



City of Gahanna

Meeting Minutes

Planning Commission

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

*Tom Wester, Chair, Kristin Rosan, Vice Chair, David Andrews,
Bobbie Burba, Joe Keehner, Jennifer Price, Don Shepherd*

*Donna L. Jernigan, MMC
Sr. Deputy Clerk of Council*

Wednesday, July 23, 2014

7:00 PM

City Hall

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 July 23, 2014. Chair Tom Wester called the meeting to order at 7:00 p.m. with the Pledge of Allegiance being led by Commission Member Andrews. Agenda for this meeting was published on July 18, 2014.

Present 7 - David K. Andrews, Joe Keehner, Jennifer Tisone Price, Bobbie Burba, Donald R. Shepherd, Thomas J. Wester, and Kristin E. Rosan

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

A motion was made by Rosan, seconded by Andrews to move V-00012-2014 to the first item under Applications/Public Hearings. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

C. APPROVAL OF MINUTES:

[2014-0089](#)

Planning Commission Minutes for Approval: July 9 Regular Meeting Minutes

Attachments: [July 9 Regular Meeting Minutes](#)

A motion was made by Rosan, seconded by Andrews, to approve the Minutes of the July 9, 2014 Regular Meeting. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Chair read the public hearing rules that would govern tonight's

hearings. Assistant City Attorney Tom Weber gave an oath to those wishing to address the Commission.

[V-0012-2014](#)

To consider a variance application to vary Section 1151.15(q)(2) of the Codified Ordinances of the City of Gahanna; to allow less than the required 2 space garage facility required by Code; for property located at 801 Lindenhaven Road; Gary K. Dunn, applicant.

Attachments: [V-12-2014 - Paul Barrett - 801 Lindenhaven Rd -Agenda Packet](#)

Michael Blackford, Deputy Director of Development, said the variance is at 801 Lindenhaven Road; to section 1151.15; Code requires single family residential dwellings within Planned Unit Development (PUD) to provide two-car garage; requesting variance for one-car; homeowner has a medical condition that requires first floor living area; aerial view displayed; street view displayed; all homes in area have two-car garages; rendering displayed; variance standards reviewed; special circumstances or conditions applying to land, building or use; staff's opinion is there is a special circumstance; would variance adversely effect health, safety or welfare; staff does not believe it will; staff does support this request.

Chair opened the public hearing at 7:05 p.m. and asked for proponents.

Gary Dunn, 9325 White Oak Lane, Westerville, OH 43082 said thank you for moving us up the agenda; thanked other folks in attendance; situation has been described; happy to answer questions.

Chair asked for opponents. There were none.

Price said she has no concerns with application; if home is sold in future, can this be reversed. Dunn responded we are approaching this to make it completely removable; not really structural; flooring system installed over concrete floor in garage.

Andrews asked about homeowners association. Gard said she is not sure one exists in this area.

Chair closed the public hearing at 7:07 p.m.

Rosan supports application; converting garage meets special circumstance allowing homeowner to enjoy property rights; facade pleasing; no impact on neighbors or persons residing in neighborhood. Price said she is also supporting; agree it is necessary for homeowner to retain property rights; solution is workable currently and in the future. Chair will support for reasons stated.

A motion was made by Keehner, seconded by Rosan, that the Variance be

Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

[Z-0001-2014](#)

To consider an application for Zoning Change for 4.63+/- acres of property located at 5495, 5505, 5511 and 5515 Morse Road, Franklin County Parcel No. 025-011234, and 4721 East Johnstown Road; current zoning ER-1 Estate Residential; requested zoning NC Neighborhood Commercial; New Albany Company; Glen Dugger, agent.

Attachments: [ZC-0001-2014 Agenda Packet](#)

Blackford said we did have 2 workshops; one each on July 2 and July 16; essential components were the need for revised traffic study and site plan; site plan was modified for some of those discussions; area on west portion of property where a roundabout was depicted was conceptual; was removed as previously discussed; there is a possibility for connection in this location if property to the west does develop; Z-0001-2014 is 4.5 acres to neighborhood commercial (NC); conceptual in nature; Z-0002-2014 would have proposed conditional use to allow senior living facility; 2 zoning changes require motion to recommend to Council; conditional use requires approval; staff recommends approval of Z-0001-2014, Z-0002-2014 and CU-0005-2014; currently zoned for single family residential; that is inconsistent with land use plans.

Chair opened the public hearing at 7:15 p.m. and asked for proponents.

Glen Dugger, 37 W. Broad Street, representative, said like to combine all 3 applications for comments; applications are as staff describes them; have spent intervening weeks since first meeting here before you at your workshop working primarily on traffic issues; believe it has been reviewed and worked thoroughly; brought Doug Bender, traffic engineer here tonight for any questions; did meet with staff on recommendations; my suggestion would be traffic conditions should be added into the conditional use; will be shortly bringing forth Final Development Plan for Spectrum site; traffic study will go forward as part of Final Development Plan; intend to show roundabout; outside control of this body and us; in the event property to west is developed, we would obtain additional access to west; that might deal with real traffic challenge; trying to disperse traffic from Morse Road; more than happy to answer any questions; this project is in complete concordance and better than some recommendations made in North Triangle Plan; Spectrum is excited about the location; has many amenities they are looking for.

Chair asked for opponents. There were none.

Keehner said zoning not illogical; cause less traffic than other uses. Price encouraged applicant to do anything they can do in future to work with City of Columbus on the possibility of a roundabout there; is not in our purview; that would be beneficial to not only new development but all traffic downstream that impacts Gahanna. Dugger said do not think that is dead; The New Albany Company pushed that pretty hard; the hope was City of Columbus would endorse that idea; they are not huge fans of roundabouts; roundabout at Morse and 62 was done by the County; good news is that Gahanna does have the North Triangle TIF; is a non-school TIF; does not take money from the schools; could position Gahanna to be a meaningful stakeholder in these discussions; representing The New Albany Company, they can sometimes get things done that some companies can't and they could not get this done.

Chair asked about making traffic study part of conditional use. Dugger said you could make it part of conditional use; just a suggestion; working on Final Development Plan; will be before you within next 6 weeks; could make it part of the Final Development Plan. Weber said that made more sense.

Chair closed the public hearing at 7:19 p.m.

Rosan said we did receive a petition and have given it due consideration; in that context, it is my belief this proposed use is less intensive and will cause less traffic than other uses on this land; what the City of Columbus permits to be developed north of Morse Road is not in our control; we cannot limit development south of Morse Road because Columbus has allowed over-development north without consideration of Morse Road; supporting application based on commitments of developer to work with landowner west of property to obtain access and to work with City to get ingress/egress; urge Wetherholt and developer to utilize whatever resources possible and County Engineer/City of Columbus to get a roundabout there at Preserve Crossing; ideal solution to traffic occurring here north and south of Morse Road.

Andrews said not real thrilled with it; lesser of 2 evils; what is going in there is a lot better than housing going in there; senior living will be a lot less traffic; Morse Road is a horrible traffic area; hopefully widening will relieve some of that; not as much traffic as housing.

Keehner said this one makes me slightly uncomfortable because it is done speculatively; this makes sense to change it; zoning is not illogical.

Chair said he was encouraged by applicant's willingness to work with others to obtain cross access; to incorporate traffic study as part of final design; raised point of drainage that needs to be addressed at final design.

A motion was made by Andrews, seconded by Shepherd, that the Zoning be Recommended to Council for Approval. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

[CU-0005-2014](#)

To consider an application for Conditional Use to allow Professional Use for a Senior Living facility; current zoning ER-1 Estate Residential; to be zoned SO Suburban Office and Institutional District; for property located at 5435, 5445, and parts of 5495 and 5505 Morse Road; Spectrum Acquisitions Gahanna, LLC, applicant.

Attachments: [CU-5-2014 Spectrum Acquisition Gahanna - Staff Report](#)
[July 18 Traffic Study](#)

See discussion of previous agenda item.

A motion was made by Andrews, seconded by Rosan, that the Conditional Use be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

[Z-0002-2014](#)

To consider an application for Zoning Change for 5.178+/- acres of property located at 5445 Morse Road, and parts of 5495 and 5505 Morse Road; current zoning ER-1 Estate Residential; requested zoning SO Suburban Office and Institutional; Spectrum Acquisitions Gahanna, LLC; Glen Dugger, Agent.

Attachments: [ZC-0002-2014 Agenda Packet](#)

See discussion of previous item.

A motion was made by Andrews, seconded by Rosan, that the Zoning be Recommended to Council for Approval. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

[V-0011-2014](#)

To consider a variance application to vary Section 1165.04(a)(2) of the Codified Ordinances of the City of Gahanna; to allow an electronic price panel on 2 existing signs; and to vary Section 1153.03(c)(4) of the Codified Ordinances of the City of Gahanna; to allow an existing building to encroach into the rear yard setback and to allow 2 cooler additions to be built with 0 rear yard setback; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Attachments: [V-11-2014 Speedway - 376 Agler Road](#)
 [Speedway Elevation July 16, 2014](#)

Blackford said this item went to July 16 workshop; discussed need for elevations that showed additions; question arose about ability to replace pole sign with monument sign; did provide elevations; applicant can speak to monument sign; elevations displayed; same materials as existing building; just lacking that information last time; 2 variances with this request; also a design review; staff recommends approval of this request.

Chair opened the public hearing at 7:35 p.m. and asked for proponents.

John Saranzak, 500 Speedway Drive, said the only other thing was the question about the sign; Speedway did an analysis of store and not be able to accommodate the request; store is over budget right now; only at this time; does not mean it won't happen.

Chair asked for opponents. There were none.

Rosan asked about approval time frame. Gard said approval is good for 12 months. Rosan said if we approved monument sign tonight you could build it if budget allows. Chair asked for vehicle to come back in a year and ask applicant to update to a monument sign. Gard said if they came to us, we would honor that request for an application.

Andrews said live right around the corner there and get gas there; find it hard to believe it is an underperforming store; always have to wait; store has been there for a long time; being a good neighbor; UDF actually went overboard and did a wonderful job in putting in a beautiful sign; feel like Speedway is not being a good neighbor; sad that it's not happening. Saranzak said trying to bring store up to current standards; did a return on investment; store has to generate more sales; no one supporting those additional numbers; tried to reduce but it kills project and they move on to next store in the line. Andrew suggested some decorative element to make it look better; trying to get rid of pole signs; that side of Gahanna does not get all the attention it deserves; is a target area we are trying to improve; Speedway is a major location there; believe once you improve something it draws more people in.

Burba asked what year the major renovations happened. Saranzak said no real renovations. Burba asked if sign had ever been replaced. Saranzak said price sign added 2004.

Keehner confirmed blue strip is coming down. Saranzak said yes

Keehner said he has no issue with pole signs personally; does not bother me; UDF was more visible site due to entrance into Gahanna; no issue with changing technology; not a really large space; would take up more space on the ground; elevation seems straightforward; coolers will help business.

Chair closed public hearing at 7:46 p.m.

Shepherd said he is not supporting this; believe they can improve sign; think they just refuse to.

Andrews said feel like you have been here 24 years; will vote no; this is a target area trying to work on; unfair; enjoy making money but not willing to spend a little money to make it look better.

Chair asked if we do not approve variance for sign, we will get what is there now; if we approve it will be electronic.

Andrews said we are voting on coolers; approving that to make more money; use that to improve sign.

Rosan said don't see it as Planning Commission's place to set budget for applicants; approved cooler additions for other gas stations; what practitioner chooses to do with money is on them; see it is a special circumstance; not applicant's fault building was built in wrong place; should not penalized because of mistake 24 years ago.

Keehner said it is merciful and neighborly of us to split this; in congruence with what has already been said about setbacks and coolers.

Price said when we look at properties on west side; bringing coolers in is a good solution.

A motion was made by Rosan, seconded by Keehner that the Variance be Approved.

A motion was made by Rosan, seconded by Price, to amend the motion on the floor to separate Section 1165.04(a)(2) and Section 1153.03(c)(4). The motion carried by the following vote:

Yes: 6 - Andrews, Keehner, Price, Shepherd, Wester and Rosan

No: 1 - Burba

A motion was made by Rosan, seconded by Keehner, that the Variance be Approved as Amended to include only Section 1165.04(a)(2). The motion failed by the following vote:

Yes: 3 - Keehner, Wester and Rosan

No: 4 - Andrews, Price, Burba and Shepherd

A motion was made by Rosan, seconded by Price, that the Variance of Section 1153.03(c)(4) be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

[DR-0014-2014](#)

To consider a Certificate of Appropriateness for Site Plan and Signage; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Attachments: [DR-14-2014 Speedway - 376 Agler Road](#)
[Speedway Elevation July 16, 2014](#)

Keehner said the comments about a national corporation being good neighbors is a good point. Andrews said some give and take is a part of business.

A motion was made by Rosan, seconded by Shepherd, that the Design Review for Site Plan only be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

[V-0013-2014](#)

To consider a variance application to vary Section 1143.08(a) of the Codified Ordinances of the City of Gahanna; to vary the minimum distance between the building setback line and the street right-of-way line from 35' to 30'; for property located at 926 Taylor Road; City of Gahanna, applicant.

Attachments: [V-13-2014 Taylor Road Booster Station - 926 Taylor Road - Agenda Packet](#)

Michael Blackford said this is to construct a new booster station on Taylor Road; just over 500 square feet in size; Wetherholt will go into more detail; is to improve water pressure in area; Design Review will include red brick with evergreen metal roof; need variance for front yard to reduce setback from 35' to 30'; aerial map displayed; diverse area in City; south of site is industrial uses; north is residential; site plan displayed; significant amount of vegetation; access would not be from Taylor Road, would be from Helmbright; winter and summer renderings displayed; building is essentially totally shielded by vegetation; variance standards reviewed; will not adversely affect health, safety, or welfare of persons; setback will be pushing building to Taylor Road, away from residences; staff could see no negative effects; Final Development Plan and Design Review requirements reviewed.

Chair opened public hearing at 8:01p.m. and asked for proponents.

Karl Wetherholt, City Engineer said the booster station is necessary to increase water pressure in industrial zone; have had large industrial user there consuming a lot of water; will help with fire flows for areas

that are on Tech Center Drive and Science Blvd.; will make that more safe; is located on existing detention basin; made it residential in character so that it blends in with residential nature that is north of there; covered up a lot by vegetation in detention basin; reason we don't want to push it any further north is it is on edge of detention basin; would not create more buffer but would start to diminish volume of detention basin; since detention basin went in in 1993, it has significantly improved peak water flows downstream from neighborhood; that is the reason for variance and why we have made building look as residential as possible.

Chair asked for opponents and seeing none, closed the public hearing at 8:03 p.m.

A motion was made by Price, seconded by Rosan, that the Variance be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

[FDP-0007-2014](#)

To consider a Final Development Plan for the Taylor Road Booster Station; for property located at 926 Taylor Road; City of Gahanna, Karl Wetherholt, applicant.

Attachments: [FDP-7-2014 Taylor Road Booster Station - Agend Package](#)

See discussion of previous agenda item.

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

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

[DR-0015-2014](#)

To consider a Certificate of Appropriateness for Site Plan and Building Design for a water booster station; for property located at 926 Taylor Road; City of Gahanna, Karl Wetherholt, applicant.

Attachments: [DR-15-2014 Taylor Road Booster Station 926 Taylor Road -](#)

See discussion of previous agenda item.

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

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

[FDP-0008-2014](#)

To consider a Final Development Plan for the Computer Point; for property located at 971 Claycraft Road; Stan Robison, applicant.

Attachments: [FDP-8-2014 Computer Point - 971 Claycraft Rd - Application Package](#)

Blackford said this is for a 1,900 square foot addition to the rear of an existing building; for a workshop and storage space for existing business; will provide 6 new parking spaces for a total of 13;

significant plantings; 38 new trees; similar request was approved but not constructed in 2011; aerial map displayed; street view displayed; building visibility would be very limited from roadway; site plan displayed; elevation displayed; consistent roofline; impact on adjacent properties will be minimal if any; staff recommends approval of both; consistent with relevant code sections and land use plan.

Chair opened the public hearing at 8:06 p.m. and asked for proponents.

Jason Heitmeyer, 987 Inverness Glen, Pickerington, said intention is to make it a seamless addition to building; looks and feels as if it has been existing since beginning; will be installing security system; lighting in back to reflect that; dumpster will match existing ones.

Chair asked for opponents and seeing none, closed the public hearing at 8:10 p.m.

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

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

[DR-0016-2014](#)

To consider a Certificate of Appropriateness for Site Plan, Landscaping, and Building Design for an expansion of existing facility (workshop and storage); for property located at 971 Claycraft Road; Computer Point, Stan Robison, applicant.

Attachments: [DR-16-2014 Computer Point - 971 Claycraft Rd - Application Package](#)

See discussion of previous agenda item.

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

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

Wetherholt thanked Commission for approval of booster station.

Department of Development.

No report.

Chair.

No report.

I. CORRESPONDENCE AND ACTIONS.

None.

J. POLL MEMBERS FOR COMMENT.

Price said been going up and down Taylor Station Road; saw that he broke ground on entrance to Crosspointe; what is that. Gard answered it is an extended stay hotel.

K. ADJOURNMENT.

8:13 p.m. Motion by Shepherd.

L. POSTPONED APPLICATIONS: None.