



# City of Gahanna

## Meeting Minutes

### Planning Commission

200 South Hamilton Road  
Gahanna, Ohio 43230

*Thomas J. Wester, Chair*  
*John Hicks, Vice Chair*  
*Bobbie Burba*  
*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, June 13, 2018

7:00 PM

City Hall, Council Chambers

---

#### **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, June 13, 2018. The agenda for this meeting was published on June 8, 2018. Chair Tom Wester called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Michael Suriano.

**Present** 7 - Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, John Hicks, Michael Suriano, and Donald R. Shepherd

#### **B. ADDITIONS OR CORRECTIONS TO THE AGENDA**

None.

#### **C. APPROVAL OF MINUTES**

[2018-0127](#) Planning Commission Minutes - 5.9.2018

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

**Yes:** 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

#### **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**

[DR-0011-2018](#)

To consider a Design Review Application for site plan and building design; for property located at 359 Agler Road; PID# 025-001112; current zoning CC; McDonalds; Rebecca Green, applicant.

Blackford gave a summary of the applications; showed elevations; reviewed the West Gahanna Development Study;

Chair opened public comment at 7:07 p.m.

Applicant, Lynsey Jordan, Permit Solutions, 175 S 3rd St. Suite 170, Columbus; focusing on pedestrian safety of the site; focus on ADA updates; optimizing site with regards to the drive-thru's and traffic flow.

Chair called for public comment; there was none. Chair closed public comment at 7:08 p.m.

Shepherd asked about protecting trees; Jordan said all landscaping will remain.

**A motion was made by Keehner, seconded by Shepherd, that the Design Review be Approved.**

**Discussion on the Motion: Suriano said it is a great improvement; Price agreed; wish we could still tackle traffic issue in the area; attractive plan.**

**The motion carried by the following vote:**

**Yes:** 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

[FDP-0006-2018](#)

To consider a Final Development Plan Application for a renovation; for property located at 359 Agler Road; PID# 025-001112; McDonalds; current zoning CC; Rebecca Green, applicant.

(Advertised in the RFE on 6/7/2018)

See discussion under DR-0011-2018.

Wester asked when construction would start; Jordan said as soon as possible pending permit approvals; likely late July.

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

**Yes:** 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

[Z-0001-2018](#)

To recommend to Council a Zoning Application to rezone .49+/- acres of property to Limited Overlay-Neighborhood Commercial (L-NC); said property located at 870 E. Johnstown Road; (a portion of) PID# 025-001877; current zoning SF-3; Pinnacle Pointe; Doug Maddy, applicant.

(Advertised in the RFE on 5/31/2018 and 6/7/2018)

Blackford gave a summary of the application; said this should look familiar to Planning Commission; was a rezoning request at the end of last year; proposing a portion be Neighborhood Commercial with limited overlay; at City Council process, they had some concerns with some of the proposed uses; many properties on east side of Johnstown are less intensely zoned; was before Area Commission on May 3; comments are non-binding; is within north triangle TIF; reviewed prohibited and permitted uses; showed preliminary site plan;

Chair opened public comment at 7:19 p.m.

Applicant, David Hodge, 8000 Walton Parkway, Suite 260, New Albany; went through the process several months ago; a couple members of Council were concerned with uses permitted by right; withdrew the portion of that request to come back and review this; had a great meeting with the Area Commission.

Chair called for public comment, there was none.

Chair closed public comment at 7:21 p.m.

Keehner asked why not Suburban Office; Hodge said did some evaluation of both districts; felt that the NC would accommodate both low intensity uses as well as some professional offices, both which we think are appropriate; it gives the construction co. a wider variety of users; all uses will have to come through process; is a commercial use to the south; believes it is suitable for an office, but entertaining other options.

**A motion was made by Hicks, seconded by Burba, that the Zoning be Recommended to Council for Approval. The motion carried by the following vote:**

**Yes:** 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

[V-0008-2018](#)

To consider a Variance Application to vary Section 1171.03(h), Fence Standards; to allow a privacy fence in the front yard setback; for property located at 173 Grand Ridge Court; PID# 025-013591; current zoning, SF-3; Theresa Ankamah, applicant.

(Advertised in the Dispatch on 6/9/2018)

Blackford gave a summary of the application; request to allow a 6' tall privacy fence in the front yard setback; a dog bite was part of the application package; showed location on the map; house in this area does not a-but the right-of-way; showed site pictures; fence is under construction; not a typical front yard situation; reviewed variance criteria.

Chair opened public comment at 7:30 p.m.

Applicant, Dr. Theresa Ankamah, 173 Grand Ridge Court; added that they have a privacy fence in the back; following incident on April 13th with dog bite, reached out to the City; want her children to be able to be safe on the property; happy to answer any questions.

Chair called for public comment; Lenka Kidrovskaja; 8180 Havens Road; mother of neighbor; explained in detail, the dog bite incident; was not present for the dog bite.

Shane Ewald, City Attorney for Gahanna, 200 S. Hamilton Road; supporting the application; realized this violated code after it was approved as a fence permit; ask that Planning Commission review and support the application.

Chair closed public comment at 7:34 p.m.

Suriano clarified this was rear side before development; Ewald clarified; Keehner asked for clarity on the location; Ankamah explained the current location and the proposed location; construction started before the City talked about a variance; that was already pre-approved; that explains the gap in the photo.

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

**Yes:** 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

**H. OFFICIAL REPORTS**

**Assistant City Attorney**

No report.

**City Engineer**

Not present.

**Planning & Development**

Blackford gave an update on the Land Use Plan; have first draft; will have another steering committee meeting; final public input meeting is anticipated to be pushed back; still on schedule for a late summer, early fall adoption; can make that draft available if interested.

### **Council Liaison**

No report.

### **CIC Liaison**

No report.

### **Chair**

Wester said today is Kayla's last day; did a terrific job; sad to see her go; Suriano echoed comments; said always very responsive and great communication through onboarding process; Wester reminded everyone that this weekend is the Creekside Blues & Jazz Festival.

## **I. CORRESPONDENCE AND ACTIONS**

### **Community Reinvestment Area Housing Council (CRAHC) Board - Planning Commission appointment to fill expiring term**

Holbrook advised the Commission of the upcoming expiration; said the new appointment will be to a 3 year term expiring 12/31/2021 to align with other city boards and commission appointments; said a motion can be made at the next meeting; the Commission agreed to re-appoint David Andrews if he is interested; Holbrook said she would reach out to David.

## **J. POLL MEMBERS FOR COMMENT**

Burba echoed the Commission's comments regarding Kayla leaving; Hicks reminded everyone of the BZBA hearing regarding an application they approved for the area of Hamilton and Beecher; hearing is on 7/26/2018; Keehner said went past Grand Ridge Court development the other day; thought there was supposed to be two frontages; pointing that out; house tore down in that area was very unique; in terms of preservation, still irks him; Shepherd echoed comments and said Kayla is awesome.

## **K. ADJOURNMENT**

7:44 p.m. by Wester