



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Kayla Holbrook, Deputy Clerk of Council

Wednesday, June 8, 2016

7:00 PM

City Hall

Commission may caucus at 6:30 p.m. in the Committee Room

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, June 8, 2016. The agenda for this meeting was published on June 3, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Bobbie Burba.

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2016-0194](#)

Planning Commission Minutes - May 25, 2016 & Workshop Minutes - June 1, 2016

A motion was made by Wester, seconded by Andrews, that these Minutes be Approved. The motion carried by the following vote:

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

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. Assistant City Attorney Thomas L. Weber administered an oath to those persons wishing to present testimony this evening.

In accordance with Planning Commission Rules Section 6.10A, if there is more than one application pending before the Commission for a particular address at a meeting, the public hearings on each application may be consolidated and held as one.

[CU-0003-2016](#)

To consider a Conditional Use application to allow a daycare center in a NC, Neighborhood Commercial zoning district; for property located at 5515 Morse Road; Parcel ID number 025-011237; The Goddard School / Scott Harper, applicant.

(Advertised in the Dispatch on 6/2/2016)

Gard reviewed the application; said fencing will surround the playground areas; project will share an access drive with the parcel to the west; will be a New Albany-style white board fence erected along Morse Road; landscape plan is robust and will meet code requirements; architect is here tonight; will be a 15' wide buffer along the strip; street tree calculation is adequate for the span; the lighting plan shows LED cut off fixtures for both the pole lights and the wall packs; showed a vicinity map for the site; the elevations are nice; they are dictated by the New Albany school as well as the Goddard School; the landscape plan has a discrepancy and it will be increased to 10'

Chair opened the public hearing at 7:11 p.m.

Applicant, Scott Harper, 105A Commerce Park Drive, Westerville; Eric Park, Developer, 5177 Red Oak Lane, Dublin; Harper thanked the Commission; said Gard explained the project well; have material samples of the exterior for the Commission to view; showed an exterior rendering looking southwest; access drive will be shared with future Spectrum Developer; brick is a harmer brick; design is Georgian in style; dimensional shingles (sample shown) will go well with the style of the building; have a small square pedestal at the base of each column; look of a limestone; columns are a composite product and will be white; have decorative finials on the exterior of the building; the fencing will be an aluminum product; a requirement is to provide vehicle protection along the access drive; this is for protection of the children on the playground; Park thanked the Commission for their time.

Chair called for opponents; there were none. Chair called for proponents; there were none.

Rosan said she saw in the comments from the Fire Department an action plan; asked if they received the comments; Harper said they did and the issues have been addressed; the major thing that was worked out was the common access drive needs a dedicated ingress of 20 feet; has been worked out with the New Albany Company; other items will certainly be addressed; some will be part of the final engineering; Rosan asked Priestas if there are more than 100 trips per day, recommended a traffic study, asked if he is satisfied; Priestas said did not receive feedback; their engineer has promised to provide; Harper said they are in agreement with that; if a traffic impact study is required, will comply; will determine with the owner what the peak rate will be.

Chair closed the public hearing at 7:19 p.m.

A motion was made by Andrews, seconded by Rosan, that this Conditional Use be Approved. The motion carried by the following vote:

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

[FDP-0006-2016](#)

To consider a Final Development Plan application for a single story building for child daycare/school; for property located at 5515 Morse Road; Parcel ID number 025-011237; current zoning NC, Neighborhood Commercial; The Goddard School / Scott Harper, applicant.

(Advertised in the RFE on 5/26/2016)

See discussion under CU-0003-2016.

A motion was made by Andrews, seconded by Burba, that this Final Development Plan be Approved.

Discussion on the Motion: Rosan said this is a nice building; throughout obligation; commends the materials; nice looking building; Shepherd seconded that; will be great discussion; Keehner said he appreciates the landscape; a lot of perennials; more New Albany than Gahanna.

The motion carried by the following vote:

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

[FDP-0007-2016](#)

To consider a Final Development Plan application to construct two medical office buildings for FMC-Medical Clinic, Gahanna; for property located at 4251 E. Johnstown Road; Parcel ID number 025-008946; current zoning CC, Community Commercial; King Avenue LLC / Chad Middendorf, applicant.

(Advertised in the RFE on 5/26/2016)

Gard gave an overview of the application; there is a depiction of a

future medical building on this site; parking requirements and setback are code compliant; building setback is 6' in commercial and a 36' parking setback; Silver Lane access will be shared with Dr. Hutta's office complex; exterior finishes include stone, brick, and dimensional shingles; signage is not part of this application; believe this is a good fit for the property and should be well received by the public.

Chair opened the public hearing at 7:25 p.m.

Applicant, Stephen Bourquein, PO Box 67, Pendleton, Indiana 46064; here to represent the applicant; at this time we are proposing to build the first building but wanted to allow for access and future development; we have a traffic statement from our traffic consultant; well below the requirements for a full-blown traffic study; oversized red-brick will be used with a header block; roof is a dimensional shingle; all materials are hardy material; only aluminum used on the building is gutters and downspouts.

Chair called for proponents; there were none. Chair called for opponents; there were none.

Rosan noted they received correspondence from Dr. Hutta; asked if the applicant has been provided with the comments; Gard said he has not; Rosan asked that he be given a copy; asked on the notes from the City officials, from Franklin Soil and Water Conservation District about the possibility of wetlands on the site; Bourquein was made aware; had the site checked by soil consultants; no evidence was found; Rosan said comment from the Fire Department said plans did not have fire hydrant locations; Bourquein said they are happy to comply; said this is fully sprinkled; Rosan said the Fire Department noted they had a sprinkler room; Andrews said we should possibly go to workshop with the comments from Dr. Hutta; Rosan said Dr. Hutta asked about the proposed parking spaces and whether they are sufficient; asked Gard's opinion; Gard said they meet code requirements exactly; Rosan said the other concern was the widening of the apron; will the apron need widened; Priestas said existing should be wide enough; applicant performed an analysis with the emergency vehicles; Bourquein said the performed an analysis with a semi-truck type vehicle; Rosan asked if they evaluated the drainage and runoff from the property; asked if there would be a concern; Bourquein said a full design was not completed; this is no different than other sites they have developed; they have developed more difficult sites; they will be perforated and put into a larger trench; do not have any open pond, or similar; Priestas said the plan is so preliminary; through final engineering plan review, will ensure these plans are adequate per code; Shepherd asked if anyone feels we need to take this to workshop; said Rosan addressed Dr. Hutta's

concerns; comfortable with answers received; Andrews asked Gard; Gard said believes Dr. Hutta would appreciate the opportunity to be present; as he was not able to be here tonight; Shepherd asked Priestas about the wetlands; thought he was told it was the wetlands; knows the site well; it is always wet; cattails growing year-round; asked if this needs approved by the EPA; Priestas said there would be potential coordination with EPA; we could coordinate this prior to any development; final engineering has not been approved; Rosan said she did not address the concern of the location of the dumpster; that would require a modification of the site; given the applicant just received the email tonight, a workshop allows this; said Dr. Hutta requested the opportunity to meet the developer; wants to start off on the right-foot; Bourquein said dumpsters cannot be moved; required to keep a certain distance and almost stretched that too far; when the lot is split into two lots; they will remain; there is no other place to put them; Rosan said we could potentially even do that before the next public hearing; and could vote that night; Shepherd said they will meet at 6:15 p.m. on the 22nd for a workshop meeting.

Chair closed the public hearing at 7:38 p.m.

A motion was made by Rosan, seconded by Andrews, that this Final Development Plan be Postponed to Date Certain to the Planning Commission Workshop, due back on 6/22/2016 at 6:15 p.m. The motion carried by the following vote:

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

[CC-0001-2016](#)

To recommend to Council, changes to Part Eleven - Planning and Zoning Code, Chapter 1181, Personal Wireless Service Facilities, of the Codified Ordinances of the City of Gahanna.

(Advertised in the Dispatch on 6/2/2016 and the RFE on 6/16/2016)

Chair opened the public hearing at 7:40 p.m.

Gard said our City Attorney, Shane Ewald will speak to these code changes; Assistant City Attorney Thomas L. Weber administered the oath to Ewald; said we have asked for an additional public meeting; will advertise in the Rocky Fork; said technology is always changing; the wireless companies are starting to move to stealth technologies; we want the technology but we do not necessarily want to see it; we have went through on the administrative side and made amendments to the code; will go on to Council for approval.

Chair called for proponents; there were none. Chair called for opponents; there were none.

Rosan said we did a workshop last week; one issue was the administrative review process versus the application process;

administrative review being a team referred to as the ART team setup by administration to review the applications; the theory is that the preferable type of devices is that ones that are smaller or co-location can be approved administratively; noticed in the code, what happens if the ART denies the application; understands the application would then go to BZA; Ewald confirmed; BZA would be allowed to amend, modify or approve the application; of course the BZA is comprised of different subject matters; question if that is the appropriate appellant body; believes that should come to Planning Commission; would go through the same process as a new tower process; of course if Planning denies, there is an opportunity to go to BZA; would allow Planning to review ART denials; asked if they considered when proposing this; asked what the rationale was behind choosing BZA for ART; Ewald said it was consistency; most of the time for administrative decisions it would go to BZA; does not believe there would be an objection to go to Planning; would take that recommendation back to administration; Rosan said second recommendation she has, it is solely within the discretion of the ART committee to include the applicant in the process; asked the rationale for that structure; suggested opening it up and giving the applicant notice and the opportunity to appear and ask questions; does not have to be a Planning Commission type of hearing; but these are highly technical things; does not want to cause the applicant additional process; Ewald said there's the pre-application review; said we have something similar today, if there are issues that arise, the Zoning Administrator will meet with the applicant; was a carry-over of the process they have today; typically schedule this; but did not want to require it so that this can be approved without any meeting necessary; Rosan said believes that is fine to be within the discretion; goes on for other Planning Commission; the ART review is closed-door; you have a pre-review that does not give the applicant a chance to review; then you have a review the applicant is not given the opportunity to answer questions; could possibly avoid unnecessary process if the applicant is able to address things during the ART review; likes the idea of the ART process; seems there is lacking applicant participation; Ewald said can take that back to the administrative team as well; Shepherd asked Ewald if his understanding is that there is no need to have a meeting with the applicant if there are no issues or questions; Ewald said yes; believes the thought process is, we do this today, we actively meet with applicants ahead of time; they wanted to continue the process; more of an issue with the way it was worded; it is at the discretion of administrative; Rosan said even the opportunity for the applicant to request the meeting; Ewald said he understands; Rosan said it leaves the discretion there, but gives the applicant the opportunity to be part of the process; Keehner said the administrative review would not be for new towers; Ewald said believes that is correct; Keehner said alternate structures, as long as they are not in

residential and co-locations would go to the ART, all others would go to Planning as a conditional use; Gard said request a workshop next week with their timeline; Shepherd confirmed 6:30 p.m. worked with everyone.

Chair closed the public hearing at 7:54 p.m.

Rosan asked if the comments from the public or other individuals will be addressed; Ewald said they will be coming next week.

A motion was made by Rosan, seconded by Andrews, that this Proposed Code Change be Postponed to Date Certain to the Planning Commission Workshop, due back on 6/15/2016 at 6:15 p.m; and the Public Hearing be scheduled for Regular Meeting on 6/22/2016. The motion carried by the following vote:

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

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS:

[DR-0013-2016](#)

To consider an application for Certificate of Appropriateness for site plan, landscaping and building design; for property located at 5515 Morse Road; Parcel ID number 025-011237; The Goddard School; Scott Harper, applicant.

See discussion under CU-0003-2016.

A motion was made by Andrews, seconded by Wester, that this Design Review be Approved. The motion carried by the following vote:

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

[DR-0014-2016](#)

To consider an application for Certificate of Appropriateness for site plan, landscaping, building design and signage; for property located at 4251 E. Johnstown Road; Parcel ID number 025-008946; FMC-Medical Clinic; King Avenue / Chad Middendorf, applicant.

See discussion under FDP-0007-2016.

A motion was made by Rosan, seconded by Andrews, that this Design Review be Postponed to Date Certain to the Planning Commission Workshop, due back on 6/22/2016 at 6:15 p.m. The motion carried by the following vote:

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

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Planning & Zoning Administrator

No report.

Department of Development

Blackford said we have tree code changes coming up; will be considered by Council; will be sent out to Planning Commission by Friday; if you have any comments or questions, please email him; look forward to that this weekend.

Council Liaison

No report.

CIC Liaison

No report.

Chair

Shepherd said the City should address the clothing donation boxes; spend a lot of time on landscaping and design; then we see a bright yellow box with clothing all over; thinks we should have something to regulate where they go so they do not become an eye-sore; believes we can make them available but also beautify the final development plans; if you can work on that administratively; happy to help as the Commission; Blackford said they will address that.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7:59 p.m.

UPCOMING APPLICATIONS:

[CU-0004-2016](#) To consider a Conditional Use application to allow temporary placement of seasonal storage units in a Planned Commercial Center (PCC) zoning district; for property located at 1394 Cherry Bottom Road; Parcel ID number 025-008474; Honey Baked Ham; Block Investments, Inc./Jeff Block, applicant.

(Advertised in the RFE on 6/16/2016)

[FDP-0008-2016](#) To consider a Final Development Plan application to construct a new personal auto storage warehouse for Favazzo Auto Warehouse; for property located at 1601 Eastgate Parkway; Parcel ID number 025-012947; current zoning OCT, Office Commerce and Technology; Cypress Engineering / Jeremy Fry, applicant.

(Advertised in the RFE on 6/9/2016)