



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Kayla Holbrook, Deputy Clerk of Council

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

Wednesday, May 9, 2018

7:00 PM

City Hall, Council Chambers

Note: the Workshop Meeting at 6:15 p.m. is cancelled.

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, May 9, 2018. The agenda for this meeting was published on May 4, 2018. Chair Tom Wester called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Don Shepherd.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES

[2018-0103](#)

Planning Commission Minutes, 4-25-2018

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

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

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney Kristin Rosan administered an oath to those persons wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT[V-0006-2018](#)

To consider a Variance Application to vary Section 1171.03(h), Privacy Fences prohibited in side yard; for property located at 349 Carpenter Road; PID# 025-000793; current zoning, SF-3; Kayla Selhorst, applicant.

(Advertised in the RFE on 5/3/2018)

Priestas gave a summary of the application; staff recommends this section of code be evaluated and possibly modified.

Chair opened public comment at 7:06 p.m.

Applicant - Kayla Selhorst, 349 Carpenter Road; replacing existing fence in its current location; Price asked if replacing other side will require variance; Selhorst said no; Shepherd said current is faded wood, chose white; Selhorst said have a lot of termites and chose vinyl and wood to not clash with the house.

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

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

[V-0007-2018](#)

To consider a Variance Application to vary Sections 1165.08(a) to maximize size of signs and 1165.08(b)(6) to maximize size of free standing signs and height of signs; for property located at I-270 and Tech Center Drive; PID# 025-013767; Crescent Gahanna Development; current zoning, SCPD; Sean Alley, applicant.

(Advertised in the RFE on 5/3/2018)

Priestas gave summary of application; on west side of 270 and north of Tech Center; suggested condition to a time limit of 5 years.

Chair opened public comment at 7:11 p.m.

Applicant - Larry Canini, 29 Keswick Drive, New Albany; unique situation; one that most of you likely understand why; trying to promote the area.

Chair called for public comment, there was none. Chair closed the public comment at 7:12 p.m.

Keehner asked if this will be taken down sooner if developed; Canini said sense that we will work on front portion after a few years and would like to see that sign stay up through the 5 year period; hopefully less than

3 years everything will be built out; will be coming in next 90 days for rezoning for that front portion; Price asked about the logo; Canini said that is the new logo; represents the crescent; Price asked if all parcels are set up for utilities; Canini said started construction on the north side; will become shovel-ready; have had a lot of interest already; Price asked if he sees the rest going medical or class a office; Canini said a mix; Wester asked if COTA was advised of this development or if there has been any consideration; Canini said met with City staff; talked about how FAA will play into the master plan; have definitely had that conversation; Shepherd asked if this is big enough; Canini said want it to hold up to weather; also will be bringing something for the billboards that are already there; Suriano asked if there will be any trees that need to come down; Canini said already went through process with ODOT; has already been cleared to have what they need; Suriano asked about MDO panels and if any fading is anticipated; Canini said possible; always on top of these things; will give it attention if needed; Suriano confirmed footings are okay.

A motion was made by Price, seconded by Burba, that the Variance be Approved with the condition that the approval run for a period of 5 years. The motion carried by the following vote:

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

[DR-0009-2018](#)

To consider a Design Review Application for landscaping; for property located at 153 Mill Street; PID# 025-000116; Shampoooch; current zoning OG-2; Chris Lottridge, applicant.

Priestas gave a summary of the application;

Chair opened public comment at 7:23 p.m.

Applicant - Chris Lottridge, 153 Mill Street; (passed out attached renderings) said they acquired Shampoooch 2 months ago; customers requesting outdoor space for daycare; privacy fence for safety of dogs; Burba asked if any neighbors have been contacted; Lottridge said yes, some are clients; many have requested this; no formal flyer or correspondence was done; will be M-F 9-4PM; 100% supervised; someone helping to put together program; will only be dogs that meet certain criteria; Price asked if exterior changes are coming down the pipe soon; Lottridge said yes; Price asked if training will be incorporated into daycare; clear you are making investment into property; excited to see this property spruced up; Keehner asked what dogs will use for litter, will something be used for that; Lottridge said absolutely; Suriano asked if there are currently outdoor functions; Lottridge said no; Suriano confirmed residents of Creekside have a portion and this is not public access; Shepherd asked how many dogs do you anticipate will be out at a time; Lottridge said 10-12; Shepherd said northside of Creekside will

be looking into this; do not expect to see that; Lottridge said dogs that are a nuisance will be taken inside; do not want to be a nuisance; Hicks asked if doggy daycare is permitted; Priestas said yes; Price said has a high confidence in ability of having dogs that are not a nuisance due to the training they may provide; asked if there is any type of a pergola type roof that could be done to filter that site; Lottridge said absolutely; can look at that; especially if they would get a complaint; will do a cost analysis; Shepherd asked about pergola height restrictions; Priestas said staff would have to look into it; Shepherd said in favor of that suggestion; Wester asked about the surface; Burba said believes some will have concerns; should we notify the people; Rosan said application before you is strictly design review; use is not before you; not permitted to design review application due to use; use is permitted; Price said in the future if a pergola or covering is decided, would that be a separate application; Priestas said likely minimum design review; Rosan said pergolas at Creekside before were approved by Planning Commission; Suriano said we are just evaluating design of fence; cedar is good; would support some type of structure to be mindful of tenants; would add shade to the area as well; Rosan said most efficient way would be to continue this if the applicant is not under a time constraint; alternatively, the Commission could render decision on this and request the applicant come back with some options for screening and shade; Burba asked about notification to residents of Creekside; Rosan said notification is not required for this type of application; Wester said this is for landscaping; Rosan explained; Price asked if applicant would be open to postponing this to look into a pergola or other options; Lottridge said prefer to get moving on this as quickly as possible; has taken time to get moving for us; getting into busy season; we are here to enhance; not to take away from Creekside; if there are complaints, we could re-evaluate pergola after.

A motion was made by Suriano, seconded by Hicks, that the Design Review be Approved.

Discussion on the Motion: Keehner said would like it better if we were approving things in packet; like it better with benches; fence is fine; Suriano said looks forward to approving future enhancements.

The motion carried by the following vote:

Yes: 6 - Wester, Price, Keehner, Hicks, Suriano and Shepherd

No: 1 - Burba

[DR-0010-2018](#)

To consider a Design Review Application for landscaping; for property located at 690-700 Taylor Road; PID# 025-003923 and 025-012105; Duff Warehouses; current zoning, SO; Mark Bildsten, applicant.

Priestas gave summary of the application; existing mound meets

requirements of code; showed site pictures;

Chair opened public comment at 7:46 p.m.

Applicant - Mark Bildsten, 1080 Camden Ave. Columbus; client wants trees added to mound; not a lot of lines of site into property.

Keehner asked about using more than one variety in case of disease; Bildsten explained thought process; looking for something reliable; inventory is limited with funds; Hicks said this property is to the west of Trilogy and Hunters Ridge neighborhood; Hunters Run was very active; this is just a design review and residents are not required to be notified; are we aware of any resident complaints; Priestas said recall during Trilogy discussions issues with this fence; Hicks said this would be an improvement; recall that as well.

A motion was made by Shepherd, seconded by Hicks, that the Design Review be Approved.

Discussion on the Motion: Suriano said natural screening is preferable to physical or fence screening; this is an improvement.

The motion carried by the following vote:

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

259 GRANVILLE STREET: Applicant requested postponement to 5/23/2018

[V-0004-2018](#)

To consider a Variance Application to vary Sections 1153.03(c)(3) and (5), Building Setbacks, 1153.03(c)(8), Lot Coverage, 1163.02(a), Schedule of Parking Spaces, 1163.03(a), Width of Drive, 1163.03(b), Location of Drive, 1167.18(c)(1), Required Setback - Dumpster, 1167.15(b), Parking Setback, of the Codified Ordinances of the City of Gahanna; for property located at 259 Granville Street; Moo Moo Carwash; PID# 025-007431; John Roush, applicant.

(Advertised in the RFE on 4/19/2018)

A motion was made by Hicks, seconded by Burba, that the Variance be Postponed to Date Certain to the Planning Commission, due back on 5/23/2018.

The motion carried by the following vote:

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

[FDP-0004-2018](#)

To consider a Final Development Plan Application for a project to demolish an existing carwash and pavement(s) and construct a new carwash with associated pavements and sidewalk; for property located at 259 Granville Street; Moo Moo Carwash; PID# 025-007431; John Roush, applicant.

(Advertised in the RFE on 4/19/2018)

A motion was made by Hicks, seconded by Burba, that the Final Development Plan be Postponed to Date Certain to the Planning Commission, due back on 5/23/2018. The motion carried by the following vote:

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

[DR-0006-2018](#)

To consider a Design Review Application for site plan, landscaping, building design, and demolition; for property located at 259 Granville Street; Moo Moo Carwash; PID# 025-007431; John Roush, applicant.

A motion was made by Hicks, seconded by Burba, that the Design Review be Postponed to Date Certain to the Planning Commission, due back on 5/23/2018. The motion carried by the following vote:

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

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

No report.

Planning & Development

Not present.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7:50 p.m. by Hicks