



# City of Gahanna

## Meeting Minutes

### Planning Commission

Office of the Clerk of Council  
200 South Hamilton Road  
Gahanna, Ohio 43230

*Kristin E. Rosan, Chair, Jennifer Tisone Price, Vice Chair, David K. Andrews, Bobbie Burba, Joe Keehner, Donald R. Shepherd, Thomas J. Wester*

*Jayme Maxwell, CMC, Deputy Clerk of Council*

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Wednesday, February 11, 2015

7:00 PM

City Hall

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**Commission will caucus at 6:30 in the Committee Rooms**

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

Gahanna Planning Commission met in Regular Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, February 11, 2015. The agenda for this meeting was published on February 6, 2015. Chair Kristin Rosan called the meeting to order at 7:04 p.m. with the Pledge of Allegiance led by Vice Chair Price.

**Present** 7 - David K. Andrews, Joe Keehner, Donald R. Shepherd, Bobbie Burba, Jennifer Tisone Price, Kristin E. Rosan, and Thomas J. Wester

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

#### **C. APPROVAL OF MINUTES:**

[2015-0028](#) Regular Meeting Minutes - January 28, 2015

**Attachments:** [Regular Meeting Minutes - 1-28-2015](#)

**Motion by Wester, seconded by Shepherd to approve the minutes of the January 28, 2015 Regular Meeting. The motion carried by the following vote:**

**Yes:** 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

#### **D. HEARING OF VISITORS - ITEMS NOT ON AGENDA**

None.

#### **E. APPLICATIONS/PUBLIC HEARINGS: None.**

Chair noted there were no applications on tonight's agenda.

**F. UNFINISHED BUSINESS: None.**

**G. NEW BUSINESS: None.**

**H. OFFICIAL REPORTS:**

**City Attorney**

No report.

**City Engineer**

City Engineer Rob Priestas said the Department of Parks & Recreation in conjunction with the Bicycle and Trails Advisory Committee is hosting open house events to obtain input from residents on safety issues regarding pedestrian, cycling and other transportation within community; next meeting will be Monday, February 23 from 5:00 -7:00 p.m.; the last one will be Monday, March 2, 5:00 -7:00 p.m. here at City Hall.

**Department of Development**

Deputy Director of Planning and Development, Michael Blackford said he has 2 items; found an article discussing underground utilities; thought this was of interest to the Commission; it talks about the pros and cons and what it means to the value of a community; thought that might be of some informational value; another planning related item, spoke with Mid Ohio Regional Planning Commission (MORPC) about their items and how we could get them involved in discussing items with Planning Commission; they are more than willing to come out and give presentations; working on complete streets; ties into insight 2050; have a little more detail about insight 2050 and some interactive types of measures to get involved and learn a little bit more; scheduling is tricky; soonest available date would be March 18th which is a workshop night for us; if that works for the Commission, like to respond back; specifically would be about complete streets and how that ties into insight 2050; have heard some good feedback about this. Chair said that may go into bicycle and trail input; those stakeholders may want to attend. Blackford said yes; would not have to be limited to Planning Commission. Chair advised Blackford to move forward and schedule; she continued by asking about MORPC having any input or help on wireless proposals. Blackford said looking through website and was not successful in finding anything but can ask about that.

[2015-0038](#) Development Department Report

**Attachments:** [Underground Utilities](#)

**Council Liasion**

Price said Monday evening there was a speaker on city financing; asked Clerk's Office to distribute materials for debt financing to Commission; Council did bring up GRIN lease; wanted to give update on that; expected that they would have a final lease; that is in a holding pattern; GRIN is now evaluating cost in terms of the extent of some of the repairs on the building; lease still under review by GRIN.

**Chair**

Chair distributed some goals for 2015 and some proposed revisions to sections of ordinances that deal with the Board of Zoning Appeals (BZA); will present those to Chief Building Official and BZA and any interested individuals for input.

**I. CORRESPONDENCE AND ACTIONS**

[SWP-0001-2015](#) A Subdivision Without Plat to split 0.191+/- acres of an original 0.379 acre tract; for property located on Sandburr Drive, Lots 36 & 37; Jon Kenimer, applicant; administratively approved January 22, 2015.

**Attachments:** [SWP-1-2015 Sandburr Drive - Jon Kenimer-Christian Meeting Rooms - Final Scan](#)

Clerk advised that the Subdivision Without Plat had been administratively approved by the zoning administrator on January 22, 2015.

[2015-0040](#) Planning Commission Goals - 2015

**Attachments:** [Planning Commission Goals 2015](#)

**J. POLL MEMBERS FOR COMMENT**

Price said did attend Monday evening meeting; low turnout; timeframe of 5:00 - 7:00 was tough; encourage everyone to attend; will impact planning in future.

**K. ADJOURNMENT**

7:15 p.m.; Motion by Shepherd

**L. POSTPONED APPLICATIONS:**

[V-0001-2015](#)

A variance application to vary Sections 1181.07 (a) to allow a zero radius fall zone, 1181.20 (b) to vary the landscape requirements, and 1181.08 (d) (6) to vary the landscape requirements of the Codified Ordinances of the City of Gahanna; for property located at 3690 North Stygler Road; current zoning: Restricted Institutional District (RID); Verizon Wireless, applicant.

(Advertised in the Rocky Fork Enterprise 1/8/2015 and 2/19/2015)

Postponed to February 25, 2015

- Attachments:** [PWSF-1-2015 & V-1-2015- 3690 N Stygler Road - McCutcheon Project - Verizon Wireless - Agenda Packet](#)  
[Legal Ad](#)  
[Letter to Contiguous Property Owners](#)  
[Public Flyer](#)  
[Petition to Stop New Life Church Cell Phone Tower](#)  
[Geotechnical Report](#)  
[Land Lease Agreement](#)

[PWSF-0001-2015](#)

To consider a Personal Wireless Service Facility application to construct a new cell tower; for property located at 3690 North Stygler Road; Verizon Wireless, applicant.

(Advertised in the Rocky Fork Enterprise 1/8/2015 and 2/19/2015)

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