



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Wednesday, December 18, 2019

7:00 PM

City Hall, Council Chambers

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

Krystal Gonchar, Deputy Clerk of Council

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

- Proclamation from Mayor Kneeland to Kristin Rosan for her years of service

Gahanna Planning Commission met in Regular Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio, on Wednesday, December 18, 2019. The agenda for this meeting was published on December 13, 2019. Chair John Hicks called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Shapaka.

Hicks presented Rosan with a framed proclamation from the Mayor, which he read at a reception that preceded the meeting; he stated that this is the final meeting that Rosan will be with the commission as she has resigned.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

A motion was made by Wester, seconded by Burba, that ORD-0111-2019 be removed from the agenda since Council remanded the referral at their 12/16/19 regular meeting. The motion carried by the following vote:

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

C. APPROVAL OF MINUTES

[2019-0180](#)

Planning Commission Meeting Minutes for December 4, 2019.

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

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

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

Hicks called for comments on items not on the agenda this evening.

Rosalie Durbin, 228 Mill St.; stated that she would like more information on the Mill Street Development as it becomes available; stated that she and her husband purchased a home near there and would like to make that their permanent home; is concerned about future development that may impact their property; asked how she will be made aware of any futures plans.

Hicks deferred to the Clerk. Gonchar provided information about how contiguous property owners are notified of development, per city code.

[DR-0025-2019](#)

To consider a Design Review Application for a site plan, landscaping plan, and building design for The Shops at McKenna Creek; for property located at 975 N. Hamilton Rd.; Parcel ID No. 025-009953; current zoning Planned Commercial Center District (PCC); William Schottenstein, applicant.

Blackford provided a summary of the application; reviewed attached application, showed images that were provided; explained criteria for approving design review; cited the cite code; stated that staff is in support of approval for the Design Review application, as it meets the applicable requirements.

Chair opened the public hearing at 7:15 p.m.

Glenn Dugger, attorney representing the applicant; stated the approved Final Development Plan from last month covers this building as well; we reviewed staff report and there's no disagreement with their conclusions; asked the architect to come forward.

Dave Rectenwald, architect; we have taken great pains to stick to the

1993 zoning ordinance with our roof lines and forms; the footprint is about the same as what was presented over a year ago; this design has two-tone brick; the roof line varies; selected a simple medium gray asphalt based shingle to work with dark gray pallet; there will still be a patio for tenants; the light colored brick will wrap around the building.

Chair called for questions from the public. There were none. Chair closed the public hearing at 7:20 p.m. Chair called for questions from the commission.

Tamarkin asked about the west building; does the applicant anticipate much lighting in the back, in reference to what would carry over in to the neighborhood and through the trees. Rectenwald said the wall mounted sconce with downward facing light to illuminate the door area, will not allow light to cross the ravine. Tamarkin asked about deliveries coming through the back door. Rectenwald said there would be none.

Suriano asked about the CMU; asked for clarification on the color. Rectenwald showed a sample of the material; said it would be flat black.

Shapaka said there was a design submitted a year ago as a concept; picked up surrounding stone in stores near there; this looks coordinated but why the big change from the original sketch.

Blackford said what Shapaka was referring to was the 1990 ordinance not the image from what was submitted last year; that was produced as part of the zoning approval in 1990. Dugger said what was submitted a year ago was appealed to BZBA and turned down and this is more closely related to the 1990 zoning ordinance design requirements.

A motion was made by Tamarkin, seconded by Burba, that the Design Review be Approved. The motion carried by the following vote:

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

4569 Morse Rd.

[Z-0003-2019](#)

To recommend approval to Council, a Zoning Application for 2.707 +/- acres of property located at 4569 Morse Rd.; Parcel ID Nos. 025-004415, 025-004418, and 025-004420; current zoning Restricted Institutional District (RID); requested zoning Limited Overlay- Community Service District (L-CS); Win Stewart, applicant.

Blackford provided a summary of the zoning application and conditional

use application; current zoning is limited to government and church uses; to the east is commercial development and to the south is residential; to the west is a mix of commercial, single family, and multi-use family; when considering re-zoning, potentially all uses within a zoning district can be used; community service does not allow for offices or retail, it is more for quasi-industrial, gyms, restaurants; overlays can restrict more than what the zoning allows but cannot be more permissive; if approved, a final development application and design review would follow in the future; reviewed setback requirements; reviewed criteria for approving rezoning; reviewed criteria for approving conditional uses; this will be an indoor climate controlled facility; the land use plan looked at this area as an office use, we have had a number of parties interested in developing this property but the biggest issue was access and traffic; there is no ability to install a traffic light; the city has inquired a few times; that has prevented other uses; it has always been a deal breaker for development of offices and multi-use, residential, etc.; would suggest the city investigate creating a TIF in this area; the proposed development is projected to be \$6.5 million; if this were part of a TIF, the city would see \$83,000 annually in property tax revenue; currently the city sees approximately \$257.00 annually; showed site plan, as required with zoning and conditional use applications; this site plan is not set in stone, it may change slightly in the future; setback far exceeds requirements; 5 other properties in the city have this CS zoning; demand for this use is great; they are desired to be in close proximity to residential and on major roadways; staff would not agree with land use plan for this property; staff would recommend approval.

Chair opened the Public Hearing at 7:42 p.m.

David Hodge, attorney for the applicant; stated the property used to be maintained by Franklin County for road salt, etc.; the CS is an appropriate land use along Morse Rd.; the current property owner is the owner of Moo Moo Car Wash; they acquired the land from the county; car washes tend to be a traffic generator and without a traffic signal on Morse Rd., the car wash would be backed up and cause a long line of traffic down Morse Rd.; the proposed use would not have demand during peak traffic hours; the site has had some environmental issues due to past uses by the county and a railroad car was underground at some point, which had to be removed; in terms of schools, this will not affect attendance, but will generate tax revenue; had a good meeting with Area Commission; comments are included in the application packet; the surrounding property owners seems to be satisfied with the buffer, and the fact that trucks would not be going through during the middle of the night.

Chair called for public comments.

Brenda Hoffman, 279 Highmeadow Dr.; stated that her property sits at the corner of Maybank; showed where the daycare/preschool sits in relation to her property; said there are no 3 story buildings near there, until you get down towards Christopher Wren apartments; they are better shielded; would ask that the commission not approve this until the property owners who will be affected have an opportunity to come forward; one of the property owners listed has not been advised; we are not happy because this will create more problems on Morse Rd.; we will have more commercial uses backed up to our houses, creating noise, and our neighborhoods were there first; regarding the \$4,400 property tax without the TIF; my home property taxes are \$3,900 for a tiny house; don't the rest of our taxes matter; we very rarely heard the salt trucks; vehicles will go in and out at all hours; other businesses close near 6:00 p.m.; storage warehouses need to stay in the industrial area; Mayor Kneeland promised a noise ordinance; this is working against that; the 6' high berm with landscaping that was supposed to go up with Stoneridge Plaza, was not ever created, which Development promised; when Enchanted Care went in, residents were promised screening; the dumpsters there, full of diapers, are there instead; nothing promised by Development has happened.

Hodge stated that if this were successful, we will be back to the commission with a design review; this is a challenging property; we believe this is a great use and consistent with zonings in the area; would provide a service to the residents of Gahanna.

Win Stewart, 2970 Peachtree Rd., Atlanta, GA, applicant; to address issues brought up by Hoffman, on west side of building is an 80'x40' drive-thru; there is no one outside; customers would drive up and unload and load indoors; the noise is contained within indoor loading bay; we don't have a dumpster; all trash contained indoors; storage is the lowest traffic generator compared to office uses; we generate 15 trips per hour compared to 100 for offices or 50 for retail.

Chair closed the public hearing at 7:56 p.m. and called for questions from the Commission.

Greenberg asked about the typical hours of operation. Stewart said staff would be onsite around 9 a.m.-6 p.m., but access allowed until 9 p.m. Dan McCoy, with the applicant, stated the use after 6 p.m. would be limited to current customers, access allowed with a code. Greenberg said there are limits to times of day the building can be used. Greenberg asked if underground tanks have been removed. Hodge confirmed.

Greenberg asked if other environmental concerns have been addressed. Applicant said yes, with a Phase 1 assessment.

Wester asked what the building will look like; how many stories will it be. Applicant said 3; those are representative pictures, will be in line with surrounding buildings; all of that comes later in the process. Hodge said all requirements will be met, per code.

Burba asked if she understood correctly that the cars would drive into the building. McCoy stated that there was a bay to drive into and then elevators would be used to move items to the second and third floors. Burba said she's never seen a 3 story unit like this, asked if this is new. Stewart said this is more modern. Burba asked about the size of the units. Stewart said the bigger percentage of units will be on the smaller side; but there will be a mix of unit sizes. Burba asked how many units there will be. Stewart said between 600-700.

Shapaka said he applauds the sketch that is before him, he likes the direction it's going; said for the building itself, it's a concrete floor system with high ceilings; this could be repurposed in the future; this is a good idea, but asked if it is a viable project with 2 stories and a basement. Stewart said due to the environmental issues, a basement is not feasible. Shapaka said that he sees the compromise. Applicant said he met with Christine, the resident closest and most impacted by the project; there are mature trees there to buffer, she requested that the natural screening remain. Shapaka asked about the detention in the front. Applicant said that was intended to be for infiltration, but have not yet met with the city engineer to hash that out.

Tamarkin said there's a lot of land around the building; asked if there was an intention to have storage outside of the building, for boats or campers as an example. Applicant said no, not with this design. Tamarkin asked for confirmation that everything will be stored inside the building. Applicant confirmed; stated that from a consumer perspective, it is better to be out of the weather, it is more secure, and there is less noise. Tamarkin asked if they own other facilities like this. Applicant said yes. Tamarkin asked about the percentage of clientele that show up with large vehicles. Applicant said it depends on the area and nature of area, but in a residential area, a large percent; 20% of the storage is from businesses storing files in climate controlled storage. Tamarkin asked about the intended buffer design between the building and neighbors. Applicant said to the south there is 125' of hard woods; driving through, you can't see it from the south side up; Christine is to the east. Blackford said that these are Final Development issues, but regardless of the vegetation on the property, the requirements are for the property being

developed; the applicant has to meet those screening standards regardless of what trees are on the resident's property, or request a variance. Hodge said the applicant is not requesting a variance to those requirements. Applicant stated again that access is restricted for customers after 9 p.m. Greenberg asked if our code has access restrictions. Rosan stated there are no restrictions on hours.

Hicks asked how many cars can fit in a loading bay at one time. Applicant said around 6; it's 80 feet long. Hicks asked if there have been instances of stacking of vehicles in other locations. Applicant said no; said many people store their items and don't return to the unit for another two years; if there was a busy Saturday morning, there is an area to the side of the bay where cars can wait. Greenberg asked if there was someone in the office at all times during business hours. Applicant said yes, during 9 a.m.-6 p.m.

A motion was made by Greenberg, seconded by Suriano, that the Zoning be Approved.

Discussion on the motion: Suriano stated that he will hold his comments about the building until the FDP is before them; looking at compatibility, use, traffic volume; this is not incompatible to the neighbors; will be voting in favor.

Hicks in support; meets the criteria for zoning; provides more opportunities for development than the current zoning.

The motion carried by the following vote:

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

[CU-0005-2019](#)

To consider a Conditional Use Application to allow for warehousing and self-storage in a Community Service District with a Limited Overlay; for property located at 4569 Morse Rd.; Parcel ID Nos, 025-00415, 025-004418, and 025-004420; current zoning Restricted Institutional District (RID); requested zoning Limited Overlay- Community Service District (L-CS); Win Stewart, applicant.

See discussion above, under Z-0003-2019.

A motion was made by Greenberg, seconded by Suriano, that the Conditional Use be Approved.

Discussion on the motion: Hicks stated that he is in support, and for those who voiced concerns about the design and FDP, please continue to follow the project.

The motion carried by the following vote:

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

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS

[S-0002-2019](#)

To recommend to Council the adoption of the Gahanna Thoroughfare Plan, dated July 3, 2019.

City Engineer, John Moorehead, stated that in 2006, the Thoroughfare Plan was adopted and this is an update to that; the ask is to have Planning Commission recommend approval to Council; the plan should be reviewed generally every 5 years, and every 10 years reviewed more rigorously; with the passage of Issue 12, there are more opportunities for improvement; this document is not a road map for improvements, it is not prescriptive; this looks at entire city's infrastructure; a living document that tells the state of the roads and what our needs may be; useful for staff, leadership, and residents; there has been growth all around the city, and so the plan needs updated. Moorehead introduced John Gallagher and Gina Balsamo from Carpenter Marty to present the attached presentation (under file S-0002-2019) for the 2019 Thoroughfare Plan update. Balsamo said they gathered new data and reviewed that data; said all the details are in the plan.

Moorehead said next year, Morse & Hamilton Road will see improvements by the City of Columbus; will see what traffic is like in Gahanna after that is complete. There are other areas that need improvements as well; please contact the engineering department with any other questions.

Chair called for questions from the Commission.

Greenberg asked about the two extensions in the plan; asked what would trigger those becoming reality. Moorehead said there must be recognition by administration, that those areas need priority; the city puts together capital needs assessment and funding is appropriated.

Wester thanked Moorehead and Carpenter Marty for completing the much needed study; going forward, this will be incumbent upon the new city administration and council, to identify strong wants and policies; traffic will only get worse with surrounding areas growing; this will lead us forward.

A motion was made by Wester, seconded by Greenberg, that the Study be Recommended for Approval to Council. The motion carried by the following vote:

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

[ORD-0111-2019](#)

To Vacate Public Right of Way: a portion of North Street (see EXHIBIT E of attached Development Agreement).

(Referred by Council at the 12/2/19 regular meeting to the 12/18/19 Planning Commission meeting)

(This item was removed from the agenda, per the request of Council.)

H. OFFICIAL REPORTS

Assistant City Attorney

Rosan thanked everyone for the party before the meeting; thanked everyone for their friendship and comradery over the years; the city has lots of great things ahead.

Planning & Development

Blackford wished everyone a happy end of 2019; provided an update to the Gahanna CIC earlier this week; would like to share that with the Commission at the next meeting; thanked Rosan for all her years of service and professionalism with the commission.

Council Liaison

No report.

CIC Liaison

Hicks said nothing was discussed at the last meeting that would be relevant to the commission; the next meeting will be held on the third Tuesday in January.

Chair

Allowed Ray Mularski, City Attorney Elect to introduce Matt Roth, who will serve as the Assistant City Attorney to Gahanna; served for the city of Reynoldsburg for 13 years; has a lot of experience; will represent Planning Commission beginning in 2020.

Thanked the Commission for allowing him to serve as Chair; it has been a pleasure.

I. CORRESPONDENCE AND ACTIONS: None.**J. POLL MEMBERS FOR COMMENT**

Wester thanked Rosan; said she has been an excellent resource. The Commission thanked Rosan as well. Suriano thanked Hicks for his service as Chair.

K. ADJOURNMENT

By Wester at 8:45 p.m.