



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Krystal Gonchar, Deputy Clerk of Council

Wednesday, November 18, 2020

7:00 PM

Virtual Meeting

Call in details: 513-306-4583, Conference ID: 205 800 137#. To speak during the meeting, at least one hour prior to the start of the meeting, you must email planningcommission@gahanna.gov and include: subject you wish to speak on, your name, address.

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

Gahanna Planning Commission met virtually for a Regular Session, on Wednesday, November 18, 2020. The agenda for this meeting was published on November 13, 2020. Chair Michael Suriano called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Present 7 - Thom Shapaka, Michael Suriano, Bobbie Burba, Michael Greenberg, John Hicks, Michael Tamarkin, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.

C. APPROVAL OF MINUTES

[2020-182](#)

Planning Commission Meeting Minutes for November 4, 2020.

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

Yes: 7 - Shapaka, Suriano, Burba, Greenberg, Hicks, Tamarkin and 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 COMMENT[DR-022-2020](#)

To consider a Design Review Application for a site plan, landscaping plan, and building design for property located at 1317 N. Hamilton Rd.; Parcel ID No. 025-010855; Current Zoning CC-2; Wright-Patt Credit Union; Andrew Navarro, applicant.

City Planner Michael Blackford provided a summary of the application (see attached staff presentation). Applicant is requesting a change of use from a restaurant, previously Max & Erma's, to a credit union. The parking layout has been revised to reduce parking. Less parking is required for a credit union than for a restaurant. There is a proposal for a remote teller. No variances are requested or required. Code does not require specific colors or materials. Staff recommends approval.

Chair opened public comment at 7:08 p.m.

Andrew Navarro, applicant; stated that he has nothing additional to add to the presentation but will address any questions from the Commission.

Chair closed public comment at 7:09 p.m. and called for questions from the Commission.

Wester: this is a welcomed addition for that area; hates to see Max & Erma's go, but this will complement the area.

Shapaka: echoed what Wester said about the proposal.

Greenberg: asked if there has been a dramatic change to the landscaping plan, from what is currently there on the property. Navarro said yes; there is a significant change; a new curb will go in; canopy will change; there will be far more landscaping than what is currently there. Due to water issues, the ground will need to be re-graded as well. Greenberg asked for the remote tellers, how does the container get over to the credit union. Navarro said they will be stand-alone teller centers and will have a video conference system for communicating; will be able to complete transactions just like in person, inside the building; mostly data will pass between them.

Suriano: asked if the applicant will be coming back with a final development plan due to the site changes. Blackford said that won't be required for this project; does not recall additional engineering phase being required. Navarro said final engineering plans are being drawn up now and will be submitted for stormwater purposes, etc. Suriano asked for verification that what was on the site plan now, is what will be

constructed. Navarro confirmed. Suriano asked about the exterior materials; the navy blue and lighter gray portions of the building, what are those. Navarro said due to water damage the entire efface will be replaced; will have a stippled stucco finish.

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

Discussion on the motion: Suriano stated that he is excited to see the improvements and hope they are successful.

The motion carried by the following vote:

Yes: 7 - Shapaka, Suriano, Burba, Greenberg, Hicks, Tamarkin and Wester

[CC-004-2020](#)

To recommend approval to Council, changes to Part Eleven- Planning and Zoning Code, Chapter 1133- Rezoning, of the Codified Ordinances of the City of Gahanna.

Blackford provided a summary of the attached red line code changes; stated that this is something that staff has wanted to change for some time. There was some challenge with a recent rezoning, where the sign posting requirements were not met. This code is challenging because it is an applicant's burden to post a sign; when that is the case we have instances where an applicant may not do it in the right amount of time, and staff finds out after the fact. The sign that is required to be posted is extremely large and requires a sign shop to fabricate; the way these are noticed, the applicant may get only a 6 day notice before the meeting, which does not allow for much time to get a sign made at a shop. The sign is so large that it would need a building permit and a call to utility protection service for post digging. We are proposing that we post the sign; many surrounding areas function like this. We have also removed the graphic from the code because we do not yet have a design in mind for the new one; they will be akin to a real estate sign like in New Albany, Jefferson Twp., Westerville, etc. Shifting this to a city responsibility will ensure that the requirements are met.

Chair opened public comment at 7:20 p.m.

No public comments.

Chair closed public comment at 7:20 p.m. and called for questions from the Commission.

Wester: stated that Blackford did a great job with this; asked if the city will be requesting additional funding for this or will there be a fee associated with it. Blackford stated that just today, they sent a report to council for a request to update the zoning and building fee schedule; that includes a rezoning fee. The city's fees are very low for the region; those

fees are typically quite high because they take up so much staff time; new proposed fee is \$1,500 up from \$750. We are waiting on quotes from a sign company to determine the actual cost.

Hicks: asked since the responsibility is moving from the applicant to the city, do we need to get the owner's approval to place the sign on their property. Blackford said the fine print on the application covers that.

Suriano: asked if the new fees that will be charged are equitable to cities surrounding Gahanna. Blackford said yes, we are still quite low; still lower than most everyone else; used to be based on acreage, but the process does not change much based on size; there will just be the one flat fee.

A motion was made by Hicks, seconded by Shapaka, that the Code Change be Recommended to Council for Approval.

Discussion on the motion: Suriano stated that he hopes this new process will be more efficient and help alleviate any of those previous issues.

The motion carried by the following vote:

Yes: 7 - Shapaka, Suriano, Burba, Greenberg, Hicks, Tamarkin and Wester

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS: None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Planner

Blackford stated that the survey results from the Design Review Code were in, and they had over 350 responses. A summary will be presented at the next meeting.

Council Liaison

Shapaka yielded his time to Mayor Jadwin. Jadwin thanked the commission for running the virtual meetings efficiently, but also for how they comment individually on projects, as that is helpful to understand their concerns, and helps when administration works with developers.

She said they are about to embark on a zoning code rewrite, which will be ongoing up to fall of next year; it is outdated in many ways. Wished everyone a Happy Thanksgiving.

CIC Liaison

No report.

Chair

Suriano stated that a bill was approved in the senate to extend virtual meetings and is set to be heard by the house. Mayor Jadwin provided an update; stated that she was on a call this afternoon regarding Ohio House Bill 404, to extend the expiration of virtual meetings; expects it to be signed by the governor with emergency before the end of the week; previous expiration was December 1; this would extend through July 1, 2021.

I. CORRESPONDENCE AND ACTIONS: None.

J. POLL MEMBERS FOR COMMENT

No comments.

K. ADJOURNMENT

At 7:30 p.m.