



# 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*

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Wednesday, January 13, 2016

7:00 PM

City Hall

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#### Organizational Meeting

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

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

Gahanna Planning Commission met in Regular Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, January 13, 2016. The agenda for this meeting was published on January 8, 2016. Mayor Tom Kneeland called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

#### B. SWEARING IN OF REAPPOINTED MEMBERS

Mayor Kneeland administered the oath of office to Jennifer Price and Joe Keehner.

**Jennifer Price - 3 year term**

**Joe Keehner - 3 year term**

#### C. ROLL CALL

**Present** 5 - Bobbie Burba, Kristin E. Rosan, Thomas J. Wester, Jennifer Tisone Price, and Joe Keehner

**Absent** 2 - David K. Andrews, and Donald R. Shepherd

#### D. ELECTION OF CHAIRMAN

Mayor Kneeland opened the floor for nominations.

**A motion was made by Rosan, seconded by Wester, to appoint Don Shepherd Chair of Planning Commission. The motion carried by the following vote:**

**Yes:** 5 - Burba, Rosan, Wester, Price and Keehner

**Absent:** 2 - Andrews and Shepherd

**E. ELECTION OF VICE CHAIRMAN**

Mayor Kneeland opened the floor for nominations.

**A motion was made by Price, seconded by Rosan, to appoint Bobbie Burba Vice Chair of the Commission. The motion carried by the following vote:**

**Yes:** 5 - Burba, Rosan, Wester, Price and Keehner

**Absent:** 2 - Andrews and Shepherd

**F. ESTABLISH TIME AND DAY: Regular Planning Commission Meetings**

**Regular meetings shall be held at 7:00 p.m. during the 2nd and 4th weeks of each month except for November and December when they shall be held during the 1st and 3rd weeks.**

Vice Chair Burba announced the establishment of the time and day of Regular Planning Commission Meetings.

**A motion was made by Rosan, seconded by Price, to adopt the establishment of the day and time of Regular Planning Commission Meetings as follows: Regular meetings shall be held at 7:00 p.m. during the 2nd and 4th weeks of each month except for November and December when they shall be held during the 1st and 3rd weeks. The motion carried by the following vote:**

**Yes:** 5 - Burba, Rosan, Wester, Price and Keehner

**Absent:** 2 - Andrews and Shepherd

**G. ADOPTION OF RULES OF PROCEDURE:**

**2016-0002** Planning Commission Rules of Procedure

**A motion was made by Wester, seconded by Price, that these Rules of Procedure be Adopted. The motion carried by the following vote:**

**Yes:** 5 - Burba, Rosan, Wester, Price and Keehner

**Absent:** 2 - Andrews and Shepherd

**H. ADJOURNMENT OF ORGANIZATIONAL MEETING**

7:08 p.m.

**I. CALL REGULAR MEETING TO ORDER**

Vice Chair Burba called the meeting to order at 7:08 p.m.

**J. ADDITIONS OR CORRECTIONS TO THE AGENDA**

None.

**K. APPROVAL OF MINUTES:**

[2016-0001](#) Planning Commission Minutes - December 16, 2015

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

**Yes:** 5 - Burba, Rosan, Wester, Price and Keehner

**Absent:** 2 - Andrews and Shepherd

**L. HEARING OF VISITORS - ITEMS NOT ON AGENDA**

None.

**M. APPLICATIONS/PUBLIC HEARINGS:**

In accordance with Planning Commission Rules Section 6.10A, if there is more than one application pending before the Commission for a particular address at a meeting, the public hearings on each application may be consolidated and held as one.

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

[FDP-0001-2016](#) To consider a Final Development Plan application for a new office building, foundation installed in 2007; for property located at 1255 Beecher Crossing North; Parcel ID number 025-012044; current zoning L-SO (Limited Overlay Suburban Office); Canini & Pellecchia / Larry Canini, applicant.  
(Advertised in the RFE on 1/7/2016)

Blackford gave an overview of the applications; said the property is at the end of the cul-de-sac; was originally approved in 2007; FDP and DR began but was not completed; FDP is for 8,640 square feet of office building; showed an image of the street view; can see the

fencing around the building and the beginning the parking access that was started; showed the FDP that was previously approved; a rendering of the DR was shown; said it is similar to the product type in the area; matches the architecture in the area; staff comments showed that this was a target site in the recent Economic Development Strategy; said this is larger than what was anticipated; projected payroll of over \$1 million annually; development staff recommends approval of the request; target site 3b from the Economic Development Strategy was shown; feedback from area residents expressed lighting would not intrude into residential area; as much landscaping as possible and if the trash bins will be gated; showed the landscape plan; shows the amount of vegetation; said Gard had noted this is twice as much screening as our code would require.

Vice Chair Burba opened the public hearing at 7:16 p.m.

Larry Canini, applicant; apologized for having to bring this back; said it had to do with timing and the recession; this is the last phase of the Beecher Crossing changes; started this for a regional bank but the bank pulled out of the project; vacancies also hit them in the area with the recession and they did not want to build new with that being said; said we are at full occupancy at this time in the park; have redesigned the ADA to make it simpler; pretty much just resubmitting the design; have addressed concerns with neighbors over the last few years; have planted additional pine trees on the property; at this point they are anxious to get started; do not have a specific tenant in mind yet; once they have the shell up, it allows users to get the feel for it; their goal is to get it shelled in the spring and have it appear complete externally; want to continue to bring the medical community to that area; in regards to the neighbors, they will be planting pines; in terms of lighting, the green acorn fixture is generally what is being requested to be used; they are more than happy to give consideration to light changes; happy to resubmit those changes to staff at a later date if need be; the trash bins, if you drive through Beecher, all his offices there are open and surrounded by trees; the problem with the gates is that they get very heavy and massive and the cleaning companies tend to just throw the trash over; the visual aspect of seeing the dumpster allows them to see them everyday and note if they need cleaned; require that they are always freshly painted and the lids are properly working; recommend the Commission drive through the area and see how they are masked; will do what the Commission requests and desires.

Vice Chair called for opponents. There were none.

Vice Chair called for proponents.

Isobel Sherwood, 514 Mechwart Place; pleased to see this project developed; similar to what was approved before; wanted to come and say we are looking forward to seeing this being completed.

Joe Keehner asked if the access was from the back on the ramp for the ADA; Canini said it was coming down the south side; with ADA, with any ramp there is a percentage of grade it cannot exceed; did not know how much they could impede with the ravine; Keehner asked if there would be an elevator; Canini said not with this property; they are not required; have a basement walkout and multiple stairwells; they can provide handicapped access on the main level; believe they will have a tenant in the lower level and one in the upper level; Keehner asked if there would be an entrance feature in the back; Canini said there would and it could be an alternate entrance; Keehner asked if there was landscaping for the rear entrance; Canini said we could add that if need be; said that is a valid point and will give that consideration; want to take advantage of the view to the ravine in the back; there are no immediate Shagbark units behind there; Keehner said in the past people have mentioned putting a ramp in the back as having to use the backdoor; said this is the Herb Capital of Gahanna and would suggest planting some of those plants; Price thanked the applicant for explaining leaving one side of the dumpster open.

Vice Chair closed the public hearing at 7:29 p.m.

**A motion was made by Price, seconded by Rosan, that the Final Development Plan be Approved. Discussion on the Motion: Keehner said he would be supporting the plan; believes it is a positive addition. The motion carried by the following vote:**

**Yes:** 5 - Burba, Rosan, Wester, Price and Keehner

**Absent:** 2 - Andrews and Shepherd

[FDP-0002-2016](#)

To consider a Final Development Plan application for a truck terminal, office and parking expansion and maintenance building additions; for property located at 1406 Blatt Boulevard; Parcel ID numbers 025-011747 and 025-011941; current zoning OCT (Office, Commerce and Technology); The Mannik & Smith Group - Steve Fox / Dayton Freight Lines, Inc., applicant.

(Advertised in the RFE on 1/7/2016)

Blackford gave summary of the application; said this is approximately 24,000 square feet; will be in the same style that exists; showed an aerial view of the location; no issues with zoning; said the design review represents much of what is existing; staff recommends approval; in the OCT zoning district; very consistent with the development that is out there; is the same user that is already out there; consistent with recommendations of the Economic

Development Strategy.

Vice Chair opened the public hearing at 7:34 p.m.

Steve Fox, 815 Grandview Ave 43215; thanked the Commission for hearing these applications; said they are expanding regionally all around; happy to stay in Gahanna.

Vice Chair called for opponents. There were none. Vice Chair called for proponents. There were none.

Vice Chair closed the public hearing at 7:36 p.m.

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

**Yes:** 5 - Burba, Rosan, Wester, Price and Keehner

**Absent:** 2 - Andrews and Shepherd

**N. UNFINISHED BUSINESS: None.**

**O. NEW BUSINESS:**

[DR-0001-2016](#)

To consider a Certificate of Appropriateness application for property located at 1255 Beecher Crossing North; Canini & Pellecchia; Larry Canini, applicant.

See discussion under FDP-0001-2016.

**A motion was made by Price, seconded by Rosan, that this Design Review be Approved with the contingency that staff would work with the applicant on the lighting and landscaping. The motion carried by the following vote:**

**Yes:** 5 - Burba, Rosan, Wester, Price and Keehner

**Absent:** 2 - Andrews and Shepherd

[DR-0002-2016](#)

To consider a Certificate of Appropriateness application for property located at 1406 Blatt Boulevard; Dayton Freight Lines, Inc.; The Mannick & Smith Group, applicant.

See discussion under FDP-0002-2016.

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

**Yes:** 5 - Burba, Rosan, Wester, Price and Keehner

**Absent:** 2 - Andrews and Shepherd

[DR-0003-2016](#)

To consider a Certificate of Appropriateness application for property located at 1370 N Hamilton Road, parcel ID no. 025-012936; Starbucks Coffee Corporation; Daniel Brennan - Starbucks Agent, applicant.

Blackford gave summary of the application; showed a map of the proposed location; said it is an old coffee shop that is south of Bob Evans on North Hamilton; changes are very minor; painting the stucco; adding 12 seats and 5 tables to the exterior; also adding a bicycle rack; showed a rendering of the building; development staff recommends approval; consistent with the North Triangle Plan; consistent with Certificate of Appropriateness criteria.

Applicant, RJ Machesky; said Blackford covered everything and thanked the Commission.

**A motion was made by Rosan, seconded by Wester, that this Design Review be Approved. Discussion on the Motion: Wester asked when it would open; Machesky said 8 week construction is set but can get the official date to the Commission. The motion carried by the following vote:**

**Yes:** 5 - Burba, Rosan, Wester, Price and Keehner

**Absent:** 2 - Andrews and Shepherd

**P. OFFICIAL REPORTS:**

**City Attorney**

No report.

**City Engineer**

No report.

**Department of Development**

Blackford noted that the GoForward Gahanna series is beginning; a number of workshops are coming up; have handouts for everyone; there are 4 general workshops for the Strategic Plan; want to engage the community and get as much feedback as possible; happy to give more information but wanted everyone to be aware.

**Council Liaison**

Vice Chair noted that we need to appoint a Council Liaison; Vice Chair Burba assigned Tom Wester.

**CIC Liaison**

Vice Chair Burba assigned herself to represent the CIC.

**Chair**

No report.

**Q. CORRESPONDENCE AND ACTIONS**

None.

**R. POLL MEMBERS FOR COMMENT**

None.

**S. ADJOURNMENT**

Motion by Wester - 7:44 p.m.

**POSTPONED APPLICATIONS: None.**

**UPCOMING APPLICATIONS**

[Z-0003-2015](#)

To consider an application for Zoning Change for 4.19+/- acres of property located at Ridenour Road, Imperial Rise #3, Part of Reserve "A", Parcel ID #025-013236; current zoning RID, Restricted Institutional District; requested zoning L-SO, Limited Overlay - Suburban Office; Fred Kenimer (Land Owner's Property Coordinator), applicant.

Advertised in the RFE 01/14/2016 and 01/21/2016.

[V-0001-2016](#)

To consider a Variance application to vary section 1152.02 (d), Limited (L) Overlay District, of the Codified Ordinances of the City of Gahanna; to allow a parcel to be rezoned with an overlay with a limitation text, but no development plan; for property located at Ridenour Road, Imperial Rise #3, Part of Reserve "A", Parcel ID #025-013236; current zoning RID, Restricted Institutional District; Fred Kenimer (Land Owner's Property Coordinator), applicant.

Advertised in the RFE on 01/21/2016.