



# City of Gahanna

## Meeting Minutes

### Planning Commission

Office of the Clerk of Council  
200 South Hamilton Road  
Gahanna, Ohio 43230

*Tom Wester, Chair, Kristin Rosan, Vice Chair, David Andrews,  
Bobbie Burba, Joe Keehner, Jennifer Price, Don Shepherd*

*Donna L. Jernigan, MMC  
Sr. Deputy Clerk of Council*

---

Wednesday, July 9, 2014

7:00 PM

City Hall

---

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO HAVE A COURT REPORTER PRESENT, AT THE APPLICANT'S EXPENSE, IF THEY WISH TO HAVE A VERBATIM TRANSCRIPT OF THE MEETING. COUNCIL OFFICE SHOULD BE ADVISED IN ADVANCE IF A COURT REPORTER IS GOING TO BE PRESENT.**

**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 July 9, 2014. Chair Tom Wester called the meeting to order at 7:01 p.m. with the Pledge of Allegiance being led by Commission Member Rosan. Agenda for this meeting was published on July 3, 2014.

**Present** 6 - David K. Andrews, Joe Keehner, Bobbie Burba, Donald R. Shepherd, Thomas J. Wester, and Kristin E. Rosan

**Absent** 1 - Jennifer Tisone Price

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA.**

None.

**C. APPROVAL OF MINUTES:**

A motion was made by Rosan, seconded by Andrews, to approve the minutes of the June 25, 2014 Regular Meeting. The motion carried by the following votes:

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

[2014-0079](#)

Planning Commission Minutes - Regular Meeting June 25, 2014

**Attachments:** [PC Minutes June 25, 2014](#)

**D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.**

None.

**E. APPLICATIONS/PUBLIC HEARINGS:**

Chair read the public hearing rules that would govern tonight's hearings. Assistant City Attorney Tom Weber gave an oath to those wishing to address the Commission.

[CU-0006-2014](#)

To consider an application for Conditional Use to allow Drive-Thru and ATM Lanes; current zoning CC, Community Commercial; for property located at 110 North Hamilton Road; Kemba Financial Credit Union, Chris Humphrey, applicant.

**Attachments:** [CU-6-2014 -Kemba Financial Credit Union - 110 N Hamilton Road](#)

Blackford said the first 3 applications are all related to Kemba; will handle those at this time; 3,400 square foot credit union; 3 drive-thru lanes require conditional use approval; aerial map displayed; site has been cleared; site plan displayed; building is pushed forward to Hamilton Road; leaves large green area to eastern portion of property; drive-thru lanes in same general area as previous user; access will remain the same; pedestrian connectivity added; renderings of facade displayed; stamped concrete at base of property; black roof; red brick; tan stamped concrete; landscape plan displayed; plan shows the preservation of 5 large trees on the south; landscaping along perimeter and herb gardens along Hamilton Road; conditional use requirements reviewed; in North Triangle Plan; this use is encouraged in this area; believe this will not have undesirable effect on the area; property underutilized at this time; Final Development Plan criteria reviewed; gave Design Review summary; is consistent with area plan; does contribute to economic vitality of district.

Chair opened the public hearing at 7:09 p.m. and asked for proponents.

Chris Humphrey, architect, 555 Officenter Place, Gahanna; said we don't have anything to add to presentation; happy to answer questions; Jerry Guy, President and CEO of Kemba and Scott Wesley, Wesley Construction, general contractor are here as well.

Chair asked for opponents. Seeing none, Chair closed the public hearing at 7:10 p.m.

Keehner stated there is an herb garden without many herbs.

Shepherd thanked applicant for an extremely well done plan; very complete. Andrews echoed Shepherd's comments; welcomed applicant to Gahanna.

**A motion was made by Burba, seconded by Rosan, that the Conditional Use be Approved. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

[FDP-0006-2014](#) To consider a Final Development Plan for Kemba Financial Credit Union; for new credit union office with drive-thru; for property located at 110 North Hamilton Road; Kemba Financial Credit Union, Chris Humphrey, applicant.

**Attachments:** [FDP-6-2014 -Kemba Financial Credit Union - 110 N Hamilton Road](#)

See discussion of previous application.

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

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

[DR-0013-2014](#) To consider a Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage for new credit union office with drive-thru; for property located at 110 North Hamilton Road; Kemba Financial Credit Union, Chris Humphrey, applicant.

**Attachments:** [DR-13-2014 -Kemba Financial Credit Union - 110 N Hamilton Road](#)

See discussion of previous application.

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

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

[FDP-0007-2014](#) To consider a Final Development Plan for the Taylor Road Booster Station; for property located at 926 Taylor Road; City of Gahanna, Karl Wetherholt, applicant.

**Attachments:** [FDP-7-2014 Taylor Road Booster Station - Agend Package](#)

Wetherholt asked that issue be postponed to get all issues together in one package.

**A motion was made by Rosan, seconded by Andrews, that the Final Development Plan be Postponed to Date Certain to the Planning Commission, due back on 7/23/2014. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

[DR-0015-2014](#)

To consider a Certificate of Appropriateness for Site Plan and Building Design for a water booster station; for property located at 926 Taylor Road; City of Gahanna, Karl Wetherholt, applicant.

**Attachments:** [DR-15-2014 Taylor Road Booster Station 926 Taylor Road -](#)

See discussion of previous application.

**A motion was made by Rosan, seconded by Andrews, that the Design Review be Postponed to Date Certain to the Planning Commission, due back on 7/23/2014. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

[V-0010-2014](#)

To consider a variance application to vary Section 1171.03(a) of the Codified Ordinances of the City of Gahanna; to allow a fence to exceed 6 feet in height; and to vary Section and 1171.03(f) of the Codified Ordinances of the City of Gahanna; to allow a fence to extend into front yard beyond the building setback line; for property located at 116 South Stygler Road; Wesney Construction, Scott Wesney, applicant.

**Attachments:** [V-10-2014 WesBanco - 116 S Stygler Road](#)

Blackford said the applicant would like a variance to construct an 8' wood fence; 6' is what is allowed; there have been a couple of robberies recently and the escape route has been the east side; fence would be along eastern property line; site pictures displayed; existing rickety fence; not in best condition; would be replacing existing fence; only on east; south side has two different types of fencing and in better shape; reviewed variance criteria; wood fences are common; fence would not be a hazard; would hopefully make for safer conditions; staff is in favor of this request.

Chair opened the public hearing at 7:19 p.m. and asked for proponents.

Scott Wesney, 791 Science Blvd., Gahanna; said have no drawing above what we have provided; is a safety concern of WesBanco; feel a 6' fence can be scaled; perpetrator gets across the fence and can disappear either in or through the apartment complex adjacent.

Chair asked for opponents. Seeing none, Chair closed the public hearing at 7:20 p.m.

Rosan asked if a fence exists on southern property line. Blackford said

yes, there was a chain link fence and a wood fence in portion on southern side. Rosan asked if same concern is there; should it connect to the eastern fence. Wesley said presently someone has taken part of that existing fence down; just going to repair that; would be very difficult to get through vegetation there and goes into a ditch; goes to a fairly open site; not as concerned about that being an escape route. Rosan asked about north side. Wesley said not as big of a concern; perpetrators are typically looking for cover. Rosan asked if there is a concern from Fire Department regarding this. Gard said do not know that we got anything from them; they would not be coming from that direction.

Burba asked about the material. Wesley answered wood.

Keehner asked if landscaping had been considered; some sticker bushes; see the security issue; changes the pedestrian dynamics; robberies are pretty disturbing. Wensey confirmed they were armed robberies.

**A motion was made by Shepherd, seconded by Rosan, that the Variance be Approved. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

[V-0011-2014](#)

To consider a variance application to vary Section 1165.04(a)(2) of the Codified Ordinances of the City of Gahanna; to allow an electronic price panel on 2 existing signs; and to vary Section and 1153.03(c)(4) of the Codified Ordinances of the City of Gahanna; to allow an existing building to encroach into the rear yard setback and to allow 2 cooler additions to be built with 0 rear yard setback; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

**Attachments:** [V-11-2014 Speedway - 376 Agler Road](#)

Blackford said this request and next are related; will have one presentation; adding some LED price panels onto existing sign frame; adding new walk-in cooler and expanding existing cooler; 2 variances necessary; there are similar variances in area; rear yard set back is the other variance; aerial map displayed; 0' setback; site plan displayed; retro-fitting existing signs; will be improvement over what is there in staff's opinion; reducing clutter of signs; is some landscaping covering the post of the sign; coolers will be consistent with setback; not encroaching any more than existing building; variance criteria was reviewed; not the only LED sign in the area; sign would not be hazardous to traffic; no size variance; is an existing building; variance is really just to make it comply with code; not sure how it got approved as it is; building has been in existence for a while with no issues; Design Review summary was reviewed; find it consistent with criteria.

Chair opened the public hearing at 7:31 p.m. and asked for proponents.

John Saranzak, Speedway Construction, 500 Speedway Drive, Enon, Ohio; Speedway would like to do an interior remodel of store; 3 freezers that are energy inefficient; want to replace those; did bring brick samples; no doors; nothing else to add.

Chair asked for opponents. Seeing none, Chair closed the public hearing at 7:32 p.m.

Shepherd said the existing sign will be retro-fitted; will it be enlarged. Saranzak answered no; takes ballast and fluorescent tubing out and replaces it exactly with LED.

Andrews asked if there was any way Speedway would consider upgrading the sign. Saranzak said they have two of them; best I can do is ask them. Andrews said with new code, that pole sign would not be allowed. Saranzak said would love to rebuild there but not enough property there.

Keehner asked for renderings of coolers as well; same brick but no elevation or plan; will the roof continue; is it going to be lower than existing building; would be nice to have an elevation.

Saranzak said it is a sloped roof; comes in 18'; come up right under eave as it tapers back; flat roof; will not have fascia like on the rest of the building; cooler bump out comes out 13.5'; west side comes out 9'.

Burba asked about trash container. Saranzak said we will take the wall with trash container out and the freezer will be the wall for the trash container; will fit in that slot there; will not have to relocate trash container at all.

Keehner confirmed top of cooler will be lower than roofline. Saranzak answered yes. Keehner confirmed it will be a brick box on both ends of the building. Saranzak said yes. Keehner said sounds like they could use the space; would've been nice to see an elevation when approving design review; we gave Burger King grief about their cooler.

Shepherd said would like to take it to workshop to get a rendering of what we are approving.

Chair asked how it fits in with West Gahanna Study. Blackford said it's not what we'd like to see; not consistent but not prohibited; not evaluated as if it were a new sign. Keehner said he has no issue with

sign because it is essentially the same sign with new technology.

**A motion was made by Rosan, seconded by Shepherd, that the Variance be Postponed to Date Certain to the Planning Commission Workshop, due back on 7/16/2014. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

[DR-0014-2014](#)

To consider a Certificate of Appropriateness for Site Plan and Signage; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

**Attachments:** [DR-14-2014 Speedway - 376 Agler Road](#)

See discussion of previous application.

**A motion was made by Rosan, seconded by Shepherd, that the Design Review be Postponed to Date Certain to the Planning Commission Workshop, due back on 7/16/2014. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

**F. UNFINISHED BUSINESS:**

None.

**G. NEW BUSINESS:**

[FP-0002-2014](#)

To consider a Final Plat for Oak Grove of Gahanna, consisting of 4.585 acres; 4185 Stygler Road; Ed Minhinnick, applicant.

**Attachments:** [Application -FP-2-2014 Oak Grove of Gahanna - 4185 N Stygler Road](#)  
[Oak Grove Design-040314-S8-TREE PLAN](#)  
[Oak Grove Appraisal Document](#)  
[Oak Grove of Gahanna Construction Drawings](#)  
[Oak Grove PLAT draft](#)  
[FP-2-2014 Oak Grove of Gahanna - 4185 N Stygler Road - Staff Comments - Zoning](#)  
[FP-2-2014 PHD 6-25-14 Oak Grove of Gahanna Subdivision - Notification Letter](#)  
[FP-2-2014 Oak Grove of Gahanna -LndBd Recommendation-6-5-2014](#)

Blackford said this is a Final Plat; 13 lot subdivision; 4.5 acres; SF-3 zoned property; series of applications already approved on this application; variances and preliminary plat approved; this request is consistent with Preliminary Plat; aerial map displayed; Preliminary Plat displayed; accessed on east side of property; consistent with

preliminary plat and variances previously approved; complies with zoning requirements.

Casey Elliott, 4579 Poth Road, Whitehall, represent Ed Minhinnick; said presentation covered salient points; happy to answer questions.

**A motion was made by Keehner, seconded by Andrews, that the Final Plat be Recommended for Approval to Council. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

**H. OFFICIAL REPORTS:**

**City Attorney.**

No report.

**City Engineer.**

No report.

**Department of Development.**

No report.

**Chair.**

Chair reminded everyone of workshop next week.

**I. CORRESPONDENCE AND ACTIONS.**

None.

**J. POLL MEMBERS FOR COMMENT.**

Andrews said he read in Home and Away Magazine that Cap City Diner was rated for their meatloaf; just Gahanna; nothing in Columbus.

**K. ADJOURNMENT.**

7:51 p.m. Motion by Rosan

**L. POSTPONED APPLICATIONS:**[Z-0001-2014](#)

To consider an application for Zoning Change for 4.63+/- acres of property located at 5495, 5505, 5511 and 5515 Morse Road, Franklin County Parcel No. 025-011234, and 4721 East Johnstown Road; current zoning ER-1 Estate Residential; requested zoning NC Neighborhood Commercial; New Albany Company; Glen Dugger, agent.

**Attachments:** [ZC-1-2014 New Albany Company - 5495 Morse Rd - Staff Report](#)

[CU-0005-2014](#)

To consider an application for Conditional Use to allow Professional Use for a Senior Living facility; current zoning ER-1 Estate Residential; to be zoned SO Suburban Office and Institutional District; for property located at 5435, 5445, and parts of 5495 and 5505 Morse Road; Spectrum Acquisitions Gahanna, LLC, applicant.

**Attachments:** [CU-5-2014 Spectrum Acquisition Gahanna - Staff Report](#)

[Z-0002-2014](#)

To consider an application for Zoning Change for 5.178+/- acres of property located at 5445 Morse Road, and parts of 5495 and 5505 Morse Road; current zoning ER-1 Estate Residential; requested zoning SO Suburban Office and Institutional; Spectrum Acquisitions Gahanna, LLC; Glen Dugger, Agent.

**Attachments:** [ZC-2-2014 Spectrum Acquisitions Gahanna - 5445 Morse Rd - Staff Report](#)