



# 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*

*Krystal Gonchar, Deputy Clerk of Council*

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Wednesday, April 14, 2021

7:00 PM

VIRTUAL MEETING

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**Meeting Call-in Details:**  
**Tel 513-306-4583**  
**Conf. ID 830 378 122#**

**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 April 14, 2021. The agenda for this meeting was published on April 9, 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**

Greenberg stated that the Workshop scheduled for 6:00 p.m. this evening had been cancelled per the request of the applicant.

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

[2021-0064](#)

Planning Commission Meeting Minutes for March 10, 2021.

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

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

**Abstain:** 1 - Shapaka

**D. SWEAR IN APPLICANTS & SPEAKERS**

Assistant City Attorney Matt Roth administered an oath to those persons wishing to present testimony this evening.

**E. APPLICATIONS - PUBLIC COMMENT****[DR-0008-2021](#)**

To consider a Design Review Application for a site plan for property located at 213 Camrose Ct., for a playground replacement; Parcel Id No. 025-006520; Current Zoning PUD; Woodside Green Park; Alan Little, applicant.

City Planner Michael Blackford provided a summary of the application; see attached staff presentation file.

Chair opened public comment at 7:07 p.m. Parks Superintendent Zac Guthrie thanked Planning Commission for the opportunity to present the plan to the Commission.

Chair closed public comment at 7:08 p.m. and called for questions from the Commission. There were none.

**A motion was made by Shapaka, seconded by Hicks, that the Design Review be Approved.**

**Discussion on the motion: Wester stated these are good projects. Hicks stated that he is in support of the project. Suriano is in full support.**

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

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

**[DR-0009-2021](#)**

To consider a Design Review Application for a site plan for property located at 148 Parkland Dr., for the installation of a splashpad; Parcel Id No. 025-000869; Current Zoning OG-3; City of Gahanna; Alan Little, applicant.

City Planner Michael Blackford provided a summary of the application; see attached staff presentation file; staff is in support.

Chair opened public comment at 7:12 p.m. Parks Superintendent Zac Guthrie thanked Planning Commission for the opportunity to present the plan to the Commission.

Chair closed public comment at 7:12 p.m. and called for questions from

the Commission.

Tamarkin asked if the Splash Pad will be installed this season. Guthrie stated once the final design is ready there will be a better timeline available. Most likely it will be completed for the 2022 season.

**A motion was made by Suriano, seconded by Wester, that the Design Review be Approved.**

**Discussion on the motion: Wester stated good project, wish it could happen sooner. Hicks stated this is on the radar of residents and he is looking forward to it.**

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

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

#### [DR-0010-2021](#)

To consider a Design Review Application for a site plan for property located at 1031 Challis Springs, for a playground replacement; Parcel Id Nos. 025-008922 & 025-011426; Current Zoning ER-2 & SF-2; Headley Park; Alan Little, applicant.

City Planner Michael Blackford provided a summary of the application; see attached staff presentation file; staff in support

Chair opened public comment at 7:18 p.m. Parks Superintendent Zac Guthrie thanked Planning Commission for the opportunity to present the plan to the Commission. Chair closed public comment at 7:18 p.m. and called for questions from the Commission.

Suriano stated looks good. Shapaka likes the shading area. Greenberg said their are swings and does the City have insurance if there are injuries on any of their playgrounds. Guthrie stated the City does have insurance on the properties. All playgrounds are inspected monthly by staff who are certified playground inspectors. Greenberg asked if there are any recycled materials in the playgrounds that were purchased. Guthrie stated he is not sure and can't answer that at this time.

**A motion was made by Tamarkin, seconded by Suriano, that the Design Review be Approved.**

**Discussion on the motion: Tamarkin thanked the Parks and City for the nice enhancements; great projects. Greenberg stated these are great projects and improvements.**

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

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

#### **F. UNFINISHED BUSINESS: None.**

**G. NEW BUSINESS****- Discussion on proposed Charter Review Commission Amendments**

Hicks stated that the proposed amendments discussed at the last meeting are still proposed without any edits. Specifically the Planning Commission section 11.01 the offending phrase of adding that members shall not hold any other municipal office or appointment. The concern was that if it is passed by voters then members of this commission could not hold any other office or appointment.

Greenberg asked if that would disqualify Hicks from being the CIC liaison? Hicks stated you could argue that CIC elects their own members. It would prohibit any other City appointments.

Hicks stated at the last meeting there was discussion of a Planning Commission letter to the Charter Review Committee; if that hasn't occurred he recommends making a formal recommendation to strike that word appointment from the proposed change.

Greenberg asked the clerk if there have been any letters passed to the Charter Review Committee? Gonchar stated that there has not been anything formal submitted to them. They are scheduled to meet again in April. Gonchar recommended she could draft a letter stating the concern and at the next Planning Commission meeting it could be in the form of a motion so this Commission is on the record. Greenberg asked if it was acceptable by the Commission; it was acceptable to the Commission.

**H. OFFICIAL REPORTS****Assistant City Attorney**

No report

**City Planner**

Blackford stated that there will approximately six or seven items on the next agenda. Blackford updated the Commission on the Zoning Code rewrite; the project was started in late 2020. Staff is working with the consultants on substantial changes to the code. As the process moves along and there are documents to share Blackford will bring them forward to the Commission; it is several months away.

**Council Liaison**

No Report

**CIC Liaison**

Hicks shared that at the March meeting most of the discussion was regarding the purchase of the property at 110 N. High Street. CIC did complete the purchase of the property and are working on defining the vision of that Old Gahanna area.

**Chair**

Greenberg welcomed Ms. Burba back and is glad she is feeling better. Greenberg requested if the Workshop that was cancelled tonight was going to be rescheduled or is it postponed indefinitely. Mayor Jadwin shared that staff is in continued discussion with the developer on some modifications to their design. The Mayor stated it is up to the developer if they want to bring it back but expects that it will be brought back at a later time.

**I. CORRESPONDENCE AND ACTIONS: None.****J. POLL MEMBERS FOR COMMENT**

Wester stated that most of the items that this Commission sees are above ground. This Commission needs to keep in mind that there is a lot of infrastructure that is underground. Wester commended the City Engineer and City Administration that they are doing a great job in protecting and maintaining the underground infrastructure.

**K. ADJOURNMENT**

At 7:42 p.m.