



# City of Gahanna

## Meeting Minutes

### Planning Commission

200 South Hamilton Road  
Gahanna, Ohio 43230

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

*Kayla Holbrook, Deputy Clerk of Council*

*The Commission may caucus at 6:15 p.m.*

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Wednesday, May 24, 2017

7:00 PM

City Hall

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#### 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 24, 2017. The agenda for this meeting was published on May 18, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Thomas Wester.

**Present** 6 - Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, John Hicks, and Michael Suriano

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

None.

#### C. APPROVAL OF MINUTES:

[2017-0118](#) Planning Commission Minutes - May 10, 2017

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

**Yes:** 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

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

None.

#### E. APPLICATIONS/PUBLIC HEARINGS:

Assistant City Attorney Kristin Rosan stated the Public Hearing Rules

that would govern all public hearings this evening and administered an oath to those persons wishing to present testimony this evening.

[FDP-0003-2017](#)

To consider a Final Development Plan Application for the construction of a building addition; for property located at 1130 Morrison Road; Parcel ID No. 026-190710; McNeilus Truck Manufacturing, Inc.; current zoning OCT (Office, Commerce and Technology); Eric Morton, applicant.

(Advertised in the RFE on 5/18/2017)

Gard said parking spaces will be added; same style and materials will be used; split off is .4 acres; showed site location with existing building; Final Development Plan is for existing building; exterior finish is gray; will match existing; showed Subdivision Without Plat Application (SWP) plan which is a clean-up item that started many years ago; SWP does meet all the requirements for the code; does recommend approval; parking requirements have been met; Certificate of Appropriateness meets code; no new impervious surface is being added; recommend this application.

The Applicant, Eric Morton, 1130 Morrison Rd., there will be a service bay to add equipment; add 6 to 10 new jobs; paint to match existing exterior; pretty basic and simple project and nice addition to that area.

Public Comment - None.

Keehner said looks like there are doors for trucks on the east side; applicant said yes; access from Bricklawn; back side; off Morrison is the office portion; traffic access is in back; Suriano asked if anything will cause an unsightly appearance; applicant said 4 new garage doors; west elevation; Suriano said pretty sparse; could add some landscape; Suriano said natural light is a good thing; addressing butts up against the existing building; giving some dimension to that side; definitely needs more on west side; applicant said plan on developing front and making improvements; Price said she shares colleagues' concerns; very visible from 270 highway; would like to see enhancements; would like things to be done with part of this project; this could open door for enhancement; landscaping enhancement; applicant said painting will enhance; Burba said it looks like it has been unoccupied for a long time; applicant said one person is there; this will now become an active site; applicant said one person orders parts and more of office presence; Burba asked if the whole building will be painted; he said yes; shared sample with planning commission; the paint color is beige-brown; Suriano asked if there's anyway to break down the façade; pick up on the adjacent structure to provide dimension to that wall; Price confirmed entire building will be painted to match; if there is an opportunity to do something price neutral; could

that be administratively approved if they wanted to add two different colors; Gard said they could do that; applicant said could be a new color vendor; Rosan said add condition on the Design Review Application; color changes can be submitted and administratively approved.

**A motion was made by Price, seconded by Wester, that the Final Development Plan was Approved. The motion carried by the following vote:**

**Yes:** 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

[DR-0009-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at 1130 Morrison Road; Parcel ID Nos. 026-190710; 025-008956; 025-011663; McNeilus Truck Manufacturing, Inc.; Eric Morton, applicant.

See discussion under FDP-0003-2017.

**A motion was made by Price, seconded by Wester, that the Design Review be Approved, with the condition that any modification to existing structure and elevation be approved administratively for additional enhancements and to breakup facade. The motion carried by the following vote:**

**Yes:** 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

[SWP-0002-2017](#)

To consider a Subdivision Without Plat Application to split 0.4+/- acres of a 5.13+/- acre tract for right of way dedication; for property located at 1130 Morrison Road; Parcel ID Nos. 026-190710, 025-008956, 025-011663; McNeilus Truck Manufacturing, Inc.; Eric Morton, applicant.

See discussion under FDP-0003-2017.

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

**Yes:** 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

[V-0006-2017](#)

To consider a Variance Application to vary Section 1154.03(a)(7), Development Standards, of the Codified Ordinances of the City of Gahanna; to allow parking closer than 36' from the public right of way; for property located at 817 N. Hamilton Road; Parcel ID No. 025-001918; One Church; Dave Domine, applicant.

(Advertised in the RFE on 5/18/2017)

Gard said seeking approval of construction of new parking lot; add 233 spaces for total of 439 spaces; located slightly north of E Johnstown and Hamilton Rd; they own two parcels; showed aerial view; variance request showed on map in presentation; request to allow row of parking to be closer to the public right of way; showed area of proposed parking lot; showed landscape plan; new tree program; will

need to have 34 trees; have existing trees in front; more trees will be added to front and parking lot; met special circumstance, is the unique shaped right of way that jogs to the west in front of church; they do not have enough parking to accommodate congregation; will not affect neighbors; all criteria have been met; for Certificate of Appropriateness all criteria have been met; 34 2" caliber trees will be planted; recommended for approval.

Applicant, Dave Domine, 817 N. Hamilton Rd.; staff comments were good; congregation has been growing; people are parking across street at OS facility; want to use property to accommodate more members.

Public Comment:

Pete Ferguson, 386 Castle Pines Dr.; property adjacent to One church; main concern says it is not detrimental; it is detrimental; concerned about lighting on condos that directly face the property; put up landscaping to help; automobile lights will shine across to condos; some lights look good but some lights are too high and shining lights in their property and detrimental to their property; a lot of people are single; elderly; property owners are good neighbors; they take care of any problems brought up; would like 6' tall fence and extend fence directly 125' feet north with nice looking board fence would solve problems; retired teacher, was a physical educational teacher; what are they doing with the athletics; drainage issues with black top will be worse; not sure that will handle water flow; great idea; they need it but concerned about kids participating in physical activities and bright lights; will the lights be on timers; when will they be on; would like that addressed; present time drive lights on north entrance; will they have room for 14 more lights; he talked to Jeff Fultz about water problems; they are also having water problems; needs addressed before this is approved; should be addressed.

Cliff Basham, 808 Eastchester Dr.; this is first time he's heard about additional parking; dumping water in his backyard and neighbors; already have standing water; he's asked for help; they dug a big hole and buried and more water is popping back up; he wants this fixed right; the cattails have been a problem; said need catch basin, but it is not maintained; he's tired of all the water; he lives on the back part of the church; where the water is being dumped.

Kathy Shaffer, 758 N. Hamilton Rd.; adjacent to south side; concern is green space and kids playing; and water run off; she wants parking lot in back so kids can have green space.

Erica Raymore, 818 Eastchester Dr.; lives at southeast end; having

water flooding; parking lot causes problems; wants flooding addressed with water issues.

Priestas said will be required for additional detention and approval for final process; working with owners on water issues; two basins one is a wet ret basin; other is dry ret basin that is located in hydrant soil always wet all the time; it grows cattails; church cleared that area; it is free flowing; working with property owners and residents to resolve the problem.

Applicant said planning to use lighting as the same called good lighting; 14 poles will be the same as current; will be on a timer; not sure of time yet; Burba asked how many evening meetings; applicant said some services during the week but not too late; maybe 9 or 9:30; don't use as much parking; might not need new lights on weekdays; plan to have lower lights; all parking will be Sunday morning; no evening on Sundays; weekday much lower attendance; like Priestas said just cleaned up some water issues; invested thousands to make it better; hired excavator and made it flow better; worked with City; surprised it caused problems; they've owned the property for over a year and tried to resolve the problems; the church also owns a Christian school that operates during the week; over 300 students; using existing field for play but not for sports; there is no baseball diamond; they will do outdoor activities at another field; have a very nice indoor gymnasium, too; 6' foot doesn't sound like a problem; he said once he understands how long he wants it to go; but extending it shouldn't be a problem; Burba asked how many members; owner said over 1,000; had 1,600 at Easter; parking off campus; using Heartland bank for parking; OSU is pretty far down the road; hired police officers to help cross the road; the people who serve actively helping service run park across street to help with patron parking; Burba asked if that will be enough parking; owner said parking lot in back isn't practical; maybe add a dozen or more spaces; own the land to the north and south; no plans to expand; own houses on each side; prepared to remove the houses later on; houses are in poor disrepair; the former church didn't have funds to keep the church going; trying to invest and spend their money the best way they can.

Wester asked if can substitute lights with LED; they said yes; asked Priestas about the cattail issue and does it affect the neighbors; Priestas said they are mostly on church property; doesn't affect neighbors.

Price asked if the parking needs are due to adding new services; owner said run three services; first two services are very popular; really trying to maximize the parking to fill the auditorium; could maybe add more services; sanctuary doesn't match the parking right now; running about two per car; reaching a lot of younger people; 3rd

church he has built; this parking is needed for congregation; Price said the additional parking is needed for current services; some of the families started to attend third service to create energy in that service; Price asked any feasibility to impervious paver; given the water problem; a lot of water issues are tied to things outside the City; look at other big facilities; City is trying to help improve; it's a balancing act; anytime we can be innovative or use other material or continue to address water problems; would like to help mitigate water issues; applicant said for some materials it is a cost issue; applicant said working with city engineer to work on current problems; owner said did some research; some challenges in addition to cost; how to manage snow removal; ongoing maintenance cost; Price thinking of ways to address improvements to the site with cattails and retention pond; anything else can be done with rain gardens that might help with water issue; that could be a green tool that could be aesthetically pleasing feature that will help with water; Priestas said could be an opportunity for a bio retention system; will work with Franklin County soil and owner for green options and storm water management.

Keehner asked is this project able to accommodate run off onsite; Priestas said will accommodate; could cut off cattails and putting grass could help with retention; only have one picture of lights; he thinks that those lights look like they are straight down; looks like if you eliminate 10 or 15 spaces; nice to see trees interspersed with parking; landscaping on the road is pretty sparse; nice to see a little more landscaping; might look at other types of trees for parking lot; use porous asphalt or concrete; applicant said assume standards for Gahanna; Keehner said there is concrete that is less impervious; pavers can be expensive; Keehner said expensive pavers might be a bit extreme; trees will help with heat; Gard said the parking lot as it stands meets code but you could ask for more plants; Keehner said he'd like to see better landscaping; evidence is good for business; Suriano concurs with comments on LED lighting; generally speaking sustainable measures for these types of situations; adjustment could be made if cars could face each other; get room for islands for trees; concur with looking at how you can get more trees or plant materials to start shape; helps with heat and adds shade; grading plan looks like eastern part of the site; is there a need for retention on east side; increase screening trees on Hamilton Road side; owner said there is quite a few trees there now; Price asked if we were to move forward on the variance will come back with new site plans to take into consideration the comments from members; Rosan said could postpone the Design Review Application or could add conditions; Burba said have meeting with neighbors; Price said it seems the applicant is a good neighbor; like to have additional discussion; good ideas brought up; would like to give time for more discussion; owner said it seems fairly simple; Rosan said one consideration is a cost

measure; question is whether we think necessary to review plans with trees; delegate that to staff for their approval; Wester said staff is well qualified to incorporate these things; trees, lighting, drainage; Price said if the applicant would be willing to bring back new plans; she'd like for City Engineer, Rob Priestas, to consult with Franklin County soil; see what might need to be done with existing issues; look at plans to see if tree islands can be added to address heat; so many pieces and parts that are related; if applicant is willing to come back in two weeks; she'd like to see new plans; she said they are very committed; so many items; owner said it could take longer than two weeks; next hearing is June 14; owner said new wetland is a bigger process; Priestas said they can look at a feasible option; Suriano would like to see how they comprehensively integrate things;

Keehner said would be glad to postpone but ok with not; trusts administration will do the right thing; happy to take a little bit of time to make best solution possible; maximizing park beauty and taking care of that; Burba told applicant to work with neighbors on issues raised.

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

**Yes:** 5 - Burba, Wester, Price, Keehner and Suriano

**Abstain, COI:** 1 - Hicks

[DR-0008-2017](#) To consider a Certificate of Appropriateness Application for site plan and landscaping; for property located at 817 N Hamilton Road; Parcel ID No. 025-001918; One Church; Dave Domine, applicant.

See discussion under V-0006-2017.

**A motion was made by Price, seconded by Suriano, that the Design Review was Postponed to Date Certain, to the Planning Commission, due back on 6/14/2017. The motion carried by the following vote:**

**Yes:** 5 - Burba, Wester, Price, Keehner and Suriano

**Abstain, COI:** 1 - Hicks

[SWP-0003-2017](#) To consider a Subdivision Without Plat Application to split 5.578+/- acres of a 10+/- acre tract for a future development site; for property located at 1509 Blatt Boulevard; Parcel ID No. 025-007046; Jim Sapp, applicant.

Gard said application is as stated; seeks to split 5.578 acre parcel; residual triangle shaped parcel; will be combined; showed vicinity map; showed site location; site survey was displayed; all code requirements have been met; application is recommended for approval.

Eric Shay, represents sell, here to answer any questions that may come up; Burba said it had EPA problems; he said still monitoring a program; coming to the end; wells are being closed down with development of Columbia Gas building; owner is talking to EPA about closing other wells.

No questions from the Commission.

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

**Yes:** 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

#### **F. UNFINISHED BUSINESS:**

##### [CU-0008-2016](#)

To consider a Conditional Use Application to allow a towing & auto care facility in an Office, Commerce, and Technology (OCT) zoning district, for property located at 788 Taylor Station Road; Parcel ID No. 025-003996; Ahmed Shehata, applicant.

(Advertised in the RFE on 9/22/2016)

Applicant was not present; Rosan stated she spoke to city attorney; applicant is to amend condition to remain for one year from April 18; grounds for permit were administratively delayed; date to run when the permit was issued so that the applicant isn't delayed; Keehner said seems reasonable; Price said she wanted to make sure she understands; the applicant started operating in the fall; one piece wasn't administratively approved in a timely manner; applicant had been operating; looks like operations had begun.

**A motion was made by Wester, seconded by Keehner, that the Conditional Use be Approved, to amend the condition for the one year period to start on April 18, 2017, the date of the approved occupancy permit. The motion carried by the following vote:**

**Yes:** 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

#### **G. NEW BUSINESS:**

#### **H. OFFICIAL REPORTS:**

**Assistant City Attorney**



No report.

**City Engineer**

No report.

**Planning & Zoning Administrator**

No report.

**Department of Development**

Blackford gave a City Land Use Plan update; just received submittals; should have finalists week of June 19; would like to know if members want to be part of interview team; would be normal business hours; could be two or three interview groups; email him and let him know.

**Council Liaison**

No report.

**CIC Liaison**

No report.

**Chair**

Burba said Creekside Blues & Jazz Festival needs volunteers; could always use people to help with all festivals.

**I. CORRESPONDENCE AND ACTIONS**

None.

**J. POLL MEMBERS FOR COMMENT**

None.

**K. ADJOURNMENT**

8:40 p.m.