



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Thomas J. Wester, Chair
John Hicks, Vice Chair
Bobbie Burba
Rick Duff
Joe Keehner
Donald R. Shepherd
Michael Suriano

Krystal Gonchar, Deputy Clerk of Council

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

Wednesday, November 7, 2018

7:00 PM

City Hall, Council Chambers

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, November 7, 2018. The agenda for this meeting was published on November 2, 2018. Chair Thomas Wester called the meeting to order at 7:00 p.m. followed by the pledge of allegiance led by Rick Duff.

Present 7 - Donald R. Shepherd, Thomas J. Wester, Joe Keehner, Michael Suriano, John Hicks, Bobbie Burba, and Rick Duff

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

Chair Wester stated there was a change to the agenda for tonight's meeting. A motion was made by Hicks, seconded by Shepherd to postpone the zoning application for Hamilton Towne Centre. The motion passed unanimously. Chair Wester stated that there would be no public comment on the application tonight, but the application would come back to the first meeting of December, to be heard on December 5, 2018.

C. APPROVAL OF MINUTES

[2018-0206](#)

Planning Commission Meeting Minutes for Wednesday, October 24, 2018.

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

Yes: 4 - Wester, Suriano, Hicks and Burba

Abstain: 3 - Shepherd, Keehner and Duff

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney, Kristin Rosan, administered an oath to those persons wishing to present testimony this evening. Rosan sated the rules of the public comment portion of the meeting.

E. APPLICATIONS - PUBLIC COMMENT

[V-0024-2018](#)

To consider a variance application to vary sections 1141.08(c) Side Yard Setback, to allow for a reduced side yard setback, and 1141.08(b) Yard Requirements, to allow for an increase in height for a detached garage; for property located at 1475 Harrison Pond Drive; Parcel ID No. 025-010991-00; current zoning SF-2; Kristopher Balow, applicant.

Deputy Director of Planning and Development, Michael Blackford, provided a summary of the application; said applicant has requested 2 variances; City Code has limitations on accessory structure height for a 2 car garage; and a request for 5' setback for side-yard; their ask is for 20' height and limit is 15'; stated that an alternative to variance is to attach structure to home, then it would become an addition; for the circumstances of conditions of land, there's a 40' wide easement on the property which restricts placement of structures; if easement were not there, then the home would be more centered on lot and would have met setback; explained variance criteria; stated that Staff does not think it makes a negative impact; showed schematic; said home owner informed staff that the garage would match the design on the home per the HOA requirement; showed examples of nearby homes with detached garage provided by applicant.

Applicant not present; is currently out of town and unable to make the meeting tonight; asked Blackford to try to answer any questions.

Shepherd said would like to postpone the application to a workshop because the applicant is not present and he has questions; not in total opposition to the variance since there is no impact on the neighbors; the home sits next to the reserve so there is not a neighbor on the side of the home where the garage would be constructed; does not have an issue with the increased height since it matches the home; would like to talk to the applicant to better understand his reasons for not wanting to attach the garage to the home.

Blackford said there's not much room between the garage structure and

home; if a trellis were to be added then a variance may not be needed. Shepherd asked Blackford to confirm that if a breezeway was added then a variance would not be needed. Blackford said he thinks in code, the height restriction will go away if attached to home; but will review code. Shepherd asked Blackford to communicate this with the applicant so that answers can be brought back and perhaps a workshop would not be needed.

Chair Wester said he would like the members to address their questions now so they can be recorded into the minutes so they can refer back to them.

Keehner said if they had a covered walkway the applicant wouldn't have to walk around the garage to get to the back yard; said he has the same question as Shepherd; said if these people could have sheds this would not be needed.

Suriano asked again for height difference compared to that in variance criteria. Blackford said 5' difference. Suriano said he can speculate as to why the applicant wouldn't want to attach structure to the house, due to thermal envelope whether or not it would be enclosed; given that it is detached, they might be able to makeup 5' difference by decreasing the pitch of the roof; can get around variance by changing roof pitch. Shepherd said the change in roof pitch may not be as pleasing to the eye because they are trying to match the house.

Duff said he has walked this path a lot and is familiar with the property; mentioned the applicant's need for lawn equipment; said currently there's a tarp over the lawn equipment in the backyard and can see the need to secure items in garage since he can't put a shed in there.

Hicks said some comparable properties that were listed in the application had some wrong addresses, but the intent was clear; according to measurements provided, the height appears to be in violation of code, but does not appear that there would be concerns with setback; would be interested to know if the applicant purchased after or before easement was there. Blackford said he believes was on original plat; said is a very wide lot. Shepherd asked if we have survey because that would include that information; would have purchaser's name. Blackford said yes.

Hicks said would be in support of postponing to a Workshop.

Wester asked about HOA requirements and how that would affect the overall design of the garage; would be interested to know.

A motion was made by Shepherd, seconded by Hicks, that the Variance be Postponed to Date Certain to a Planning Commission Workshop, due back on 11/28/2018 at 6:30 p.m. and heard at the regular Planning Commission Meeting on 11/28/2018 at 7:00 p.m. The motion carried by the following vote:

Yes: 7 - Shepherd, Wester, Keehner, Suriano, Hicks, Burba and Duff

Givenhansco

[SWP-0002-2018](#) To consider a Subdivision Without Plan application to split 1.941+/- acres of a 5.914 acre parcel; for property located at Tech Center Drive; Parcel ID No. 025-013631; David Poe, applicant.

Blackford provided summary of applications for Givenhansco; said 4 applications are required to develop the property; showed location on map and showed zoning; there is a 2009 overlay which requires different requirements from Zoning Code; has building design, setbacks, and landscaping overlays; SWP takes 5.9 acres and divide to create on 1.9 acres; anytime there's a request for a division of a parcel and the newly created parcel would be less than 5 acres, Planning Commission approval is required; overlay requires 15' setback for parking west of property line; requesting 10'; consistent with zoning code requirements; east side allowed to have 0' setback; showed site plan for FDP; City has detention basin for Tech Center; not all property is developable which necessitates reduced setback; in theory could push the building but would impact preserved trees; showed elevations; earlier this year Planning Commission approved 2 similarly sized buildings in the area; City pushing for office buildings off Tech Center versus Science Blvd.; reviewed code requirements for each of the applications.

Applicant, David Poe, 919 Old Henderson Rd., Columbus; property owner; Michael provided a good summary; don't have anything to add but will answer questions; thrilled to support another Gahanna area business that wants to build in the city.

Hicks said in principal supports everything presented and looks forward to development in this area; the question though is we are first voting to split lot to create 1.9 +/- acre parcel; the rest of the applications are for the entire parcel; are we binding the remaining 4 +/- acres to the standards requested on the other applications. Blackford said for applications, we have seen this before and will see it again, on the actual application where it references parcel numbers and acreage sizes today, is accurate but in the future may not be the same; when staff reviews

items, the record of what happens here tonight is important because what we see, if approved, we look at the 1.9 acre site plan for the basis for the next steps; everything is important but the FDP site plan and elevations are main pieces of information that get carried forward.

Hicks said he has no problem with that 1.9 parcel; asking are we granting a variance for the other 4 acres; or this would not apply to other 4 acres. Blackford said no, because the site plan identifies the distance and location; usually many years after variance is approved, with new development, the materials are looked at as a whole. Rosan said when the motion is made; they could specify or reference the subject property of 1.9 +/- acres to be clear in the minutes and application itself; 20 years from now someone would need to pull the application to be able to discern what actually happened.

Suriano asked about overlay, what is in this location that supersedes zoning. Blackford said is a 2009 overlay and is different from current overlays; they say we aren't going to do x, y, z but this is more of a PUD because of the specific standards which may or may not be consistent with code; stand-alone document, but does not cover everything and what does not is covered by code; can't say why an extra 5' over code; difficult to know the thought process.

Chair called for public comment but there was none. Chair called for comments from the Commission.

Keehner said does not see herbs on landscape plan; would like to see some since Gahanna is the Herb Capital; although day lilies are sort of herbal.

A motion was made by Suriano, seconded by Duff, that the Subdivision Without Plat be Approved. The motion carried by the following vote:

Yes: 7 - Shepherd, Wester, Keehner, Suriano, Hicks, Burba and Duff

[V-0025-2018](#)

To consider a Variance application to vary the Overlay Standards set forth in ORD-0069-2009, Parking Setback; for property located at Tech Center Drive; Parcel ID No. 025-013631-00; current zoning OCT; Robert LeVeck, applicant.

See discussion above, under SWP-0002-2018.

A motion was made by Burba, seconded by Hicks, that the Variance be Approved with the modification that the Variance be applied to the 1.941 +/- acre parcel created by SWP-0002-2018.

Discussion on the motion: Keehner said he will vote for it because the

Variance, if not for the overlay, wouldn't really be considered a Variance. Suriano was in agreement.

The motion carried by the following vote:

Yes: 7 - Shepherd, Wester, Keehner, Suriano, Hicks, Burba and Duff

[FDP-0012-2018](#)

To consider a Final Development Plan for a single story office building, for property located at Tech Center Drive; Parcel ID No. 025-013631-11; current zoning OCT; Robert LeVeck, applicant.

See discussion above, under SWP-0002-2018.

A motion was made by Keehner, seconded by Shepherd, that the Final Development Plan be Approved. The motion carried by the following vote:

Yes: 7 - Shepherd, Wester, Keehner, Suriano, Hicks, Burba and Duff

[DR-0027-2018](#)

To consider a Design Review application for a Site Plan, Landscaping and Building Design, for property located at Tech Center Drive; Parcel ID No. 025-013631-00; current zoning OCT; Robert LeVeck, applicant.

See discussion above, under SWP-0002-2018.

A motion was made by Keehner, seconded by Shepherd, that the Design Review be Approved with the modification that the Design Review be applied to the 1.941 +/- acre parcel created by SWP-0002-2018.

Discussion on the Motion: Keehner said he would like to see some herbs planted. Applicant affirmed.

The motion carried by the following vote:

Yes: 7 - Shepherd, Wester, Keehner, Suriano, Hicks, Burba and Duff

POSTPONED APPLICATIONS

[Z-0002-2018](#)

To recommend approval to Council a Zoning Application for 3.58 +/- acres of property located at 4550 & 4574 North Hamilton Road; Parcel ID No. 025-010281 & 025-011245; current zoning Community Commercial Modified District (CC-2); requested zoning Neighborhood Commercial, Mixed Use District (CX-1); Hamilton Towne Centre; Blue Horse Shoe Ventures, LTD., applicant.

A motion was made by Hicks, seconded by Shepherd, that the Zoning application be Postponed to Date Certain, due back on 12/5/2018. The motion carried by the following vote:

Yes: 7 - Shepherd, Wester, Keehner, Suriano, Hicks, Burba and Duff

F. UNFINISHED BUSINESS

Chair Wester stated that Bobbie Burba would serve as the City Council

liaison for the Planning Commission, since John Hicks is now serving as the Community Improvement Corporation (CIC) liaison.

G. NEW BUSINESS

None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

Not present.

Planning & Development

No report.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

Hicks said that he had the pleasure to attend the MORPC Summit On Sustainability Conference with the Chair and it was very enlightening for the future of this area.

Duff thanked the other members for their welcome and said he was

looking forwarded to working with all of them.

Chair Wester stated they are looking forward to working with him as well and for his contribution to the Commission.

K. ADJOURNMENT

By Hicks at 7:43 p.m.