



# City of Gahanna

## Meeting Minutes

### Planning Commission

200 South Hamilton Road  
Gahanna, Ohio 43230

*John Hicks, Chair*  
*Michael Suriano, Vice Chair*  
*Bobbie Burba*  
*Michael Greenberg*  
*Thomas Shapaka*  
*Donald R. Shepherd*  
*Thomas J. Wester*

*Krystal Gonchar, Deputy Clerk of Council*

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Wednesday, May 22, 2019

7:00 PM

City Hall, Council Chambers

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

Gahanna Planning Commission met for a Regular Meeting in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio, on Wednesday, May 22, 2019. The agenda for this meeting was published on May 20, 2019. Chair John Hicks called the meeting to order at 7:05 p.m., Wester led the Pledge of Allegiance.

Hicks welcomed new Planning Commission member Michael Greenberg.

**Present** 6 - Thom Shapaka, Thomas J. Wester, Michael Suriano, John Hicks, Bobbie Burba, and Michael Greenberg

**Absent** 1 - Donald R. Shepherd

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

None

#### C. APPROVAL OF MINUTES

**A motion was made by Wester, seconded by Burba, to approve the Planning Commission Meeting Minutes for April 10, 2019 and May 8, 2019. The motion carried by the following vote:**

**Yes:** 4 - Shapaka, Wester, Hicks and Burba

**Absent:** 1 - Shepherd

**Abstain:** 2 - Suriano and Greenberg

[2019-0065](#)

Planning Commission Meeting Minutes for April 10, and May 8, 2019.

**D. SWEAR IN APPLICANTS & SPEAKERS**

City Attorney, Shane Ewald, administered an oath to those persons wishing to present testimony this evening. Ewald stated the rules for the public comment portion of the meeting.

**E. APPLICATIONS - PUBLIC COMMENT**[DR-0006-2019](#)

To consider a Design Review application for a landscaping plan for property located at 75 West Johnstown Rd.; Parcel ID No. 025-013762; current zoning Olde Gahanna Recreation (OG-3); VFW 4719, Gary Sams, applicant.

Blackford provided a summary of the application: showed location and zoning map; request to install a new wooden split rail fence; allowable by code; showed image of the style of fence the applicant is proposing to install; reviewed staff comments in the application; consistent with code, will improve the site.

Chair opened the Public Hearing at 7:09 p.m.

No public comments. Chair closed the Public Hearing at 7:10 p.m.

No questions from the Commission

**A Motion was made by Wester, seconded by Burba, that the Design Review be approved. The Motion carried by the following vote:**

**Yes:** 6 - Shapaka, Wester, Suriano, Hicks, Burba and Greenberg

**Absent:** 1 - Shepherd

[DR-0008-2019](#)

To consider a Design Review application for a Building Design for property located at 785 Science Blvd.; Parcel ID No.(s) 025-006469, 025-013668, 027-000114; current zoning Office, Commerce & Technology District (OCT); Franklin Peak- Edison Brewery; Gayle Zimmerman, applicant.

Blackford said the property is located on Science Blvd and is zoned Office, Commerce & Technology with an overlay, the overlay has restrictions from what the zoning code would normally allow, the request is to amend the previously approved Design Review approval for the brewery; There are minor changes to the exterior building elevation, the windows, building lighting added and the largest change is the smoke stack on the stone facade; There were too many changes for staff to approve administratively, staff recommends approval of the request.

Chair opened the Public Hearing at 7:24 p.m.

Mark Ford, Ford Assoc. & Architects is present to answer any questions.

No public comments. Chair closed the Public Hearing at 7:25 p.m.

Wester inquired if the smoke stack was a working smoke stack and what are the square elements on the stack; Ford shared that the space will have some of the building utilities housed in it and the squares are little glass blocks.

**Motion was made by Shapaka, seconded by Burba, that the Design Review be approved. The Motion carried by the following vote:**

**Yes:** 6 - Shapaka, Wester, Suriano, Hicks, Burba and Greenberg

**Absent:** 1 - Shepherd

## Gahanna Land Use Plan

### [2019-0053](#)

#### Gahanna Land Use Plan

Blackford requested a Recommendation to Council to Adopt the Gahanna Land Use Plan, the draft plan that was provided will have some additional edits, the edits will be in place on a final draft document to present to Council, there are some inconsistencies on the order of the pages and the Table of Contents, there is a public request to change the land use on the east side of Hamilton Rd, north of Clark State Rd and south of the school the future land use map designates those as mixed use, staff agrees that it should be changed to low density residential designation, if there is a Recommendation tonight those edits will be in the final draft document.

Chair opened the Public Hearing at 7:34 p.m.

Tom Liszkay 457 Tresham Rd., Gahanna OH provided a copy of a letter to the Commission dated May 22, 2019 regarding the Gahanna Land Use Plan (draft) he is glad the change was made to the Foxboro frontage lots, on page 77 he recommends that the mixed use also be changed back to low density residential on the small lots north and south of Worman Drive and that the mixed use also be changed back to low density residential on the south side of Havens Corners Rd from the Gahanna Jefferson Schools property east to St. Matthew Parish, on page 50 there area south of the Ohio Health building at the angle formed by East Johnstown Rd and North Hamilton Rd there are three lots south of there on the west side of North Hamilton Road behind those lots are lots on the east side of East Johnstown Rd, and there are about three acres of city land that was dedicated as City Park Land, it is not showing as Park Land on the Draft Plan, The city's Heartland Plan called for

combining the six lots for redevelopment, in looking at most of the draft plan he believes that it would be a good idea to just refer to the previous nine plans even though they would not be regulatory.

Brenda R. Hoffman 279 Highmeadow Dr., Gahanna OH would like to discuss the North Gateway zoning, she has spoken to all of her neighbors and has attended three meetings, this whole plan was conducted with less than 4% of our population, 300 people phone survey, 163 on-line survey, at the first meeting other than herself and her husband everyone in attendance was associated with the City or Area Commission, no one in her neighborhood knew about this, I know this is a heartache for the whole city, is there a way to get the news out to everybody before you make a final decision and the second please is that North Gateway has an area called Stoneridge that currently is zoned commercial retail, at the meetings she asked a gentle man what mixed use meant, she was told that it makes way for residential use, a high density residential use, the Stoneridge Plaza sits up high and looks down into the residential neighborhood behind it, by putting in residential will have people look directly down into the current home, we do not need a plan with mixed use that changes the possibility of having high density apartments backed up to the Academy easement, we do not need this, it is a very stable, well maintained and close neighborhood, does this plan has to be absolutely approved now and has it been reviewed by our Mayoral candidates or anyone in the possibility of an upcoming administration because this is looking at a big transition among directors, is it really necessary to take a commercial zone right not and try to forecast 10 - 20 years forward for mixed use, every zoning decision coming forward is going to say where does this fit in the development plan, mixed use is not a good fit for us.

Theresa Thrash 245 Maybank Ct., Gahanna OH agrees with Mrs. Hoffman that mixed use zoning for Stoneridge is the right mixture for the residents of the Villages of Gahanna, there are about 900 homes in there and this is the first she has heard of the zoning, she agrees that bringing in high density residential would bring in increased revenue for the city but disagrees that the plaza is not useable, she walks all over Gahanna and through the plaza, she does not want to see a parking garage or the back of a high rise from her street, she is sure the planners have not used Morse and Hamilton during the daytime, you can't get in and out of the subdivision, most people drive through to exit on Cherrybottom Rd., both Hamilton and Morse roads need to be widen, she thinks we need to stay with the times, but believes that with all the new mixed use development down Morse Rd at 161 and the new homes east on Morse Rd. we are going to be too dense unless we do something about the roads, she would rather that her tax dollars go to developing the downtown area and

make the welcome to Gahanna a little better.

Priscilla Kell 1295 Granfield Ct., Gahanna OH has lived there for 25 years and believes this is the worst idea she has ever heard of, she would like to see Gahanna grow but this is not the way to do it.

Calvin Winjhamer 284 Highmeadow Dr., Gahanna OH his house backs up to Columbus Academy, his concern is the use of the building with the potential high density use, his family regularly go to the businesses at Stoneridge, he believes that the residents of Gahanna get a value out of the commercial use property, he believes many of them fear what the mixed use could turn into down the road, he feels it is not appropriate to change to mixed use at this time.

Eva Mukaj 276 Maybank Ct., Gahanna OH speaking on behalf of her parents who moved to Gahanna many years ago to have a better life and raise a family, they have a great neighborhood where people watch out for each other, she proposes that at Stoneridge all the property proposed to be changed to mixed use remain commercial, the change in zoning would have a terrible affect to her and her parents' home, suggested use of the town homes and apartment dwellings will negatively impact property values and further congest an already highly congested area, by building a possibly 70' tall residential homes beside the currents FS2 family dwellings would further create crime, pollution noise and diminish our quality of live, most of the screening trees have been lost in the Columbus Academy easement despite promises made at construction no 6' high noise barrier has been constructed at the top side hill instead the berm was built low and there is nothing to stop the sounds of equipment and the semi trucks as they use the Kroger area, they are already at the mercy of the drivers on Morse Rd. just exiting their neighborhood off of Highmeadow, there have been numerous collisions and in 2014 a woman was struck and killed at the end of the street, as the area has grown there is not a crosswalk, we do not need more people in a confined space, there needs to be better planning to make a Land Use Plan and respect the residents that already live there.

Tyler Johnson 276 Highmeadow Dr., Gahanna OH his biggest concern is the traffic, with more people there will be more people, his wife doesn't drive and so many times has almost been hit by a car, with more people in the mix the number will multiply, unless there is something in plan with the other jurisdictions the traffic at Morse and Hamilton Rd will be worse, it is a mess, if changed to mixed use it will be worse.

Brenda Hoffman 279 Highmeadow Dr., Gahanna OH stated that if you can't keep retail in the area can we build a community center, put in an

indoor pool, have a nice place for people to walk inside, it is a great idea, many people have been talking about why we don't have a community center, we can charge a membership, just something to think about.

Ali Johnson 276 Highmeadow Dr., Gahanna OH said that due to epilepsy she is unable to drive and walks to get around, getting groceries and has to walk down Morse Rd with a new born, it is so congested and if an apartment complex is built they will look down on their homes and into their yards watching their children play, we will not know who these people are and where they are from, we don't live near a school where possible a sex offender could live in the apartments, as a parent she is worried and sad.

Laurie Jadwin, 1222 Pond Hollow Ln, New Albany OH is speaking not only as a resident of Gahanna but also as the Executive Director of Visit Gahanna and also with 27 years' experience as an attorney, she is concerned about passing a plan when there are still details to work out and it is the end of May and there will be a new Administration taking over and to pass this now without any input from either candidate seems to be a little premature, she just request to take a step back until all the details are worked out before moving forward.

Chair closed the Public Hearing at 7:59 p.m. on this application and move to questions from the Commission.

Wester said there were a lot of interesting comments, in the last two weeks the city had a big epiphany and I believe people have changed, Issue 12 passed by a vote of 4 to 1, 80% of people were in favor of it, he believes that gives a good indication to the people on this Commission, the Administration and the Mayoral Candidates, the past nine plans have a lot of wisdom and conflict in the, that is why this plan was put together, past performance in certain areas are part of the problem that the City is dealing with now, how long has it been since the City has had a thoroughfare plan that addresses traffic, mentioned earlier was the City needs better planning this plan is the first step in that regard, he has reviewed a lot of plans and said no plans are complete plans change, this plan is a good starting point, it is incumbent of this Commission and others to look at this as a guide to where we go from there, this Commission can issue variances and can vote down something, he feels the plan is a very good one, it represents over 15 months' worth of work, we have to trust the administration and as changes come up that they are brought to this Commission, he is in favor of recommending the plan to Council.

Hicks asked the audience what the preferred use of the area, response was to stay commercial and that it not be residential mixed use, he said Ms. Hoffman mentioned a community center, however currently the only zoning that is some what mixed use is CX1 which include health clubs and gyms, it is possible that it could happen if a developer chooses to purchase the land and develop that he thanked the audience for their feedback on their preferred use, he ask Blackford if there were any additional known edits that need considered; Blackford said not any known additional edits at this time.

Hicks requested clarification from Ewald on how the motion is presented; Ewald stated it is a motion to adopt and a motion to amend the document and recommend it to Council; Ewald shared that he is uneasy about sending a document with a recommendation and having changes subsequent with that prior to the review of Council without them having the ability or distinction of what has been recommended and what has been changed so if it is going to be adopted tonight he suggested adopting as is and let Council make the changes.

**Motion was made by Wester, seconded by Suriano; to recommend to Council to adopt the 2019 Gahanna Land Use Plan dated March 12, 2019.**

**Discussion on the Motion:** Suriano is in support of adopting the land use plan, this plan is cohesive single vision for the city based on real data and forecasting to the best of our ability and how we account for growth in the city intelligently, we have to have a lattice for making decisions as a Commission and as a city to be able to even say we disagree, we have to have a baseline starting point, this isn't law, it will inform how we think about zoning changes, he believes that part of the problem now is there are many pieces and parts are in conflict with each other, this is a singular plan based on current data and conditions in our city, mixed use allows a significant amount of flexibility, it does not equal high density, it means several different things, it might mean more green and walkable spaces, it can actually make our community healthier, we have to think beyond the next five or ten years, what might be viable as a retail establishment today might not be viable in the future, he will be voting on the plan tonight.

Shapaka shared that this plan gives the commission a tool to address all the issues, this gives a baseline, by adopting the plan it is making a recommendation for Council to approve, he is in support of moving forward with the plan.

Hicks stated that in principal he supports the agreement as proposed, he is hesitant of recommending something that is not final, hearing the feedback tonight and where the Commission is in the chain of command his reservations have been put at ease, there have been great comments this evening, he believe that the plan will protect the future concerns, this Commission will do its best to prevent a developer from proposing a use and then flipping it to something that is allowed but wasn't proposed, this Commission has precedent that it has stood up for the City when developers try to do that, mixed use can be a lot of great things other than high density residential, he supports the commercial aspect of the corridor and is supporting the recommendation

**Motion carried with the following vote:**

**Yes:** 6 - Shapaka, Wester, Suriano, Hicks, Burba and Greenberg

**Absent:** 1 - Shepherd

**F. UNFINISHED BUSINESS**

None

**G. NEW BUSINESS**

None

**H. OFFICIAL REPORTS**

**Assistant City Attorney**

None

**City Engineer**

None

**Planning & Development**

Blackford updated the Commission on four projects in the Office, Commerce & Technology District, the Franklin Peak-Edison Brewery and office building is in the building permit phase; Gahanna Parkway the Edge building that just had it ribbon cutting last week; Geiger Excavating, Inc. 1041 Enterprise Dr., were approved a Conditional Use, a Variance, a Final Development Plan, and a Design Review in October 2018, there were issues with dust and dirt on the roadway at the Enterprise access point, as a condition of the approval it was deeded emergency access only and there is now a gate and sign prohibiting truck traffic onto Enterprise Dr.; on Claycraft Road Trevi Enterprises, LLC has a 275,000 sq. ft. warehouse for multi-tenant, approximately 55,000 sq. ft. has already been leased out.

**Council Liaison**

Burba stated glad the tax levy passed and looking forward to 2020.



**CIC Liaison**

Hicks stated CIC met and had a presentation on a downtown retail study that was pretty exciting and in conjunction with the passing of the Land Use Plan there will be an additional report.

**Chair**

None

**I. CORRESPONDENCE AND ACTIONS**

Ewald stated that to be clear for the record, the Commission moved to adopt and not amend the Gahanna Land Use Plan; Hicks stated that is correct moved to adopt.

**J. POLL MEMBERS FOR COMMENT**

None

**K. ADJOURNMENT**

Adjournment at 8:17 p.m.