



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Kayla Holbrook, Deputy Clerk of Council

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

Wednesday, October 11, 2017

7:00 PM

City Hall

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, October 11, 2017. The agenda for this meeting was published on October 6, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Don Shepherd.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES

[2017-0211](#)

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

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

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-0014-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at the intersection of Tech Center Drive and Buckles Court; Parcel ID No. 025-003905; Walnut Creek Medical Office Building; Cash Solarz, applicant.

Michael Blackford gave summary of application changes; amended eifs/stucco, added awnings, removed stone at bottom of building, and updated brick columns; staff said need materials list and exterior elevations sheets if approved.

Applicant, Larry Canini, here to answer any last questions or address comments; Keehner said prefers the original one; Suriano compared to previous; we are not seeing all sides; appreciates vertical expression of brick and push back on side with awnings; awnings versus eyebrow - thinks eyebrow worked better; edition of eifs was difficult; brick would be fine and preferable; replace awning with eyebrow and brick back to the top is preferable; Shepherd echoed Suriano's comments; looks more industrial this way; like the eyebrow treatment; awnings look worn after some years.

Chair opened public comment at 7:09 p.m. There was no public comment.

Price asked if we need to determine at this point which we are bringing forward; Suriano said if we need pieces of the revision we want to see; fine with the stone removal at the base to keep it consistent; believes there are vertical elements, said they help a lot; Rosan said can add a condition to allow staff to have final approval based on comments; Blackford said confirmed what needs amended; submittal one, like window treatment and brick at the top, submittal two, we like brick on bottom, and vertical expression; Keehner confirmed there is interest in having the eyebrow extended and the vertical brick elements in the building; Suriano said wanted depth to keep it from having depth; Price said in original one, there is the vertical elements on front and not side; understands we want them around; Suriano confirmed; Keehner said in between the windows, there is a darker space; Canini said that is the shadowing; Keehner said that makes more sense with the eyebrow; trying to think of what is more graceful; trying to have a hard time imaging the revision.

A motion was made by Suriano, seconded by Wester, that the Design Review be Approved with the condition that the comments made regarding facade be administratively approved; to include vertical relief in brick on sides as well as larger window portions of the building, change back to the horizontal eyebrow, as well as removal of eifs at top of building, and the bottom portion of the building to be brick as indicated in the revised rendering.

Discussion on the motion: Keehner said pondering voting yes; cannot see the revision; does not want to go against the will of the majority of the Commission; feel for the developer; will vote yes; is problematic for him personally; makes me uncomfortable to micromanage the design; we do not have a third submittal and this condition is problematic; ambivalent but does not want to hold up the developer; this is a valuable project; Suriano said this will be submitted to staff and administratively approved; Keehner said vision seems clumsy but could be his imagination; Price thanked the applicant for considering another elevation; thinks there were some improvements; very comfortable with Suriano's proposals; differed to his professional opinion; elements and changes addressed will work well; Wester thanked Mr. Canini and his team for the time and committee for their patience; has confidence in staff to approve this; Keehner agreed.

The motion carried by the following vote:

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

[PP-0001-2017](#)

To consider a Preliminary Plat Application for Crescent at Central Park; for 96.83+/- acres located North and South of Tech Center Drive; Parcel ID No. 025-003905; current zoning Select Commercial Planned District (SCPD); Larry Canini, applicant.

(Advertised in the RFE on 9/28/2017 and 10/5/2017)

Michael Blackford gave summary of application; believes we covered a lot of this at the last meeting; reviewed the location; this project does not include the 4 acres that we just discussed; this is approving roadway extension north of Buckles Court; will create a reserve area that is owned by City and maintained by developer; discussion dates back to over a year ago; this is part of the master planning of this site; many departments have worked to achieve this preservation area; there is property to the south of Tech Center and to the west of the creek with no current development plans; will see future applications for the property; if approved, next stop is a final plat filing; essentially the same application; will go to City Council for approval or denial; no staff issues with this request; does meet code; there is no criteria for approval or denial in code.

Applicant, Larry Canini, on behalf of the Buckles family; this is the first step of many we will be making to work on this project; we are in the midst of working on the larger western piece; focused on bringing users in; working with Engineering office.

Chair opened public comment at 7:27 p.m. There was no public comment.

A motion was made by Hicks, seconded by Price, that the Preliminary Plat be Approved. The motion carried by the following vote:

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

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

No report.

Planning & Development

No report.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

[SWP-0011-2017](#) To consider a Subdivision Without Plat Application to split 0.3+/- acres of a 3.671+/- acre parcel; for property located on Science Blvd., lot 9; Parcel ID No. 025-013629; Jordan Fromm, applicant; administratively approved on 9/13/2017.

Planning Commission was advised of the Subdivisions Without Plat application that was administratively approved.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7:29 p.m. by Wester