



# City of Gahanna

## Meeting Minutes

### Planning Commission

200 South Hamilton Road  
Gahanna, Ohio 43230

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

*Krystal Gonchar, Deputy Clerk of Council*

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Wednesday, May 27, 2020

7:00 PM

TELECONFERENCE MEETING

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**\* Members of the public who wish to attend may call 614-342-4465. You may submit comments by email to [planningcommission@gahanna.gov](mailto:planningcommission@gahanna.gov), up to one hour prior to the start of the meeting.**

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

Gahanna Planning Commission met via teleconference for regular session on Wednesday, May 27, 2020. The agenda for this meeting was published on May 22, 2020. Chair Michael Suriano called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

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

#### **B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.**

#### **C. APPROVAL OF MINUTES**

[2020-091](#)

Planning Commission Meeting Minutes for May 13, 2020.

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

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

#### **D. SWEAR IN APPLICANTS & SPEAKERS**

Chair Suriano stated that due to the nature of this remote meeting, public comments were accepted via email up to one hour before the start of the meeting. For practical purposes, requested that a motion be made to suspend the public comment portion of the meeting.

City Attorney Ray Mularski administered an oath to the applicants and their designees.

**A motion was made by Wester, seconded by Burba, to suspend rules 7.4.4 & 7.4.5 of the Planning Commission Rules of Procedure. The motion carried by the following vote:**

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

## **E. APPLICATIONS - PUBLIC COMMENT**

### [DR-011-2020](#)

To consider a Design Review Application for a building design, for property located at 611-625 Eastgate Parkway; Parcel ID No. 025-000146-00; Current Zoning OCT; Eastgate Commercial Park; Robert LeVeck, applicant.

City Planner Michael Blackford provided a summary of the application; see document titled "Administration Presentation" in the attached file.

Chair opened the public hearing at 7:14 p.m. Clerk informed the Commission that there were no questions or comments submitted by the public. Chair closed the public hearing at 7:14 p.m.

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

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

### **TowerCo**

### [V-009-2020](#)

To consider a Variance application to vary section 1181.05 (permissible uses, tower height) of the Codified Ordinances of the City of Gahanna; for property located at Academy Park, off Cherry Bottom Road; Parcel ID No. 025-004276-00; Current Zoning SF-2; David Hockey, applicant for Tower Co.

City Planner Michael Blackford provided a summary of the application; see document titled "Administration Presentation" in the attached file; discussed both applications for TowerCo in one presentation.

Chair opened the public hearing at 7:25 p.m. Clerk informed the Commission that there were no questions or comments submitted by the public.

David Hockey, applicant: stated that he was happy to answer any questions the Commission may have, but nothing additional to add to the presentation.

Chair closed the public hearing at 7:27 p.m. and called for questions from the Commission.

Wester: layout shows 3 future equipment paths, what's the plan for those. Hockey said anchor tenant will be Verizon. We show future paths to show city that additional tenants can be accommodated in the future. To minimize need for additional tower. Wester asked if the paths are used for generators. Hockey said for ground equipment. Wester asked if city leases this or gets an income. Blackford confirmed yes. Wester asked applicant if there's a proposed color for surrounding fence. Hockey said opaque fence, decorative wood, natural brown. Wester asked if gates will be same color. Hockey confirmed.

Hicks: asked Blackford if tower is going to replace something like a baseball diamond. Blackford said is south of baseball diamond, near the trail that runs through, but not on the trail.

Greenberg: asked about the height of the fence. Hockey said 6' and gate will be locked.

Suriano: utility easement looks less direct to Cherry bottom, asked if that's because of road we are connecting too. Asked how tall is the natural screening. Hockey said 30-50' trees, which are already there.

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

**Discussion on the motion: Hicks stated that he will supporting both applications; being able to service Gahanna with cell phone coverage is important. Suriano stated that he agrees with Hicks' comments; the tower will not be in close proximity to homes but provides key cell phone service.**

**The motion carried by the following vote:**

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

[PWSF-001-2020](#) To consider a Personal Wireless Service Facility application to construct a new cell tower; for property located at Academy Park, off Cherry Bottom Road; Parcel ID No. 025-004276-00; Current Zoning SF-2; David Hockey, applicant for Tower Co.

See discussion above, under V-009-2020.

**A motion was made by Greenberg, seconded by Shapaka, that the Personal Wireless Service Facilities be Approved. The motion carried by the following vote:**

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

### **Gaslight Square**

[FDP-002-2020](#) To consider a Final Development Plan application for an office building; for property located at 4297-4301 Johnstown Road; Parcel ID Nos. 027-000098 & 027-000142; Current Zoning SO; Gaslight Square; Shawn McAllister, applicant.

City Planner Michael Blackford provided a summary of the application; see document titled "Administration Presentation" in the attached file; discussed all three applications for Gaslight Square in one presentation.

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

Clerk informed the Chair that a comment was submitted via email, but it was past the 6:00 p.m. cut off, but the resident indicated he had issues accessing the call; requested that the comments be read into the record. Chair allowed.

Clerk read the following: Vipinchandra/Jyotika Patel, 991 McCarron Court: Will there be trees planted along the entire lot edge facing Johnstown road to mitigate light pollution; In recent years, with the builds, rain water has started accumulating on the west side of our complex; asked has the draining of rain water from public areas been addressed adequately.

Shawn McCallister, applicant: reviewed materials on building; site lighting had safety concerns from designer, hence higher intensity; parking lot set far back to decrease light pollution; entire sight is drained; unsure about what area the resident is referring to, but drainage is controlled.

Chair closed the public hearing at 7:49 p.m. and called for questions from the Commission.

Wester: looking at site plans, sees note about 8' sidewalk extended into property line. There will be a gap to the south where the kidney service business is, will be a gap to the north too. Has this been reviewed with city engineer to remove those gaps? Blackford said unsure if there will be a gap or not, has been reviewed with city engineer. Wester said he would like an answer because the drawing shows one. Blackford said he is not clear where those gaps are; this sidewalk will go along entire frontage of property line; if gap is off property line, then it's not the applicant's responsibility; capital needs assessment has looked at the need for additional paths in that area. Wester asked about the future of SR 62 in that area; north of Beecher has been improved; would city need to purchase property to improve further, for a right of way? Blackford said the question about the right of way was brought up during the annexation process; applicant's legal counsel said if the township properties go into the right of way, city has legal right to modify that roadway; no need to purchase additional right of way; not aware of any future plans. Wester said about the lighting, on right side of rendering shows tall pines; are those going to be saved or removed. Applicant said we are planting trees on that side, those are just there for artistic visuals; will be 3' calipers; some 7' high trees. Wester said would not want to mislead residents that tall trees will be there to block light.

Shapaka asked if there's a decorative pond or detention basin up front for drainage. Applicant said it will be both; the big area will have a pond; but it is also for retention, it can expand. Shapaka would like sidewalk to show on plan, seems ambiguous; does not see any pads, where are condensers hidden? Applicant said some can be on flat roof. Shapaka asked about signage, will that come before the commission. Blackford said unless it needs a variance, is approved administratively.

Hicks said that property is below grade, is there an intent to grade property so it is above, with potential for runoff to go over road. Applicant said water is controlled on site, it is lower, but the building pad was raised slightly, but all within code.

Burba, said water flow test determines main tap to accommodate needs; will they need a bigger pipe. Applicant said unsure on that. Burba asked what type of doctor office will be there. Applicant said there will be a dentist, but unsure about others.

Greenberg asked if ponds are connected with pipes. Applicant confirmed. Greenberg asked where discharge goes. Applicant said it gets discharged slowly; grading plan shows design. Vance, from

Advance Construction: explained impervious surfaces and elevations; water dispersed into pipe 8 and goes into pipe 5 and down to catch basin.

Suriano asked about materials; asked if brick on building is same color as on wings and for the composite material, is that natural or wooden plastic? Applicant said cement fiber board. Vance said it will be engineered wood, Louisiana Pacific engineered wood; used all over the city; is good quality and paints well.

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

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

[DR-010-2020](#)

To consider a Design Review application for a site plan, building design, and landscaping plan, for property located at 4297-4301 Johnstown Road; Parcel ID Nos. 027-000098 & 027-000142; Current Zoning SO; Gaslight Square; Shawn McAllister, applicant.

See discussion above, under file FDP-002-2020.

**A motion was made by Tamarkin, seconded by Shapaka, that the Design Review be Approved.**

**Discussion on the motion: Suriano stated that he is in favor; the materials and neutral color pallet are consistent with the area; will have a positive effect.**

**The motion carried by the following vote:**

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

[V-010-2020](#)

To consider a Variance application to vary section 1163.06 (site lighting) of the Codified Ordinances of the City of Gahanna; for property located at 4297-4301 Johnstown Road; Parcel ID Nos. 027-000098 & 027-000142; Current Zoning SO; Gaslight Square; Shawn McAllister, applicant.

See discussion above, under file FDP-002-2020.

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

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

**Code Changes**

[CC-001-2020](#)

To recommend approval to Council, changes to Part Eleven- Planning and Zoning Code, Chapter 1163- Parking Regulations, of the Codified Ordinances of the City of Gahanna.

Blackford provided a summary of both proposed code changes in one presentation; see attached file, labeled "Administration Presentation."

Chair opened the public hearing at 8:22 p.m. There were no public comments. Chair closed the public hearing at 8:22 p.m. and called for questions from the Commission.

Wester: looking at site plans, sees note about 8' sidewalk extended into property line. There will be a gap to the south where the kidney service business is, will be a gap to the north too. Has this been reviewed with city engineer to remove those gaps? Blackford said unsure if there will be a gap or not, has been reviewed with city engineer. Wester said he would like an answer because the drawing shows one. Blackford said he is not clear where those gaps are; this sidewalk will go along entire frontage of property line; if gap is off property line, then it's not the applicant's responsibility; capital needs assessment has looked at the need for additional paths in that area. Wester asked about the future of SR 62 in that area; north of Beecher has been improved; would city need to purchase property to improve further, for a right of way? Blackford said the question about the right of way was brought up during the annexation process; applicant's legal counsel said if the township properties go into the right of way, city has legal right to modify that roadway; no need to purchase additional right of way; not aware of any future plans. Wester said about the lighting, on right side of rendering shows tall pines; are those going to be saved or removed. Applicant said we are planting trees on that side, those are just there for artistic visuals; will be 3' calipers; some 7' high trees. Wester said would not want to mislead residents that tall trees will be there to block light.

Shapaka asked if there's a decorative pond or detention basin up front for drainage. Applicant said it will be both; the big area will have a pond; but it is also for retention, it can expand. Shapaka would like sidewalk to show on plan, seems ambiguous; does not see any pads, where are condensers hidden? Applicant said some can be on flat roof. Shapaka asked about signage, will that come before the commission. Blackford said unless it needs a variance, is approved administratively.

Hicks said that property is below grade, is there an intent to grade property so it is above, with potential for runoff to go over road. Applicant said water is controlled on site, it is lower, but the building pad was

raised slightly, but all within code.

Burba, said water flow test determines main tap to accommodate needs; will they need a bigger pipe. Applicant said unsure on that. Burba asked what type of doctor office will be there. Applicant said there will be a dentist, but unsure about others.

Greenberg asked if ponds are connected with pipes. Applicant confirmed. Greenberg asked where discharge goes. Applicant said it gets discharged slowly; grading plan shows design. Vance, from Advance Construction: explained impervious surfaces and elevations; water dispersed into pipe 8 and goes into pipe 5 and down to catch basin.

Suriano asked about materials; asked if brick on building is same color as on wings and for the composite material, is that natural or wooden plastic? Applicant said cement fiber board. Vance said it will be engineered wood, Louisiana Pacific engineered wood; used all over the city; is good quality and paints well.

**A motion was made by Hicks, seconded by Wester, that the Code Change be Recommended to Council for Approval. The motion carried by the following vote:**

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

[CC-002-2020](#)

To recommend approval to Council, changes to Part Eleven- Planning and Zoning Code, Chapter 1171- Fences, of the Codified Ordinances of the City of Gahanna.

**A motion was made by Hicks, seconded by Wester, that the Code Change be Recommended to Council for Approval. The motion carried by the following vote:**

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

**F. UNFINISHED BUSINESS: None.**

**G. NEW BUSINESS: None.**

**H. OFFICIAL REPORTS**

**Assistant City Attorney**

City Attorney Ray Mularski complimented everyone on the well run meeting.



**Planning & Development**

Blackford thanked the Commission for approving the code changes.

**Council Liaison**

No report.

**CIC Liaison**

Hicks said the CIC met last week via Microsoft Teams, but there were no action items. They did discuss how to help small businesses, led by Mayor Jadwin.

**Chair**

No report.

**I. CORRESPONDENCE AND ACTIONS: None.****J. POLL MEMBERS FOR COMMENT**

Greenberg asked about applications for the June 10th meeting. Blackford said we have 3 ready for that meeting. Suriano thanked everyone for being on time and succinct with comments and questions; the virtual meetings have gone smoother than anticipated.

**K. ADJOURNMENT**

By Wester at 8:40 p.m.