



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Krystal Gonchar, MPA, Clerk of Council

Wednesday, April 28, 2021

7:00 PM

VIRTUAL MEETING

Meeting Call-in Details:
Tel 513-306-4583
Conf. ID 292 066 277#

Speakers must contact planningcommission@gahanna.gov one hour prior to the start of the meeting, and provide name, address, phone number, and item you wish to speak on.

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Gahanna Planning Commission met in virtual session via Microsoft Teams on April 28, 2021. The agenda for this meeting was published on April 20, 2021. Chair Greenberg called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Present 6 - Thom Shapaka, Michael Greenberg, John Hicks, Michael Tamarkin, Bobbie Burba, and Michael Suriano

Absent 1 - Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.

C. APPROVAL OF MINUTES

2021-0067

Planning Commission Meeting Minutes for April 14, 2021.

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

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Suriano

Absent: 1 - Wester

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 COMMENTV-0010-2021

To consider a Variance Application to vary Chapter 1141.08(c) of the Codified Ordinances of the City of Gahanna, for property located at 239 Crossing Creek N.; Parcel ID No. 025-008876; Current Zoning SF-2; Beth and Timothy Harpster, applicants.

Director of Planning, Michael Blackford, provided a summary of the application; see attached "Staff Presentation" file; requesting a two-story addition; the current driveway is nearly on top of the property line; no adverse effects; limited room to place the addition due to a pool in the backyard; could have an appearance of being out of character with the neighborhood; could look "overbuilt"; may want to consider zoning code changes for this section.

Chair opened public comment at 7:10 p.m.

Tim Harpster, applicant: trying to make the house ADA compliant for his mother; she is currently at an adult daycare center; her needs cannot be provided for at the facility; trying to make room for her at the home; need space for a handicap vehicle and an ADA compliant bathroom; appreciates making this possible.

Closed public comment at 7:12 p.m. and called for questions from the commission.

Suriano: looking at elevations, assumes that the materials will match the existing structure. Harpster confirmed. Suriano asked if the addition would sit 5' off the edge of the driveway. Harpster confirmed.

Shapaka: asked what the neighbors think. Harpster said they know them very well and some are in attendance. Shapaka said that he will take their silence as approval.

Tamarkin: said there is some room in the back to go deeper; asked if the width is the need for the 5.5' variance. Harpster confirmed; is for the ramp going into the house and the van has a side entry ramp; looked at purchasing a different vehicle but this type is the most practical.

A motion was made by Tamarkin, seconded by Burba, that the Variance be Approved.

Discussion on the motion: Suriano- in support because of a demonstrated hardship, the addition will blend in with the original home. Shapaka- will see more of this, having 3 generations under one roof; is tight but has no issues; will support. Burba- in favor. Tamarkin- is in favor, agrees with the hardship principle; not many alternatives; not in favor of the sideyard setback, have rejected those in the past; should not be approving for the most part; changes the look and feel of the neighborhood; but will support in this case. Greenberg- stated that he agrees with the hardship comment and will be in support.

The motion carried by the following vote:

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Suriano

Absent: 1 - Wester

V-0011-2021

To consider a Variance Application to vary Chapter 1141.08(c) of the Codified Ordinances of the City of Gahanna, for property located at 252 Deer Meadow Drive; Parcel ID No. 025-008863; Current Zoning SF-2; James Knox, applicant.

Blackford stated that this is the neighbor of the previous applicant; similar in nature; see attached "staff presentation."

Chair opened public comment at 7:24 p.m.

Jeff Borovetz, representative for applicant: this addition is flush with left side of house; no impact from road; can't even see from the road; from the backside with windows and location of the house, if you had to push the porch in 3' then it would throw everything off center and be close to the windows; this is a much better solution.

Chair closed public comment at 7:26 p.m. and called for questions from the commission.

Shapaka: asked if variance is approved, the 7.7' would be just for the deck. Blackford confirmed; this is for screened in porch and deck; no variance needed for home since it was built to standards in place at the time. Shapaka asked if the screened in porch would have to be designed and brought back to the commission; asked if the overhang would encroach in setback. Applicant said plans were already submitted to include 12" overhang in line with gutter; no different from the house.

A motion was made by Shapaka, seconded by Hicks, that the Variance be Approved. The motion carried by the following vote:

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Suriano

Absent: 1 - Wester

V-0012-2021

To consider a Variance Application to vary Chapter 1151.15(q)(2) of the Codified Ordinances of the City of Gahanna, for property located at 917 Thayer Drive; Parcel ID No. 025-010797-00; Current Zoning PUD; Randy Liu, applicant.

Blackford provided a summary of the application; see attached "staff presentation."

Chair opened public comment at 7:34 p.m.

Randy Liu, applicant: said the road is very busy; cars are driving faster than speed limit; concerned with safety; 13 kids in this neighborhood will attend the middle school and walk to school; don't want to add another car on the street; would like to build a side garage.

Chair closed public comment at 7:36 p.m. and called for questions from the commission.

Suriano: asked if the materials for the addition are consistent with the existing structure. Applicant confirmed. Suriano said given the nature of the lot being pie shaped, it would seem that the property is uniquely suited for the proposed garage addition; in character.

Shapaka: site plan does seem generous for this request; maintaining brick on west side and trying to duplicate that on the east side would seem clumsy; would like to see that thought out a little more; it's a shame that the back corner of the garage is being cut off; maybe can square that off a bit; to keep everything on the same plane is not always desirable; maybe push the garage back or change up material for aesthetic.

Tamarkin: looks like there is a street tree; will that need removed. Applicant said no; that's a city tree. Tamarkin asked if old driveway would be planted with grass. Applicant said they would do landscaping over concrete for current drive; it would be removed.

A motion was made by Burba, seconded by Suriano, that the Variance be Approved.

Discussion on the motion: Hicks- lives in this neighborhood; the lots are unusually shaped; traffic is an issue; eliminating street parking is helpful; will

be in support. Shapaka- glad to hear about the concrete area. Burba- will be in support. Greenberg- will also be in support.

The motion carried by the following vote:

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Suriano

Absent: 1 - Wester

DR-0012-2021

To consider a Design Review Application for a site plan and building design for a patio expansion, for property located at 785 Science Blvd.; Parcel ID No. 025-006469-00; Current Zoning OCT; Edison Brewery; Brandon Rose, applicant.

Blackford provided a summary of the application; see attached "staff presentation; material may change slightly due to fire code; patio is an extension of the brewery; looking to get this started to be in place for the warmer season; minor visibility from roadway; staff in support; requests motion for approval to allow for administrative approval due to possible change of material.

Chair opened public comment at 7:49 p.m.

Brandon Rose, civil designer: wants a simple shading structure with a hardscaped patio.

Chair closed public comment at 7:50 p.m. and called for questions from the commission.

Suriano: appreciates the want for wind tempering; asked if wood trellis is not applicable, what material would they choose. Rose said they would consult with owner, but probably a hardy plank or steel.

Shapaka: asked if this is adding seating. Rose said adding overtop existing concrete and adding landscaping and hardscaping; will have decorative gravel; would be good for events and possible outdoor seating. Shapaka said he does not believe this will block wind due to direction. Schulze, owner, said in November the wind was up to 60-80mph; items flew through the corridor; this is a public safety issue; said this will help albeit not prevent all wind from getting through. Shapaka said he thought it was already steel.

A motion was made by Suriano, seconded by Shapaka, that the Design Review be Approved.

Discussion on the motion: Shapaka stated that he will be in favor.

The motion carried by the following vote:

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Suriano

Absent: 1 - Wester

Taylor Commercial Park

FDP-0004-2021 To consider a Final Development Plan for industrial and storage buildings located at 6579 Taylor Road; Parcel ID No. 027-000008-00; Current Zoning OCT; Taylor Commercial Park; Robert LeVeck, applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

Blackford provided a summary of the applications; see attached "staff presentation"; will consist of 12 buildings; over 12 acres in size; typical for the industrial area; most industrial uses allowed except for slaughterhouse and missiles; reviewed surrounding area and recent approvals; setback variance is for top of property; parking is oriented internal to site; has little impact to surrounding properties; staff anticipates changes to zoning code reducing setbacks for industrial and commercial areas; staff recommends approval; meets development pattern of flex space buildings; storage is part of this request; is a good use of space.

Chair opened public comment at 8:05 p.m.

Robert LeVeck, applicant: as of a few days ago, there is an interested prospect; the potential tenant is excited to get in there.

Albert Iosue, Director of Jefferson Water Conservation District; submitted a letter ahead of the meeting, see attached; submitted a similar letter for a recent development in the area; JWCD is not part of Jefferson Twp.; a political subdivision; we have a public water supply that we get from the ground water; the well is within a few hundred feet of this property; have a wellhead protection ordinance that developers must follow; have had conversations with LeVeck; the development will be served by Jefferson Water and Sewer even though the property is in Gahanna; groundwater is important and should not be determined by geographical boundaries; we all need to be good stewards of the drinking water; requests a condition on the approval that the developer comply with the wellhead ordinance.

LeVeck said he would review the letter sent in relation to hazardous materials; could add that to the leases.

Chair closed public comment at 8:15 p.m. and called for questions from the commission.

Shapaka: Buildings A and B, are not part of a variance request. Blackford said A and B are the ones effected by the variance, but it looks like they meet the setbacks, but that may be for future buildings. LeVeck said that he would put an office building in that area in the future, potentially. Shapaka asked if a traffic study was done. LeVeck said no; traffic would be routed off Eastgate Parkway.

Tamarkin: for proposed future building, asking for a variance, but that will require a final development; asked why we need it with this package here when there is not yet a building. LeVeck said when going through the process, civil engineer recommended doing it now; will have to go back through the process again in the future, so would be ok with tabling that variance for now.

Greenberg: asked Assistant City Attorney Matt Roth, of his opinion as to whether the commission can add the conditions requested by Iosue. Roth said they have their protection area approved by regulatory agencies; everyone is bound by those but the ordinance is not binding on us; sees no issue with having the condition on the motion; the fire protection system requires a lot of line but not a big water user; the developer is ok with that too. Greenberg asked if there are stormwater ponds for detention on this property. LeVeck confirmed, there is a large one to the south, adjacent to JWCD; majority of the stormwater will end up in that pond. Greenberg asked if LeVeck would object to the condition. LeVeck said no. Suriano asked about the design review, looking at primary materials, assumes the buildings G and H are tan metal panels. LeVeck said on sides and rears, yes, on front facade they are split face block for the full height. Suriano asked about Building K, is that gray and blue metal panel. LeVeck said that is pre-cast concrete panel. Suriano asked if that exists or is being proposed. LeVeck said proposed. Suriano said those have the potential to be intense, would have applicant consider making them consistent. LeVeck said the blue is intense and will be toned down.

A motion was made by Hicks, seconded by Tamarkin, that the Final Development Plan be Approved.

Discussion on the motion: Hicks- position from the last time a project in this area was before us remains the same; would be inappropriate to add condition as requested; the JWCD Board is appointed by the Township Trustees so they are part of the township; does want to be good neighbors; what LeVeck is proposing does meet spirit and intent, possibly the letter of regulations; this is a question of jurisdiction; should not show deference when not appropriate; is not enforceable. Burba- Hicks has good points; also in favor of the project. Greenberg- agrees with Hicks but encourages the applicant to include

regulation language in his leases.

The motion carried by the following vote:

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Suriano

Absent: 1 - Wester

DR-0011-2021

To consider a Design Review Application for a site plan, landscaping plan, and building design for industrial and storage buildings located at 6579 Taylor Road; Parcel ID No. 027-000008-00; Current Zoning OCT; Taylor Commercial Park; Robert LeVeck, applicant.

Shapaka stated that he would be in support of hiding the back end of buildings A & B, which face the road; would double the trees. LeVeck stated that he would agree to double the minimum required tree plantings and shrubbery.

A motion was made by Hicks, seconded by Suriano, that the Design Review be Approved.

Discussion on the motion: Suriano- in support; would like to see consistency with material pallet. Shapaka- due to LeVeck's willingness to reevaluate the landscaping, is in favor.

The motion carried by the following vote:

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Suriano

Absent: 1 - Wester

V-0013-2021

To consider a Variance Application to vary Chapter 1155.04(b)(1)(a) of the Codified Ordinances of the City of Gahanna, for property located at 6579 Taylor Road; Parcel ID No. 027-000008-00; Current Zoning OCT; Taylor Commercial Park; Robert LeVeck, applicant.

Shapaka stated that Tamarkin raised a good point about this and will not be voting in favor. Tamarkin stated that he is for this development but believes the variance should wait until they see the building in the future.

A motion was made by Hicks, seconded by Shapaka, that the Variance be Approved.

Discussion on the motion: Suriano stated that he agrees with colleagues that the variance should wait; will not be voting in support; the variance is premature but supports the overall development.

The motion failed by the following vote:

Yes: 1 - Hicks

No: 5 - Shapaka, Greenberg, Tamarkin, Burba and Suriano

Absent: 1 - Wester

F. UNFINISHED BUSINESS

2021-0069 Memo regarding proposed charter amendments.

Greenberg asked if everyone had a chance to review the memo attached. There were no questions. Hicks stated that every 5 years the City has a commission meet to review the charter; those members hold no other position on other boards or commissions; there has been a proposed change to prohibit Planning Commission members from being appointed to any other board or commission; this letter is to put forth this body's opposition to that change.

Suriano asked if that change would affect consultant. Hicks said consultants and contractors are not considered employees. Shapaka asked if this should be unanimous; if one person votes no, then this would not be sent. Hicks said simple majority. Burba said it should be unanimous. Tamarkin commended Hicks for his detail on finding this and researching; for his knowledge on the laws and rules.

A motion was made by Hicks, seconded by Tamarkin, that the memo be submitted to the Charter Review Commission. The motion carried by the following vote:

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Suriano

Absent: 1 - Wester

G. NEW BUSINESS: None.**H. OFFICIAL REPORTS****Assistant City Attorney**

No report.

Director of Planning

Looking at development numbers, we have approved almost 600,000 sq. ft. of industrial space; off to a good start; some larger projects are in review; plans have been submitted for the multi-family project at the Crescent; will see a lot of variances for sheds and garages.

Council Liaison

Shapaka stated that the ordinance approval was not unanimous for the Crescent, it was a 6-1 vote; scope was changed but still approved; the

other issue is a tax abatement for the property we just approved; interesting that it was approved before seen by the commission; the Columbus Metro Library has a temporary relocation during rebuilding of the Gahanna branch of the library. Suriano said it will be a ground-up new building on the site.

CIC Liaison

Hicks stated that the CIC met last week; said most of their discussion was around the purchase of the property off N. High St; also, the City has hired a new Economic Development Director; looking forward to him starting.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS: None.

J. POLL MEMBERS FOR COMMENT

Suriano asked if there has been any discussion around returning to in-person meetings. Greenberg said they discussed mid-July, tentatively. Shapaka said he noticed on Mill St., where the attorney office was, the have begun painting to lighten the interior of the trim. Blackford said that was a team effort by Planning Commission, zoning enforcement, and the property owner wanting to comply. Hicks stated that at the last meeting, he discussed some developments in Jefferson Twp.; Pulte Development is before the Township tonight; it was recommended to be denied by the county and township zoning committee, but appears Trustees are overturning that. Tamarkin said that he has heard wonderful things about the new Economic Development Director from people who have worked with him in the field.

K. ADJOURNMENT

Adjourned at 8:57 p.m.

APPROVED by the Planning Commission, this

12th day of MAY 2021.



Michael Greenberg