



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Planning Commission Workshop

*Bobbie Burba
John Hicks
Joe Keehner
Jennifer Price
Donald R. Shepherd
Michael Suriano
Thomas J. Wester*

Kayla Holbrook, Deputy Clerk of Council

Wednesday, May 3, 2017

6:30 PM

City Hall, Committee Room

OPEN MEETING

Chair called the meeting to order at 6:30 p.m. Chair reminded the public that this is a workshop not a public hearing and questions will not be accepted; said this is to meet with the applicant and straighten out the details of the project.

Present 5 - Donald R. Shepherd, Bobbie Burba, Joe Keehner, John Hicks, and Michael Suriano

Absent 2 - Thomas J. Wester, and Jennifer Tisone Price

APPLICATIONS:

[FDP-0001-2017](#)

To consider a Final Development Plan Application for a multi-tenant retail development; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; current zoning CC (Community Commercial) and PCC (Planned Commercial Center); Hamilton Commerce Center; Ryan Fowler, applicant.

(Advertised in the Dispatch on 4/19/2017 and the RFE on 4/20/2017)

Greg Gallas, said they meet the current code and said they have done a lot of modifications to satisfy the public; Jason Zadeh, said heard feedback about the ravine impact; they have reduced the scope of the project to reduce the impact to the site; have changed their grading plan and retention plan; said they heard there could be more green initiatives; said they have great building foundation in clay but not drainage materials; is a concrete basin; Phil Morehead said there is grade separation between Hamilton Road and the parking; showed a rendering (not submitted in the application) to the Commission; explained and showed the original plans for the site; have moved the buildings back; the point of disturbance has shifted forward to reduce the impact; Burba asked what businesses will go in this location;

Zadeh said it can vary but there will be about 4 units there; they are moving their business there; Burba asked if they anticipate one restaurant; Gallas said hard to say, you go where the leasing takes you; Hicks said some members of the Commission have worked with the developers before; Suriano asked about the extra curb cut on Beecher; Gallas said it is not a curb cut, is the only way to get to the site; there is no way to get out and go north; Suriano said there are businesses on Hamilton Road in that stretch that cannot go left; Tyler Cohen said yes but there are ways to drive through and make a left; all have access to a light; Zadeh said possibly Second Sole or Sherwin Williams; said they have advanced before the medium was placed there; would not develop in that type of site because it is difficult to lease; we are in the business of leasing and keeping the space filled; did a traffic study that supported a higher square footage of business; understands that we owe the City an updated traffic study; ask that the approval be conditional; said they have significantly reduced their impact and their traffic impact by half; have a permit through the federal court to fill the stream in; have offset some of those impacts by reducing the building impacts; want to provide a sustainable project; want healthy development; Gallas said without the cut on Beecher, the project would not work; Zadeh said if we could, we would not be here; Burba said it will not have significant impact, because retail does not open until 10 and through the workday; does not see a huge impact; Shepherd asked Priestas about the traffic caused by Academy; has nothing to do with the project or the residences; remembers talk about Academy putting a road through; can we stub that and then Academy can put a road through; said the development is not the problem; Priestas said when the subdivision was platted, was dedicated to public use; could not find evidence that there was a commitment or guarantee that it would be for emergency access only; in 1990, it was part of the current thoroughfare plan; not part of the plan today; do not plan to extend the roadway; Shepherd asked if we can ever shut that off or lock it; Priestas said best approach is to talk with the schools; a lot of their students live on the east or north east section and that is the easiest entry point; Shepherd asked who would have to make that call; Priestas said would likely be a legal issue; can follow up with Shane on this; Shepherd said the conversations are around the school traffic, not the development; Suriano said can appreciate the site and traffic implications; trying to move the building up and create a larger buffer between businesses and residences; have some concern with part of the project being office; asked if it will be marketed as office or restaurant; Zadeh said all of it; example would be the Commons at Clark Hall; said primarily will be medical; do not hire a leasing team like they used to; Suriano asked about the character of the building compared to what is across

the street; Carter Bean, architect for the project, said this tenant comes with branding and have continued that to the second structure; one user will take one whole building; showed material samples; said the red in the rendering does not do the material justice; showed the samples and actual colors to the Commission; Keehner said appears to be brick; Bean said part is brick; said the sign package is specific to the composition of signage for the user in that building; is more generic for the user in the south building; showed a more photo realistic rendering of building B/north building on a projector from the south east and from the east side; Suriano asked if the materials is based on the end user; Bean confirmed; Suriano asked about the building A/south building; Bean showed a rendering; said it is showing 5 units; outcome is not confirmed; likely that there will be a smaller user on the north and south end caps and then Gallas Zadeh in the middle; Zadeh said not much different than the buildings at the Shops at Rocky Fork; Bean showed benches, bushes and landscaping around the buildings as well as space for sidewalk and trees around the building; will have nice foundation plantings; Suriano said have some concerns with the red, said it is heavy, understands it is driven by the end user; Suriano said there are some cars parked facing Hamilton Road; asked for input from the Commission on hiding the parking; Shepherd said some issue with hiding the business too much; a previous application that had a too high build up hid the building and will cause traffic accidents; satisfied that it is slightly below grade; Gard said would not require any more than a 3' bush; Hicks said Shepherd has asked a lot of his questions; Blackford said the marketing for the site; the marketing has been for medical and professional buildings with some retail; the Second Sole area, there is access there to turn left; the possibility is there; Gard said she talked to Mr. Wester; he was concerned with the red colors; wanted to make a note of that on the record; Shepherd asked about sign approval; asked Gard if we are okay with the way it is set up; Gard said it is similar to Shops at Rocky Fork.

Next Regular Meeting/Public Hearing date: Wednesday, May 10th, 2017 at 7:00 PM

[DR-0006-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; Hamilton Commerce Center; Ryan Fowler, applicant.

See discussion under FDP-0001-2017.

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ADJOURNMENT

7:13 p.m.