



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Bobbie Burba, Chair
Thomas J. Wester, Vice Chair
John Hicks
Joe Keehner
Jennifer Price
Donald R. Shepherd
Michael Suriano

Kayla Holbrook, Deputy Clerk of Council

The Commission may caucus at 6:30 p.m.

Wednesday, November 1, 2017

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, November 1, 2017. The agenda for this meeting was published on October 25, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Joe Keehner.

Present 5 - Bobbie Burba, Jennifer Tisone Price, Joe Keehner, John Hicks, and Donald R. Shepherd

Absent 2 - Thomas J. Wester, and Michael Suriano

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES

[2017-0220](#)

Planning Commission Minutes 10-11-2017

A motion was made by Hicks, seconded by Shepherd, that the Minutes be Approved. The motion carried by the following vote:

Yes: 5 - Burba, Price, Keehner, Hicks and Shepherd

Absent: 2 - Wester and Suriano

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney Kristin Rosan administered an oath to those

persons wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT

[V-0010-2017](#)

To recommend approval to Council a Variance Application to vary section 1108.01, General Requirements, of the Codified Ordinances of the City of Gahanna; to not require a sidewalk to be built; for property located at 1509 Blatt Blvd.; Parcel ID No. 025-011769; Commercial Self Storage; Jim Sapp, applicant.

(Advertised in the RFE on 10/26/2017)

The advertisement inadvertently ran in the Columbus Dispatch on 10/26/2017 and has met City Code requirements.

Michael Blackford gave a summary of the application; approved a similar variance for recent applications; we changed Code in April of this year to require sidewalks; those applications were processed prior to Code change; showed location map; no sidewalks to adjacent properties; would be first sidewalk in this area; comprised of mainly industrial uses; reviewed variance criteria; Planning Commission will make recommendation to City Council on this variance request; showed their Final Development Plan; will be 315 feet of frontage.

Chair opened public comment at 7:08 p.m.

Applicant, Jim Sapp: 8070 Castleton, Indianapolis, IN; is the owner of the business; first out of state facility; not a self-storage for consumers; we are a unique business model; store other businesses goods; met with Fire Department this afternoon as they would like to use 3 of their units; believe in sidewalks; should be exceptions; asking for a variance; first reason is safety; not safe to walk in this area; 80% of traffic is semis; a 300 ft. sidewalk will not encourage anyone to walk; there are no destinations out there; nothing close to this area; is smelly out there; two neighbors are industrial containers; smells acidic; they also make plastic in the area; it is also a noisy area; very industrial; if all neighbors put in sidewalks, will put it in; was not planned in the budget; do not believe it is necessary or logical; talked with neighbors and they are not planning to put in sidewalks.

Frank Kandraeh: 797 Memories Lane, Westerville, OH; passed out a study to the Commission; took pictures of traffic in the area from a traffic camera for a week; have heavy truck traffic back and forth; pictures provided to the Commission (see attached); have very nice neighbors. Price asked if this was everything captured or is this a sample; Kandraeh said this is a sample but an accurate reflection.

Chair called for public comment, there was none.

Chair closed public comment at 7:13 p.m.

Shepherd asked Blackford why we added this to Code for this area; Priestas said this was City-wide, not for this area specifically; this was a need for our Code to enforce this; Shepherd said problem for applicants is that this is Code; asked if we should look at changing the Code for this area; Priestas said it is something we can take into consideration; Shepherd said can add a condition to put it in when neighbors do; would be open to that; doesn't seem to make sense to put one out there; Sapp said Blatt Blvd. is 85-90% developed; do not believe anyone in the area plans to put them in; no need for a sidewalk in this area; Keehner asked at what point would the City put sidewalks through Blatt and who would be responsible for sidewalk cost; Priestas said if it occurs with development, is their cost, if not installed with development, is a cost to the City; City would be responsible for cost in the future if this variance is granted; Keehner sees some areas around there that would benefit from sidewalks; this one is in between; asked how likely this is; Priestas said have a capital improvement for Research Blvd. near there that would reconstruct the street and sidewalks would be installed; Sapp said people will not walk on lunch hour; is not a nice area to walk; Keehner confirmed Research is part of that area; Priestas said yes and it is essentially the same area; Keehner asked about Eastgate; Priestas said not at this time; will likely require sidewalks in the next 10 years; Keehner asked about Research being extended in future; Priestas said highly unlikely; Sapp said improved street light in that area; trying to be good neighbors and work with the City; sidewalk is illogical; Keehner asked if we can grandfather in that the developers pay for their portion; Rosan said can be a condition; this Commission has done that on a prior application; Keehner said that is a good idea; Rosan said who pays for the sidewalk does not need to be a focus on the condition; the applicant will be required to install on their property; Hicks confirmed 315 feet of sidewalk equals \$15K in cost; asked about a previous project with a sidewalk in the area; Price asked how many employees they will have onsite; Sapp said 1 fulltime and 2-3 part-time; everything is mostly automated; Price said initial thinking was to have sidewalks; given the information provided, do not support a sidewalk in the area at this time; supports the condition of adding them if sidewalks are put in the area, they are added for this property; asked Priestas about the improvement on Research Road, would that require sidewalk to be removed and replaced; Priestas said no, not typically; Price said preference is to add a condition to approval; Sapp agrees if they are adjacent; believes it is a waste of the City's money to put sidewalks in this area; there are no

parks or restaurants close; asked if the road is on capital improvements; Priestas said yes in the next 10 years; Sapp said will agree to it.

A motion was made by Hicks, seconded by Price, that the Variance be Recommended to Council with the condition that the applicant construct a sidewalk if any parcel on Blatt Blvd. constructs a sidewalk. DISCUSSION: Rosan said point of clarification; if the City constructs a sidewalk does not understand that to be included on this condition; Price withdrew her second motion; Hicks withdrew motion.

A motion was made by Hicks, seconded by Price, that the Variance be Recommended to Council with the condition that the applicant construct a sidewalk if at any time any sidewalk is constructed on Blatt Blvd. publically or privately.

DISCUSSION: Keehner said inclined to vote yes; is an unusual section of road; customers are mostly commercial; Hicks said on August 23, heard the Final Development Plan, we modified approval of plan with requirement that sidewalks are constructed; now recommending to Council a modification to our recommendation; is an unusual type of request; but will support this condition; Price said appreciates applicants willingness to take our vision into consideration; believes we have found a balance; Burba said happy they are coming to Gahanna.

The motion carried by the following vote:

Yes: 5 - Burba, Price, Keehner, Hicks and Shepherd

Absent: 2 - Wester and Suriano

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

Priestas said hosting additional public open house on West Side

Intersection; Thursday 11/16 5-7pm at Middle School West; will present alternatives and show progress we have made; will be narrowed down to 4-5 alternatives; Burba asked if on same time frame; Priestas said yes, timeframe has remained.

Planning & Development

No report.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7:45 p.m. by Shepherd