



# City of Gahanna

## Meeting Minutes

### Planning Commission

200 South Hamilton Road  
Gahanna, Ohio 43230

*Michael Suriano, Chair*  
*Michael Greenberg, Vice Chair*  
*Bobbie Burba*  
*John Hicks*  
*Thomas Shapaka*  
*Michael Tamarkin*  
*Thomas J. Wester*

*Krystal Gonchar, Deputy Clerk of Council*

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Wednesday, February 12, 2020

7:00 PM

City Hall, Council Chambers

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#### **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, February 12, 2020. The agenda for this meeting was published on Thursday, February 6, 2020. Chair Michael Suriano called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Wester.

**Present** 6 - Thom Shapaka, Michael Suriano, Bobbie Burba, John Hicks, Michael Tamarkin, and Thomas J. Wester

**Absent** 1 - Michael Greenberg

#### **B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.**

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

[2020-031](#)

Planning Commission Meeting Minutes for January 22, 2020.

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

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

**Absent:** 1 - Greenberg

#### **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-005-2020](#)

To consider a Variance application to vary sections 1107.01(d) - Required Improvements & 1108.01(f) - General Requirements, of the Codified Ordinances of the City of Gahanna, to delay the requirement for sidewalk construction; for property located at Buckles Court; Parcel ID Nos. 025-013773 & 025-013760; current zoning Select Commercial Planned District (SCPD); Larry Canini, applicant.

City Planner Michael Blackford, provided a summary of the application; stated that this request is to vary the sidewalk requirement per city code; this request is different from the others we have seen recently; code says sidewalks must be built with the roadway construction but the applicant is requesting to delay sidewalks until the development of the lots; if the variance was approved, when the site is developed, the sidewalk construction would begin at the final development plan stage; previous recent requests asked for the delay of sidewalk construction at existing development; mentioned the Walnut Creek medical building, off Tech Center; that access is off Buckles Court, and that building has sidewalks; sidewalks are typically the last thing to be constructed, to prevent having to tear it up and replace it later; reviewed the criteria for granting variances; has staff support, including engineering staff.

Chair opened the public hearing at 7:10 p.m.

Larry Canini, applicant; stated this is for the construction of the roadway, which has been completed for about 7-8 months; as part of the process with public streets, we build them privately to public specs and then call for an inspection and bond before turning them over to the city; we had a delay in making some improvements to the traffic signal; the city engineer requested some improvements which were made; we had been given permission by the previous city engineer to delay the sidewalk construction, but the new city engineer determined that did not meet code; reviewed site plan provided in the application packet; said that when we planned this, when platted, we did not include lot lines; the idea was for economic development; did not want to limit users' needs; the basin to the rear is temporary; may become permanent in the future depending on tenant needs; because we don't yet know the final layout, we don't want to install sidewalks and then have to tear them out in the future and re-do the sidewalks; within 45 days or so, we will present a master plan to the commission.

Chair called for questions from the public; there were none. Called for questions from the commission; there were none.

**A motion was made by Burba, seconded by Wester, that the Variance be**

**Recommended to Council for Approval.**

**Discussion on the motion: Suriano stated that at the last meeting, we had a lengthy discussion on sidewalks and wanted to reiterate that he will be in support of this variance because he is trying to be mindful of where sidewalks go relative to the master plan; this is not an indefinite delay to construct sidewalks; this promotes walkability.**

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

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

**Absent:** 1 - Greenberg

**F. UNFINISHED BUSINESS: None.**

**G. NEW BUSINESS: None.**

**H. OFFICIAL REPORTS**

**Assistant City Attorney**

No report.

**Planning & Development**

Blackford said that Greenberg had pointed out that the old Land Use Plan website was still up, but that has since been removed; there was also a request to have the city engineer present at the meetings, but after having met with the mayor, we determined that the city engineer would not continue to attend; as to not be more involved than they already are in the Planning Commission process; although there will be cases when the city engineer's presence will be required due to complex projects.

**Council Liaison**

Burba said the rezoning of the property off Morse Rd., for a proposed storage facility, went to Council Committee this week and the public hearing will be next week.

**CIC Liaison**

Hicks said the next meeting will be next Tuesday.

**Chair**

No report.

**I. CORRESPONDENCE AND ACTIONS: None.**

**J. POLL MEMBERS FOR COMMENT**

No additional comments.

**K. ADJOURNMENT**

At 7:21 p.m.