



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Planning Commission Workshop

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

6:15 PM

Committee Room

OPEN MEETING

Vice Chair Burba opened the meeting at 6:23 p.m.

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

APPLICATIONS:

[FDP-0007-2016](#)
[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 are here to talk about the project at the corner of Silver and US-62; was a request for a workshop; Mr. Bourquein is here and Larry Canini is here on behalf of Dr. Hutta; Canini said Dr. Hutta was not of the real-estate background but has had issues with this site; is not against the project; had simple concerns provided in an email; his concerns are related to the shared entrance on Silver Lane; is currently the entrance to his property; learned that semi-tractor trailer deliveries were made to the site; question how well the apron is built; or the quality of the concrete; would be concern how often that will occur; if that can be discussed with the developer; also a concern with the dumpster location; it abuts the property; also a bit concerned with parking ratios; they share parking and it is usually full; concerned there would be overflow on his lot; have spoken with the developer when this was getting some traction; put a contract on the chiropractor building to the north; said Dr. Hutta has a couple dentists that refer patients to him; he is excited about this project; can do something

really great; that chiropractor is in the Township; will be a need to tear that down; asbestos report came back positive; prepared to work with staff to make this all happen; said Dr. Hutta just arrived if you have any questions; Dr. Hutta said in favor of this development; has been part of this community for 24 years; want to make sure it is done in a responsible manner; developer is doing a great job at use of land; medical space always needs more parking than the minimum required; need to account for deliveries, extra family, and staff; development is way less parking than should be provided; the entrance will create a traffic flow issue for exiting his parking lot going onto Silver Lane; the building is well done, the extra flow of traffic and position of certain things are not conducive to what he has to go through; realizing he was the first person to go in there; we put those roads in; we paid for them, the sewer, the water, the curbs, and donated that back to the City; generated a lot of tax revenue; was when Big Bear was basically closing; new strip mall was basically not there; said Canini developed a lot of tax dollars for the City; that area was then targeted for medical use; this project makes sense; if it wasn't for several stakeholders, that area would not exist; have 24 employees; Dr. Heinmiller has 12; if you have a 9,000 square foot building, and only having the 32 spaces, that is not adequate; the egress area was paid for by Dr. Hutta; was to be expanded as needed; built it twice as large as it needed to be; adequate for his use, but it was built for his use, was expected to be expanded when it was developed; respect the growth of the City; nobody ever came to him to discuss the project; first time he heard about this was through the City; medical space is needed; asking to protect his investment; asking to consider what Mr. Canini and himself are looking at; make it for what it is originally designed for; for the patients and safety; this happened very fast; these are final plans, not preliminary; does not believe he was treated fairly; saw the final plans because they were brought to him; had issues with water on the property; the more pavement you have, the more water retention you have; want to prevent it from coming onto his property; also the extension of the property, nothing shows the ability to expand this and to make it have access with the same look; Priestas said cannot speak to the parking; the existing drive is 32 feet wide; is sufficient width; the applicant has run turning radius to ensure emergency vehicles can enter and exit; the Fire Department did not have any issues; applicant is required to accommodate a certain size heavy vehicle; Bourquein, Landfocus Consulting; the developer is owed by Chad Middendorf; has been a developer for some time; have done 53 or 54 FMC-Medical Clinics; growing rapidly; unfortunate they only come in a few times a year; we are responsible for building in a soon to be 8-state area; apologize for not discussing this with Dr. Hutta; sometimes they have to move so quickly; thought it was a slam-dunk; City indicated it was envisioned to be medical; thought entrance was there to be used; did a turning

