



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

**Commission may caucus at 6:30 p.m.*

Krystal Gonchar, Deputy Clerk of Council

Wednesday, September 23, 2020

7:00 PM

VIRTUAL MEETING

Call in details: 513-306-4583, Conference ID: 620 865 33#. 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, September 23, 2020. The agenda for this meeting was published on September 18, 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

[2020-152](#)

Planning Commission Regular Meeting & Workshop Meeting Minutes for Wednesday, September 9, 2020.

A motion was made by Hicks, seconded by Wester, 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-018-2020](#)

To Consider a Design Review Application for a building design, for property located at 817 N. Hamilton Rd.; Parcel ID No. 025-00-1918; Current zoning RID; One Church; David Domine, applicant.

City Planner Michael Blackford provided a summary of the application; see attached file titled Staff Presentation; would like to change colors from previous Planning Commission approval; reviewed criteria for granting design review applications in the area; reviewed city code requirements; staff approves of the changes.

Chair opened public comment at 7:07 p.m.

David Domine, applicant; nothing additional to add; will answer any questions.

There were no comments from the public. Chair closed public comment at 7:08 p.m.

Chair called for questions from the Commission. There were none.

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

Discussion on the motion: Suriano stated that the neutral pallet looks great, is consistent with what was previously approved; will be in support.

The motion carried by the following vote:

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

Crescent at Central Park

[Z-003-2020](#)

To recommend approval to Council, a Zoning Application for 17.90 +/- acres of property, located off Hamilton Rd.; Parcel ID No. 025-013767; current zoning Select Commercial Planned District; proposed zoning Limited Multi-family Residential Development; Crescent at Central Park; Larry Canini, applicant.

Blackford provided a summary of the applications Z-003-2020, CU-004-2020, and V-020-2020; see attached file titled Staff Presentation; reviewed criteria for granting those applications, as per city

code; 312 apartments proposed; is a unique zoning classification; could be used for different commercial activities; reviewed materials; Land Use Plan recommends mixed use, which allows for multi-family; proposal is within guidelines; this property garnered most discussion during Land Use Plan Steering Committee work sessions; had discussion with representatives from the airport; area is within 65 decibel contour map (see attached correspondence); they have no authority over this property, but suggest not permitting residential at those noise levels; city is well aware of proximity to airport; conditional uses would be for the proposed MFRD zoning; there is no variance to increase, that is an error on the slide; the variance to 1109.08 would be a recommendation to city council; code requires onsite recreation; we spoke at last meeting of the outdated language for that; second highest use in the city is park land; well above the national average; if rezoning is approved, will finalize site plan, elevations and landscaping through a final development plan; current zoning is not economically viable; multi-family is on trend in the region; few undeveloped sites in the city are left; concerns about the density; applicant has proposed 43% and the Land Use Plan recommends 20%; businesses nearby need residential close to work; there are not many units available; need modern multi-family units; working with MORPC on housing trend analysis presentation; if there are concerns about materials, additional language can be added in overlay text.

Chair opened public comment at 7:32 p.m.

Larry Canini, applicant; said Buckles property has been integral in the development of Gahanna; the vision for the overpass dates back to 2010; the Central Ohio Urology building in 2013 was the last development; in a short time, we were able to create another opportunity with Walnut Creek Medical and the construction of Buckles North; part of CRA district for this area; the remaining acreage is not incentivized; became necessary in expanding Buckles Court north to tax abated office sites; reviewed some concept site plans for a surgery center and additional medical building; creating opportunities for people to want to come to Gahanna and compete with other communities who take these opportunities away from the city; would also bring services needed for those employers and employees; will tie in with Pizzuro Park with pedestrian access; will partner with Casto, which has well-known and well developed projects; this is a trustworthy relationship between them.

There were no public comments. Chair closed public comment at 7:41 p.m. and called for questions from the Commission.

Wester: with 20% use vs 43% use, were there other options that came closer to 20-30%? Canini said they considered concerns from the airport authority regarding residential on that property, with the focus being the sound; but this site as it sits is in the glide path, as the plane lands on the north runway, must hold down the heights of the building; no large multistory buildings can be erected here; other developers want vertical construction, but Casto was willing to do more townhouse style units; which is favorable; would be inwards, in the center of site; commercial uses would be on the outside of the circle; dwellings don't need visibility from the roadway the way commercial buildings do; so that made the footprint larger; this is a global project, part of a larger 40+ acre site; if adding park land and Central Park area, there's over 80+ acres.

Wester asked if this development is in a flood plane. Canini confirmed; met with city engineer; Tech Center Dr. is also in the flood plane, was never removed from the flood maps; working with engineering team for 15 acres near the detention basin on site plan; would be in the flood plane area. Wester asked if it would be a wet pond. Canini said yes, and will have fountains; currently there are paper billboards there; will relocate one and update the other to a digital one like over at Easton, near J. Alexander's.

Wester asked what kind of protection would go around the pond to prevent motorist accidents. Canini said will discuss further; proposed public road to the site has had traffic study and approved by engineers; will have traffic control and crosswalk; more to come in the future. Wester stated that he wanted that included on the record. Canini said it would be included in the FDP.

Tamarkin: understands the argument about the property being larger than 80 acres, asked if there will be additional residential proposed in the future. Canini said no, but they are courting hotel groups. Tamarkin said based off experience with the Convention and Visitors Bureau, he would be very excited about a hotel and event center; for setbacks, looks like on the north side there is a 10' setback which will abut future development; asked if there is a chance that the apartments could look at the back of the building. Canini said he controls all that property; in staff report, calls out multi-family and future commercial, pencil drawing shows drop-ins for future locations for hotels and offices (see page 2 of staff report). Tamarkin asked if the applicant had concerns about having residential near runway of airports. Canini said yes, they have considered that but multi-family is not getting approved in other sites in the city; currently,

there are not many airline flights due to Covid, but even when that picks up the flights end at 11 p.m.; will have additional sound proofing of units; Casto family founded Port Columbus and are aware of issues and have done this before.

Shapaka: appreciates Canini's including all of the property; asked if Tech Center Dr. was always in a flood plane or meant for park land. Canini said a portion was in the flood way, which can't be altered in any way; flood plane can have elevations altered. Shapaka asked if there was an acreage number in mind; struggling with missing opportunity to develop north in a different manner; the idea of 2 story units has a certain look to it; being in the path of the north lane, could do 3 stories and not be in direct flight path; at first it seems overbuilt in the center, but after second look, it seems to fit the overall picture. Canini said if you look at relocating units out of flight path, that would not occur at the south because that's the busier runway and runs with the park land; much of that acreage is in the 100 year flood way and can't be used; parking can infringe in floodway but no structures; proposing an amphitheater to the east (see attached Master Plan). Shapaka asked about getting paths underneath Tech Center Drive. Canini said that was his first reaction, using culvert that is already there; did a full study with former engineer to see if a walkway could go under there; was told no, because of flooding; an overhead bridge would be better.

Burba: asked about vinyl on exterior rather than stucco, asked about the decision for those materials. Canini said Brent Sobczak with Casto can answer about architectural elements. Burba said she likes the concept, looks nice and has appropriate number of parking spaces; would be great addition to Gahanna. Canini said there are garages as well; there is a disconnect between this area and the rest of Gahanna because of 270; we need to wake up to the fact that Whitehall to the south is active and taking advantage of the airport; does not want to miss out on opportunities. Burba said it would be a hot place for everyone to want to live due to proximity to airport; is important to consider how long it takes to get to work; don't believe it will be a huge problem living there because after awhile you get used to the sounds and tune them out. Canini said the noise occurs during the day.

Greenberg: said this is an exciting project; sensitive to the runway location and the aircraft noise; plays golf at the airport and sometimes there is aircraft coming through very early Sunday morning; if not sound proofed well, it could be an issue; asked if sound proofing will be a part of future plans that come back; for amenities for park, which will be

donated to city, will city be responsible for putting those in. Canini said working with city on development agreement; discussing revenue streams and how funds will be used; will be doing a community authority potentially; lay millage over entire site; attached to the product; funds come to Gahanna not the county; will look at term of 10-30 years depending on product; nonprofits are also great options for getting involved in creation and planning.

Suriano: when looking at the breadth and scale of the development can see the time and energy put into this project; there's something to be lauded there; regarding overall site planning, agrees with the shorter height of residential units; would expect during design review, that sound proofing be a big part of that; reminded the Commission to be careful about discussing elements of materials as they could change from now to when these are built; tonight we are not discussing or voting on those design elements as that will come later in the process; agree with mixed use of development; the key to successful mixed use development is diversity of topography and type of uses; looks like the applicant pulled in various uses and are complimentary with one another; when looking at density must think about what multifamily does on the schools; was a part of the Land Use Plan process, and this is what we had in mind.

Justin Anderson, Senior Planner with Regional Airport Authority; wanted to clarify remarks; very excited about growth in Gahanna; excited to be a partner in design process; wanted to clarify that the parcel is underneath the north runway which requires height requirements on buildings; asks that Canini follow federal guidelines; regarding golf course, that is closer to south runway but sound will be comparable; north runway does accommodate various commercial flights that are larger; such as Delta, United, and others; has been working with Blackford on study, will be in touch with him for this project.

A motion was made by Wester, seconded by Shapaka, that the Zoning be Recommended to Council for Approval.

Discussion on the motion: Hicks stated that he is in support; meets the criteria; is an exciting opportunity for the City.

The motion carried by the following vote:

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

[CU-004-2020](#)

To consider a Conditional Use Application for a multi-family residential development for property located off Hamilton Rd.; Parcel ID No. 025-013767; current zoning Select Commercial Planned District; proposed zoning Limited Multi-family Residential Development; Crescent

at Central Park; Larry Canini, applicant.

(See discussion above, under file Z-003-2020)

A motion was made by Tamarkin, seconded by Burba, that the Conditional Use be Approved.

Discussion on the motion: Hicks stated that he believes it is reasonable to approve the density for this project; is a perfect use for this land. Suriano agreed that the density is appropriate; this is in concurrent with the Land Use Plan.

The motion carried by the following vote:

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

[V-020-2020](#)

To consider a Variance Application to vary sections 1109.08- Public Areas and 1149.03- Development Standards, of the Codified Ordinances of the City of Gahanna, for property located off Hamilton Rd.; Parcel ID No. 025-013767; current zoning Select Commercial Planned District; proposed zoning Limited Multi-family Residential Development; Crescent at Central Park; Larry Canini, applicant.

(See discussion above, under file Z-003-2020)

A motion was made by Greenberg, seconded by Wester, to recommend approval to Council, the variance to section 1109.08, and to approve the variance to section 1149.03.

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.

Planning & Development

No report.

Council Liaison

No report.

CIC Liaison

Hicks stated that the CIC is still evaluating applications received for the small business funding; will have a board retreat one week from today to discuss the mission and future of CIC.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS: None.

J. POLL MEMBERS FOR COMMENT

Suriano thanked everyone for the great pointed questions; is hard to get a good scale of the project unless looking at the entire development; is excited to see this when it comes back.

K. ADJOURNMENT

By Wester at 8:35 p.m.