



City of Gahanna

Meeting Minutes

Planning Commission

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

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

Jayne Maxwell, CMC, Deputy Clerk of Council

Wednesday, January 14, 2015

6:30 PM

City Hall

Organizational Meeting

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE

Gahanna Planning Commission met in Organizational and Regular Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, January 14, 2015. Mayor Stinchcomb called the Organizational Meeting of Planning Commission to order at 6:36 p.m. with the Pledge of Allegiance. Agenda for this meeting was published January 9, 2015.

B. SWEARING IN OF NEW MEMBERS

Mayor Stinchcomb gave the oath of office to Bobbie Burba, Kristin Rosan and Tom Wester.

C. ROLL CALL

Present 6 - David K. Andrews, Donald R. Shepherd, Bobbie Burba, Jennifer Tisone Price, Kristin E. Rosan, and Thomas J. Wester

Absent 1 - Joe Keehner

D. ELECTION OF CHAIRMAN

Motion by Shepherd, seconded by Wester to nominate Kristin Rosan as Chairman. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Price, Rosan and Wester

Absent: 1 - Keehner

E. ELECTION OF VICE CHAIRMAN

Motion by Shepherd, seconded Wester by to nominate Jennifer Price as Vice Chairman. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Price, Rosan and Wester

Absent: 1 - Keehner

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; workshops to be held prior to the regular meeting as the agenda dictates and on the 1st and 3rd Wednesdays, as necessary except for November and December when they shall be held during the 2nd and 4th weeks.

Motion by Shepherd, seconded by Price, to adopt the day and time of meetings as listed on agenda. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Price, Rosan and Wester

Absent: 1 - Keehner

G. ADOPTION OF RULES OF PROCEDURE:

[2014-0178](#)

Planning Commission Rules of Procedure

Attachments: [PC Rules of Procedure - Current](#)

[PC Rules of Procedure - Proposed](#)

Wester said proposed rules address changes as we moved into electronic age; in favor of them; will support them.

Chair asked on 3.40 right now we have Zoning Representative; should we make a formal recommendation to add Development Department Representative. Price said see benefits of having someone from the Department attend; is there any way it can be waived in certain circumstances; when there is a really light agenda. Assistant City Attorney Weber said it does say unless excused by Chairman. Chair suggested we re-title it Development Department and Zoning Division and add representative from both. Commission agreed.

Chair asked on 4.6 it speaks to executive session; from time to time, there are confidential applications being proposed to City that aren't appropriate for public consumption yet; there is desire to have Planning Commission levy input before formal process begins; cannot think of an instance where any of those 3 items have been before us; would it be possible or permissible to expand this so that Planning Commission may view, at the request of Council or Development, some of these. Attorney asked for time to research language to expand upon reasons and include some of reasons Council can go into executive session; advised Commission to adopt the rules for now and then can have further discussion. Chair said was thinking of making it general so we could go into executive session under Ohio

Revised Code or City's Ordinances. Attorney said not a bad idea to have it listed in rules and then could say other reasons allowed by law. Wester said think Commission does need the ability to meet in private session; corporations are very hesitant to put things to paper before certain stages; not to do anything shady but there is a certain amount of confidentiality that is expected by the business community.

Chair asked about Community Reinvestment Area Housing Council (CRAHC) board appointment. Andrews has been doing it.

Motion by Wester, seconded by Shepherd to approve the Rules of Procedure of the Planning Commission as amended. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Price, Rosan and Wester

Absent: 1 - Keehner

H. ADJOURNMENT OF ORGANIZATIONAL MEETING

Chair thanked Tom Wester for his service as Chair last year and presented him with a gift on behalf of the Commission and Staff. Wester said last year on Commission was a very positive experience; a learning experience; it made me more aware of responsibilities of this appointment; responsibility to Mayor, who appointed me; accountability to citizens and employees; as a resident of the City and my concerns are similar to everyone else's; in upcoming year, City is going to face some challenges; glad Mayor had the confidence in me to reappoint me for an 3 additional years. Chair thanked Wester again and adjourned the Organizational Meeting at 6:51 p.m.

I. CALL REGULAR MEETING TO ORDER

Chair called the Regular Meeting of the Planning Commission to order at 7:00 p.m.

J. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

K. APPROVAL OF MINUTES:

[2014-0200](#)

December 17, 2014 Regular Meeting Minutes

Attachments: [December 17 PC Minutes](#)

Motion by Wester, second by Shepherd to approved the minutes of the December 17, 2014 Regular Meeting. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Price, Rosan and Wester

Absent: 1 - Keehner

L. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

M. APPLICATIONS/PUBLIC HEARINGS: In accordance with Planning Commission Rules Section 6.10 A., 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. Assistant City Attorney Thomas L. Weber administered an oath to those persons wishing to present testimony this evening.

[V-0001-2015](#)

A variance application to vary Sections 1181.07 (a) to allow a zero radius fall zone, 1181.20 (b) to vary the landscape requirements, and 1181.08 (d) (6) to vary the landscape requirements of the Codified Ordinances of the City of Gahanna; for property located at 3690 North Stygler Road; current zoning: Restricted Institutional District (RID); Verizon Wireless, applicant.

(Advertised in the Rocky Fork Enterprise 1/8/2015)

Attachments: [PWSF-1-2015 & V-1-2015- 3690 N Stygler Road - McCutcheon Project - Verizon Wireless - Agenda Packet](#)
[Legal Ad](#)
[Letter to Contiguous Property Owners](#)
[Public Flyer](#)
[Petition to Stop New Life Church Cell Phone Tower](#)

Chair said applicant has requested postponement of both applications.

A motion was made by Shepherd, seconded by Wester, that the Variance be Postponed to Date Certain to the Planning Commission, due back on 2/25/2015.

The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Price, Rosan and Wester

Absent: 1 - Keehner

[PWSF-0001-2015](#)

To consider a Personal Wireless Service Facility application to construct a new cell tower; for property located at 3690 North Stygler Road; Verizon Wireless, applicant.

(Advertised in the Rocky Fork Enterprise on 1/1/15 and 1/8/15)

Attachments: [PWSF-1-2015 & V-1-2015- 3690 N Stygler Road - McCutcheon Project - Verizon Wireless - Agenda Packet](#)
[Legal Ad](#)
[Letter to Contiguous Property Owners](#)
[Public Flyer](#)
[Petition to Stop New Life Church Cell Tower](#)
[Geotechnical Report](#)
[Land Lease Agreement](#)

See discussion of previous application.

A motion was made by Shepherd, seconded by Wester, that the Personal Wireless Service Facilities application was Postponed to Date Certain. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Price, Rosan and Wester

Absent: 1 - Keehner

V-0002-2015

To consider a variance application to vary Section 1143.04 of the Codified Ordinances of the City of Gahanna; to recommend to Council a variance to approve a non-residential use in a Single Family Residential (SF-3) zoning district; for property located at 87 S. Hamilton Road; City of Gahanna, Michael Blackford, applicant.
(Advertised in the Columbus Dispatch 1/10/2015.)

Attachments: [V-2-2015 - 87 Hamilton Road - GRIN Headquarters - Agenda Packet](#)
[Legal Ad](#)
[Letter to Contiguous Property Owners](#)
[ROA V-0002-2015](#)
[Rec to Council V-0002-2015](#)

Michael Blackford, Deputy Director of Planning and Development, said the request is a Conditional Use to allow for a non-residential use in SF-3, Single Family zoned district; variance does require Council approval; one lot south of BP gas station on Hamilton Road; zoning is single family; property to north is also owned by City; zoning is single family to north and south; there is some property history associated; has been used for non-residential purposes for 30 years; in 1996 was a similar conditional use to the one you see before you by the school district; need for that conditional use went away when they built Clark Hall; lot is just over .5 acre in size with 80+ feet in frontage; deep lot; shares access with property to north; would be used for Gahanna Residents in Need (GRIN); would have food and clothing pantry; requires 5-10 volunteers; also office of executive director; need for 10 parking spaces; staff has been to site and said there is sufficient space for vehicles; no substantial improvement to site; any improvement would be interior; tenant would be maintaining property; conditional use criteria reviewed; Hamilton Road Corridor Plan calls

for mixed use; use change is consistent with area plan; not a zoning change; staff is of the opinion it would not have an undesirable effect on surrounding area; would be in keeping with existing land use character; variance criteria reviewed; property has been used for similar uses since 1980's; without approval of variance, only allowable use would be single family; that is not consistent with plan or historical use; does not appear use will adversely affect neighboring properties; will be a lease associated with property; details of lease not worked out yet.

Chair asked for opponents.

Alveda Bates, 100 Jahn Drive; said she lives one property west of this property; been living in that home for 30 years; want to say that the subject property is a derelict property; has not been kept up; sits there in broken down condition; the buildings behind those two buildings are trouble waiting to happen; hoping that when we did this plan, we would get an upgrade, something that really looked great in our residential area; this building is derelict; there is a building behind that has not been used; when children were using that building, they were using the old Lustron home; that entire area behind there had not been bushhogged in 7 years; Service Director at time didn't even know it was there; tracked many ground hogs; not opposed to mixed use; opposed to condition of this; amazing to me at 161 and High Street in Worthington you don't see this; Gahanna deserves more; embarrassed walking by there; think it's a shame GRIN would have to step into a building like that; opposed unless structure is completely revamped; broken windows in back; if we want multi-use, then knock it down and put something else up there; ask anyone here to take a look at that property; got people streaming through on Hamilton Road who look over and see these properties; backyard is full of trash; don't understand it; before you make decision, you walk that property; see what we had hoped would be an improvement; very seriously opposed to this.

Charlie Strohm, 94 Jahn Drive; live just behind this property; am one of the persons that did improve it a little bit; put in a swimming pool and City allowed me to put my dirt over that land; seeded both lots; would like to know if GRIN is a temporary use; opposed to anything going in there; for years, City Council has opposed any development on the east side of Hamilton Road; goes back 50 years; see it has started south and coming north; needs to happen another way; is pretty ragged in back; there is a garage that is broken down; why hasn't this property been maintained if owned by City; City doesn't pay taxes on it; needs to be looked at better; needs to be tabled and reviewed; have there been surveys done on how developing east side of Hamilton Road will affect traffic; Gahanna should be a leader, not a

follower; everyone wants to live in Gahanna because of the way it was, not the way we're trying to make it be.

With no objection from the Commission, Chair extended public hearing for 5 minutes.

Pamela Metcalf, 80 Jahn Drive; said my biggest concern is traffic on Hamilton Road; Jahn Drive has additional traffic problems; Flint Ridge and Jahn Drive is now a cut through; is a cut through for Donatos deliveries; this is a lease but we don't have how many years; understand City had a lease with Chamber of Commerce and that ended; if we have lease and GRIN moves out, what can go in there; trash in my yard is terrible; Donatos deliveries at all times of night; do not want to be surrounded by those businesses; seems like we're going to bookend with zoning changes until everyone's zoning has been changed and it will be a further traffic nightmare; concerned about students; that is a traffic nightmare now; could be dangerous.

Chair asked for rebuttal.

Blackford said City staff has been to site recently; Zoning Administrator and Building Official visited and their opinion is only minimal changes are required; depends on GRIN's need; structure is safe; Chief Building Official looked at structure; can't speak to upkeep in past; allowing a tenant will allow for increased upkeep; if this is successful there will be a tenant in there maintaining yard and structure; this is not a zoning change; is a conditional use; zoning map will not be changed; will still be single family; commercial development would require a zoning change and a public hearing process; as far as traffic and noise, those are very valid concerns; this use is more intense than a single family use; volunteer hours are typically 9-11 and 6-8; not a Donatos or BP with late hours; no light pollution; some concerns of commercial development are not germane to this request; not typical of area north of this site; development to south did have to submit a traffic study; not required for this conditional use.

Mayor stated this is my project; Brenda Johnson, Executive Director of GRIN, is here; this is not a zoning change; we are contemplating a relatively short-term lease for this organization to get a start in a location; have outgrown churches; they approached City and asked about possible locations; part of lease would require GRIN to maintain location; site has been used this way for 30 years; if a business would choose to go there, this process would have to start all over again; City did not encourage redevelopment on west side of Hamilton Road; owners came and requested it; wished to sell homes to developers; that would have to happen again; will not be rezoning until those homeowners decide to sell their homes; this is an opportunity to help a

very important charity that has been wonderful; we have a lot of need in Gahanna; they do not have a lot of money and they need a place to start; happy to answer any particular questions.

Andrews asked who will do repairs on the outside. Mayor said the building is old but not unsafe; will talk to Service Department about any mowing; intent is for City not to put any more money into it; at some point it will have to come down; is an old building; couldn't begin to talk about a lease until the variance and conditional use process was completed. Andrews asked about Lustron Home. Mayor said it is being used for storage; like to have someone take it down, restore it and leave the lot open; will probably will be redevelopment of that area though not anytime soon. Andrews asked about how many people will be pulling in and out. Mayor said would put in the lease that we would only allow right in/right out access; anticipate mostly volunteers; had a concern about storage but the need is such that food and clothing goes out as fast as it comes in.

Wester referenced Donatos deliveries, what do we have to do to see that is enforced. Mayor said resident should call the Police; encourage resident to call again; let the City know and we'll talk to Donatos; they're based here in Gahanna; happy to ask for better enforcement of our noise ordinance; not bothering Police if you have to keep calling them.

Burba asked for pictures. Blackford said he has none. Mayor said City would make the site available to tour.

Price said we spoke about parking and limiting it to right in and out; like to see if Blackford could give us an idea of what the back parking would look like. Blackford said parking would be primarily in the drive; Planning and Zoning Administrator did go out and look for parking; was her opinion there was sufficient room to rear of building and along drive to accommodate the 10 spaces they would need at one time; in drive area. Mayor said we told them they could park behind Lustron House if there was overflow. Price said want to make sure there is ample room to turn around and exit safely. Blackford said that will be worked out with property to north; don't believe there will be parking lot improvements like you would see on another property. Price said my concern is exiting; could it be addressed in lease in terms of right in/right out. Mayor said we can certainly encourage that. Blackford said could be a condition of the conditional use. Price said in terms of condition and safety, did they look internally. Blackford said internal was the main focus; there may be some modifications needed to the stairs. Price asked if there would be a formal inspection needed. Blackford said yes as part of the Certificate of Occupancy. Price asked in terms of the length of the lease, like to see that any lease that was

created would ensure City had maximum flexibility to address further use opportunities more in line with Hamilton Road Corridor Plan. Mayor said we have already discussed with GRIN that we would have a 4-6 month notice if there was need for another use; no longer than 6 months. Price said there was a point made about the proximity to the high school with opportunity for service; see that as a great opportunity to provide to our students.

Chair asked about variance; we are varying to provide a non-residential use; that language is not limited; would that variance permit other non-residential use; should we limit or condition this use for this non-profit so that it would have to come back. Blackford said yes; make it as clear as possible; more specific and clear is better. Attorney concurred.

Chair asked are you envisioning parking on non-paved areas. Blackford said may be some parking in on-paved areas; not a significant amount; drive is fairly deep and can accommodate normal use. Chair asked about parking requirements in Code. Blackford said non-paved parking is prohibited in single family zoning districts. Chair said what are your thoughts on parking on a gravel area. Blackford said would have to research Code on that. Chair said there is a lot of activity. Blackford said we certainly don't want to encourage violations on our own property; that could be a condition of conditional use as well; parking on paved surfaces consistent with Code requirements.

Shepherd asked about parking on parcel just north; do you need some sort of shared access agreement. Blackford said will be covered within the lease.

Chair closed the Public Hearing at 7:50 p.m.

Blackford said gravel parking is not permitted.

Motion was made by Burba, seconded by Shepherd to recommend to Council approval of the variance with the condition that the non-residential use be for Gahanna Residents in Need non-profit operational use only. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Price, Rosan and Wester

Absent: 1 - Keehner

[CU-0001-2015](#)

To consider a Conditional Use application to allow a non-residential use in a Single Family Residential zoning (SF-3) district; for property located at 87 S. Hamilton Road; City of Gahanna, Michael Blackford, applicant.
(Advertised in the Columbus Dispatch on 1/10/2015.)

Attachments: [CU-1-2015 - 87 Hamilton Road - GRIN Headquarters - Agenda Packet](#)
[Legal Ad](#)
[Letter to Contiguous Property Owners](#)
[Public Flyer](#)
[ROA CU-0001-2015](#)

Motion by Wester, seconded by Shepherd to approve the Conditional Use including right in/right out, no backing access to Hamilton Road, parking on paved surfaces only; for Gahanna Residents in Need only. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Price, Rosan and Wester

Absent: 1 - Keehner

N. UNFINISHED BUSINESS: None.

O. NEW BUSINESS:

[CC-0001-2015](#)

To recommend to Council changes to Title Three - Zoning, of Part Eleven - Planning and Zoning Code, of the Codified Ordinances of the City of Gahanna regarding hotels, including: Chapter 1155, OCT Office, Commerce and Technology District, Chapter 1150, Olde Gahanna District, and 1123, Definitions.

Attachments: [Hotel Memo \(Revised no Definitions\)](#)
[Hotel Changes - REDLINE](#)
[Hotel Changes - FINAL](#)
[ROA CC-0001-2015](#)
[Rec to Council CC-0001-2015](#)

Blackford said would like to only amend Chapters 1155 and 1150; not 1123, Definitions; pulling that because after in-depth consideration, modifying definitions may have adverse affects; this is in response to changing hotel industry; there are many different types of hotels with different impacts to resources; there are 2 zoned districts where hotels are allowed by right and 8 where they are conditional use; like to modify allowed by right sections to be conditional use; conditional use allows for more compatibility discussions; this has been ongoing for quite some time; many entities involved with licensing hotels; been talking with fire marshalls at length about how they do their licensing; at this point in time, we just want to take step one with the conditional use; do anticipate more changes to account for how these facilities operate; those are forecasted for perhaps end of second quarter; ask for recommendation to Council.

Price said have heard from a lot of residents who are unhappy with the

direction some extended stay hotels have taken; know that in discussions, they shared they have spoken with state legislators on changing Ohio Revised Code. Blackford said staff has had some informal discussions on that. Price said want to make sure State Law would not impact us doing anything stronger. Blackford said there is some very strong language in cities like Groveport and Hilliard; not from a zoning standpoint but from business regulation standpoint; not sure how many facilities they currently have; very detailed and there certainly can be unique provisions, conditions, requirements on various types of hotels, motels, etc. Price verified this cannot be applied retroactively. Blackford said even if we change our OCT district would not apply to existing and site specific such as overlay. Price said glad the City taking such a hard look at this; can have a negative impact on schools and city services.

Motion made by Price, seconded by Wester to recommend to Council the approval of proposed code changes removing the amendment to Chapter 1123. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Price, Rosan and Wester

Absent: 1 - Keehner

P. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Department of Development

No report.

Chair

Chair said enjoy being called Madam Chair; in preparation for meeting 2 weeks from now, ask Development to bring any ideas on what you need us to work on this next year; would appreciate hearing those; ask colleagues to do the same; consider advertising code changes, land maps, etc.; like to identify a course in a couple weeks.

Q. CORRESPONDENCE AND ACTIONS

None.

R. POLL MEMBERS FOR COMMENT

No comment.

S. ADJOURNMENT

Adjourned at 8:05 p.m.; motion by Shepherd.