



# City of Gahanna

## Meeting Minutes

### Planning Commission

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

*Kristin E. Rosan, Chair, Jennifer Tisone Price, Vice Chair, David K. Andrews, Bobbie Burba, Joe Keehner, Donald R. Shepherd, Thomas J. Wester*

*Kayla Holbrook, Deputy Clerk of Council*

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Wednesday, May 27, 2015

7:00 PM

City Hall

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**Commission will caucus at 6:30 p.m. in the Committee Rooms**

#### **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, May 27, 2015. The agenda for this meeting was published on May 22, 2015. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission Member Burba.

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

**Absent** 1 - Jennifer Tisone Price

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

None.

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

[2015-0102](#) Regular Meeting Minutes - May 13, 2015

**Motion by Shepherd, seconded by Andrews, that the minutes of the May 13, 2015 meeting be approved. The motion carried by the following vote:**

**Yes:** 4 - Andrews, Keehner, Burba and Wester

**Absent:** 1 - Price

**Abstain:** 2 - Shepherd and Rosan

[2015-0109](#) Workshop Meeting Minutes - May 20, 2015

**Motion by Andrews, seconded by Keehner, that the minutes of the May 20, 2015 workshop meeting be approved. The motion carried by the following vote:**

**Yes:** 4 - Andrews, Keehner, Burba and Rosan

**Absent:** 1 - Price

**Abstain:** 2 - Shepherd and Wester

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

None.

**E. APPLICATIONS/PUBLIC HEARINGS:**

Chair Rosan stated Public Hearing Rules that would govern all public hearings this evening. Assistant City Attorney Thomas L. Weber administered an oath to those persons wishing to present testimony this evening.

[Z-0003-2015](#)

To consider an application for Zoning Change for 4.19+/- acres of property located at Ridenour Road, Imperial Rise #3, Part of Reserve "A", Parcel ID #025-013236; current zoning RID, Restricted Institutional District; requested zoning SO, Suburban Office; Fred Kenimer (Land Owner's Property Coordinator), applicant.  
(Advertised in the RFE 4/9/15 and 4/16/15)

Blackford summarized the workshop meeting on May 20, 2015; discussed traffic, potential uses, intensity of those potential uses; noted it is currently zoned Restricted Institutional District (RID); property is adjacent from a Suburban Office (SO) zoning; reviewed various uses and a trip generation for each; suggested the possibility of an overlay; was previously zoned SO and was rezoned at the City's request; staff finds the plan consistent with goals; this area has a mix of uses but the primary use is single-family; concludes staffs update.

Chair opened the public hearing.

Glen Dugger, 37 W. Broad St. Columbus, Ohio 43215; reviewed workshop meeting last week; appreciates staff's comments; most impactful in reference to trip generation would be an office; happy to answer questions; thanked the Commission members.

Chair asked for opponents. There were none.

Shepherd asked if they would be acceptant of overlay and restricting the uses; a use showing the lowest trip generation would be a preference; Dugger said his ideal use for the land would be senior housing as it has a low trip generation; would be the most likely use for the area; would prefer not to do an overlay but will discuss it. Andrews asked to review the financial impact to the City; concerned that the zoning change will cost the City more money; Dugger said if it becomes an office on the property the employees would be paying

City taxes; Andrews said senior citizen property would be expensive to live in with the location; Dugger said those types of facilities are expensive to build and expensive to live in. Rosan asked if Dugger has seen at the Final Development Plan (FDP) stage if a permitted use has been declined; Dugger said yes an example, the CVS at Beecher Road; there were technical traffic considerations; Rosan said seems to be better for the City and applicant for an overlay; does not anticipate a bank going in at that location; suggested another workshop meeting on Wednesday June 3, 2015 at 6:30 p.m. in the Committee Rooms; Dugger did not have an issue with another workshop.

Chair closed the public hearing.

**A motion was made by Shepherd, seconded by Wester, that the Zoning Application be Postponed to Date Certain to Planning Commission, due back on 6/10/2015. The motion carried by the following vote:**

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

**Absent:** 1 - Price

[CU-0003-2015](#)

To consider a Conditional Use application to allow the operation of a drive-thru in a Planned Unit Development (PUD) zoning district; for property located at 455 Morrison Road; Frisches Restaurant, Inc., City of Gahanna, applicant.

(Advertised in the RFE on 5/21/2015.)

Blackford gave summary; application was submitted by the City; this is a housekeeping item; restaurant was approved in 1992; a Conditional Use (CU) was not obtained then; this was a recommendation by the City Attorney that the City go through this application process; drive-thru exists on the eastern portion of the property.

Chair opened public hearing.

Chair asked for opponents. There were none.

Chair closed public hearing.

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

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

**Absent:** 1 - Price

[V-0007-2015](#)

To consider a variance application to vary Section 1165.04(a)(16), Prohibited Signs, of the Codified Ordinances of the City of Gahanna; to allow an electronic message sign for gas pricing; for property located at 1310 N. Hamilton Road; current zoning CC-2, Community

Commercial Modified; Laura Schweitzer, Sign Vision, applicant.

(Advertised in the RFE 5/21/2015)

Blackford gave a summary of the application; variance to a prohibited sign; approved similar variances in the same area; requesting to change the sign to the west; will use the existing base; replacing with more modern technology; have replaced these in the City; staff approves; does not see any issues.

Chair opened the public hearing.

Chair asked for opponents. There were none.

Chair closed the public hearing.

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

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

**Absent:** 1 - Price

[V-0008-2015](#)

To consider a variance application to vary Section 1165.04(a)(16), Prohibited Signs, of the Codified Ordinances of the City of Gahanna; to allow a wall sign greater than 50 square feet; for property located at 790 Cross Pointe Road; current zoning OCT, Office, Commerce, and Technology; Jim Gray, Sign Vision, applicant.

(Advertised in the RFE on 5/21/2015.)

Blackford gave summary; request for 80 square feet; code allows for 50 square feet; code is not based on building frontage, it is per tenant; a single tenant building, which is more common in this district, the signage size is limited; staff feels the 80 square feet is appropriate; may need to review this area of the code; reviewed variance criteria; staff supports this variance request.

Chair opened public hearing.

Chair asked for opponents. There were none.

Chair closed public hearing.

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

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

**Absent:** 1 - Price

[V-0009-2015](#)

To consider a variance application to vary Section 1165.04(a)(16), Prohibited Signs, of the Codified Ordinances of the City of Gahanna;

to allow a monument sign to exceed 8' in height; for property located at 246 Lincoln Circle; current zoning CC, Community Commercial; DaNite Sign Co., applicant.

(Advertised in the RFE on 5/21/2015.)

Postponed to June 10, 2015 meeting.

**A motion was made by Andrews, seconded by Burba, that the Variance Application be Postponed to Date Certain to Planning Commission Meeting, due back on 6/10/2015. The motion carried by the following vote:**

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

**Absent:** 1 - Price

[V-0010-2015](#)

To consider a variance application to vary Section 1165.04(a)(16), Prohibited Signs, of the Codified Ordinances of the City of Gahanna; to allow temporary gravel parking for commercial trucks; site to be used for future expansion of building on 1675 and 1655 Eastgate Parkway; for property located just east of 1655 Eastgate Parkway; current zoning OCT, Office, Commerce, and Technology; Paine Holdings/SB43 Properties, applicant.

(Advertised in the RFE on 5/21/2015.)

Blackford gave summary; request for a temporary gravel parking area for commercial trucks; our code only allows sealed surfaces; applicant has a need for additional parking; future development plans for the lot and do not want to lay a sealed surface to tear up; estimated time frame 1-3 years; staff has been made aware that there is a current issue with trucks parking on Eastgate; impacting the businesses; staff is in favor; staff agrees this would help the health and safety of the area; difficult for other vehicles to pass safely; staff recommends a time frame as a condition; comments from City Engineer request a condition for watering for dust control.

Shepherd noted the section of the code is incorrect in the title. Legislative text refers to 1165.04(a)(16), Prohibited Signs. 1163.05(a), Surfacing and Maintenance is the correct section of the code. Rosan said the wrong section was advertised; will have to re-advertise; will continue the item on the June 10 meeting, will go back on the agenda.

Postponed to June 10, 2015 meeting.

**A motion was made by Shepherd, seconded by Keehner, that the Variance Application be Postponed to Date Certain to Planning Commission Meeting, due back on 6/10/2015. The motion carried by the following vote:**

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

**Absent:** 1 - Price

[Z-0004-2015](#)

To consider an application for Zoning Change for 1 acre of property located at 5069 Morse Road; current zoning ER-1, Estate Residential; requested zoning CC, Community Commercial; Susan Prescott, applicant.

(Advertised in RFE 5/14/15 and 5/21/15)

Blackford gave summary; request to rezone 1.16 acres from ER-1 to CC; need to consider all uses; primary uses are retail, grocery stores, clothing stores, drug stores, restaurants, banks, professional offices; number of conditional uses; if request is approved there will be future applications for FDP; 75% lot coverage, should give idea of intensity; multi-family development surrounding the property; land use is designated as office; request allows for office type uses; staff believes the potential uses are compatible with the physical and environmental features; limited amount of CC that fronts Morse Road; similar to properties in the area; has the same zoning but different use; staff feels it would be an appropriate use; would financially benefit the City; impact is unknown; request is consistent with the area plan and would not create an unreasonable impact; concludes staff presentation.

Chair opened the public hearing.

Applicant Susan Prescott, 1085 E Johnstown Road; no comments, will answer any questions.

Chair asked for opponents.

Garrett Humes, Attorney with Kaman & Cusimano Law Firm representing the Village at Sterling Pines condominium association; the multi-family area; board of directors contacted their office; parcel is largely surrounded by residential homes; property in close proximity to those homes; homes are within 10-20 feet of the property line; concerned with the increase in noise; 76 unit condominium property with many owners here tonight; will bring a few of them up for statements.

Thom Pegan, 611 Underwood Farms Blvd; asked if the tenant or property owner will be boarding dogs or have a kennel outdoors and asked if that would be prohibited; Chair said we will get an answer during the rebuttal period; Pegan said if there is going to be a kennel it would generate a lot of noise; do not want that in the area; said the noise is unhealthy and raises blood pressure and would cause other dogs in the area to bark.

Tom Ryan, Village of Sterling Pines, 1382 Grey Oaks Dr; concerned with the traffic impact; one traffic light currently; commercial property adjacent is zoned commercial but it is a quiet facility; is an interior

decorator; currently being sold; unsure how people will get out onto Morse Road; Polo at Villas do not have a traffic light and can only get out by the kindness of drivers; if only a veterinarian clinic it will be okay; requests to know what will go in there in the future after the property is sold.

Michael Meier, Village of Sterling Pines, 594 Piney Glen Dr; recognizing that all residents in the area are concerned; concerned with the little information given at this point; roads north of the property are privately owned and how would those roads be impacted, financially.

Margaret Bartleson, 587 Piney Glen Dr; concerned with outside area for dogs to bark or exercise; asked what the proposed entrance or exit to the facility will be; concerned with the survey map that it shows an easement down Underwood Farms Blvd that looks like it would intersect with a driveway; concerned with the increase of traffic in the community as drivers cut through the area to get to their destination; concerned with future use once zoned commercial; would there be further consideration of a future purchase and asked if once the zoning is set if any use within code can go in.

Applicant Susan Prescott said purchased property from New Albany Company; wanted to make a smaller building; has a dentist interesting in purchasing the property; have looked for about two years; want a smaller building; easement was already done by the New Albany Company; as condition of purchase must build to their standards; Dogs Only; keeps property well maintained; was there first and the condos were built afterwards; do not do any boarding of pets; only do medicine and surgery; average patients is about two and hour; not a fast nickel type of place; there is no noise; pets go to emergency care facility if need overnight care; not concerned with traffic; currently have a privacy fence to walk the dogs on the property; police frequent the area more because of the current residents and property owners; setback of 150 feet required by the deed requirements.

Wester asked about right-of-way dedication for future expansion of Morse Road; City Engineer left comments for the need in the future when the City expands Morse Road in that area; in the future the City would have to buy the right-of-way; asked if right-of-way would be donated to the City in the future; asked about the impact on traffic with the veterinarian clinic in regards to the comments from the City Engineer requesting a traffic impact study (TIS); asked if the City would be supplying the sewer and if we would supply the water, and sanitary soil; asked how to control storm water run-off during construction; Prescott asked for clarification of questions; Wester said requests answers from comments left from City Engineer in staff

comments in the application packet.

Shepherd confirmed with Prescott there will not a kennel kept on the facility; Prescott confirmed there will not be a kennel and the facility would operate very similar to how it operates currently.

Keehner asked if Prescott was planning to use the property only for herself; Prescott confirmed she is.

Andrews asked Gard if there have been any complaints from the condominiums in the area; Gard said no; Andrews said the condominiums were built after the veterinarian clinic was already in place.

Rosan said concerns were more for the future of the area when it is no longer a veterinarian hospital; asked if Prescott would be opposed to an overlay; Prescott is okay with that; said she will not see a problem selling her office in the future with the high need for a medical facility; Rosan said since we have questions for the City Engineer and requests we work with him over the next week and set a new date for a public hearing; Gard said overlay would require additional advertising; Wester suggested a workshop meeting; Rosan asked if available for workshop next Wednesday June 3, 2015 at 7:00 p.m.; Prescott confirmed yes.

Chair closed the public hearing.

**A motion was made by Wester, seconded by Keehner, that the Zoning Application be Postponed to Date Certain to Planning Commission, due back on 6/10/2015. The motion carried by the following vote:**

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

**Absent:** 1 - Price

**F. UNFINISHED BUSINESS:**

None.

**G. NEW BUSINESS:**

[DR-0005-2015](#)

To consider a Certificate of Appropriateness application; for property located at 246 Lincoln Circle; LND Strawberry Plaza LTD; DaNite Sign Co., applicant.

Postponed to June 10, 2015 Meeting.

**A motion was made by Andrews, seconded by Wester, that the Design Review Application be Postponed to Date Certain to Planning Commission Meeting, due back on 6/10/2015. The motion carried by the following vote:**



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

**Absent:** 1 - Price

[DR-0006-2015](#)

To consider a Certificate of Appropriateness application; for property located at 1111 North Hamilton Road; Dunkin Donuts, applicant.

Blackford gave summary; showed site plan of proposed changes; want to update their colors; no new materials, just changing the colors.

Applicant Tom Martin with MS Consultants, 2221 Schrock Road, Columbus, Ohio 43229; said he is here to answer any questions.

Andrews asked if it will go with the new building, Fresh Thyme, going in; Shepherd suggested that building stand out and have its own identity; requests it be complementary but still have its own identity. Martin has landlord approval; Andrews votes no; does not see how the colors go with Fresh Thyme; surprised that the landlord is okay with the colors; Keehner likes the suggested colors better and said it stands out.

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

**Yes:** 5 - Keehner, Shepherd, Burba, Rosan and Wester

**No:** 1 - Andrews

**Absent:** 1 - Price

**H. OFFICIAL REPORTS:**

**City Attorney**

No report.

**City Engineer**

Not present.

**Department of Development**

No report.

**Council Liaison**

No report.

**CIC Liaison**

Burba said CIC was in Executive Session talking about the West Side Project, nothing new to report.

**Chair**

No report.

**I. CORRESPONDENCE AND ACTIONS**

None.

**J. POLL MEMBERS FOR COMMENT**

None.

**K. ADJOURNMENT: 8:33 p.m.**

**L. POSTPONED APPLICATIONS:**

[Z-0002-2015](#)

To consider an application for Zoning Change for 2.71+/- acres of property located at 233-283 S. Hamilton Road and 232 Iroquois Park Place; current zoning SF-3, Single Family Residential; requested zoning CX-1, Neighborhood Commercial Mixed Use; Gallas Zadeh Development, LLC, applicant.  
(Advertised in the RFE 4/9/15 and 4/16/15)

Postponed to June 24, 2015 Regular Meeting