



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Bobbie Burba
John Hicks
Joe Keehner
Jennifer Price
Donald R. Shepherd
Thomas J. Wester

Kayla Holbrook, Deputy Clerk of Council

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

Wednesday, January 11, 2017

7:00 PM

City Hall

Organizational Meeting

A. SWEAR IN MEMBERS:

Mayor Tom Kneeland administered the Oath of Office to Don Shepherd and John Hicks. Their terms will expire on December 31, 2019.

1. **Don Shepherd - term to expire on December 31, 2019**
2. **John Hicks - term to expire on December 31, 2019**

B. MAYOR TOM KNEELAND TO CALL ORGANIZATIONAL 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, January 11, 2017. The agenda for this meeting was published on January, 6, 2017. Mayor Tom Kneeland called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Present 6 - Donald R. Shepherd, Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, and John Hicks

C. ELECTION OF CHAIR

A motion was made by Shepherd, seconded by Wester, to nominate Bobbie Burba as Chair. The motion carried by the following vote:

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

D. MAYOR TOM KNEELAND TO TURN MEETING OVER TO CHAIR

Mayor Tom Kneeland congratulated Bobbie Burba and turned the meeting over to her.

E. ELECTION OF VICE CHAIR

A motion was made by Shepherd, seconded by Price, to nominate Tom Wester as Vice Chair. The motion carried by the following vote:

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

F. ESTABLISH DAY FOR REGULAR MEETINGS

Regular Meetings of the Planning Commission shall be held on the 2nd & 4th Wednesday of the month, as needed, except in November & December when they shall be held on the 1st & 3rd Wednesday, as needed, at 7:00 p.m.

The days were established by the Commission.

G. ADJOURNMENT OF ORGANIZATIONAL MEETING

7:07 p.m. by Burba.

H. CALL REGULAR MEETING TO ORDER

Chair Burba called the meeting to order at 7:07 p.m.

*Tom Wester left the meeting early at 7:45 p.m.

I. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

J. APPROVAL OF MINUTES:

[2017-0013](#)

Planning Commission Regular Meeting and Workshop Minutes - December 21, 2016

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

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

K. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

L. APPLICATIONS/PUBLIC HEARINGS:

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

[DR-0001-2017](#)

To consider a Certificate of Appropriateness Application for building design; for property located at 121 Mill Street, Unit 117; Upper Cup Coffee Company; current zoning, Olde Gahanna Mixed Use Neighborhood District (OG-2); Micael Habte, applicant.

Gard gave a summary of the application; said this is for a color change to the storefront; this is a new coffee company coming to Gahanna; this has already been completed; showed a rendering of the storefront.

Applicant, Michael Habte, 121 Mill Street, Unit 117; said he had no additional comments.

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

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

[DR-0002-2017](#)

To consider a Certificate of Appropriateness Application for building design; for property located at 81 Mill Street; Pigskin Brewery; current zoning, Olde Gahanna Mixed Use Neighborhood District (OG-2); David Marzluf, applicant.

Gard gave an overview of the application; said this is a patio enclosure for Pigskin Brewery; is an opportunity for them to close their outdoor space to make it more useable year-round; has already been installed; showed the area on a map;

Chair called for the applicant; the applicant was not present.

Wester asked Gard if there in something missing at the process at Creekside and why this is the second incidence where things have been installed prior to approval; Gard said believes this was the owner of Creekside counting on contractors to pull permits; they did not; Wester asked if Pigskin owners were leased; Gard said yes; Price said Pigskin has been there for awhile; they seem very committed to Gahanna; seems to be an asset to the area; wondering if maybe we can look at some type of a how-to guide for locating business in

Gahanna; maybe work with a civic group; something that will help them know to go to the City first; Gard said they will look into that and work on it; Wester asked about the comments from the Fire Department on sprinklers; do we need that resolved prior to approval; Priestas said that item is not currently resolved; they have 30 days to remedy the issue; your option to approve or not; Rosan added that you can condition the approval in the motion; Keehner asked if these roll up or unsnap; said they were not up this afternoon; Gard said do not believe they roll up; they are attached to the frame.

A motion was made by Wester, seconded by Shepherd, that this Design Review be Approved with the condition that the sprinkler system issue be satisfactory to the Fire Department.

Discussion on the motion: Keehner said voting for this; extends the use; these kinds of additions are an asset to the area; the planter box adds to the look; reasonable to vote yes as it is temporary.

The motion carried by the following vote:

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

[DR-0003-2017](#)

To consider a Certificate of Appropriateness Application for building design; for property located at 1330 Stoneridge Drive; Parcel ID No. 025-011205; Taco Bell; current zoning, Community Commercial Modified (CC-2); David Jamison, applicant.

Gard gave an overview of the application; said some exterior finishes will change; natural finishes and colors; there is no change to the footprint at all; showed a map of the existing building; showed the rendering of elevations.

Applicant, Jim Clark, 7044 Plint Road, Columbus, Ohio; said all new work will be stucco; existing stone will stay. Gard added that the signage is not part of this application; that will be approved administratively.

Shepherd asked if this is new branding; Clark said that has been the logo for many years; Shepherd said this is a big improvement to what they have now; saw the one in Westerville; asked about the stonework that was mentioned; Clark said will keep that; cannot match it because of its age; Wester asked the construction schedule; Clark said starting in spring and will last 30 days; should be keeping the drive-thru open.

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

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

[V-0001-2017](#)

To consider a Variance Application to vary Section 1143.08, Yard Requirements, of the Codified Ordinances of the City of Gahanna; to allow a shed to be placed less than 10' from the rear property line and

less than 7.5' from the side property line; for property located at 152 Rugby Lane; Parcel ID No. 025-006091; current zoning, Single Family Residential (SF-3); Andrew Zuccaro, applicant.

(Advertised in the RFE on 1/5/2017)

Gard gave an overview of the application; the zoning requires a 7.5' side and 10' rear setback; showed a rendering of the proposed placement of the shed; showed site photographs.

Chair opened the public hearing at 7:30 p.m.

Chair called for proponents; the applicant, Andrew Zuccaro, 152 Rugby Lane; illustrated in his photographs why other locations will not work for a shed placement; important to have a view of the pool for safety; all properties around him slope toward his home; installed drainage in his yard last year; the back right corner would be the furthest away to everything in his yard and would be the most convenient; would also aesthetically be the most pleasing; has a lot of tools for the yard and the pool; there are a few places that would work but there is a garden in that area and would also require a variance to go closer to the fence; can explain more detail on why other locations would not work if needed; believes that is the best place for the shed; understands it is against code; said the shed is also movable; would be on a skid platform; should anything ever happen.

Chair called for additional proponents, there were none.

Chair called for opponents, there were none.

Price said in the staff comments, there was a mention of a different placement that would not require a variance; and what issues that might have; Zuccaro said the rear yard to the fence deck is 15' the shed at minimum would be 8' wide; does not leave enough room; would be highly undesirable; purchased this home recently with the pool already there; would have made a thinner deck for the pool if he could start over; Price asked how it is movable; Zuccaro said movable by man-power; not able to move for just an occasion; will not have a permanent concrete floor; the shed company installing it is not concerned with that or the drainage; Price asked why other portable storage options could not be used; like a large deck box; Zuccaro said a few items would not fit; like the solar cover; chemicals would surely fit; would get those anyway for the extra storage; mostly for the larger items; would also use it for a lawn mower and the sets of steps when they are not in use; Price questioned a storage facility offsite for the winter storage or seasonal items; Zuccaro said also have a lot of deck furniture; is a tight closet in their garage as it is; would then have to rent a truck to get those items to the unit; Hicks said a lot of drainage

was installed in the yard; asked if the shed required any footers; Zuccaro said would not want to put on top of the drainage area; could lay blocks on the ground; may impede the system a bit; and also settle and sink; Hicks asked about the other side of the yard where the garden is; would it comply with zoning code; Zuccaro said would have to move the garden regardless; would take it to the edge of the drainage start and the edge of the deck leaving no room to pass; would not feel comfortable with the shed being so close to the deck; would not be desirable; Shepherd asked why the shed needed to be so large; Zuccaro said need and want; looked at all things wanting to put into the shed; and 8x12 would be do-able but would be the smallest that he would want; Shepherd said there are gates in one area; asked if he could move the gates to accomplish this; does not see the hardship in this case; appears there is room and not need a variance; does not want to open the flood gates on variances for sheds in the area; if it were turned down, would you still build the shed; Zuccaro said would likely keep coming back and asking; would not want to move gates around on the fence; where they are makes the most sense for access; would be out of the way and believes it is a necessity; moving it up, the yard gets more narrow; moving it would be of a nuisance to the yard; considers this more of a necessity; Keehner asked if there are drainage tiles; Zuccaro said they are like french drains; they are on the left back side; they are on the west side; they run east and west; also pipes for the pool underground; Keehner asked if there is any drainage east and north of the deck; Zuccaro said no; Keehner clarified where the drainage issues are; said no drainage in the northeast; Zuccaro said there are pool lines in that area; Keehner asked if there is anything in the easement; Priestas said there are utilities in the easement; confirmed something in the easement could be problematic; Zuccaro said the cost to move the shed would be on the homeowner; Keehner said trying to prove that the other areas present a hardship; wondering the concern for not placing it further south so it is not in the easement; Zuccaro said does not believe it is safe to have a shed up against the pool deck and getting around it would be difficult; putting it near the deck would be the most pleasing to the eye; Keehner said have no issues personally; trying to create a solution to stay out of the easement and avoid the variance issue; Price asked about an alternative location near the gazebo; Zuccaro said that is where the water lines run; Price asked if there is another fence behind the hose in the picture; Zuccaro said the pump for the pool is there; behind that is a 5-6 by 7 enclosure; Price asked if it would be an issue to place near the water lines so that it can be moved if needed; Zuccaro said that is not do-able; those are not far into the ground at all; would not be comfortable with that; Keehner confirmed it was freestanding; Zuccaro said yes.

Chair closed the public hearing at 8:00 p.m.

A motion was made by Shepherd, seconded by Hicks, that this Variance be Approved.

Discussion on the motion: Shepherd said he will not be in support; believes there are other solutions that will still comply with the current setbacks; Keehner said does not like to impose on people's use of property unless major environmental issues; believes there are other solutions to stay out of the easement; does not sound like the property owner is interested in those options; not going to vote against the variance; but believes there is a possible lost opportunity.

The motion failed by the following vote:

Yes: 1 - Keehner

No: 4 - Shepherd, Burba, Price and Hicks

Absent: 1 - Wester

M. UNFINISHED BUSINESS:

None.

N. NEW BUSINESS:

None.

O. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Planning & Zoning Administrator

No report.

Department of Development

No report.

Council Liaison - to be selected

Burba asked Hicks if he would be interested; Hicks said he would be

happy to fill that role.

CIC Liaison - to be selected

Price has agreed to become the CIC Liaison.

Chair

No report.

P. CORRESPONDENCE AND ACTIONS

None.

Q. POLL MEMBERS FOR COMMENT

Shepherd welcomed Mr. Hicks to the Commission and congratulated Mrs. Rosan on her new job title. Keehner said glad to see that Kristin Rosan is still on this dais. Rosan said will provide more input than has been in the past but the goal is to keep the Commission focused; cannot advocate; pleased to continue to serve. Hicks thanked the Chair and the rest of the Commission; looking forward to this role. Price welcomed Mr. Hicks; excited to be able to tap into his mind and said Kristin is a loss as a Commissioner but will be an asset. Burba said Council will be taking applications for the vacant seat on Planning Commission.

Kim Banning, Clerk of Council, said we will be accepting resumes and cover letters until January 26, 2017 at 5:00 p.m.; will appoint someone on February 20th.

Keehner said watched a documentary; thought we should look at new developments and the life affirming aspect; especially talking about branding and design; want to develop a sense of place different from other municipalities in the area; a lot of the new buildings in town have been on target with that; can also look at the pedestrian spaces that developments leave; might consider looking at that into the future.

R. ADJOURNMENT

8:09 p.m. by Shepherd.

POSTPONED APPLICATIONS:

A Planning Commission Workshop Meeting is set for Wednesday, January 18, 2017 at 6:15 p.m. in the Committee Room.

[CU-0009-2016](#) To consider a Conditional Use Application to allow a residential drug and alcohol rehabilitation facility in a Community Commercial (CC) zoning district, for property located at 121 James Road; Parcel ID No. 025-000855; Access Ohio LLC; Donald T. Plank, applicant.

(Advertised in the RFE on 9/22/2016 and 12/1/2016)

Public Hearing scheduled for Wednesday, January 25, 2017

[CC-0003-2016](#) To recommend to Council, changes to Part Eleven - Planning and Zoning Code, of the Codified Ordinances of the City of Gahanna.