



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Agenda Planning Commission

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

Krystal Gonchar, Deputy Clerk of Council

Wednesday, October 28, 2020

7:00 PM

Virtual Meeting

Call in details: 513-306-4583, Conference ID: 537 673 54#. To speak during the meeting, at least one hour prior to the start of the meeting, you must email planningcommission@gahanna.gov and include: subject you wish to speak on, your name, address.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

C. APPROVAL OF MINUTES

[2020-173](#) Planning Commission Meeting Minutes from October 14, 2020.

D. SWEAR IN APPLICANTS & SPEAKERS

E. APPLICATIONS - PUBLIC COMMENT

[V-026-2020](#) To consider a Variance Application to vary Chapter 1165.09, of the Codified Ordinances of the City of Gahanna, to allow for a digital menu board for property located at 370 S. Hamilton Rd.; Parcel ID No. 025-003173; Current Zoning PUD; Tim Hortons; Kayla Wilson, applicant.

[DR-020-2020](#) To consider a Design Review Application for a site plan and building design for property located at 71-97 Stygler Rd.; Parcel ID No. 025-013757-00; Current Zoning CC; Royal Plaza; Brian Barker, applicant.

Big Sky Realty (Postponed from 10/14/2020)

- [Z-002-2020](#) To recommend approval to Council, a Zoning Application for 2.65+/- acres of property located at 307-319 W. Johnstown Rd.; Parcel ID Nos. 025-000848 & 025-000849; current zoning CC; proposed zoning MFRD; Big Sky Realty; Mitch Rubin, applicant.
- [CU-003-2020](#) To consider a Conditional Use Application to allow for a multi-family development, for property located at 307-319 W. Johnstown Rd.; Parcel ID Nos. 025-000848 & 025-000849; current zoning CC; proposed zoning MFRD; Big Sky Realty; Mitch Rubin, applicant.
- [V-017-2020](#) To recommend approval to Council, a Variance Application, to vary section 1109.08- Public Areas, of the Codified Ordinances of the City of Gahanna, to reduce the public area requirement; for property located at 307-319 W. Johnstown Rd.; Parcel ID Nos. 025-000848 & 025-000849; current zoning CC; proposed zoning MFRD; Big Sky Realty; Mitch Rubin, applicant.
- [V-018-2020](#) To consider a Variance Application, to vary sections 1149.02- Conditional Uses, 1149.03- Development Standards, and 1163.02- Minimum Number of Parking Spaces Required, of the Codified Ordinances of the City of Gahanna; for property located at 307-319 W. Johnstown Rd.; Parcel ID Nos. 025-000848 & 025-000849; current zoning CC; proposed zoning MFRD; Big Sky Realty; Mitch Rubin, applicant.

Mifflin Township Fire Department

- [DR-021-2020](#) To consider a Design Review Application for a site plan, for property located at 475-485 Rocky Fork Blvd.; Parcel ID Nos. 025-003870 & 025-006927; Current Zoning RID; Mifflin Township Fire Department; Nancy White, applicant.
- [V-024-2020](#) To consider a Variance Application to vary section 1165.08(b)(9)- Permanent Signs, of the Codified Ordinances of the City of Gahanna, for property located at 422 McCutcheon Rd.; Parcel ID No. 025-007984; Current Zoning RID; Mifflin Fire Station 131; Nancy White, applicant.

5979 Havens Corners Rd.

- [SWP-004-2020](#) To consider a Subdivision Without Plat Application to split a 3.019 +/- acre lot, for property located at 5979 Havens Corners Road; Parcel ID No. 025-009244; Current Zoning ER-2; Matthew Souder, applicant.
- [V-027-2020](#) To consider a Variance Application to vary Chapters 1137.02 & 1137.07 of the Codified Ordinances of the City of Gahanna, for property located at 5979 Havens Corners Road; Parcel ID No. 025-009244-00; Current Zoning ER-2; Matthew Souder, applicant.

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. OFFICIAL REPORTS

Assistant City Attorney

Planning & Development

Council Liaison

CIC Liaison

Chair

I. CORRESPONDENCE AND ACTIONS

J. POLL MEMBERS FOR COMMENT

K. ADJOURNMENT