



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
Donald R. Shepherd
Michael Suriano

Krystal Gonchar, Deputy Clerk of Council

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

Wednesday, October 10, 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, October 10, 2018. The agenda for this meeting was published on October 5, 2018. Chair Thomas Wester called the meeting to order at 7:00 p.m. followed by the pledge of allegiance led by Michael Suriano.

Present 6 - Michael Suriano, Donald R. Shepherd, Thomas J. Wester, Joe Keehner, Bobbie Burba, and John Hicks

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

Vice Chair Hicks moved to postpone the Hamilton Towne Centre Zoning application. Shepherd seconded the motion. Chair called for discussion on the motion but there was none. Per the advice of Assistant City Attorney Rosan, Chair Wester informed those in attendance that the applicant for the Hamilton Towne Centre Zoning application requested a postponement, therefore there would be no testimony on the application this evening.

C. APPROVAL OF MINUTES

[2018-0188](#)

Meeting Minutes for Planning Commission for August 22 and September 12, 2018.

A motion was made by Hicks, seconded by Burba, that the Minutes be

Approved. The motion carried by the following vote:

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

D. SWEAR IN APPLICANTS & SPEAKERS

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

E. APPLICATIONS - PUBLIC COMMENT

Geiger Excavating

[CU-0006-2018](#)

To consider a Conditional Use application to allow for a recycling facility to stockpile and process materials in an Office, Commerce and Technology zoning district (OCT); for property located at 1041 Enterprise Drive; Parcel ID No. 025-006164, 025-013680, and 025-006160; Geiger Excavating; Steve Geiger, applicant.

Deputy Director of Planning & Development, Michael Blackford, provided a summary of the applications and explained requirements for granting approval for each and explained criteria for conditional uses and variances. He stated this project was within OCT district; showed location on map. Blackford stated the applicant is proposing a recycling facility with an office and maintenance building, which is one of the changes to this application from previous requests; now proposing outdoor storage; there were a number of applications since 2010; this is the same but would allow for permanent activity as opposed to a 2 year timeframe from before. He stated that, included in the application, packet is a note from an adjacent business. Some concerns include dust from the site; stated he went out to the site for a visit and remained stationary on Enterprise Drive for approximately 30 minutes; the wind was blowing north in the direction of where the adjacent business is located; noted that the majority of the dust appeared to be from vehicles entering and exiting Enterprise and internal unpaved roads; did not view dust from facilities onsite; the dust seemed to have all been from the roadways and trucks. Included in the Final Development Plan, is an emergency access only path off Enterprise Drive, for emergency vehicles only. This access is different from what appeared in the previous applications. By limiting access and considering the proposed dust control measures, staff feels that the impact of dust would be minimized enough. Blackford reiterated that the Conditional Use application is for outside storage. Code does not allow for outside storage; we have seen the same request in the past; he explained the criteria for conditional use; said it appeared that in this

portion of our OCT district, this outdoor activity was common for the businesses. Staff would recommend for a condition to specify that Enterprise be for emergency access only and control for dust. He stated that it's unique that all 3 variances are for existing site conditions; again this activity has been going on since 2010. Blackford explained that due to height and distance, topography in general, makes screening outdoor facilities difficult; the mounds are too tall to screen. BZA required a specific amount of trees to be planted in 2017; about 80-90 trees planted. Applicant also asking to be allowed to leave the internal roads unpaved. Stated that not many design review standards apply to this request.

Chair called upon the applicant. Ben Worsowicz, representing the applicant; stated this is what was asked of them before when they were here; said Carl Arthur, Engineer, has been working on this for a year; would like to turn it over to him for those details, but will answer any questions.

Carl Arthur, 12221 Tanglewood Ln., Pickerington; with CEC; thanked Blackford for the description; said he would like to add that for the dust control, we are proposing to pave portions of area as it will help since the vehicles cause the majority of the dust; the screening is difficult due to higher topography but is also bounded on three sides by railroads; proposing to screen public view portion of the property.

The Chair opened and closed the public comment portion of the hearing at 7:19 p.m. due to no public speakers being present.

The Chair called on Planning Commission members for comment.

Suriano asked to clarify if we are taking comments now on just the first application or all items. The Chair stated that we will take comments for all. Suriano asked about the Design Review, asked Blackford to pull up images of the building. Said the dimensions were hard to read; asked about the overall footprint and type of materials.

Wendy Geiger, 173 James Rd., Gahanna; stated the building will have metal roof and sides, and dimensions were 60 x 100. Suriano asked if the metal would be corrugated with a standing seemed roof; applicant confirmed it would be corrugated siding and standing seem roof. Keehner asked if this is essentially a pole barn. Geiger said the back half is for equipment and offices all along lower front section. Keehner asked if based off the plans, is Leavitt looping around to Bricklawn going to be

surfaced. Geiger confirmed. Keehner asked about a sign for the business at Bricklawn. Geiger said no sign would be put up; said that there's never been a sign for any entrance; was some discussion about getting a sign on Leavitt to draw traffic away from using Enterprise. Keehner asked if applicant would consider changing address. Geiger said would absolutely be willing to put the main entrance on Leavitt; said there's an issue in the afternoon with traffic from the Arrow building due to employees leaving work, and with large trucks coming and going from the Geiger business, does not want anyone to get hurt; which is why we would prefer to have entrance off Leavitt; also the air intake for Arrow is off Bricklawn. Applicant also stated that they are working to get all three parcels combined into one. Keehner asked what the plans are for more trees. Geiger said that back of the property is already heavily screened with trees; said none were removed and they have no plans to; would like to add trees to another area for more screening. Keehner said that's good. Keehner asked if they let it grow wild. Geiger said they mow around them. Suriano asked if there are other methods of dust mitigation that could be used other than paving. Geiger said there's a water truck that is ran at least twice a day depending on weather conditions. All areas are watered where trucks will be entering. Burba asked if we decided what the actual address would be; said the City Engineer, Rob Priestas can assist with that. Priestas said all he needs is a request. Applicant confirmed that a request would be made. Geiger asked if the City would be willing to provide an emergency access only sign. Priestas said cannot provide that for private property. Geiger said it would have to be out on the street. Wester asked about the variance to allow for gravel drives outside of the storage areas, and if that would be in conflict with what's stated for the paving. Geiger identified what would be paved. Applicant explained the type of asphalt that would be used.

A motion was made by Shepherd, seconded by Hicks, that the Conditional Use be Approved. The motion carried by the following vote:

Discussion on the motion: Shepherd said he would not be in support. Stated that the property was originally supposed to be capped and resold. When they could not cap the property because they needed to raise money because they were dealing with governmental issues, they kept increasing the amount of recyclables and stockpiling, and every year it kept getting bigger and bigger. Then it was never capped and resold and so this has felt like a shell game and therefore will not be in support.

Keehner said there was a property in Westerville, off Route 3, where they were stockpiling. It is slowly being developed. Does not know if at some point this would change as a stockpiling business to something more, but this used to be our industry zone and not technology and innovation so it seems this is not terribly unreasonable. But thinks his colleague has made a good point.

Wester said currently this looks like an acceptable use of the property and at some point in time as development occurs surrounding the property, this may be a desirable property. To site an example, down 315, where the Time Warner building is, that used to be a landfill and about 15 years ago it became a very desirable property. It took some serious engineering to develop the property but if you were to go down to some access roads, they are still like rollercoasters. Because it is an acceptable use of the property, will be in support.

Yes: 5 - Suriano, Wester, Keehner, Burba and Hicks

No: 1 - Shepherd

[V-0020-2018](#)

To consider a Variance Application to vary sections 1155.07(b)(1) to increase outside storage area height from 10' to 25', 1155.07(c) to allow for partial screening in certain areas of the property, and 1163.05(a) to allow for gravel drives outside of storage areas, of the Codified Ordinances of the City of Gahanna; for property located at 1041 Enterprise Drive; Parcel ID No. 025-00614, 025-013680, and 025-006160; current zoning Office, Commerce and Technology zoning district (OCT); Geiger Excavating; Steve Geiger, applicant.

See discussion under CU-0006-2018, above.

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

Yes: 5 - Suriano, Wester, Keehner, Burba and Hicks

No: 1 - Shepherd

[FDP-0010-2018](#)

To consider a Final Development Plan application for a recycling facility, for property located at 1041 Enterprise Drive; Parcel ID No. 025-00614, 025-013680, and 025-006160; current zoning Office, Commerce and Technology zoning district (OCT); Geiger Excavating; Steve Geiger, applicant.

See discussion under CU-0006-2018, above.

A motion was made by Suriano, seconded by Hicks, that the Final Development Plan be Approved with the condition that Enterprise Drive be used for emergency access only, that the address be moved from Enterprise Drive to Leavitt Service Road, and that proper dust control measures be implemented onsite and on adjacent roadways. The motion carried by the following vote:

Yes: 5 - Suriano, Wester, Keehner, Burba and Hicks

No: 1 - Shepherd

[DR-0023-2018](#)

To consider a Design Review application for a site plan and building design for property located at 1041 Enterprise Drive; Parcel ID No. 025-006164, 025-013680, and 025-006160; current zoning Office,

Commerce, Technology (OCT); Geiger Excavating; Steve Geiger, applicant.

See discussion under CU-0006-2018, above. Geiger thanked the Commission and said she is excited to start building.

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

Yes: 5 - Suriano, Wester, Keehner, Burba and Hicks

No: 1 - Shepherd

Hamilton Towne Centre

[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; David Glimcher, applicant.

A motion was made by Hicks, seconded by Shepherd, that the Zoning application be Postponed to Date Certain to the Planning Commission, due back on 11/7/2018. The motion carried by the following vote:

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

F. UNFINISHED BUSINESS

Continued Discussion on Recommended Code Changes

Chair asked Blackford to continue discussion on recommended code changes. Blackford said he had questions; stated that on a few of those changes he would be the best point of contact. Asked if the Chair would like to discuss now or postpone to the next meeting. Shepherd said some can be discussed now, such as signs in Olde Gahanna; said Blackford was present for previous discussions on that; said he thinks when walking the entire area that we need an open sign area from Shull to Carpenter and Granville based on properties being right up on the street; would like to allow for wide berth on what is allowed there. Blackford asked if they are asking for a more relaxed code for placement of signs. Shepherd said even for materials and style. Blackford said more relaxation for style, generally speaking, but not materials so wants to be clear. Final take away was for more relaxation on style, materials, placement, and flexibility. Blackford said for setback requirements for

corner lots, Clerk provided history of variances for setbacks but vast majority of those were not for corner lots; if specifically referring to corner lots, only 3 or so were for corner lots; issue was more for fence in second front yard; working on language for that. Blackford said for maintenance of donation boxes, the practical solution would be to regulate the same way as dumpsters; to mitigate appearance the solution would be to screen and setback. The Commission agreed. Priestas said created draft code for trees and sidewalks, as they impact the walkways, due to the changes being in chapter 900, won't be presented to Planning Commission to present to Council but working on those changes to bring forward to Council directly. Blackford said additionally, has had several applicants and members of the public raise an issue due to public hearing requirements, said 3 application types: zoning, some types of variances, final plats, where Planning Commission recommends to Council, but code does not specify public hearing notices when Council has it on agenda; would like to articulate some type of public hearing notice when Council hears recommendation. Clerk said the office is working with Legal on that. Chair said of those items are addressed by end of year that would be great progress.

G. NEW BUSINESS

None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

Priestas said tomorrow from 5:30-7 p.m., there will be an open house at New Horizons Church to discuss a round-a-bout at New Albany-Reynoldsburg and Clark State Roads. This is will be hosted by the Franklin County Commissioners.

Planning & Development

Blackford said that the land use plan is not law, but merely recommendations; stated to Keehner that sign materials in Olde Gahanna, should the requirements be changed, would be better

addressed in code. Keehner asked if they could begin making decisions based on proposed land use plan; Blackford said no, that's for informational purposes only. Rosan said even existing land use plans are for guidance only, not code.

For an update on Land Use Plan, hopes to have it adopted before end of this year. Doing some fine tooth combed things, but addressed major issues. There are no dates set for public meetings just yet.

Council Liaison

Hicks said that Council has not heard anything regarding Planning Commission, but the BZA met on September 25. The appeal was upheld so Planning Commission's approval was overturned. The developer and agent asked BZA to reconsider for all items to be voted on separately, which they did. Chair asked where that goes now. Rosan said the developer would need to submit a new application to Planning Commission if they wanted to move forward with anything.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

Keehner said when he was at the Flea Market two weeks ago, met with CVB Executive Director about development issues; she said there's a need for high density residential down by the Park area; talked about a possible future site for an amphitheater; said Jefferson Twp. just approved a major mixed use development off Taylor Rd. on the edge of Blacklick which will affect how Taylor Rd. might evolve into Gahanna.

Suriano said having been part of the steering committee for the Land Use Plan, the process has been a good one and produced a good result;

will be a good tool.

K. ADJOURNMENT

by Hicks at 8:05 p.m.