



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Donald R. Shepherd, Chair
Bobbie Burba, Vice Chair
David K. Andrews
Kristin E. Rosan
Thomas J. Wester
Jennifer Price
Joe Keehner

Kayla Holbrook, Deputy Clerk of Council

Wednesday, September 14, 2016

7:00 PM

City Hall

Commission may caucus at 6:30 p.m. in the Committee Room

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, September 14, 2016. The agenda for this meeting was published on September 9, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by David Andrews.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2016-0290](#)

Planning Commission Minutes - August 24, 2016 & Special Meeting - September 7, 2016

A motion was made by Keehner, seconded by Andrews, that these Minutes be Approved. The motion carried by the following vote:

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

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. Assistant City Attorney Thomas L. Weber administered an oath to those persons wishing to present testimony this evening.

[V-0007-2016](#)

To consider a Variance application to vary section 1143.08(a), Yard Requirements, of the Codified Ordinances of the City of Gahanna; to allow front setbacks to be varied from thirty-five feet (35') to twenty-nine feet (29') and +/- twenty-eight feet (28'); and to vary section 1143.09, Off-Street Parking, of the Codified Ordinances of the City of Gahanna; to allow a garage facility to exceed 800 square feet in addition to the existing facility of 528 square feet; for property located at 305 Olde Ridenour Road; Parcel ID No. 025-007460; current zoning, Single Family Residential (SF-3); Adam Rich, applicant.

(Advertised in the RFE on 9/8/2016)

Chair opened the public hearing at 7:04 p.m.

Gard said the applicant requests two variances to allow for a detached garage totaling 816 square feet to encroach within the required front yard; code requires a 35' front yard, the proposed garage is proposed to encroach 6' into the setback; additional variance is required for the size of the garage as the Code limits garage facilities to be no greater than 800 square feet or 1/3 the total floor area; the house has an existing two car garage; existing and proposed garage combined exceeds 1,300 square feet.

Applicant, Adam Rich, 305 Olde Ridenour Road, indicated said he submitted documents; nothing else to add; happy to answer questions.

Chair called for proponents, there were none. Chair called for opponents, there were none.

Keehner asked if he is keeping shed; he said yes; Andrews asked why don't build garage where the shed is located; attached garage to house would make more sense; Rich said a picture window is on the back of the house and wouldn't allow the proper depth; Burba asked if he's using this for business; he said no he wants more vehicles; Wester said this is a 4 car garage and if they considered extending; Rich said it would be hard because of grading; Price wanted to know if the driveway would be extended; Rick said yes that it would need to be extended a little; Price had concerns with bigger driveway; staff comments said there were topography issues with the slope; if moved garage more to south instead; Rich said it goes up hill and creates a problem for addition of driveway too; Priestas said that if it was moved it's not parallel so it wouldn't create a grade issue; Andrews asked if it

is two stories; Rich said it's one story; Andrews said the garage is really big; he's surprised the neighbors weren't here protesting; he said this looks big on his property; he's not comfortable with variance; Price said she has a big family and understands needing more vehicles; she's wondering if garage was reduced in size would it still meet needs; Rich said it could be an option and have a single bay detached garage; she said part of the challenge is not to create issues for neighbors; Rich said goal is to have entrance on the east side; if you moved it to south it would cut corner on the shed; he doesn't think there would be width; Wester asked where doors will be; Rich said face Olde Ridenour; Andrews said he is asking to double the normal size; Andrews would like him to explore other options; Rosan said we don't have a lot of leadway on residential; Gard said he would need a variance based on that he already has a 2 car garage; Rosan asked on the west side, side opposite of shed, what type of screening from neighbors; Rich said there are very large trees and bushes; shades the view of the garage; Rosan asked if this is a family or maybe hobby; he said he likes to work on cars as a hobby; she said knowing that helps and it's not used for business; Burba asked if he considered putting up privacy fence; Rich said no; she thinks that would help; Shepherd said truck doesn't fit; bought a big truck too big for garage; Rich said when he bought the house he planned on building a bigger garage; Shepherd said you want to violate code even before he bought the house and get an allowance to vary that code; he doesn't see hardship for applicant; Rich said market doesn't allow for very large garages in Gahanna; Shepherd said that neighborhood is mostly 2 car garage; Shepherd said he may need to move to get what he wants; Rosan said if he took down shed and put this garage next to the shed; angle it; depth wouldn't not work because of bay window; she asked if orientation can be adjusted if shed is moved; she's ok with setback but it makes more sense to explore whether it can take place where shed is now in order to keep bay window; Rich said existing garage is 19' ft deep and the kitchen that would encroach on back side of house; Rich said driveway entrance would be hard due to slope; Rosan said if variance is denied it can be considered in 12 months; she'd be open to front of garage closer to Chapelfield; he can move shed at his own discretion; she'd like him to bring back another application and would like to see something different; Price agreed; she likes to take needs of applicant into account, but she's concerned about precedent; work within the boundaries and only seek variance when there are no other alternatives; other neighbors may not like it; Wester said he had 4 boys and a lot of cars and the biggest garage he had is 2.5 that he has now; concerned with 4 car garage in that area; he doesn't support it for this neighborhood; he agrees with other members; Shepherd asked Gard the process; he could come back within year; Rosan said proposing to table for 2 weeks or could amend application submitting revised materials to Gard; Shepherd said they

could vote on it tonight; Rich said he's open to amendment; he's willing to reduce square footage but location of garage he's exhausted options; Rosan suggested he hire contractor; circle back with staff and they can give feedback on what will get approved; staff's support of application is important; Weber said his best option is to postpone; Rich requested postponement; Keehner asked where the hill is; why not put it on the east side where the shed is; he has 14' from driveway to garage; if the garage and shed were closer and away from neighbors; drawings are nice but there is not enough information to connect everything; topography doesn't look that significant; he'd like to see more drawings to driveway; Andrews said he needs to look at more options, it's too big.

The Public Hearing was closed at 7:44 p.m.

A motion was made by Rosan, seconded by Wester, that this Variance be Postponed to the September 28, 2016 meeting. The motion carried by the following vote:

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

[V-0008-2016](#)

To consider a variance application to vary section 1165.08(b)(3), Permanent Signs, of the Codified Ordinances of the City of Gahanna; to allow a wall sign to exceed fifty (50) square feet and to allow more than one wall sign per street frontage; for property located at 700 Morrison Road; Parcel ID No. 025-011387; current zoning: Office, Commerce, and Technology (OCT); Stanley W. Young III, Columbus Sign Co., applicant.

(Advertised in the Dispatch on 9/8/2016)

Chair opened the public hearing at 7:46 p.m.

Gard said the applicant requests a variance to allow for more than one wall sign and wall signage greater than 50 square feet; property is located within the Office, Commerce, and Technology (OCT) zone district. Planning Commission has seen and approved similar requests in this zone district; nature of development in OCT lends itself to large, multistory buildings where wall signs meeting the strict criteria of the code can often appear out of scale with the building/property; signage renderings provided within the application package appear in scale and appropriately sized for the building. Planning and Development staff support this variance request as we find that it meets the applicable variance criteria.

Additionally, signage on the west side of the building facing Morrison Road appears to be smaller in size than the existing sign which

includes the additional language "American Electric Power"; consideration may be given to direct staff to look at evaluating the signage standards for OCT if Planning Commission feels that 50 square feet wall signs is not of a sufficient size to accommodate the needs of businesses.

Applicant, Stanley W. Young, III, Columbus Sign Co., 2379 Hardesty Drive N.; thanked everyone for their time; just making corporate image changes to building; the issue is the 1270' elevation; anything less than this size wouldn't be appropriate for the size; seek professional review and approval.

Chair called for proponents, there were none. Chair called for opponents, there were none.

The Public Hearing was closed at 7:48 p.m.

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

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

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Planning & Zoning Administrator

No report.

Department of Development

1. Hamilton Road Corridor Plan

Blackford shared the attached presentation with Planning Commission Members and staff during caucus.

[2016-0293](#) Hamilton Road Corridor Plan Presentation

Council Liaison

Wester encouraged people to attend webinar on Tuesday, September 27; booked a room in City Hall; asked for more advertisement; said the Rocky Fork Enterprise does not come to his neighborhood very frequently; asked if there is anything we have with them regarding circulation rate; Banning said we have put some more contentious items in the Dispatch; is most costly; required general circulation by code; the newspaper is becoming more obsolete; we have an email distribution list that notifies those that are interested; something we can consider but will have to increase that line item in the budget; Wester thanked Banning.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

Keehner said he will be out of town next week; he said he read code on chickens; he might come home early to speak about it; Shepherd said he could send in comments; pros and cons.

K. ADJOURNMENT

7:55 p.m. by Wester