



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Planning Commission

Donald R. Shepherd, Chair

Bobbie Burba, Vice Chair

David K. Andrews

Kristin E. Rosan

Thomas J. Wester

Jennifer Price

Joe Keehner

Kayla Holbrook, Deputy Clerk of Council

Wednesday, June 22, 2016

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, June 22, 2016. The agenda for this meeting was published on June 17, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by David Andrews.

Present 7 - David K. Andrews, Donald R. Shepherd, Bobbie Burba, Kristin E. Rosan, Thomas J. Wester, Jennifer Tisone Price, and Joe Keehner

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2016-0212](#) Planning Commission Minutes - June 8, 2016 and Planning Commission Workshop Minutes - June 15, 2016

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

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

In accordance with Planning Commission Rules Section 6.10A, if there is more than one application pending before the Commission for a particular address at a meeting, the public hearings on each application may be consolidated and held as one.

Chair stated Public Hearing Rules that would govern all public hearings this evening. City Attorney Shane Ewald administered an oath to those persons wishing to present testimony this evening.

[CU-0004-2016](#)

To consider a Conditional Use application to allow temporary placement of seasonal storage units in a Planned Commercial Center (PCC) zoning district; for property located at 1394 Cherry Bottom Road; Parcel ID number 025-008474; Honey Baked Ham; Block Investments, Inc./Jeff Block, applicant.

(Advertised in the RFE on 6/16/2016)

Gard gave an overview of the application; will seasonally store products to accommodate the holiday season; request is for three particular items; two fridge trucks will be parked; timeframe is around Dec 31 and Easter; did a site visit to ensure the placement of the items will not interfere with trash trucks or emergency vehicles; both the Building Division and Fire Department reviewed and had no issues; the application can be approved, approved with modification, or disapproved; showed a site location map; is a small dry storage shown in red.

Chair opened the public hearing at 7:08 p.m.

Applicant, Jeff Block, 4220 East Fifth Avenue; here with Andre McDaniel with the Honey Baked Ham Co., 6083 McNaughten Road; Block said during the holiday season, Honey Baked Ham needs additional storage capacity; one in the rear is the freezer; the dry container is for dry goods used in the store; two trucks requested are for delivery offsite; McDaniel said the two in the front are for corporate users; would also be used for delivery; are in different Kroger locations; may be able to meet the needs for Krogers in the area; said would be Nov 10 to Dec 31; also the two weeks leading up to Easter; holidays would be peak times; volume on storage freezer is very low; using electric versus gas.

Chair called for proponents. There were none. Chair called for opponents. There were none.

Keehner confirmed the two front ones are the trucks; two in back are stationary; McDaniel confirmed; Keehner said we are only approving that the trucks are sitting at night; Andrews said is there a concern with noise; McDaniel said the electric is a lower volume; have

neighbors to the rear in another location and there has not been any issues; Price said noise mitigation is the fact that it is in the winter.

Chair closed the public hearing at 7:13 p.m.

A motion was made by Wester, seconded by Shepherd, that this Conditional Use be Approved with the condition that it applies to the timeframe stated by the applicants. The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

[V-0004-2016](#)

To consider a Variance application to vary section 1171.03(h), Fence Standards, of the Codified Ordinances of the City of Gahanna; to allow a privacy fence to be erected in the side yard; for property located at 287 Harrow Boulevard; Parcel ID number 025-004098; current zoning, Planned Unit Development (PUD); David Hopley, applicant.

(Advertised in the RFE on 6/16/2016)

Gard gave an overview of the application; in this zoning, fences are not allowed in the side yard; has a permit to install a 6' fence in all but the side yard; most is erected but about 40' from the front corner to the rear corner of the house; waiting the approval; this house is located next to the Hunter's Ridge Pool; showed the map view.

Chair opened the public hearing at 7:17 p.m.

Applicant, David Hopley, 287 Harrow Blvd.; moved in with his wife in March of 2015; knew the pool was there, loved the house, moved from Columbus, can put a fence anywhere; saw you needed a permit for anything over a 6' fence and applied for that with the Building Division; saw there were a lot of privacy bushes between their house and the pool; those were removed earlier this year; wanted some privacy; would love to have that side private from the pool parking lot; have a lot of nieces and nephews under the age of 5; that one private section is very important to them; believe the privacy is kind of an all or nothing; love Gahanna and hope to raise a family here.

Chair called for proponents. There were none. Chair called for opponents. There were none.

Chair closed the public hearing at 7:22 p.m.

A motion was made by Rosan, seconded by Price, that this Variance be Approved.

Discussion: Shepherd said not usually in support of variances, but agrees this is necessary.

The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

[CC-0001-2016](#)

To recommend to Council, changes to Part Eleven - Planning and Zoning Code, Chapter 1181, Personal Wireless Service Facilities, of the Codified Ordinances of the City of Gahanna.

(Advertised in the Dispatch on 6/2/2016 and the RFE on 6/16/2016)

Shane Ewald, City Attorney, said had input from the Commission and residents last week; updated the code as requested; one possible problematic issue; was asked to do research on the fall-zone for RID; cannot increase due to it prohibiting numerous properties; Blackford said did some analysis of RID zoned properties; there is approximately 32; looked at the site as if it were undeveloped and if it would meet the setback requirement; not a single RID zoned property that would meet a setback of 1000 feet; possibly three with 500 feet; out of 32 only 17 could meet it in 300 feet; would narrow that scope down; this was appropriate for the zoning area.

Chair opened the public hearing at 7:26 p.m.

Chair called for proponents. There were none. Chair called for opponents. There were none.

Ewald said will get a copy of this out to residents so they have a copy going onto Council. Rosan said thank you for updating the changes made based on her comments; appreciates the City's receptiveness; recognizes the tremendous amount of work that staff put into this; most municipalities would hire outside counsel; staff did the research and long hours for the good of the community; Wester also recognized that effort.

Chair closed the public hearing at 7:28 p.m.

A motion was made by Rosan, seconded by Wester, that this Proposed Code Change be Recommended to Council for Approval.

Discussion: Keehner said will vote for this; was told it would minimize the negative effects on the City; people want the technology; how things are going in our society, could be to where the City would have no control over corporate interest; having a policy in-place to minimize impact and maximize legal protection.

The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

[FDP-0007-201](#)

[6](#)

To consider a Final Development Plan application to construct two medical office buildings for FMC-Medical Clinic, Gahanna; for property located at 4251 E. Johnstown Road; Parcel ID number 025-008946;

current zoning CC, Community Commercial; King Avenue LLC / Chad Middendorf, applicant.

(Advertised in the RFE on 5/26/2016)

Gard said we discussed this at the last public hearing and in a previous workshop tonight; gave an overview of the project summary; showed an aerial map view of the property; showed renderings submitted with the application packet.

Shepherd said will consider DR-0014-2016 with this as well.

Chair opened the public hearing at 7:33 p.m.

Applicant, Steve Bourquein, here on behalf of King Avenue and Chad Middendorf; during the workshop there were several issues brought up by the next door neighbor, Dr. Hutta; his first issue is that there will not be enough parking as experienced in his clinic; the ratios we show on the plan meet the City's requirements; our experience is that these facilities are way over parked; building could be repurposed, requirement is dense as he has seen in most places they have dealt with; drainage is not disclosed clear enough, but does intend to put in pipes to meet all requirements and prepare for water situations; at the last issue there was a comment on soil; conducive to having wetlands; talked to him the next day; an email was sent to Bonnie Gard and Rob Priestas regarding the conversation; neighbor also expressed a concern about exit road; are widening to accommodate the delivery in semi-trucks; need to make the approach and radius larger on their side of Silver Lane; if it doesn't meet their standard, will rebuild according to their standard; happy to answer any questions you may have; also the dumpster; have since reduced the size and moved it further away; required under health requirements to have a certain distance from the facility; nothing dangerous; cannot position it further away than it currently is.

Chair called for proponents. There were none.

Chair called for opponents. Dr. James Hutta, 470 Silver Lane; has been at that property since 1999; been in this community since 1992; developed a medical complex in that area; was a big part of that area development for medical use; have concerns with due-process of this project; not opposing the concept; his concerns are very technical; are concerns from engineers he has talked with; would like the possibility to work with the City Engineer of the City to go through this; want safety for his staff and patients; was aware of this meeting by one letter two weeks prior to the initial meeting; was not able to attend due to a prior engagement; feel the way it stands now, there are some issues that could impact the quiet and use of his building; would like to

meet with developer and City Engineer to get things worked out; want the community to hear his concerns and recognize his presence.

Bourquein said have expressed all they can; cannot come to an understanding; all technical; these are not ready to build, the final development plan has a lot of work to still go through; this is just a requirement of the City; happy to meet with Dr. Hutta and the City; Shepherd said he is suggesting not voting on this at this time Bourquein said cannot go to the next step without these approvals; Shepherd said once it is approved, changes cannot be made; Bourquein said only changes being talked about is seeing how the water will be kept away from his property; we are containing it all according to final design requirements; size of the pipe is not a matter of final design; is a step that goes beyond that; ask for approval and will make amendments; can put that into the record; Shepherd said once it is approved, it is final. Wester referenced the Franklin County Soil and Water Conservation District; would like to know how they will handle the water going off that site; from a preliminary design, does not see anything that addresses that; Bourquein said he believes they are going a half mile south with storm drains; Wester said would want to see the preliminary design before approving a final development plan, does not see that here; have seen a lot of designs; Priestas said knowing what our stormwater management requirements are, will assume that is, without a detailed analysis, cannot fully determine what is needed; Wester asked what kind of storm we are designing for; Priestas said that would be determined as part of the final design; 25-50 year design storm would be expectation; significant decrease in run-off; Price said we are on the same page (pg. 37); given the new potential development brought to our attention; concerned with us taking an approach to figure out development around this property; want to improve for more than just this parcel; would be wise to take the time to look at this parcel and those surrounding; Rosan asked if this can be postponed for 3 weeks or if there are any issues; Bourquein said trying to get this under construction as soon as possible; need to know if this Commission is final with these designs, we cannot go further; Rosan said two weeks ago the applicant was here, specifically remember suggesting the applicant reach out to Dr. Hutta; had that occurred and his engineer been involved two weeks ago, we may be in the position to vote tonight; reasonable for a neighbor to have concerns with water; have rather vague representations in the application; said does not see a reason we cannot delay this for three weeks; Andrews asked why Dr. Hutta was not notified; Clerk Holbrook confirmed he was notified; Andrews said maybe we should look at that time period; Dr. Hutta said that was his first notification; had never seen that plans; would have come unprepared; this would impact the value of his property; they hit underground water during the construction of his building; had extra

engineering costs; his project was delayed by 4 months; had seepage from underground water in the parking lot years later; his parking lot floods frequently; addressed all the concerns he could; expect people next to him to also address these issues; not adequate; said previously when he did this process he received many notices; surprised how fast-track this was; two weeks was not enough of a notice; want his voice heard; all valid points; Keehner said was concerned when he saw the plan that it is piecemeal development; the City could do it's best to coordinate developments from parcel-to-parcel; that does not seem to be happening; we do not do environmental analysis; possibly this area should not have been developed in the past due to the water issues; coordination thing is just starting to be addressed in the last several years; not ready to vote yes; new information that the dumpsters are moved, want more information; Shepherd said next meeting is July 13; asked if anyone objects to moving this to the next public hearing; said knows the property, is wet all the time; believes there is a problem there; does not feel comfortable working it out at a later date after approval; usually does not go well.

Chair closed the public hearing at 7:59 p.m.

A motion was made by Rosan, seconded by Keehner, that this Final Development Plan be Postponed to Date Certain to the Planning Commission, due back on 7/13/2016. The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

[FDP-0008-2016](#)

To consider a Final Development Plan application to construct a new personal auto storage warehouse for Favazzo Auto Warehouse; for property located at 1601 Eastgate Parkway; Parcel ID number 025-012947; current zoning OCT, Office Commerce and Technology; Cypress Engineering / Jeremy Fry, applicant.

(Advertised in the RFE on 6/9/2016)

Shepherd said will also consider DR-0015-2016 at this time. Gard gave an overview of the application; parking setbacks have been met; building materials are the same as the existing building; new roof will be gray; existing structure will be painted to match; showed an image of the site plan; elevations for the proposed building were shown along with a rendering of the building; existing building is to the left.

Chair opened the public hearing at 8:04 p.m.

Applicant, Jeremy Fry, 949 Dover Road, 44606; representing his client; client purchased this property last year; had issues with the Fire Department originally; a hammerhead was added for fire access; will

be a gated entrance on this facility; spoke with the police department about their requests; will be used for personal storage.

Chair called for proponents. There were none. Chair called for opponents. There were none.

Burba asked if they are only storing his own vehicles or other people; Fry said his own private collection; around thirty cars; Keehner asked if all suggestions by Fire have been considered; Fry confirmed; Andrews said it may need more landscaping, thought that was brought before; Gard said this is much improved over the previous plan; Wester asked if this was all interior storage; Fry confirmed.

Chair closed the public hearing at 8:08 p.m.

A motion was made by Andrews, seconded by Rosan, that this Final Development Plan be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

F. UNFINISHED BUSINESS:

[DR-0014-2016](#) To consider an application for Certificate of Appropriateness for site plan, landscaping, building design and signage; for property located at 4251 E. Johnstown Road; Parcel ID number 025-008946; FMC-Medical Clinic; King Avenue / Chad Middendorf, applicant.

See discussion under FDP-0007-2016

A motion was made by Rosan, seconded by Keehner, that this Design Review be Postponed to Date Certain to the Planning Commission, due back on 7/13/2016. The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

G. NEW BUSINESS:

[DR-0015-2016](#) To consider an application for Certificate of Appropriateness for site plan, landscaping, and building design; for property located at 1601 Eastgate Parkway; Parcel ID number 025-012947; Favazzo Auto Warehouse; Jeremy Fry, applicant.

See discussion under FDP-0008-2016

A motion was made by Andrews, seconded by Rosan, that this Design Review be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

[SWP-0003-2016](#) To consider a Subdivision Without Plat application to split .056+/- acres of a .762+/- acre parcel and to split .954+/- acres of a 4.203+/-

acre parcel for the reconfiguration of parcels for the Goddard School Development; for property located at 5515 Morse Road; Parcel ID numbers 025-011237, 025-011234, 025-011226 and 025-011239; David Hodge, applicant.

Gard gave a summary of the application; this is clean up for the Goddard School project; a small piece needs split off; will combine into one parcel to be ready for Goddard School; pieces in the middle will stay where they are.

Joe Tanorry, 8000 Walton Parkway, New Albany; speaking on behalf of David Hodge today; said they previously had a site development plan approved on June 8; they are representing the New Albany Company; they are the owners of this property; need approval to combine the lots and splits for this.

No questions.

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

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Planning & Zoning Administrator

No report.

Department of Development

No report.

Council Liaison

No report.

CIC Liaison

Burba said there was a meeting yesterday; moving forward with demolition of 181 Granville Street.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

[FPU-0002-2016](#) A Flood Plain Use permit application for property located at 201, 206, 221, 226 Carpenter Road; City of Gahanna/Rob Priestas, applicant. Administratively approved by the Planning and Zoning Administrator on June 9, 2016.

Clerk Holbrook read the application into the record.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

8:15 p.m. by Wester

*APPROVED by the Planning Commission, this
day of 2016.*

Isobel L. Sherwood, MMC
Clerk of Council