael Tamarkin
Thomas J. Wester

Pam Ripley, Deputy Clerk of Council

Wednesday, January 25, 2023

7:00 PM

City Hall, Council Chambers

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Gahanna Planning Commission met in regular session on January 25, 2023. The agenda for this meeting was published on January 20, 2023. Chair Thomas Shapaka called the meeting to order at 7:01 p.m. with the Pledge of Allegiance led by Hicks.

Present 7 - John Hicks, Michael Greenberg, James Mako, Thomas W. Shapaka, Michael Suriano, Michael Tamarkin, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

Shapaka said application V-0001-2023 is being postponed until February 22, 2023.

C. APPROVAL OF MINUTES

[2023-0017](#)

Planning Commission minutes 1.11.2023

Motion was made by Hicks, seconded by Greenberg, that the Minutes from January 11, 2023 be approved.

Motion carried with the following vote:

Yes: 7 - Hicks, Greenberg, Mako, Shapaka, Suriano, Tamarkin and Wester

D. SWEAR IN APPLICANTS & SPEAKERS

E. APPLICATIONS - PUBLIC COMMENT

[V-0001-2023](#)

To consider a Variance Application to vary Chapters 1143.08(a) and 1167.17(b) of the Codified Ordinances of the City of Gahanna, to allow

for a shed installation on property located at 60 Savern Place; Parcel ID: 025-003993; Current Zoning SF-3; Bradley Rhoads, applicant.

Application V-0001-2023 is being postponed until February 22, 2023.

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS - NONE

H. OFFICIAL REPORTS

Assistant City Attorney

Roth said the Board of Zoning & Building Appeals (BZBA) hearing is tomorrow night, January 26, 2023 for the Sheetz appeal. Roth is representing the Commission and will be making an argument stating the reasons that were given on the records for the application being denied by this Commission.

Shapaka asked if the Commission attends the hearing, could they be called to speak on the matter. Roth shared that City Attorney Mularski's opinion is that BZBA rules say new exhibits can be entered that were not part of the record; it is a grey area whether testimony can be taken. He thinks they will just do arguments from council. He does know that BZBA requested the Commission to be present. He assumes they could ask questions of the Commission if they wanted too.

Suriano recalled that application being appealed for Sheetz is a Conditional Use. If the appeal is won, does the application go forward to Council? Roth said if the Planning Commissions decision is overturned the Conditional Use is granted. The other two applications that were not originally heard would then come back to this Commission.

Director of Planning

Director Blackford said historically at BZBA hearings they have asked a member to speak.

Blackford said that the Mighty Lion Car Wash has submitted a Design Review application. Previously their Design Review application was approved with the condition that they paint the color of the vacuum stations and pay stations to be consistent or complementary with the exterior colors of the building. They have not done this and submitted a new application not to paint.

Council Liaison - none

Mayor

Mayor Jadwin shared that the 2023 State of the City will be on March 23, 2023, 5:30 p.m. at 825 Tech Center Drive. This is an opportunity to invite the community in to see the new home of City Hall, Police Headquarters and the Senior Center.

Chair - none

I. CORRESPONDENCE AND ACTIONS

J. POLL MEMBERS FOR COMMENT

Hicks would like to encourage the Commission to attend the BZBA meeting. In the past, the Commission has been called upon. It is a great group of fellow citizens who are very thorough in their review of the applications.

Mako thinks this Commission made the right decision when they heard the case. It was a sound, and logical rational decision.

Wester said he thinks tomorrow they will be reading this Commissions comments and we may be limited on what we can say. Your opinion doesn't mean much. It has to be more objective than subjective.

K. ADJOURNMENT

There being no further business the meeting adjourned at 7:10 p.m.