



# 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 Price*  
*Donald R. Shepherd*  
*Michael Suriano*

*Kayla Holbrook, Deputy Clerk of Council*

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

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Wednesday, March 28, 2018

7:00 PM

City Hall, Council Chambers

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**There will be a caucus at 6:30 PM**

#### **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, March 28, 2018. The agenda for this meeting was published on March 23, 2018. Chair Tom Wester called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Bobbie Burba.

**Present** 5 - Bobbie Burba, Thomas J. Wester, Joe Keehner, John Hicks, and Donald R. Shepherd

**Absent** 2 - Jennifer Tisone Price, and Michael Suriano

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

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

[2018-0062](#)

3-14-18 Planning Commission Minutes

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

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

**Absent:** 2 - Price and 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

### [V-0001-2018](#)

To consider a Variance Application to vary Sections 1153.01(g)(2), Side Yard, 1153.01(g)(3), Rear Yard, and 1153.01(g)(5), Parking Regulations, of the Codified Ordinances of the City of Gahanna; to allow zero foot setbacks; for property located at 600 Taylor Station Road; PID# 027-000007; current zoning, Suburban Office (SO); Timothy Nash, applicant.

(Advertised in the RFE on 3/22/2018)

Blackford gave a summary of the project and both applications; no open comments from staff; staff recommends approval of variance and subdivision without plat applications.

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

Applicant's representative, Catherine Cunningham, 65 E. State Street; filed a comprehensive application; thanked staff for working with us; is an underdeveloped site; will split ownership and requires a need for the variances; agrees that we do not want to disrupt the access points that were developed with this site; variances will allow it to be developed as originally planned; will see a final development plan.

Doug Cohen, 620 Taylor Station Road; co-owners of one of the properties; the southern lot in, there is no variance request for the property on the southern lot line or the property abutting Taylor Station; Blackford said that is correct; no variance to southern lot or front yard for either parcel; as development comes in, that could be possible but unlikely; already an established building pad; Cohen said that would require an additional review; Blackford said would be an additional process like this; Cohen said no objections.

Chair closed the public comment at 7:15 p.m.

Wester asked if on Taylor Station, if it is right-in only; Priestas confirmed; Taylor is right-in; Taylor Station is full access; all exiting has to be on Taylor Station; Hicks asked Cunningham if the applicant is operating the business on site; Cunningham said operating and owner; do not know who the end-user will be; has been for sale and on the market; Blackford said zoning will remain.

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

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

**Absent:** 2 - Price and Suriano

[SWP-0001-2018](#) To consider a Subdivision Without Plat Application to split 1.023+/- acres of a 2.019+/- acre parcel; for property located at 600 Taylor Station Road; PID# 027-000007; Timothy Nash, applicant.

See discussion under V-0001-2018.

**A motion was made by Shepherd, seconded by Hicks, that the Subdivision Without Plat be Approved. The motion carried by the following vote:**

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

**Absent:** 2 - Price and Suriano

[FDP-0002-2018](#) To consider a Final Development Plan Application for the installation of a playground, parking lot, and restroom building on a vacant lot; for Ward One Park, property located at the northwest corner of Hines & McCutcheon Road; PID# 025-013737 and PID# 025-013736; current zoning Restricted Institutional District (RID); City of Gahanna, Jeff Barr, applicant.

(Advertised in the RFE on 3/22/2018)

Blackford clarified this is the northeast corner of Hines and McCutcheon Road; gave summary of the applications.

Chair opened public comment at 7:26 p.m.

Applicant, Jeff Barr, Director of Parks & Recreation; here to answer any questions;

Chair called for public comment, there was none. Chair closed public comment at 7:26 p.m.

Questions/Comments of the Commission: Keehner asked if we are looking at only northern portion; Blackford said the southern portion is for future consideration; Barr said also shows future vision in master plan; Keehner asked about plantings; Barr said will work with City Arborist and what is available; intent is to use a variety in case of disease or insect; Shepherd asked about the wood material on the side of the building; Barr said this is pre-engineered and pre-fabricated; could have stone; going with some wood and some stone; fits better with the neighborhood; Shepherd asked about maintenance; Barr said the board and batten is all the maintenance that would exist; would not be a typical prep and paint; is a stone veneer; Barr said there is light on the inside and outside; will not need to winterize the restroom; want them to be open year round;

Burba asked if this is just playground, restrooms, and parking; Barr said picnic shelter will be in 2019, provided funding; could be additional park features in future years; Burba asked about drinking fountains; Barr showed that on the restroom building; Hicks said parking and playground is close to residence; will it prevent people from walking across residents' yards; Barr said will be mounding; will be headlight diffused; will be a dusk to dawn park; only lighting is required by code for parking lot; restroom building has security light on it; mounding will flare out as it goes to the east; will continue that landscaping on concept page; Wester asked about security locks; Barr said will be set by a timer to lock the doors; and Police will provide security watch of the park.

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

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

**Absent:** 2 - Price and Suriano

[DR-0004-2018](#)

To consider a Design Review Application for site plan, landscaping, and building design; for Ward One Park, property located at the northwest corner of Hines & McCutcheon Road; PID# 025-013737 and PID# 025-013736; City of Gahanna, Jeff Barr, applicant.

See discussion under FDP-0002-2018.

**A motion was made by Keehner, seconded by Burba, that the Design Review be Approved.**

**Discussion on the Motion: Hicks said everyone has done a lot of work to make this happen; excited to see this coming; Wester said this is welcoming thing for the community.**

**The motion carried by the following vote:**

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

**Absent:** 2 - Price and Suriano

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

**H. OFFICIAL REPORTS**

**Assistant City Attorney**

No report.

**City Engineer**

No report.

**Planning & Development**

Hicks said at Monday's Council Committee of the Whole, Council mentioned they will ask Planning Commission to review existing Fence Code; no specifics were mentioned. Holbrook added that we are waiting to receive written guidelines or code to review and will pass them along when they are received.

**Council Liaison**

No report.

**CIC Liaison**

Not present.

**Chair**

No report.

**I. CORRESPONDENCE AND ACTIONS**

See comment under Council Liaison.

**J. POLL MEMBERS FOR COMMENT**

None.

**K. ADJOURNMENT**

7:39 p.m. by Hicks.