



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Sarah Pollyea, Chair
Michael Suriano, Vice Chair
Michael Greenberg
Elizabeth Laser
James Mako
Thomas Shapaka
Michael Tamarkin

Sophia McGuire, Deputy Clerk of Council

Wednesday, September 10, 2025

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 September 10, 2025. The agenda for this meeting was published on September 5, 2025. Chair Sarah Pollyea called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Michael Tamarkin.

Prior to Roll Call, the Chair moved the Additions and Corrections section of the agenda to note the Mayor's appointment and swearing-in of Elizabeth Laser to the Planning Commission. Mayor Jadwin remarked on Mr. Hicks' departure from Planning Commission due to no longer residing in the City. Mayor Jadwin introduced Elizabeth Laser and described Ms. Laser as a local entrepreneur from Gahanna's west side, who is also active in the schools. Ms. Laser brings both business acumen and an interest in serving the community to the Planning Commission. Mayor Jadwin then administered the oath of office to Ms. Laser.

Present 7 - James Mako, Chair Sarah Pollyea, Vice Chair Michael Suriano, Michael Tamarkin, Thomas W. Shapaka, Michael Greenberg, and Elizabeth Laser

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

There were no additional additions or corrections.

C. APPROVAL OF MINUTES

[2025-0174](#)

Planning Commission meeting minutes 8.27.2025

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

Yes: 7 - Mako, Chair Pollyea, Vice Chair Suriano, Tamarkin, Shapaka, Greenberg and Laser

D. SWEAR IN APPLICANTS & SPEAKERS

City Attorney Tamilarasan administered an oath to those persons wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT

[V-0022-2025](#)

To consider a Variance Application to vary Section 1103.07(e) - Large Lot Residential of the Codified Ordinances of the City of Gahanna; for property located at 747 Jonsol Court; Parcel ID 025-004177; Current Zoning R-1 - Large Lot Residential; David Marshall, applicant.

City Planner Maddie Capka provided a summary of the application; see attached staff presentation for details. The site is in a neighborhood on the southern side of Havens Corners Road which is zoned R-1, Large Lot Residential. The applicant is requesting approval of a variance to allow an addition of approximately 171 square feet within a side yard setback. All properties zoned R-1 have a standard side yard setback of 15 feet, while the proposed addition is 11 feet 9 inches from the southern side property line. The addition is located fully to the rear of the house and is in line with the existing home, which is also 11 feet 9 inches from the south property line. All other setback and zoning requirements are met.

Under the previous zoning code, the property was zoned SF-2 and at that time the side yard setback was 10 feet. Therefore, under the former zoning code, a variance application would not have been required for the addition. Capka shared a site plan. The location of the addition was shown in a purple box with a green line showing the buildable area of the site. Capka then shared an aerial view of the site, noting that the addition will be replacing an existing concrete patio. She also provided elevations of the side and a view from the rear yard, as well as a street view image of the home.

Capka explained the addition would be slightly shorter than the existing house. There is a fence three-to-four feet high, which will provide partial screening for the proposed addition. There is also some taller

landscaping on the adjacent property to the south. There is one variance included in the application, which states that the principal structure must be at least 15 feet from the side property line.

Capka provided the specific variance criteria most relevant to this application. The first is that the variance is not likely to result in substantial damage to the essential character of the neighborhood. Due to the setback having been increased recently, there are multiple other homes in the neighborhood that are less than 15 feet from the side yard setback. The addition is therefore not out of character. The second specific criterion is that the variance is not likely to result in damage to adjoining properties. The addition is partially screened from the southern property and the adjacent property to the south. The house on that property is a greater distance from the shared property line. The last criterion is whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures. The addition is the exact same setback as the existing home and does not encroach any further into the existing setback. It is therefore the minimum necessary.

Staff recommended approval of the variance as submitted. Capka reiterated that the addition is in line with the existing house and matches several other homes in the neighborhood that are closer than 15 feet to the side property lines, and there is a short fence and landscaping between the addition and the adjacent property to the south. Capka also noted that Planning Commission approved a similar variance at 3590 Clotts Road in April. In that case, the addition was 11 feet 2 inches from the side property line and was also in line with the existing house. That property is zoned R-1 as well and was previously zoned SF-3.

Chair Pollyea opened public comment at 7:10 p.m.

Shannon Overmyer introduced himself as a representative with the design firm for the property owner.

Chair Pollyea closed public comment at 7:11 p.m.

Mr. Shapaka asked if the exterior finish would be different from the existing house. Mr. Overmyer explained that the proposed plan is the first phase of the project. The finishes would be matched in the second phase

of the overall project. They planned to use Hardie Plank Siding.

Mr. Mako asked the administration whether the home adhered to the setbacks when it was constructed. Ms. Capka said it did likely conform. Mr. Mako wondered what type of easement was along the south side of the property, but staff was unsure.

Mr. Greenberg asked Deputy Clerk McGuire if there were comments from neighbors. Ms. McGuire replied there were not.

Ms. Pollyea asked if the addition would be in the exact location as the existing cement pad. Mr. Overmyer stated that the existing pad does not extend all the way to the end of the house. The entire pad would be removed and new concrete would be laid to the homeowner's specifications. Ms. Pollyea then asked whether any variances would be needed for the second phase, to which Mr. Overmyer replied he was not aware of a need for additional variances at the time.

Mr. Suriano asked whether the applicant would be required to return for a Design Review and Final Development Plan. Ms. Capka explained that it will be handled through a building permit.

A motion was made by Mako, seconded by Shapaka, that the Variance be Approved.

Discussion on the motion:

Mr. Shapaka stated his support for the application and remarked that the project seemed like a nice addition to the home.

Mr. Mako expressed that the variance request met all conditions to grant the variance and stated his support for the application.

Mr. Suriano also stated his support for the application.

The motion carried by the following vote:

Yes: 7 - Mako, Chair Pollyea, Vice Chair Suriano, Tamarkin, Shapaka, Greenberg and Laser

[CU-0001-2025](#)

To consider a Conditional Use Application for property located at 254 W. Johnstown Road; Parcel ID 025-000908; Current Zoning - General Commercial; Trujillo Quality Concrete; Marcus Trujillo, applicant.

City Planner Maddie Capka provided a summary of the application; see attached staff presentation for details. The property is located at 254

West Johnstown Road and is zoned GC - General Commercial. It shares the same zoning district as many other properties in the area, as well as multifamily sites. The Conditional Use Application is to allow a trade contractor use to occupy the site with an existing office building and a paved gravel area to the rear. The business is a residential concrete company that specializes in driveways, sidewalks, patios, foundations, and similar projects. Trade contractors are only permitted as a conditional use in the General Commercial zoning district. Capka explained that existing office building on the site would remain and would partially be used as an office for the concrete company. Office space not used by the company would continue to be leased to other tenants as it is now.

There are no exterior modifications or new structures proposed with this application. However, the applicant did include on their site plan the rough location of a possible future 2,100 square foot building garage that would be used for storing equipment and materials. The applicant also stated in their Conditional Use statement that there will be no outdoor storage of equipment and materials on the site. Outdoor storage is prohibited in general commercial.

Capka shared an aerial view of the site, with US-62 to the north and Johnstown Road to the south. To the east of the property is the Gahanna Professional Plaza, which is also zoned general commercial. To the west are the Gahanna Manor apartments. Capka also shared an image submitted by the applicant, indicating the anticipated location of a future garage building. Capka then shared street view images from the views of both Johnstown Road and US-62. The view from US-62 was partially screened by existing landscaping. It is partially visible and more so in winter.

Capka shared the Conditional Use criteria. They are: the proposed use is a conditional use of the zoning district; the development is in accord with appropriate plans for the area; it will not have undesirable effects on the surrounding area; and it will be in keeping with the existing land use character. Staff had no objection to the conditional use as submitted. There are several other sites that are also zoned General Commercial in the area, many of which are occupied by trade contract or similar uses. However, staff recommended adding a condition to prohibit any future outdoor storage if the application is approved.

Chair Pollyea opened public comment at 7:20 p.m.

No one from the public wished to speak.

Chair Pollyea closed public comment at 7:20 p.m.

Mr. Mako asked the applicant if the intent was to strictly use the existing building as office space. Marcus Trujillo, owner of Trujillo Quality Concrete, introduced himself. He confirmed that office space is the only intended use at this time, and that a building may be added in the future depending on capital. Mr. Mako asked Mr. Trujillo how much traffic he might anticipate in the future if an additional structure is added to the site. Mr. Trujillo replied that he has one crew and hopes to grow to two or three crews. It would be difficult to determine how much traffic there might be. Mr. Mako asked, if a new building is built, what the thresholds are for bringing the project to Planning Commission. Ms. Capka explained that if a structure or building is below 5,000 square feet it is reviewed internally through a minor development plan. Anything above 5,000 square feet is considered a major development plan and requires Planning Commission approval. However, any variances necessary for a minor development plan would come before Planning Commission. Mr. Mako noted that the staff recommendation was provided with a condition prohibiting outdoor storage. He asked Mr. Trujillo if he felt the condition could be adhered to. Mr. Trujillo noted that some trucks and employee vehicles may need to be parked there, but equipment would be stored in a building. Mr. Trujillo wondered if concrete walls blocking storage would also be prohibited with the condition, which Ms. Capka confirmed.

Mr. Suriano noted that the zoning district prohibits outdoor storage and wondered if the condition was necessary. Ms. Capka stated it would be an added layer of protection.

Mr. Tamarkin clarified that what is really being approved today is for the ability for Trujillo Quality Concrete to operate their business out of the existing office. Mr. Trujillo agreed, noting that employees may park there and there may be trucks on site overnight. Mr. Tamarkin asked the administration if this was permitted, to which Director Blackford stated that parking is permitted but it had to be on a sealed surface. The lot is 100% gravel, though Mr. Trujillo stated he could have it paved. Mr.

Tamarkin asked if all equipment was left in the morning and returned in the evening. Mr. Trujillo stated that is currently how the business operates. Mr. Tamarkin said that he wanted to ensure any conditions placed on the conditional use application could be complied with. Mr. Trujillo expressed that any equipment the business has goes with the crew to the worksites. He assured the Planning Commission he intended to follow any rules regarding outdoor storage.

Mr. Greenberg confirmed with Deputy Clerk McGuire that there was no communication from the public regarding the application. He then asked Mr. Trujillo if there was lighting on the property. Mr. Trujillo said there was lighting on the house. He said he planned to install lighting and fencing and would ensure some safety protocols were in place. Mr. Greenberg asked staff whether there were requirements for lighting, to which Ms. Capka replied there would be requirements triggered for more than ten spaces on a site. Mr. Greenberg inquired about rain runoff, and whether there were sewers on the site. Mr. Trujillo explained he was unsure, and that he was currently in negotiations with the property owner.

Ms. Pollyea wondered if there was ever a situation in which the applicant could not deliver materials to a job site because of security or because the job site would not permit it. Mr. Trujillo explained that in such a case, the materials would be picked up in a trailer.

Mr. Shapaka asked for clarification whether outdoor storage specifically meant materials, rather than vehicles. Director Blackford noted there was nuance, though he believed that equipment would be classified as vehicles and would need to be parked on pavement, rather than being classified as materials. He explained that staff recommended the condition because occasionally outdoor storage becomes excessive. He said there have been previous code violations on this property, though they were unaffiliated with this applicant. Ms. Pollyea asked Director Blackford of the result of the code violations. He stated they were resolved.

Mr. Greenberg asked Director Blackford if there were any issues with issuing the conditional use permit for someone other than the property owner. Director Blackford said that an owner's authorization is required by the applicant. Mr. Greenberg asked the applicant when he anticipated a structure being built on the site. Mr. Trujillo stated that if he purchased

the property, it would happen within the next year. He acknowledged that this would depend on capital and weather constraints.

A motion was made by Shapaka, seconded by Greenberg, that the Conditional Use be Approved.

Discussion on the motion:

Mr. Shapaka stated he was excited at the prospect of having a new property owner who was passionate about improving the site.

Mr. Mako stated he would be in favor of the request, and also suggested that Mr. Trujillo consider the feedback provided by the Commission. He appreciated having a new business that wanted to invest in the community.

Mr. Suriano noted the motion should be amended to add a condition that there would be no outdoor storage permitted on the site.

A motion was made by Mr. Suriano, seconded by Greenberg, that the motion be amended to include a condition that there would be no outdoor storage permitted on the site.

The motion carried by the following vote:

Yes: 7 - Mako, Chair Pollyea, Vice Chair Suriano, Tamarkin, Shapaka, Greenberg and Laser

A motion was made by Shapaka, seconded by Greenberg, that the Conditional Use be Approved with a condition that there would be no outdoor storage permitted on the site. The motion carried by the following vote:

Yes: 7 - Mako, Chair Pollyea, Vice Chair Suriano, Tamarkin, Shapaka, Greenberg and Laser

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS - NONE

H. OFFICIAL REPORTS

Director of Planning

Director Blackford said the next meeting on September 24, 2025, would include a project on Granville Street. He also shared updates on the Our Gahanna Strategic Plan on behalf of Mayor Jadwin. Director Blackford has been involved in the events, which were well-attended by the community. Upcoming events include September 12, 2025 at the YMCA and September 20, 2025, at Hannah Park. He encouraged members to provide feedback online. A second project focused on reimagining the

Creekside Plaza is also underway.

Council Liaison

Ms. Pollyea noted there was a request to City Council to pay off Community Improvement Corporation (CIC) loans to demolish buildings at Creekside by the end of the year. They cannot be demolished with mortgages. The appropriation would be supplemental, from an unrestricted, unencumbered account. It will be voted on during the Council meeting on Monday, September 15, 2025.

I. CORRESPONDENCE AND ACTIONS

Ms. McGuire reported that there were seats available at the Council Office table for the MORPC Summit on Sustainability event on September 30, 2025, and invited Planning Commission members to attend.

J. POLL MEMBERS FOR COMMENT

Members welcomed Ms. Laser to the Planning Commission and expressed gratitude on her appointment. Ms. Laser shared her excitement with the Commission.

K. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:47 p.m.