



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Thomas J. Wester, Chair
John Hicks, Vice Chair
Bobbie Burba
Joe Keehner
Jennifer Tisone Price
Donald R. Shepherd
Michael Suriano

Krystal Gonchar, Deputy Clerk of Council

The Commission may caucus at 6:30 p.m.

Wednesday, August 22, 2018

7:00 PM

City Hall, Council Chambers

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, August 22, 2018. The agenda for this meeting was published on August 17, 2018. Chair Thomas Wester called the meeting to order at 7:00 p.m. followed by the pledge of allegiance led by Joe Keehner.

* Jennifer Price left at 7:28 p.m.

Present 7 - Bobbie Burba, Jennifer Tisone Price, Joe Keehner, John Hicks, Michael Suriano, Donald R. Shepherd, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES

[2018-0163](#)

Planning Commission Meeting Minutes for July 25, 2018.

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

Yes: 6 - Burba, Price, Keehner, Hicks, Shepherd and Wester

Abstain: 1 - Suriano

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney, Kristin Rosan, administered an oath to those persons wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT[DR-0022-2018](#)

To consider a Design Review Application for a wall mural, for property located at 78 Mill Street; PID# 025-000081; current zoning Olde Gahanna Mixed Use Neighborhood District OG-2; partnership between Gahanna Area Arts Council and ADAMH; Kevin Dengel, applicant.

Blackford provided a summary of the application; stated this is a request for a mural and not a sign, for a community art project; not too many murals here in the City; Olde Gahanna Zoning Code promotes a unique setting that excites and invites people which is the intent of this mural; over 10 colors are proposed; code states that color pallet should be complimentary with adjacent properties.

Applicant, Kevin Dengel, 956 Cordero Ln; here on behalf of Gahanna Area Arts Council Board of Directors; wanted to thank property owner for offering their building up; this application is for ADAMH partnership; titled "Talk to Me"; mural design summary is on page 4; takes inspiration from one of the most popular responses from survey: that Gahanna's people are friendly and welcoming; exemplifies need and enjoyment of connecting to one another across ages and backgrounds; designed with community paint days in mind; will be a paint by number and residents can help.

Chair called for public comments, there were none.

Price asked in terms of quote bubbles, will they will be vetted through ADAMH and a counsel; what will be the process for finalizing those; Dengel called up designer of mural, Eliza Hu. Dengel said each quote will come to Planning Commission for approval if that's what they desire.

Eliza Hu, 2576 Summit St.; excited for this community event; reached out to senior center, high school; collected questionnaires that asked what residents wanted; Gahanna Area Arts Council has collected many questionnaires as well; quotes based on the content of those responses; some will be longer but still coming up with criteria of what will look well on the wall; variety of perspectives desired.

Price said she loves the concept and collaboration; but ultimately we are

responsible for what goes up.

Shepherd asked if they are coordinating with schools. Dengel said this will be advertised and publicized. Shepherd said get schools involved because this would be meaningful to them in the future. Would like to bring quotes back, agrees with Price; asked Blackford how this is possible. Price asked for condition to have it administratively approved; does not want to stall the process. Blackford said approve as is or continue to next meeting until they know what the quotes will be.

Price said she knows it's not a sign but asked if an additional element be applied. Rosan said in the past something has been approved with final discretion of the administration for missing piece, for example a color wasn't available; text is part of design, proper to delegate to staff. Price asked for confirmation if there would be a level of review. Blackford said we need to apply a condition because there's no code in place for this type of approval.

Price asked Dengel about tentative date for quotes; Dengel said by end of month could probably be ready.

Shepherd asked if a fee can be waived, should the applicant be forced to come back; Blackford said that is up to Council.

Wester asked if this is first mural of this type; Dengel said yes, for them personally. Wester asked if this is cutting edge; Hu said yes; and not opposed to vetting process; goal of mural is to open it up and encourage conversation;

Keehner asked if quotes have already been gathered; Hu said yes; Keehner confirmed that quotes are related to community; said does not want to micro manage those quotes; in spirit of community input seems ironic to edit what the community wants to say; doesn't want to nitpick; asked if quotes are only in the colored bubble; Hu confirmed. Keehner said he doesn't think the bubble coming out of the man's head is in a good place.

Price said her concerns are coming from a place of protecting the agency given how people interpret things, predicts there will be a lot of scrutiny like always; if approved in formal manner then provides insulation for the collaborators; appreciates all the work they do.

Suriano said he loves this standing on its own without the quotes; intent of being a living thing is a really cool idea; don't want to overly regulate; needs to be and sounds like there is already a vetting process; willing to

agree to it as it is; asked who will maintain it; Dengel said ADAMH covers that for 7 years which is the typical life cycle of a mural; can paint over it.

Keehner said had mural at Creekside, it was interesting because it was environmentally themed but it started to peel; so that was a good question by Suriano.

Dengel said agrees without quotes; spoke with his team, Hu, and Mackenzie Betts from ADAMH Board, all in agreement.

Chair called for proponents and opponents, there were none.

A motion was made by Burba, seconded by Hicks to Approve the Design Review.

Discussion on the Motion:

Keehner stated that he will approve as is; Suriano said he is ok either way; Price said will approve as is to get the project started and said either way the Commission is not approving anything else because there are no quotes filled in as of yet in the application; is excited about it.

The motion carried by the following vote:

Yes: 7 - Burba, Price, Keehner, Hicks, Suriano, Shepherd and Wester

[V-0018-2018](#)

To consider a Variance Application to vary Section 1141.08(a), Yard Requirements, of the Codified Ordinances of the City of Gahanna; to allow for a 31' setback; for property located at 1330 Bayboro Drive; PID # 025-010167-00; currently zoned SF-2 Residential District; May Smith, applicant.

Blackford provided a summary of the application; reviewed special circumstances for granting variances; don't object but fails to find special circumstances; corner lots do have less usable property than standard lots; 2,010 additional sq. ft. of lot is unbuildable because of second front yard setback; showed land survey showing setback; showed site plan and street view images

Applicant, May Smith, 3591 Brookside Blvd.; helping home owner to get project going; Deb and Bill are the home owners; requesting to pass the building line 10 ft. towards the road to build a 3rd car garage; residents have been there for 5 years; they will most likely stay for a while, one car parked outside; one must be moved out of way; this would be more convenient for home owners and look better for community to not have

cars parked outside; existing driveway is why 3rd car would be attached to 2nd car garage; if approved, this will not create undue burden or compromise safety; is a home improvement to neighborhood.

Chair called for public comment, there was none.

Hicks; asked about placement of garage as opposed to south of garage; Smith said already have the driveway; said other homes in neighborhood have this same look; looks better to have the garages together.

Hicks asked why not put it to the left. Suriano said the garage is in front of the house. Shepherd said he drove out today and this proposed design looks better for facade; this is the best place. Hicks said that is helpful information.

Shepherd asked how much greenery will come out. Smith said minimum removal. Shepherd asked about keeping tree closest to curb; Smith said will remain.

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

Discussion on the Motion:

Shepherd said due to circumstances of 2 side yards and looking at 3 car garages in neighborhood, will be in support. Suriano said defined as 2 front yards but evident to house design that this is side yard and only varied by 9'.

The motion carried by the following vote:

Yes: 6 - Burba, Keehner, Hicks, Suriano, Shepherd and Wester

Absent: 1 - Price

[V-0019-2018](#)

To consider a Variance Application to vary sections 1150.11(b)(4), 1150.11(b)(12)(c)- Signs, and 1165.08(b)(7)- Permanent Signs, of the Codified Ordinances of the City of Gahanna, to allow for signage 2'-3' from right of way, material and style variances; for property located at 153 N. High Street; PID # 025-000325; currently zoned OG-2 Olde Gahanna Mixed Use Neighborhood District; The Mug & Brush Barber Shop; Amanda and James Morris, applicants.

Blackford provided a summary of the application; said the ask is for 3 variances to signage requested which include: setback, allowable materials, type of signage; Olde Gahanna has unique requirements; plastic panels and vinyl not permitted; minimum of 5' setback from right of way, 2' required; monument sign required; showed proposed

renderings; Zoning Code changed in 2011; monument signs only type allowed; bases are flush to ground; asking to do what everyone else has done; pole sign 2' from right of way; engineers looked at right of way issues; no staff comments; on street parking need for reduction; shows practical difficulties; Planning Commission has authority to deem specifics as to size, type, location, reasonable conditions; staff has no objection; code maybe does not reflect what our desire is; may want to look at Olde Gahanna sign code for review.

Applicants, James and Amanda Morris; 153 N. High St; no presentation just taking questions from members.

Shepherd asked if sign is perpendicular to building; Morris confirmed. Shepherd asked if this is exact sign; applicant said yes, and is at Sign-O-Rama now. Shepherd said 2' is a little aggressive, maybe push back more than 2' because of traffic etc.; asked Blackford about sign going 5' back from sidewalk. Blackford confirmed; said Fox and Fox sign hangs out over sidewalk; difficult to put monument signs there. Keehner said monument sign not appropriate for that area; those buildings are too small. Morris said for perspective the sign in photo is 2 ft. Morris said wants to be viewable for new customers and current customers trying to find the building. Wester said wants it 3' off sidewalk; hard location to find due to shrubbery hiding it.

Suriano asked what materials are currently permitted; Blackford read code; wood, resemble wood or iron.

Shepherd asked about cost of materials; Morris said this cost is about \$60 versus thousands of dollars, wood was \$8,000; companies moving away from wood due to erosion.

Suriano asked about raised PVC material; Morris said it's flat.

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

Discussion on the Motion:

Keehner said Olde Gahanna is developing its own unique character; understands the need for flexibility, which is why we have variances; glad to have small businesses like these in Gahanna. Shepherd said in support with 3' off the right of way to address concerns; knows the area, 2' signs to left are not objectionable even though they don't fit sign code; wood signs need repair; encourages staff to look at code.

The motion carried by the following vote:

Yes: 6 - Burba, Keehner, Hicks, Suriano, Shepherd and Wester

Absent: 1 - Price

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

Not present.

Planning & Development

Blackford gave a quick update on Land Use Plan; Steering Committee will meet in September; shooting for adoption in November; taking time to get drafts where they need to be.

Council Liaison

No report.

CIC Liaison

No report.

Chair

Wester said he appreciates everyone's attendance at caucus; had a good discussion on BZBA appeal; picked up a lot of good points; a list of items for code updates came out of the caucus; asked the clerk to add a 4th item, Olde Gahanna signage. Other items included fences in corner lots, yard setback for corner lots, donation boxes; want to have referred to Council by year's end.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

Burba just received e-mail from clerk that BZBA Special Meeting to be held next week; we should all try to make it.

Shepherd said the annual flea market is coming back to Olde Gahanna in September.

K. ADJOURNMENT

By Hicks at 8:02 p.m.