



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Michael Tamarkin, Chair
Thomas Shapaka, Vice Chair
Michael Greenberg
John Hicks
James Mako
Michael Suriano
Thomas J. Wester

Pam Ripley, Deputy Clerk of Council

Wednesday, October 26, 2022

7:00 PM

City Hall, Council Chambers

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

Gahanna Planning Commission met in regular session on October 26, 2022. The agenda for this meeting was published on October 21, 2022. Chair Michael Tamarkin called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Wester.

Present 7 - John Hicks, Michael Tamarkin, Michael Suriano, Thomas J. Wester, Michael Greenberg, Thomas W. Shapaka, and James Mako

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

C. APPROVAL OF MINUTES

[2022-0300](#)

Planning Commission minutes 10.12.2022

Motion was made by Hicks, seconded by Mako, that the Minutes from October 12, 2022 be approved.

Motion carried with the following vote:

Yes: 6 - Hicks, Tamarkin, Wester, Greenberg, Shapaka and Mako

Abstain: 1 - Suriano

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

[V-0029-2022](#)

To consider a Variance Application to vary Chapter 1151.15(q)(4) of the Codified Ordinances of the City of Gahanna, for a pool for property located at 378 DePauw Ct.; Parcel ID No. 025-003160; Current Zoning PUD; Lisa Easley, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. The request is for a variance to allow an above-ground pool in the rear yard setback on a corner lot. Planned Unit Development (PUD) zoning has a minimum of 10-foot setback from the rear property line for accessory structures. Applicant installed a 24-foot diameter pool in June 2020 without a permit. It is approximately 3-feet from the east rear property line. This is a result of a proactive code enforcement action. There have not been any complaints received regarding the pool. Corner lots are more restrictive where accessory structures can be located. Staff does not object to the variance. The pool meets the requirements for safety with the fence and a lockable ladder. Code Enforcement process began in November 2021 for installing the pool without a permit. Approval of the variance and issuance of permit will resolve the violation.

Chair opened public comment at 7:06 p.m.

Applicant Eddie Tubbs, 52 Langtree Dr. Pickerington is representing the applicant. Mr. Tubbs' daughter and grandson live in the home. He, his daughter, and neighbors installed the pool during COVID. There is a chain link fence around the yard, a lockable ladder, and a camera on the pool. Mr. Tubbs didn't know a permit was needed to install an above ground pool.

No comments from the public.

Chair closed the public comment at 7:10 p.m.

No questions from the Commission.

Motion was made by Suriano, seconded by Mako, that the Variance be approved.

Motion carried with the following vote:

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

[V-0030-2022](#)

To consider a variance application to vary Chapter 1143.08(a) of the Codified Ordinances of the City of Gahanna, for a room addition for property located at 344 Heil Dr.; Parcel ID: 025-003234; Current Zoning SF-3, Jeremy Little, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. The request is for a variance to allow a one-story home addition to extend into the front yard setback. The current zoning requires a 35-foot setback. They are proposing an 83 sq. ft. front addition in line with the existing garage and front porch. The subdivision was platted in 1964 with a 30-foot front building line. Existing home is legal non-conforming. Alterations which increase the non-conformity requires a variance. Staff is in support of the variance request. The proposed addition will not extend past the existing front line of the home or past the original 30-foot setback. It will not create any safety issues or concerns and will not negatively affect abutting properties.

Chair opened public comment at 7:15 p.m.

Applicant Jeremy Little, 561 Park Overlook Dr. Worthington, Nicholson Little Architecture. Little shared this is a modest addition keeping in line with the original character of the home and not extending beyond the original platting allowed when it was built.

No comments from the public.

Chair closed the public comment at 7:16 p.m.

Questions from the Commission: Shapaka asked if the landscaping would stay intact. Little said a portion of it will have to be removed to allow for the addition. Shapaka asked if the tree was going to be removed and if there are plans for additional landscaping. Claudia Wuelfing, homeowner, shared that she will be adding additional plantings to look aesthetically nice. Shapaka said one of the criteria is for a special condition or need and 83 sq. ft. is not a lot, what is the special condition or need. Wuelfing shared they have a large family and needs a larger room to hold all of them.

Motion was made by Greenberg, seconded by Wester, that the Variance be approved.

Motion carried with the following vote:

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

OGGI MEDICAL OFFICE

[FDP-0008-2022](#)

To consider a Final Development Plan Application for property located at Buckles Court North (Lot 1); Parcel ID: 025-013773; Current Zoning SCPD; OGGI Medical Office; Paul Ghidotti, applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

Director of Planning Michael Blackford provided a summary of the applications; see attached staff presentation. Blackford said the request is for approval of Final Development Plan, Design Review and Variance applications. The site is 2.55 acres with a two story, 25,000 sq. ft. medical office. It is zoned SCPD and use is allowed by right. It is the same/similar use to other Crescent at Central Park developments in the area. The building materials are like previous approvals in the area. The variances requested are for a parking setback. The same variance has been approved for Lot 2. Code requires a 10-foot setback. They are requesting a zero-foot setback on the northwest property line only. Code requires a 10-foot-wide tree island and landscaping between every two rows of parking. They are requesting a 15-foot buffer and landscaping adjacent to freeway. Parking lot landscaping was also approved for Lot 2. Sometimes it is challenging to plant all the trees that the various code requirements have. There is still a significant number of trees being planted on the property. The dumpster location per code is to be at the rear of the building. For this property it is challenging. Technically, this property has three frontages from a zoning code standpoint. It becomes difficult to place it anywhere without needing a variance. Staff recommends approval of the request.

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

Applicant Paul Ghidotti, 1533 Lakeshore Dr., of The Daimler Group, Inc., the developer/contractor on the project. Also in attendance is Beth Klapp, 130 E. Wilson Bridge Rd, Ste. 50, Worthington, of Andrews Architects, the exterior designer, Brian Burkhart, 250 Old Wilson Bridge Rd., is with CEC, is the civil engineer and Steve Brooks, an executive with Ohio Gastro. Ghidotti shared that Ohio Gastro is going to own the building and have a small tenant space in the building. They are making a large commitment in Gahanna. They are available for questions.

No comments from the public.

Chair closed the public comment at 7:32 p.m.

Questions from the Commission: Greenberg asked how the stormwater will be handled. Burkhart shared there is a region basin on Reserve B. Part of the final plat approval and the initial developer's agreement gave them a waiver for storm water. They do have to treat for water quality for all the lots platted. There is a storm sewer already in place for Buckles

Court for Lot 1 to tie into.

Tamarkin asked what the 20-foot reserve is. Blackford said that it is Reserve C that is owned by Crescent Central Park LLC and will be used to gain access to future billboards that will be relocated in the general location. Tamarkin asked if the reserve will be grass with no plantings. Blackford confirmed that is correct.

Suriano asked what the material color is of the metal panel. Klapp said the panels will be a bright silver and shared a sample of the panel color. The brick is colonial brick standard 494 in color and the gray brick is Brampton brick Greystone.

Greenberg asked if signs are coming back later. Blackford said that it is up to the master developer, Mr. Canini. He has talked about doing a Master Sign Plan for all the properties on the Crescent. A Master Sign Plan application would come back before the commission.

Shapaka said on the 20-foot right-of-way side they are requesting a 10-foot landscape easement. Would they have some plants in it? Blackford said it is a 10-foot parking setback. Shapaka asked if we didn't have that variance and he had 10-foot, would it trigger landscaping. Blackford said it does not in this zoning district. It would if it was in Olde Gahanna and OCT district.

Motion was made by Hicks, seconded by Greenberg, that the Final Development Plan be approved.

Motion carried with the following vote:

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

[DR-0018-2022](#)

To consider a Design Review Application for site plan, landscaping, and building design for property located at Buckles Court North (Lot 1); Parcel ID: 025-013773; Current Zoning SCPD; OGGI Medical Office; Paul Ghidotti, applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

The application was discussed under FDP-0008-2022. See attached staff presentation.

Motion was made by Hicks, seconded by Suriano, that the Design Review be

approved.

Discussion on the motion: Suriano is in favor of the design review. The building and characteristics are consistent with others in the area.

Motion carried with the following vote.

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

[V-0032-2022](#)

To consider a Variance Application to vary Chapters 1151.04(b)(14) Development Standards, 1167.20(b)(7) Property Perimeter Requirements and 1167.18(c)(1) Screening Requirements of the Codified Ordinances of the City of Gahanna, for property located at Buckles Court North (Lot 1); Parcel ID: 025-013773; Current Zoning SCPD; OGGI Medical Office; Paul Ghidotti, applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

The application was discussed under FDP-0008-2022. See attached staff presentation.

Motion was made by Hicks, seconded by Suriano, that the Variance be approved.

Discussion on the motion: Hicks thanked the applicant and the team for attending the meeting.

Motion carried with the following vote.

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

GJPS - Middle School East

[FDP-0007-2022](#)

To consider a Final Development Plan Application for property located at 730 Clotts Road; Parcel ID: 025-001821; Current Zoning RID; GJPS Middle School East Project; David Jolliff, applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

Director of Planning Michael Blackford provided a summary of the applications; see attached staff presentation. They are requesting approval of the applications to construct a 20,446 sq. ft. one-story addition to the school. The parcel size is 40 acres. The existing school is just over 84,000 sq. ft., with the addition it will be 104,786 sq. ft. The addition is along the north property line with a setback of 20-feet which is the code requirement. There are no buffering requirements when you are

adjacent to residential. The building materials are consistent with the existing building. There are some additional parking spaces on the southern side of the building, bringing the total spaces to 158, which exceeds code requirements. They are planting 16 new evergreens along the north property line and 11 deciduous trees along the edge of the parking area. There are two variances requested. Code says that 1 tree per 100 sq. ft. of required landscape area shall be required in the interior parking lot. The applicant is providing the minimum number of trees, but not in the interior parking lot. Code says a 10-foot-wide landscaped island required for every two rows of parking. The applicant is not providing the island. Staff does not have any objection to this. Staff recommend approval of the applications.

Chair opened public comment at 7:50 p.m.

Applicant David Joliff, Schorr Architects representing GJPS. Also in attendance is Scott Lofton, GJPS Business Director, Mark Nolt, Traffic Engineer from The Kleingers Group, Adam Greger from Ruscilli Construction, Brandon Spoehr, Architect, and Megan Cyr, Civil Engineer from DLR Group.

Lofton shared the need for the addition to Middle School East (MSE). The new enrollment projects they expect 175 to 200 new students. There have been additions to High Point and Blacklick Elementary schools. Both of those schools feed MSE. MSE is the smallest middle school in the district.

Architect Brandon Spoehr made a presentation to the commission of the site plan. Civil Engineer Megan Cyr shared the addition is within the 30-foot setback and they are adding a fire lane on the east side of the drive. They coordinated with Mifflin Twp. Fire Department. Some of the parking spaces on the south side are intended as overflow event type parking. Cyr shared all the trees on the north side will remain, and they will be adding trees as additional buffer. There is a bit of topography change on the south end of the residential lots to the north. It is about three feet higher than the finished floor of the new building. They will have some topography drop that goes to the new building. They are grading in a swale for storm water drainage but there will be some drop down to the building. Spoehr said the addition is classrooms that surround current science classrooms and labs. There will be some renovated special education classrooms and upgraded dining experience and a new secure entry. The building materials are consistent with the current appearance of the building.

No comments from the public.

Chair closed the public comment at 7:57 p.m.

Questions from the Commission: Wester said he will be supporting this. He said that they have heard about the impact of the project within the property lines. In the FDP there is a traffic study that refers to impacts to a couple of intersections in the immediate vicinity. It also refers to a storm water system revision. There was a change or a recommendation for a change in one of the trees that was selected. Wester has some concerns how the city will hold the school board accountable for traffic improvements outside the property lines, and storm water impacts. Cyr said regarding storm water, they are providing storm water detention for the new addition. The site currently has stormwater detention on the southeast near Clotts Road. They are managing the stormwater management separately for the addition. The system is designed for both water quantity and quality and it is underground at the northern end of the fire lanes. They are managing the stormwater flow to meet city code. They are not pushing any additional stormwater downstream that was not previously going that way. Wester asked what the stormwater design criteria is. Cyr said the criteria is critical year storm calculation. It equates to the stormwater volume during a one-year pre-developed storm and a one-year post-development storm. There is a table that will put your critical year storm in a one, two, five, ten and so on. It is designed to be their critical year storm for the addition. Wester asked how many inches per minute, inches per hour? Cyr doesn't have that information with her. It is based on the flow rates and release rates. If the critical year storm is 50-year storm that means that they must hold that 50-year storm back to a one-year pre-developed flow, so they have 50 CFS in the 50-year one in the one year pre-developed. It is all being reviewed by the Engineering Department. Knolt said that the traffic impact study was completed based on the number of students for the site. They coordinated the scope of the study with the City Engineer. The study looked at Clotts Road intersection with U.S. 62, Riva Ridge Blvd, Clark State Road, and the school access drives. When they analyzed the intersections for no build and build conditions the difference between the no building and build was relatively minimal. The intersection of U.S. 62 and Clotts Road operated at an overall level of "service B" in both the arrival and dismissal peak periods. All other intersections operated acceptably, except for the intersection of Clotts Road and Clark State Road, which operated at a level "service F" in the future year for no build and build conditions. The school addition will have minimal impact. The study also did a turn lane warrant analysis on Clotts Road at the school access drive and found that a southbound left turn lane is warranted on Clotts Road at that driveway. Wester asked what those improvements cost. Knolt didn't have that information.

Greenberg said that it has been identified in the traffic study that a left turn lane is recommended. What happens, who pays, and when does it get put in? Blackford said it is part of the engineering process and part of the actual physical construction of the site. His experience is the on-site turn lane improvements are 100 percent the cost of and the burden of the project itself. It would be something that the school would have to do as part of the construction process and typically that is done when the building is being done. Greenberg asked if the school district is prepared to take care of that recommended turn lane from the traffic study. Lofton said based on history with the new Lincoln Elementary School it was recommended to add left-hand turn lane. The schools did install the turn lane. He said they need to wait until the engineering is done, and they will look through it at that time and discuss it. Greenberg asked about the stormwater plan. The engineer said, and he agrees that if more than an acre is disturbed, you have to prepare a Storm Water Pollution Prevention Plan. He asked if they were going to hit that threshold and have to prepare that plan. Cyr said that, yes, it is part of the submittal to the City Engineer.

Mako referred to the Traffic Impact Study, item 6.1, 3 Pedestrian Facilities. Do they believe that the pedestrian facilities are going to be adequate for the influx of students anticipated? Knolt said that the primary investigation as part of the study was to look at connections between the surrounding residential areas and the school site. There are sidewalks along the area roadways with signed and marked pedestrian crossings with flashing beacons. There is the reduced speed zone in front of the school and there are also connections from the building out to the public right-of-way. With the number of students anticipated being added, he wouldn't anticipate that the facilities would be overrun from a capacity standpoint.

Suriano said there were two design review pallets given and asked what option is being used. Spoehr referred to their presentation which showed the brick and mortar being used. Suriano is excited to see windows in the addition.

Shapaka asked about the point of entries and how they address safety. It looks like there are two points of entry into the building, and there is not a point of entry along the north side. Spoehr said there is one point of entry on the west side of the building, a point of egress to the northwest. The entries will be secured with technology badge access. Shapaka asked if it was considered to build a second story to the building instead of the addition. Spoehr said that building on top of a current school would be extremely tricky and not a good use of taxpayer dollars. This

provides the expanded capacity and enhanced learning environment the school is looking for. Lofton said there are lockers on both sides of the halls. They are moving the lockers from one side to allow another 18" in the walkways. They are reconfiguring the entrance to make a more secure entrance, with a two-step process to get into the building of the main doors.

Hicks said that whenever there is an application, and they are faced with the fact that there is an existing traffic issue, they must ask how it will be impacted. He asked whether the recommendation for the turn lane is based on an existing condition or an impact to the traffic flow based on this application. Knolt said they analyzed the turn lane warrants based on charts that are in the Ohio Department of Transportation design guide, and that's based on traffic volumes going each direction on Clotts Road and the number of left turning vehicles into the site. The evaluation was based on the build volumes alone. They didn't go back and do any analyses on the no build to determine if it would have been warranted with existing conditions.

Motion was made by Shapaka, seconded by Wester, that the Final Development Plan be approved.

Discussion on the motion: Hicks is in support of the application, and in his opinion, it meets the criteria they use to evaluate the Final Development Plan. He thinks there is an existing traffic issue on Clotts Road, regardless of the addition to the school. A similar discussion occurred around the new Lincoln Elementary and whether at Helmbright and Taylor Road there needed to be a turn lane. It is similar here. Clotts Road and Clark State Road is so far away from the site. Is it reasonable to ask for this development to pay for or support a turn lane? Wester is in support of the application. Mako is in support of the application. Suriano is in support and excited to see the expansion. With the growth projections, the school district is doing this intelligently for our growth. The queuing on the site is one of the better when looking around the district and what we can do in terms of traffic on the site. The thinks the addition is sensitive to what is there in terms of color and all the things that they looked at. It is good to see them bringing daylight into the building. Tamarkin is in support of the application. It is good for the schools and community. Regarding the variances, he commends the school for putting the trees between the building and the residents. The shielding is important to protect the neighbors.

Motion carried with the following vote:

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

[DR-0017-2022](#)

To consider a Design Review Application for site plan, landscaping, and building design for property located at 730 Clotts Road; Parcel ID: 025-01821 Current Zoning RID; GJPS Middle School East Project; David Jolliff, applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

The application was discussed under FDP-0007-2022. See attached staff presentation.

Motion was made by Shapaka, seconded by Greenberg, that the Design Review be approved.

Motion carried with the following vote.

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

V-0031-2022

To consider a Variance Application to vary Chapter 1163.08(e)(g) and 1163.08(h) Interior Landscaping requirements of the Codified Ordinances of the City of Gahanna, for property located at 730 Clotts Road; Parcel ID: 025-001821; Current Zoning RID; GJPS MS East Project; David Jolliff, applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

The application was discussed under FDP-0007-2022. See attached staff presentation.

A motion was made by Shapaka, seconded by Suriano, that the Variance be Approved.

Discussion on the motion: Hicks thanked Mr. Lofton and the team for attending the meeting and giving a thorough presentation with a lot of great information and being responsive to the commission's questions.

Motion carried by the following vote:

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

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS - NONE

H. OFFICIAL REPORTS

Assistant City Attorney - None

Director of Planning

Blackford said that the Sheetz Gas Station project will be on the Agenda on November 2, 2022. An email invite was sent to the commission about an Economic Development event in early December. Blackford has attended it in the past and it is a great event, and he encouraged the commission to attend if possible.

Council Liaison

Blackford said that the Morse Road rezoning was considered by Council and passed. At some point in the future, there will be applications back before Planning Commission for the Final Development Plan. Nothing has been submitted yet.

Chair

Chair - no additional comments

Mayor - Mayor Jadwin shared that there was the groundbreaking on Lot 2 of the Crescent project, it is a 48,000 sq. ft. medical office building that was approved by the commission. The tenants will be five medical practices. There is a vascular Trillium Surgery Center, Foot and Ankle Specialist of Ohio, United Health, a primary care and a fifth practice. It is much like building that was approved tonight. It is going to be built by the vascular surgeon who is the founding member of that building. He is making an investment in our community, not just building it, and then leasing it to tenants. They are building it and owning it. It is bringing great medical jobs for us, high quality jobs. It is the third medical facility to be added to the Crescent in the last two-and-a-half years. Tonight, the commission approved number four.

- I. CORRESPONDENCE AND ACTIONS - NONE**

- J. POLL MEMBERS FOR COMMENT - NONE**

- K. ADJOURNMENT**

There being no further business the meeting adjourned at 8:32 p.m.