



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
Michael Suriano

Kayla Holbrook, Deputy Clerk of Council

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

Wednesday, July 26, 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, July 26, 2017. The agenda for this meeting was published on July 21, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Jennifer Price.

Present 6 - Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, John Hicks, and Michael Suriano

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2017-0156](#)

Planning Commission Minutes 6/28/2017

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

Yes: 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Assistant City Attorney Kristin Rosan stated the Public Hearing Rules that would govern all public hearings this evening and administered an oath to those persons wishing to present testimony this evening.

[SWP-0006-2017](#) To consider a Subdivision Without Plat Application to split 1.780+/- of a 6.625+/- acre parcel; for property located on the NW Corner of Stygler and Agler Road; Parcel ID No. 025-001628; Brian Barker, applicant.

Gard gave an overview of the application; showed the parcel east of the Royal Plaza shopping center; application is code compliant; all lots are contiguous to a dedicated public right-of-way; no more than five lots are involved; recommend this application for approval.

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

Applicant, Tyler Cullinan, 422 Beecher Road, representing the applicant, nothing additional to add.

Chair opened the floor for public comment, there were none. Chair closed the floor for public comment.

Chair closed public comment at 7:09 p.m.

Hicks asked the intent; Cullinan said believes it is for owner convenience; no buildings or anything; Keehner said comments from staff said it was recently consolidated as one lot and now is being split; Cullinan said there were three lots previously; the three lots was brought together as one and then this split off; Burba asked if they were to sell that, there is a little road from the Mexican restaurant to the main shopping center off Stygler, would that still be left there; Cullinan said cannot speak for the property owner; do not have future plans; Burba said otherwise, people would go through the bank's parking lot or the gas station.

A motion was made by Hicks, seconded by Wester, that the Subdivision Without Plat be Approved. The motion carried by the following vote:

Yes: 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

[CC-0001-2017](#) To recommend to Council, changes to Part Eleven - Planning and Zoning Code, Chapters 1181, Personal Wireless Service Facilities, 1149, Multi-Family Residential District, 1153, General Commercial Districts, 1163, Parking Regulations, and 1165, Signs, of the Codified Ordinances of the City of Gahanna.

(Advertised in the RFE on 7/20/2017).

Recommended to City Council on 7/26/2017 with the exception of Chapter 1165, Signs, that was postponed to 8/9/2017.

Priestas gave an overview of the code changes; several changes in Chapter 11; have provided a brief outline; has staff available to

answer any questions; read the summary of the changes;

Hicks asked about a background on why the change in between classifications; moving nursing; Blackford said the City and administration has received numerous requests for senior living facilities; thinks this was paramount for the City; we have very little office space; need to make sure those areas are used for office space; impacts are minimal; looked at several different zoning codes and talked with national developers with senior living facilities; no perfect zoning classification; Hicks said looked at it in different codes as well, did not see a clear zoning for it either; Blackford said would still require Planning Commission approval; keeping it the same process; directs them to different parts of the City than they are going to right now; goal to keep space for office available; Hicks asked what the space is for multi-family; Blackford said does not have that number; was a rezoning in 2014 or 2015 for Suburban Office and did that calculation now; believes it was more than 4% but not sure; vast majority of those properties are already developed; Keehner said reminded him of the previous application for extended care; the property on James Road; would that be a nursing home or a different classification; Blackford said existing facility was a nursing home but that project was not a nursing home; said previous application was a different use; Rosan said it was an office use with a residential component; the conditional use was permitted and they were seeking the residential component; there was no zoning classification; Keehner asked about the feather banners; what is the problem and will they be allowed as temporary signs; Gard said will no longer be permitted at all; is included in the temporary sign section right now; people do not get permits and they are up forever and this takes a lot of code enforcement time; Keehner said temporary signs do not need approval; Gard said yes they need a permit; with a 30 day time factor; Keehner clarified they are not getting permits; Gard said want to make sure they are gone; was an administrative decision; Keehner said they are festive and interesting; no way to allow; Gard said not with this code change; there are other options for temporary signs; Keehner said understands why but it seems unreasonable; Burba said believes they were used for the Creekside Festival on Mill Street; Price asked if all these changes need to be done as one; Priestas said items one and two went together but others can go another time; 1149.02 and 1153.01 need to occur together; item number 8 and 4 in the agenda need to be completed together; Keehner asked if they would be allowed at festivals; Gard said no; Burba asked how people will know there is a change; Gard said will notify them; will only take if they are in the public right-of-way; Price asked if the issue has been that they are falling into disrepair or because they are made to withstand they are being kept up longer than they should; Gard said they are falling into disrepair and are frayed and faded; exceeding the time frame;

Suriano asked for clarification for the definition of an open display; Gard said huge stacks of mulch, tires, wood, windshield wiper fluid; Suriano said 1165, signs, the maximum size was increased, asked for delimitations of OCT district; Gard said south of Taylor Road; Price said where feather banners are being removed, would this impact the type of flag that is often used as a household flag; Gard said no; Price said if a business wanted to do one that said "open", would that similar style be banned; Gard said would not be considered; said there are limits on temporary signs; certain sizes are permitted for certain amounts of time; Priestas clarified that we made one change that was uploaded today under 1149, under section E, line 1, regarding setbacks; added "building" for clarification; Price said in regards to items Planning Commission wanted to discuss, would it be possible to hold decision on the feather banners, the attachment 6, for the 1165 changes; may be more appropriate in upcoming discussions; Gard said that is fine.

Chair opened the public hearing at 7:38 p.m.

Chair called for public comment. Jeannie Hoffman, 708 Waybaugh Drive; is the problem that we do not want feather banners or is the problem that we cannot enforce them; they are expensive; they are personally ugly but do we want to ban them completely; cannot make this change without letting businesses know; Price clarified we will discuss further and not approve tonight.

Chair closed the public hearing at 7:39 p.m.

A motion was made by Suriano, seconded by Hicks, that the Proposed Code Change, excluding Chapter 1165, Signs, be Recommended to Council for Approval. The motion carried by the following vote:

Yes: 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

A motion was made by Suriano, seconded by Hicks, that changes to Chapter 1165, Signs be Postponed to Date Certain to the Planning Commission, due back on 8/9/2017.

The motion carried by the following vote:

Yes: 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:

Assistant City Attorney

No report.

City Engineer

No report.

Planning & Zoning Administrator

No report.

Department of Development

No report.

Council Liaison

Hicks said Council has requested a hearing on the liquor permit for the Beecher/Hamilton Road property; the Board of Zoning & Building Appeals (BZBA) hearing is tomorrow; also an annexation passed for a property on Johnstown; also the Area Commissions have begun hearing applications; one Area Commission meeting did address the Clotts/Johnstown Road parcel.

CIC Liaison

Price said next meeting will look at records retention policies for best practices and had discussion about sister-city relationship; Burba asked when they will tear down 181; Price said there was no discussion on a date for that; Blackford said was absent for the last meeting; do not believe we have discussed that for a while; it was turned back to the City; does not believe there have been any other discussion; Price said believes last discussion was not to salvage anything; Burba said have had a number of people ask her; Price said does not remember a projected date; can ask at the next meeting; Blackford said probability they will tear it down.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

Holbrook advised the Commission of the following FPU's that were approved.

[FPU-0001-2017](#) A Flood Plain Use Application for property located on the Big Walnut Trail, Section 4; Parcel ID No. 025-004341; Rob Priestas, City Engineer, applicant. Administratively approved on July 17, 2017.

[FPU-0002-2017](#) A Flood Plain Use Application for property located at 485 Cherry Bottom Road; Parcel ID No. 025-001943 and 025-001944; Ben Russell, applicant. Administratively approved on July 19, 2017.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7:47 p.m. by Price.