



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

John Hicks, Chair
Michael Suriano, Vice Chair
Bobbie Burba
Michael Greenberg
Thomas Shapaka
Michael Tamarkin
Thomas J. Wester

Krystal Gonchar, Deputy Clerk of Council

Wednesday, June 26, 2019

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, June 26, 2019. The agenda for this meeting was published on June 21, 2019. Chair John Hicks called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Wester. Hicks welcomed the newest member of Planning Commission, Michael Tamarkin, who was sworn in during the pre-meeting caucus by President of Council, Brian Metzbower.

Present 7 - Thom Shapaka, Thomas J. Wester, Michael Suriano, John Hicks, Bobbie Burba, Michael Greenberg, and Michael Tamarkin

B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.

C. APPROVAL OF MINUTES

A motion was made by Wester, seconded by Shapaka, that the minutes from the May 22, 2019 meeting be approved. The motion carried by the following vote:

Yes: 6 - Shapaka, Wester, Suriano, Hicks, Burba and Greenberg

Abstain: 1 - Tamarkin

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[DR-0010-2019](#)

To consider a Design Review application for a site plan and building design for a shed, for property located at 160 S. Hamilton Rd.; Parcel ID No. 025-004265; current zoning Restricted Institutional District (RID); Gahanna Lincoln High School; Scott Lofton, applicant.

Deputy Director of Planning & Development, Michael Blackford, provided a summary of the application; reviewed zoning and site plan; showed location of existing shed; this new shed replaces the old one which is deteriorating; the new shed will be consistent with setback requirements; reviewed criteria for design review applications; staff recommends approval.

Chair opened the Public Hearing at 7:07 p.m. There were no comments from the applicant. There were comments from the public. Chair closed the Public Hearing at 7:08 p.m. Chair called for questions from the Commission.

Shapaka asked Blackford what was wrong with the old shed. Blackford said it is in disrepair; is falling apart; there is a donor who wished to provide new shed. Shapaka said it was an old pre-engineered shed and asked if there was any discussion about building a more permanent structure. Blackford said there are less permanent structures on the school grounds; code does not specify recommendations or standards for accessory structures in this zoning district. Shapaka asked if the applicant is happy with this new shed. Blackford said the applicant seems happy; the application timeline was expedited.

Hicks asked Blackford if there was a shed approved recently. Blackford said there was a ticket booth at the high school which was recently approved.

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

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

[DR-0011-2019](#)

To consider a Design Review application for a site plan and building design, for property located at 1370 E. Johnstown Rd.; Parcel ID No. 025-009560; current zoning Neighborhood Commercial (NC); The Barn at Rocky Fork Creek; Carter Bean, applicant.

Blackford provided a summary of the application; showed the location and zoning map; is existing outdoor dining structure in rear of property; applicant wants to enclose it to make it a permanent outdoor dining area; will add walls, fireplace, chimney; approved in 2013, with additional changes in 2014; colors and materials will match existing structure; footprint will not change; showed aerial view; showed renderings in application package; reviewed design review criteria; staff recommends approval.

Chair opened the Public Hearing at 7:14 p.m.

James Bean, father of applicant Carter Bean; stated this is a simple enclosure to make it a year round venue; such a popular spot so they are adding space; will add HVAC and enclose walls with windows and have full wing doors.

There were no public comments. Chair closed the Public Hearing at 7:15 p.m. Chair called on the Commission for questions.

Suriano asked about the fireplace; is the fireplace in the plan a new one or existing. Bean said new. Shapaka asked when this was originally constructed, did it have insulation in the foundation in order to pass model energy code. Blackford said this project was before his time here at the City; but knows it will require a building permit so it will go through that review and inspection. Greenberg asked if the fireplace was decorative or usable. Bean said usable.

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

Discussion on the motion: Suriano stated that he will be voting in favor; this is improved and consistent with the guidelines.

The motion carried by the following vote:

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

[DR-0012-2019](#)

To consider a Design Review for a building design, for property located at 95 Shephard St., Jefferson Woods Apartments; Parcel ID No. 025-000022; current zoning Olde Gahanna Mixed Use Neighborhood District (OG-2); Mitch Rubin, applicant.

Blackford provided a summary of the application; reviewed location and zoning map; applicant would like to paint existing buildings; requesting to paint exterior gray and have black awnings; there are more guidelines within the code for Olde Gahanna Zoning; there are some

recommendations to use historical paint colors; color choice in the application does match those historical paint colors; building was damaged due to a fire; applicant provided additional photos; showed similarly designed buildings in previous requests; reviewed design review criteria; awnings are a requirement; investing in tree planting on property in the near future; staff recommends approval.

Chair opened the Public Hearing at 7:23 p.m.

Applicant, Mitch Rubin stated he is happy to answer any questions from the Commission.

There were no comments from the public. Chair closed the Public Hearing at 7:24 p.m.

Burba asked if the applicant is planning on doing landscaping to the building itself. Rubin said yes; investing capital in that; in preliminary stages of cleaning up the exterior; can't plant right now or the plantings will be destroyed; landscaping will be an investment. Burba asked about indoor improvements. Rubin said air conditioning will be added and will make cosmetic updates. Burba asked for specifics. Rubin said those are still in the works; the building has been a distressed asset for over 2 years; took longer than anticipated on the exterior plans; neighbor feedback has been positive. Burba asked about the fire, how long ago was it. Rubin said in 2017, and has been sitting vacant for 2 years.

Shapaka said it looked like there was a broken pediment over the door. Rubin said the rest of the buildings have molding and the trim was removed from the rendering; has the original pediment from another interior facing building that can be pulled off and added to this one.

Greenberg asked about landscaping; is there a plan for the types of materials that will go in. Rubin said he met with a landscaper but wants to focus on exterior now. Greenberg asked if that plan comes back to Planning Commission. Blackford said will have to see the scope of the plan; the city forester has been working with the applicant on some of the tree removal; thought all along there would be plantings all around the base of the building; can't yet say if a Design Review would be required.

Shapaka asked how we can get the pediment and door surround plan in the motion for approval. Rosan stated the applicant can say on the record that he will amend the application to include those. Suriano asked if the condition would enable the applicant to get approval from administration.

Applicant stated on the record that it would match the rest of the buildings

exactly. Shapaka asked about the air conditioning in the back. Rubin said will pull lines through and cover it up.

A motion was made by Suriano, seconded by Shapaka, that the Design Review be Approved with the condition that the applicant include door surround and pediment to match the existing, and that it can be administratively approved.

Discussion on the motion: Hicks said the applicant's description of the property as distressed is accurate and thanked the applicant for his investment.

The motion carried by the following vote:

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

[V-0006-2019](#)

To consider a Variance application to vary section 1165.04(a)(2) and (a)(16)- Prohibited Signs, of the Codified Ordinances of the City of Gahanna, to allow for an electronic sign; for property located at 240 Hamilton Road; Parcel ID No. 025-004166; current zoning Planned Unit Development (PUD); Speedway Gas Station; Stanley W. Young, applicant.

Blackford provided a summary of the application; showed zoning and location map; request is for LED sign; applicant will keep size and location; they just want a manual message removed in lieu of an electronic option; there's a 30 day wait period for the code change to go into effect; updated electronic sign code is not effective until 7/5/19; can't say this application would fall in line with current standards in the new code; rate of change is impossible to comply with since it is a gas station and prices need to change more often; would likely still need a variance for that; reviewed variance criteria; would be difficult for the business; McDonald's and the high school are near the site and have electronic signs; several gas stations in the city have electronic signs; staff recommends approval; showed images of manual sign next to electric; electric is less messy.

Chair opened the Public Hearing at 7:35 p.m.

Applicant, Stanley Young; not much else to add; with respect to materials, they are the same as existing; is a face change; working within confines of existing cabinet; polycarbonate black sand is more resistant; lights will be LED which are cleaner and more visible.

No public comments. Chair closed the Public Hearing at 7:37 p.m. There were no questions from the Commission.

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

Discussion on the motion: Shapaka said he is in favor of the change. Hicks said this is an improvement and this is exactly what we discussed when reviewing code changes; and he is in favor.

The motion carried by the following vote:

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

Gahanna Animal Hospital

[V-0007-2019](#)

To consider a Variance application to vary sections 1153.03(c)(3)- Front Yard, 1153.03(c)(4)- Side Yard, and 1167.15(b)- Parking Setback, of the Codified Ordinances of the City of Gahanna; to maintain the cohesive look of the building, and to maximize parking; for property located at 144 W. Johnstown Rd.; Parcel ID No. 025-000802; current zoning Community Commercial (CC); Gahanna Animal Hospital; John Worman, applicant.

Blackford provided a summary of all applications for the Gahanna Animal Hospital; reviewed zoning and location map; applicant acquired additional property; combined parcels; the development footprint really is matching the existing one; 1,700 sq. ft. of additional space; 13 more parking spots; 2 trees will be planted; new parking lot lighting; variances required for front yard setback, side yard setback, and parking set back; showed image of existing conditions; showed impervious area; no increase in non-conforming status; showed elevations; can't see entire building due to existing vegetation; reviewed Variance criteria; reviewed FDP criteria; reviewed DR criteria; no known issues; staff recommends approval; if no approval of side yard variance then cannot add as many parking spaces; would severely impact project.

Chair opened the Public Hearing at 7:49 p.m.

Applicant John Worman; said the presentation was lovely; this helps us maintain the existing character of the area; will improve the quality of the practice; will gain exam rooms and a larger treatment room; will increase the pharmacy area.

There were no public comments. Chair closed the Public Hearing at 7:50 p.m.

Burba asked if he will add any employees. Worman said they will add one more doctor. Burba asked how many doctors that would be. Worman said 7 full time and probably 2 part time. Burba asked how many employees total. Worman said 50 employees but many are part time; about 20 per shift. Burba said this is the third addition or major renovation since the practice was founded. Worman said they have wonderful landscaping.

Michael Greenberg said there comments from the contractor on the application, asked if there were any requirements to ensure any materials being demolished will be recycled. Burba said it was already demolished. Blackford said he was unsure because the permit goes through the Building Division; demolition permits must go before Planning Commission when it's in Olde Gahanna.

Worman said during the demolition, the contractor had separate piles for aluminum, concrete, etc.; could be that he was recycling.

A motion was made by Greenberg, seconded by Wester, that the Variance be Approved.

Discussion on the motion: Burba stated that this is the oldest animal hospital in the city; built in 1964; Worman bought the practice in 1981; have been her vet ever since; stated that she thinks they have been a great neighbor in Gahanna; happy they are staying here. Wester said he has always had good service there; his dog has always enjoyed staying there. Suriano said he is in support of the request; believes the additional parking is neutral.

The motion carried by the following vote:

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

[FDP-0003-2019](#)

To consider a Final Development Plan for a building addition, for property located at 144 W. Johnstown Rd.; Parcel ID No. 025-000802; current zoning Community Commercial (CC); Gahanna Animal Hospital; John Worman, applicant.

See comments above, under V-0007-2019.

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

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

[DR-0009-2019](#)

To consider a Design Review application for a site plan, building design, and landscaping, for property located at 144 W. Johnstown Rd.; Parcel ID No. 025-000802; current zoning Community Commercial (CC); Gahanna Animal Hospital; John Worman, applicant.

See comments above, under V-0007-2019.

A motion was made by Greenberg, seconded by Wester, that the Design Review be Approved.

Discussion on the motion: Suriano stated that he will be in support given the building maintains consistent materials. The motion carried by the following vote:

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

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS: None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

Not present.

Planning & Development

Blackford stated they are anticipating that a new restaurant will be coming to Creekside; Land Use Plan will be submitted to Council Office to go on the agenda for the July 22nd Committee of the Whole meeting; would encourage attendance at that meeting.

Council Liaison

No report.

CIC Liaison

Hicks said the CIC has meet a few times; one item is that the CIC was working with the city to purchase a property off Johnstown Rd., contiguous to Sycamore Run Park; it may appear before us in the future for re-zoning; CIC continues to look for property that may be of value to the city.

Chair

Hicks said Planning Commission has been working hard to come up with changes to the code to recommend to council; as a whole, most changes were well received, with the exception of the changes to the Public Hearing Notice requirements; encourages the Commission to work with administration to look at code areas where we can continue to move towards efficiency and bring code to modern times.

I. CORRESPONDENCE AND ACTIONS: None.

J. POLL MEMBERS FOR COMMENT

Tamarkin said he is happy to be here. Suriano asked if there was any movement on the city engineer position. Blackford said he heard there were 2 applicants.

K. ADJOURNMENT

By Greenberg at 8:03 p.m.