



# City of Gahanna

## Meeting Minutes

### Planning Commission

200 South Hamilton Road  
Gahanna, Ohio 43230

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

*Pam Ripley, Deputy Clerk of Council*

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Wednesday, May 12, 2021

7:00 PM

VIRTUAL MEETING

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#### Meeting Call-in Details:

Tel 513-306-4583

Conf. ID 638 295 834#

Speakers must contact [planningcommission@gahanna.gov](mailto:planningcommission@gahanna.gov) one hour prior to the start of the meeting, and provide name, address, phone number, and item you wish to speak on.

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

Gahanna Planning Commission met in virtual session via Microsoft Teams on May 12, 2021. The agenda for this meeting was published on May 7, 2021. Chair Greenberg called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

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

#### B. ADDITIONS OR CORRECTIONS TO THE AGENDA: NONE

#### C. APPROVAL OF MINUTES

[2021-0088](#)

Planning Commission Meeting Minutes for April 28, 2021.

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

**Yes:** 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Suriano

**Abstain:** 1 - Wester

#### D. SWEAR IN APPLICANTS & SPEAKERS: NONE

**E. APPLICATIONS - PUBLIC COMMENT**

[V-0014-2021](#)

To consider a Variance Application to vary Chapters 1137.08 & 1137.09 of the Codified Ordinances of the City of Gahanna, to allow for additional detached garage space, for property located at 4490 Shull Rd.; Parcel ID No. 025-008930; Current Zoning ER-2; Jeremy Letzelter, applicant.

Director of Planning Michael Blackford stated he is representing the City and the applicant for this variance request, due to extreme circumstances the applicant is not able to attend tonight. Blackford provided a summary of the application.

Chair opened public comment at 7:11 p.m. There were none

Chair closed public comment at 7:12 p.m. and called for questions from the Commission. There were none.

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

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

**F. UNFINISHED BUSINESS: NONE**

**G. NEW BUSINESS: NONE**

**H. OFFICIAL REPORTS**

**Assistant City Attorney**

No report

**Director of Planning**

No report

**Council Liaison**

Shapaka stated there is a presentation on May 13, 2021 regarding Economic Development, 6 - 8 p.m., and to introduce the new Director. Also, Bob Evans is seeking a liquor license.

**CIC Liaison**

Hicks stated the next meeting is May 18, 2021.

**Chair**

No report

**I. CORRESPONDENCE AND ACTIONS**

Planning Commission Members discussed the Charter Review proposed changes. The Commission had no concerns on the red line version and no one from Planning Commission needs to go to the Charter Review Public input meeting on May 18, 2021.

Wester asked what is the role of the Planning Commission, in reading Charter Review; advise Council in the preparation of; that is only part of it. Recently the School Board voted to approve funding the for a new High School. Do we have any input into it what it should look like? What is the City thinking? Should this Planning Commission be looking forward to some of it. Eventually Mill Street will come before the Commission. Wester offered a challenge to the Commission, drive south on Hamilton Road and go under the underpass and look at the road, the median, the new property there then turn around and head into Gahanna. Go up to Carpenter Road and Mill St, how can we improve the intersections heading into Gahanna. Is the Planning Commission pro-active, re-active or an afterthought? How does this Commission advise the City, is it part of the Commissions role?

Greenberg shared that when he first started on the Commission, he thought it would be more pro-active. Greenberg believes that in some respects the Commission is somewhat more re-active to what is presented.

**J. POLL MEMBERS FOR COMMENT**

Shapaka agreed, is the Commission pro-active or re-active. Identifying certain areas in Gahanna as you drive around, the entrances into Gahanna should be more pronounced. Is this part of the new Zoning Code; are they going to be the decision makers and the Commission is left as the finishers instead of originating the idea. Maybe the

Commission should take it upon themselves and present something to the City taking a more pro-active approach. Shapaka would like to be more pro-active.

Tamarkin agreed that the Commission should be more pro-active and maybe the re-writing of the Zoning Code gives this Commission the opportunity. Tamarkin agrees that coming into most of Gahanna has no identity.

Hicks asked the Commission to be mindful of what their role is. If the Commission wants to provide input on the re-writing of the Zoning Code, he feels it would be appropriate; but there are other groups that are responsible for more of the pro-active vision of the City. The Land Use Plan had a lot of community involvement and now that it is in place it is our duty to consider that when applications come before the Commission. Hicks is not comfortable with an application coming before the Commission that meets City Code and intent and purpose then putting his own thoughts on it. Hicks feels the Commission is a re-active body because we interpret and give opinions on applications as it pertains to City Code. There are other opportunities to participate in what the vision and use of areas should look like. He would caution the Commission not to confuse the roles.

Suriano stated that he sees the Commission as a judicial body, not a legislative body, nor an executive body, who evaluates adherence to appropriateness to City Code. It is the Commission's fundamental role for the City. A pro-active role is exciting but Suriano feels it is not the role of this Commission.

Greenberg stated that new Commission members should be given an orientation on the roles, responsibilities and City Code and the plan so they understand the roles of the Commission.

## **K. ADJOURNMENT**

At 8:07 p.m.

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**Pam Ripley**  
Deputy Clerk of Council

*APPROVED by the Planning Commission, this  
day of 2021.*

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**Michael Greenberg**