



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

Wednesday, September 23, 2015

7:00 PM

City Hall

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

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, September 23, 2015. The agenda for this meeting was published on September 18, 2015. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Bobbie Burba.

Present 6 - Joe Keehner, Donald R. Shepherd, Bobbie Burba, Jennifer Tisone Price, Kristin E. Rosan, and Thomas J. Wester

Absent 1 - David K. Andrews

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2015-0190](#)

Planning Commission Minutes - September 9, 2015

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

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

Absent: 1 - Andrews

Abstain: 1 - Price

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. Deputy Clerk of Council Kayla Holbrook administered an oath to those persons wishing to present testimony this evening.

In accordance with Planning Commission Rules Section 6.10A, if there is more than one application pending before the Commission for a particular address at a meeting, the public hearings on each application may be consolidated and held as one.

[V-0015-2015](#)

To consider a variance application to vary section 1165.08(b)(1), Permanent Signs, of the Codified Ordinances of the City of Gahanna; to allow a wall sign to exceed 50 square feet; for property located at 403 Agler Road; Parcel ID numbers 025-001029 and 025-012296; current zoning CC, Community Commercial; O'Reilly Auto Enterprises, LLC, applicant.

(Advertised in the RFE 9/17/2015)

Blackford gave summary of the application; our code allows for a maximum of 50 square feet for the area; their request is under the maximum allowed by a variance; is located on the west side; staff does not see an issue with the traffic; said the request meets the criteria; is located within the West Gahanna Development Study; only meant to guide planning decisions; study does not specify a specific size of a sign; site is included in priority development area in the 2015 Economic Development Strategy; strategy provides concepts, not specified standards; showed a map of the Economic Development Strategy and the location of the site; showed themes architecture should look like in the Economic Development Strategy; staff would recommend denial of the variance as it does not fit the desire for the west side.

Chair opened the Public Hearing.

Nick D'allura, 516 Thorngate Court, Galloway, said their prototype on the other 4,600 stores is the 71 square feet size; they approved a sign of this size in Pataskala just recently; Pataskala had some concerns and recommended the sign have less lighting; some of the stores he has are low-key in terms of brightness; Rosan asked if the size they are recommending for Gahanna is the same for Pataskala; D'allura said it is a prototype and typically what they go with; Keehner asked for the dimensions on the existing floor sign; D'allura said he does not have those dimensions but believes it was 20 square feet less; Keehner asked what the logic was for the proposed versus approved sign; D'allura said it is their prototype and he has seen smaller signs that look out of place on larger buildings; Shepherd asked Bonnie Gard if they are allowed a 150 square feet total; Gard confirmed; Shepherd asked to see the proposed rendering on the screen;

Blackford said the rendering appears to be inaccurate; D'allura said the rendering looks like the other stores; Wester said he comes up with conflicting numbers; he sees a 50 foot fascia area and 44 foot shown on the sheet labeled A3; D'allura said he does not have the answer to that; Shepherd asked if we can decide on this in three weeks as he would like an accurate representation of the sign and to scale; would like it within 50 square feet and the 71 which is proposed; said we are guessing at this point; Rosan said we want to be mindful of construction delays; asked if there would be any issue with coming back to this on October 14; would want the building approved by Planning Commission and then a two-scale rendering of what a 50 square foot sign would be and what a 71 square foot sign would be on the building that has been approved; said to have updates to the zoning department on or before October 8; Keehner said he would like more information.

Chair closed the Public Hearing.

A motion was made by Burba, seconded by Price, that this Variance be Postponed to Date Certain to the Planning Commission, due back on 10/14/2015. The motion carried by the following vote:

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

Absent: 1 - Andrews

[V-0014-2015](#)

To consider a variance application to vary section 1152.02(d), Limited Overlay District, of the Codified Ordinances of the City of Gahanna; to allow limited overlay zoning to be approved without a site plan; for property located at 785 Science Boulevard; Parcel ID number 025-006469; current zoning OCT, Office, Commerce, and Technology; City of Gahanna, applicant.

(Advertised in the RFE on 9/17/2015)

Blackford gave summary of the applications; the City owns two adjacent lots much smaller that are already zoned with the overlay; the overlay text is the same as those properties; there is no proposed use at this time; this property is in two townships and one zoning will make it easier for the City to mark properly; there are a few uses prohibited within the overlay such as textile mills, small arms manufacturing, guided missile and space vehicle manufacturing, motor vehicle towing; overlay encourages green buildings; setbacks similar but some variation exists; overlay is above and beyond what the zoning code would require; our code will require a variance for the overlay zoning; there is not an end user; the existing overlay text we are mirroring did not include a site plan either; showed the property on a location map; the Economic Development Strategy shows that the property can be incorporated with the other properties; a two-story building of various square feet can be build on that lot; these are all designated industrial; proposed allows for mixed office and industrial use; compatible with

the physical and environmental features of the site; the Economic Development Strategy has identified site as having a high probability of redevelopment relative to other similarly zoned properties; staff is of the opinion that the proposed rezoning is compatible and appropriate in this area; majority of properties are similarly zoned or developed; request to rezone does not appear to create an unsafe situation for neighboring properties; adequate infrastructure exists to serve site.

Chair opened the Public Hearing.

Chair called for proponents. There were none.

Chair called for opponents. There were none.

Keehner said the change appears to be a benefit to the City; asked about the controlled "green buildings"; said it is suggested; asked if there will be incentives for those developers; Blackford said not that the City offers but it is something we can consider in how much investment they are putting into the building; it is a recommendation but not required of the overlay; Burba asked if this will be a land lease or will sell the property; Blackford said not certain now and how the deal will play out; City owns it now and will most likely own it for the near future; possible that it is bought out; Burba said the other properties were all land leased before; Blackford said that is likely but it is fairly preliminary; the details have not been ironed out; moving in a positive direction.

Chair closed the Public Hearing.

A motion was made by Price, seconded by Keehner, that this Variance be Approved. The motion carried by the following vote:

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

Absent: 1 - Andrews

[Z-0006-2015](#)

To consider an application for Zoning Change for 3.57+/- acres of property located at 785 Science Boulevard; Parcel ID number 025-006469; current zoning OCT, Office, Commerce, and Technology; requested zoning L-OCT, Limited Overlay-Office, Commerce, and Technology; City of Gahanna, applicant.

(Advertised in the RFE on 9/10/2015 and 9/17/2015)

See previous discussion under V-0014-2015.

A motion was made by Price, seconded by Shepherd, that this Zoning be Recommended to Council for Approval. The motion carried by the following vote:

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

Absent: 1 - Andrews

F. **UNFINISHED BUSINESS: None.**

G. **NEW BUSINESS: None.**

H. **OFFICIAL REPORTS:**

City Attorney

Not present.

City Engineer

No report.

Department of Development

[2015-0191](#)

MORPC's High Crash Intersection data

Blackford asked where the Commission thought most traffic accidents occur; he said it was reported that the intersection of Stygler and US-62 is the top intersection in Gahanna where traffic accidents occur; said the intersection at Agler Road and Stygler Road fell at the second highest location; our 2015 Economic Development Strategy shows plans and projects to improve that area and those intersections.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. **CORRESPONDENCE AND ACTIONS**

[SWP-0005-2015](#)

A Subdivision Without Plat to split 0.4725+/- acres of property; parcel ID number 025-008163; property located at 501 Helmbright Drive, the

intersection of Taylor Road and Helmbright Drive; City of Gahanna/Rob Priestas, applicant; administratively approved April 1, 2015.

Holbrook made note of the administratively approved application.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT: 7:41 p.m.

L. POSTPONED APPLICATIONS: None.

M. UPCOMING APPLICATIONS: None.