



# City of Gahanna

## Meeting Minutes

### Planning Commission

200 South Hamilton Road  
Gahanna, Ohio 43230

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Wednesday, October 24, 2018

7:00 PM

City Hall, Council Chambers

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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, October 24, 2018. The agenda for this meeting was published on October 19, 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** 4 - Thomas J. Wester, Michael Suriano, John Hicks, and Bobbie Burba

**Absent** 2 - Donald R. Shepherd, and Joe Keehner

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

None.

#### C. APPROVAL OF MINUTES

[2018-0199](#) Planning Commission Meeting Minutes for October 10, 2018.

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

**Yes:** 4 - Wester, Suriano, Hicks and Burba

**Absent:** 2 - Shepherd and Keehner

#### D. APPOINTMENTS MADE BY PLANNING COMMISSION:

##### - Community Improvement Corporation (CIC)

Chair Wester appointed John Hicks to serve as the Planning Commission liaison to the Community Investment Corporation (CIC) to fill a vacant seat.

#### E. SWEAR IN APPLICANTS & SPEAKERS

City Attorney, Shane Ewald, administered an oath to those persons

wishing to present testimony this evening.

## F. APPLICATIONS - PUBLIC COMMENT

### [DR-0026-2018](#)

To consider a Design Review application for a building design, for property located at 359 Agler Road; Parcel ID No. 025-001112-00; Current Zoning Community Commercial; McDonald's; Permit Solutions, Inc.- Rebecca Green, applicant.

Deputy Director of Planning & Development, Michael Blackford, showed location of property; said this may look familiar because earlier this year, in the summer months, other applications were approved for the remodel; the applicant would now like to keep the exterior the way it is currently, but still do improvements; provided a summary of the application; did not get a materials list, applicant brought samples tonight.

Applicant, Rebecca Green, 175 S. 3rd St., Suite 170, Columbus; with Permit Solutions, working with McDonald's on this application; has a representative here today from McDonald's. Jacob Alber, 2 Easton Oval, Suite 200, Columbus; area Construction Manager for McDonald's for Central Ohio. Green handed out a packet of additional materials not included in the application to the Commission (Clerk added to the file after the meeting). Green said they were hoping to do an extensive remodel however due to limited resources, had to prioritize work; wanted to prioritize kitchen, traffic circle, and ADA compliance; still adding small addition for freezer/cooler, but not doing extensive remodel; removing classic wall signs to replace with modern signage; will be matching paint.

Chair asked for comments and/or questions from the Commission.

Suriano asked about the bump out. Green said it is approximately 51 square feet; the bump out will move just 4 feet out. Suriano asked about the grey coping at the top, will it wrap the bump out. Green confirmed and then passed around material samples. Suriano asked if coping is currently corrugated or plank. Green said will not be corrugated like sample, but it will be that color.

Chair called for public comments; there were none. Chair called for additional comments from Commission.

Suriano stated that he would have preferred exterior renovations but this is consistent with what is out there, so this bump out seems reasonable.

**A motion was made by Burba, seconded by Hicks, that the Design Review be**

**Approved. The motion carried by the following vote:****Yes:** 4 - Wester, Suriano, Hicks and Burba**Absent:** 2 - Shepherd and Keehner[V-0022-2018](#)

To consider a Variance application to vary section 1165.08(b)(6) Permanent Signs, of the Codified Ordinances of the City of Gahanna, to allow for a total height of 11'9" above grade for a monument sign; for property located at 920 North Hamilton Road; Parcel ID. No. 025-13602; current zoning CC; The Ohio State Wexner Medical Center; Sandra LaFontaine, applicant.

Blackford provided a summary of the application; showed location of project; stated the application was straight forward; will allow for 3'9" more in height in monument sign; code allows for 8'; not asking for additional sq. ft., just taller slender sign; in 2009 a variance was granted; if approved would go through permit process and at that time would have to go through location, etc; showed image of where proposed sign would be located; spoke with applicant, she is ill and won't be present tonight but provided statement in the application that explains why it is necessary; had a consultant come out and it was determined that a larger sign was needed; explained variance criteria for signage; reminder that the applicant doesn't need to show a hardship; staff not concerned about it being hazardous; not much opportunity to place the sign elsewhere.

Chair called on Commission for questions.

Hicks asked if existing sign will be moved. Blackford said option was to move it more interior to the site or ask for a setback variance; if the later then City Engineer may say it is in way of traffic; did not see a monument sign out there; all were building signs.

Suriano asked if this is in lieu of the sign on the building. Blackford said the new and current vinyl sign went through the permit and review process but applicant was informed that by code, this is a sign and that was supposed to come down; has not come down yet; if variance is successful, and applicant submits sign permit, that sign would go down and that eliminates their largest sign; other sign not overly visible from Hamilton rd.

Hicks asked if it is appropriate to modify the approval of the Variance to move to remove the sign. Blackford said would be in favor of that.

Chair called for public comments; there were none.

Chair called for comments from the Commission; there were none.

**A motion was made by Hicks, seconded by Burba, that the Variance be Approved with the modification that the vinyl sign on the west side of the building be removed. The motion carried by the following vote:**

**Yes:** 4 - Wester, Suriano, Hicks and Burba

**Absent:** 2 - Shepherd and Keehner

## **Vila Home Healthcare**

[FDP-0011-2018](#) To consider a Final Development Plan application for a new office building, for property located at 610 Taylor Station Road; Parcel ID No. 027-000143-00; current zoning Suburban Office; Vila Home Health Care; Donald R. Weaver, applicant.

Blackford provided a summary of both applications for Vila Home Health; showed location and zoning of property; said location may look familiar because earlier this year a lot split and variance were approved; request is slightly unique because original ask was for 2 buildings on 2 acres; many things already in place, so essentially a vacant building pad; this is for a proposed building and style similar to adjacent building which was previously on the same lot; applicant wants to build 6,400 sq. ft. office building; showed image of the existing building and existing vacant lot; went through standards of FDP and DR.

Applicant, Donald Weaver, 620 Reindeer Ln., Gahanna; architect for the project; stated that this site was originally developed in early 2000's; then sold off lot to client; Vila will take 3,200 sq. ft. and lease out the other part; said that color scheme has changed from neutral beiges to grays and whites, but no variance requested; doesn't believe staff is objecting to anything.

Chair called for comments from the Commission.

Burba asked the applicant to clarify his statement on the color scheme. Weaver stated the original building was beige and that was a common color scheme back then, but we have gone towards grays and whites now. Burba said it will be an improvement to have a new building there; asked if applicant has samples of colors. Applicant showed samples.

Suriano said the roof line and overall elevations are not exactly the same but consistent with existing building.

Wester asked about stormwater retention and water quality requirements; asked if best management practices would be used; applicant said entire site was approved for stormwater when originally built in 2002 or 2003, so it is already there.

Chair called for public comments.

Larry Canini, applicant for a later matter this evening; stated he was original developer of site and in favor of this; for a quick background, did building for Dr. Shehadi who wanted to place the building in the center of the site; suggested to doctor to slide the building over instead of being in center to accommodate for future development and better visibility; all stormwater was done back in 2002-2003; tried many times to drive development there; believes there was a tax abatement for 5 years, but not sure if that carried over; it was in Jefferson Twp. but brought into Gahanna; said Don has done a fine job and made a major improvement.

Blackford said for incentives, not related to this request, but related to end user, Vila Home Health is working with Economic Development Manager for incentive on payroll income tax; believes around 230 employees which is enormous amount per sq. ft.

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

**Yes:** 4 - Wester, Suriano, Hicks and Burba

**Absent:** 2 - Shepherd and Keehner

[DR-0025-2018](#)

To consider a Design Review application for a site plan, landscaping plan, and building design for property located at 610 Taylor Station Road; Parcel ID No. 027-000143-00; current zoning Suburban Office; Vila Home Health Care; Donald R. Weaver, applicant.

Blackford stated that he had nothing additional to add.

Weaver restated that everything is there except landscaping, which will go in around building; everything in compliance.

Chair called for public comment; there was none.

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

**Yes:** 4 - Wester, Suriano, Hicks and Burba

**Absent:** 2 - Shepherd and Keehner

**Peace Lutheran Church**

[V-0023-2018](#)

To consider a Variance application to vary section 1154.03(a)(6) Development Standards, of the Codified Ordinances of the City of Gahanna, to allow for a reduced rear yard setback; for property located at

455 Clark State Road; Parcel ID No. 025-004261; Peace Lutheran Church; Steven L. Rocca, applicant.

Blackford provided a summary of the application and showed location; said needs Variance and Sign approval to replace existing garage that is in bad shape; started with a building permit but existing ask is for a 15 ft. setback but RID requires 40' rear yard setback; this puts the garage in same location as today; statement provided says if moved to a different location then would affect emergency vehicle access; if moved would be more impactful; the garage is 624 sq. ft.; recommend a motion to approve specific material if that is the wish of the Commission; have been there several times and never noticed garage because it is hidden; explained criteria for variances and design reviews; staff sees no issues; code does talk about preferred materials but no specific color scheme; showed image of garage on site this morning; sits 175 ft. from nearest residential property line.

Applicant, Steven Rocca, 576 Theori Ave., Gahanna; would like to add that old garage needs to come down; no one knows what footing was like back in the 70s; has a lean to it; structural engineer came out; explained suggestions from engineer; metal roof was colonial red, same color as overhead sign; most of stone work was buff color; only place to put it is proposed here; have had need for emergency vehicles to use 15' radius on a Sunday morning.

Chair called for comments from the Commission.

Burba asked if it will be bigger. Applicant said this will be 4' wider and 4' deeper; bigger footprint without digging up current footing. Burba said the church has been a part of the community for many years; will be in support. Suriano asked if Blackford could speak of adjacent properties and asked what they are zoned. Blackford said one parcel is in Jefferson Twp. and one the church owns; said the others are also Jefferson Twp. Hicks said he reviewed the Auditor's site and parcels to east are vacant and there's quite a bit of distance. Suriano asked about colonial red, is that existing on the church, is it consistent. Applicant said the color is on the Connection Center, which was built 12 years ago. Wester asked if approval states that the final say on the color falls on staff. Blackford said that's ok with him.

Chair called for public comment; there was none.

**A motion was made by Burba, seconded by Suriano, that the Variance be Approved with the modification that the final approval for siding and roofing materials will be at the discretion of Michael Blackford. The motion carried by the following vote:**

**Yes:** 4 - Wester, Suriano, Hicks and Burba

**Absent:** 2 - Shepherd and Keehner

[DR-0024-2018](#)

To consider a Design Review application for a site plan and building design for property located at 455 Clark State Road; Current Zoning Restricted Institutional District (RID); Parcel ID No. 025-004261; Peace Lutheran Church; Steven L. Rocca, applicant.

Blackford said no additional comments. No additional comments from the Applicant.

Chair called for public comment; there was none.

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

**Yes:** 4 - Wester, Suriano, Hicks and Burba

**Absent:** 2 - Shepherd and Keehner

## **Paulina Place**

[Z-0003-2018](#)

To recommend approval to Council a Zoning Application for 4.5 +/- acres of property located at 488 East Johnstown Road; Parcel ID No. 025-001930-00; current zoning Single Family (SF-2); requested zoning Two Family Residential (MR-1); Paulina Place; Loreto Canini, applicant.

Blackford said he would discuss all applications at once in his presentation; provided a summary of each application; showed location and zoning; asking for rezoning from SF-2 to MR-1, includes 15 units with one already existing and 3.3 units per acre; R-4 permits smaller lot sizes than other zoning districts; code prohibits rezoning to R-4, but when conditional use to allow for single family in R-4 is approved then it can be allowed; SF-2 requires a larger lot size; compared standards for those zoning districts as submitted in staff report; site plan encouraged and provided for CU and Zoning, but not adopted; additional applications required later; rear yard setback is important because that would abut adjacent properties; showed two areas that allow for open space; will be determined in final plat process; variance on requirement to file FDP; want private roads with HOA to maintain roadways; variance to file plat; if approved preliminary plat will go to Planning Commission and Final Plat will go to Planning Commission and they would vote to recommend to Council; stated rezoning criteria was included in the application; consistent with land use plans; located within 3 existing land use plans and one land use plan under review; is an apparent demand for this type of development; reviewed density and what's allowable; showed

comparable density in surrounding parcels.

Applicant, Larry Canini, 29 Keswick Dr., New Albany; provided brief presentation on why this is needed for community; thanked Mr. and Mrs. Helbig for opening house up for hosting a neighborhood meeting; think the process in place for Area Commissions needs to allow for better communication between those commission members and their neighbors; staff was kind enough to send feedback received after the rezoning sign went up, which helped him setup meetings with neighbors; have been developing in Gahanna for 30 years; working with infill sites at this point; not always possible to annex into the City; this is in demand; empty nesters ready to downsize to quality homes yet stay in the community; have built thousands of units around the city; had been approached to bring this forward; other option for these folks is to move out of the community and we don't want that; people like the location and convenience of the site; opportunity to walk to Creekside; price point for these units is \$425-600k; will have basements and all the things one would expect at that price point; will be a small community; will have no thru streets; find no reason to put burden on city services when they can be handled through HOA; provides maintenance free lifestyle; reserves will be set aside for repairs; city benefits due to property taxes; not burdening schools because of the age bracket; brought in landscape architect to see streetscape, which the rendering is included in the application; traffic impact study provided to City Engineer and signed off; thanked neighbors again for organizing; agreed to points provided by residents.

Chair opened the public comment at 8:14 p.m. and read the rules that govern the public hearing.

Bill Davis, 293 Lyncroft Dr.; worried about stormwater runoff and wants to know where it will go.

Canini said site surveys will be done but not that far along yet; does not want to increase stormwater, and historically makes these better with his development projects; a lot of efforts will be made to keep stormwater away from tree lines; will add more trees for screening.

Davis; concerned with property being backed up to sycamore run, north and northeast Gahanna water causes 3' wide ditch and 4" deep but in September we have had multiple storms and the run becomes 30' wide with lots of running water; have spent \$6k dollars to help prevent erosion; 2nd storm caused rocks to fall off; output still goes into Sycamore Run.

Maureen Powell, 703 Laurel Ridge Dr.; resident for 49 years, built home



on Laurel Ridge and lived there for over 30 years; looking at patio homes because wants to downsize; does not want to leave Gahanna; saw the sign and Canini's name and his is a prestigious name; these are close to home; have visited other cities but doesn't want to leave; thinks this project will be fabulous; we will be good neighbors; these will be good homes; thinks Gahanna needs this.

Ted McCann, 451 Anthony Ct.; was out of town when neighbors had meeting with Larry, but contacted him and had conversation; have been at this home since 1995; barn has been back there forever; worked in building trade for over 20 years; had questions and Larry answered them all; Canini is partnering with Romanelli & Hughes; worked for them in the early 1990s; worked on similar development and drove up to Westerville to look at it recently; happened to have framed those buildings and they are all still beautiful many years later; knows what Larry builds and has no objections; this project can't hurt anything; won't hurt his property value due to the quality of the proposed homes.

Mike Helbig, 260 Colony Ct; lived there since 2009; purchased for privacy and quiet neighborhood, location was perfect; came from Tennessee where houses were on top of each other; growth is positive but the setback is 5' on one lot where house is on their property line; showed 5' with tape measurer for effect; privacy is an issue; density numbers given were misleading; some things brought up by Larry were not brought up in the meetings; landscaping and sidewalks were asked for along their property lines; Johnstown Rd. gets it but the whole neighborhood does not.

Callie McInturf, 252 Colony Ct; thanked members for their time; is a 1st time homeowner; drawn to community for its quiet and respectful neighborhood; home is next to Mike and his family; there's a hill on the back of the property and concerned about the 5' set back; even with a privacy fence, those homes will look down right into her yard; hoping to raise a family there one day; not concerned with quality, knows his product; additionally, headlights at turnaround could hit homes and lights shining down onto properties.

Jeff McInturf, from Newark; Callie is his daughter; is a real estate developer and has been for more than 25 years; met with Canini and went over issues; no question of whether or not this would enhance community, but has concerns with site layout; street configuration is one that looks like the community could get bigger later; setback requirements are meant for reasonable assurance of privacy; 6' high fence would not hide home; appreciates landscape plan on Johnstown Rd. but can't do that in 5' space; quality of life will be damaged;

concerned with methodology that it would be approved as multifamily because of future applicants; what if Canini doesn't follow through; no one is interested in twin singles behind their homes.

Ernie Ferroni, Jr., 301 Lyncroft; no one has answered the question about where rainwater and runoff will go; asked if anyone knew the history of Sycamore Run; asked if due diligence was done; it is a flood zone; has anyone asked FEMA; all up and down the run is a flood zone and has been for years; overflows its banks all the time; is anyone familiar with the Parc apartments off Hamilton, which were built 5 years ago; rain water from that goes into Sycamore Run; it becomes a river every time it rains; floods streets and backyards; last major rain caused road closures on Lyncroft Rd.; had flooding in home multiple times; during one rebuild it flooded again mid project; City has money to tear down Worman Dr. street but that street isn't even imminent, and could be done in the future; Sycamore Run should've been taken care of years ago; no one cares about the victims of flooding; someone better do due diligence; will Canini pay flood insurance premiums; not just about the money, but problems finding a place to live while home is being rebuilt.

Matthew LaBuhn, 35 N. Fourth St., Columbus; legal counsel for 4 of the owners, two of which spoke tonight, McInturf and Helbig, along with John Melaragno and Vicki Johnson; major concern of those owners is that this zoning would allow so many lots allowed to be placed on back of property, which results in part of the project being high density; seems more appropriate to allow for single family rezoning; no guarantee in future that this will be R-4; could end up putting in multi-family; as for Variance, that's a quasi-judicial function and the rezoning is legislative so there are certain conditions that have to be met; here we have an area and use variance which requires a unique condition related to property, usually related to topography for something like this; nothing unique here about this property so doesn't meet those standards; just because it is profitable or there's an economic reason for it, does not make it a reason to grant a variance; under necessary hardship requirement, the property owner would have to show there's no economically viable use if variance not granted; this could still be used for residential property but wouldn't have as many lots; variance should be denied; one variance associated with FDP is not area or use variance and could be an error in the City code and code should be amended; CU standards not met because there's a detrimental effect on property owners due to smaller lots and setbacks, both of which are not in character with area; request variance and CU be denied and recommend that zoning not be granted and clients reserve their right to appeal.

Jeanette Deacon, 228 Colony Ct.; showed location of house; in curve of

cul-de-sac; cars coming down new street will shine headlights into master room bedroom window; where the house is sitting next to fence, would be able to throw a rock on the roof of the house; would recommend taking out those 2 houses and turning that area into a green space; was told financially it would not be a profit; house too close to fence; if variance allowed, would the fence be able to be moved and encroach on her backyard.

Dave Barnett, 221 Colony Ct.; this property already has parkland dedication; why is this going to be gotten rid of so quickly; why not keep park land; would think with this many pieces of property there wouldn't be something else available; \$980k dollars on one property; old growth trees will most likely be destroyed; will lose natural screening; other green space is 3/4 mile walk away; whole project could be moved forward to Johnstown Rd.; don't want to hear the noise; green space could go to the back.

Josh Call, 492 E. Johnstown Rd.; here with girlfriend today; they live at the home that shares a driveway with the Stephens' property; after long and exhausting search, found hard to find homes in the area; found property and fell in love with the home that has a lot undeveloped land touching the back yard; Stephen's has a unique property which will not be undeveloped in the future; worth too much to not develop; met with Canini to discuss issues; Canini was prepared and knowledgeable; would like members to think about what a future developer might look like; what type of capital will they invest; will they do their diligence like Canini did; take the opportunity now; what other options are available now; likes the land but knows it won't stay forever; supports it.

Darlene Watts, 493 E. Johnstown Rd.; lives across the street from proposed development; lights shine into home; not effecting me personally, but there are too many houses in here; should be scaled down to 10; look at Clotts Rd.; the number of houses and size of the houses looks terrible; need to have 10 homes here to scale it down a bit; would like to be a part of meetings because unaware of them; only knew about this from the Zoning Change sign.

Canini said he is required to identify contiguous property owners; said in process of area commissions, this needs to be looked at; sign was up and my name was on it, city number was on it; interested people have the opportunity to call the City to get in touch; thanked everyone for comments; hearing there's a confusion about the process; talking about the cart before the horse; can't change that; will on concerns with stormwater and screening; not here for specifics to plat but rezoning only; but we have already gotten to the point of looking at that; Priestas said

Sycamore run is a concern and warned that we better bring in our best work; showed area to be mechanism for stormwater in addition to what will be done in subdivision; footprints shows maximum lot cover; ultimately the finished product won't take up the entire area; shows limits but entire footprint will not be the house only; will adjust boundary knowing concerns; can go from 5' and double to 10' to give necessary area for landscaping; pines will be added to natural trees already there; will make commitment for natural screening; will do that at preliminary plat stage; will commit to garages being away from those properties and have ranches only at those higher elevated lots; met with Chief Kauser to reduce cul-de-sac; allowed to turn into more of a square or hammerhead shape and less of a cul-de-sac; as long as emergency can get there; heard as much positive about me as negative about the projects; wanted to point out that he didn't send an architect or an attorney to speak on his behalf; met several times with neighbors; everyone's first fear is that the landscape will be gone.

Chair called for comments from the Commission.

Suriano reminded everyone that tonight we are voting on zoning shift, CU and Variance, not the layout of the site; this is not FDP or DR; wanted to make sure that was clear; the drawing is not an actual footprint but shows developable area; is empathetic to concerns about stormwater and runoff; that must be vetted through the City Engineer in order to meet code; can't be approved unless it does meet code; appreciates Canini's proactive means to meet with community; supports having a variety of homes especially given housing stock in Gahanna; asked Blackford if this is consistent with outlined land use plan. Blackford said yes. Suriano asked if consistent with any other zoning. Blackford said no, that the lowest lot size is SF-3, with 11,000 sq. ft.; in the past there have been requests for variances for lot size; there are many smaller lot sizes. Suriano asked about park land, is it owned by the City. Blackford said Heartland Concept Plan recommended that the southern part of property be used for park and open land, but it was also recommended that land be sold to the city; was only a recommendation. Suriano asked for confirmation that this is private property. Blackford said yes. Canini stated that the Heartland Concept Plan was a hand drawing and not actually a part of an official land use plan. Suriano asked about code for side yards, when there's a cul-de-sac condition, what delineates front side vs side. Blackford explained. Canini reiterated that it could be turned into a hammerhead instead of a circle.

Hicks shared concern that was brought up; McInturf brought up that if the zoning change is granted then applicant could change the use; don't think Canini would, but would he be open to a modification that the CU stay

with the land and only be developed for that CU. Canini said would put restricted covenant on owner's land; said the firm would continue with this plan if something were to happen with him, but does not want to speak for Mr. Stephens without knowing the full legality of it. Stephens spoke from the audience and said that was good for him but said it is unknown if it could be reversed. Hicks said the intent is that the development is restricted to this use and if changed then a new application would be needed. Stephens said that makes sense to him. Ferroni spoke from the audience and asked what the hurry is; said we will have problems if this is not done right; someone needs to communicate with FEMA because this is an accident waiting to happen. Canini said this is a recommending body to Council. Ewald said if the Commission voted to recommend to Council, then it would take 30 days to be heard by Council. Canini said if in violation of stormwater can withdraw at any time, prior to Council voting. Ewald confirmed that the applicant can withdraw at any time. Canini asked if it could be shown where Sycamore Run starts and ends; use to live with Sycamore Run in his backyard so familiar with the situation. Hicks said this development is not encroaching on Sycamore Run and stormwater review is addressed later. Blackford said yes, it goes through review during plat and engineering phase as well. Hicks said no need to add modification for that since it is already a part of the normal process. Hicks asked if making CU run with the land, is that an acceptable solution to concerns. Resident from the audience stated that if this deal falls through, the land should not be rezoned; that zoning would remain the same as it is currently.

Suriano said that we are not here to vote on setbacks; there's no variance here for setbacks; the applicant's request meets code as it is so we can't address today. Burba asked if Sycamore Creek is a floodplain. Canini said he can't speak to classification but knows there are two types; engineers will review; familiar with it though because he developed Beecher Rd; will do everything needed to ensure we are not creating more issues.

Chair said on the variance, he cannot support private streets; thinks they need to be built to city standards; the reasoning is streets are maintained by city and paid for by city taxes; residents there will be paying city tax; will be paying into pool of money to be used for streets; will be inflicting upon themselves, the cost of maintaining those private streets through HOA; streets are expensive to maintain; over a 20 year period streets deteriorate and HOA is facing a substantial bill; whoever buys home initially is aware but when property is transferred to a new homeowner, they may not be aware of that. Canini said as an example, every

community he's done in Gahanna that had condos, all were done as private streets and even today they look as good as or better than the public streets in Gahanna; hence the income tax increase request on the ballot to help pay for public street repairs; some Gahanna condo projects weren't honest about setting aside reserves to repair those streets; there are Fannie Mae guidelines; that is our intent; respectfully decline but will provide performance bond by HOA to create a bond insurance to have maintained streets; so no need to worry about 10 years down the road. Chair said question will be for City Engineer.

**A motion was made by Hicks, seconded by Burba, to recommend to Council that the Zoning be Approved with the modification that the zoning is subject to the Conditional Use, specified in item CU-0007-2018, and that the Conditional Use application runs with the land and any future development must adhere to the proposed Conditional Use. The motion carried by the following vote:**

**Discussion on the motion: Hicks thanked everyone who came out today; thought this was a great meeting and very civil; would encourage everyone who came out tonight to follow these applications as they come back to Planning Commission and go through Council; please come back to reiterate concerns when the time comes to talk about Platting, yard setback, landscaping, and pollution; concerns will be addressed at that time; thanked the residents for their participation.**

**Chair said he would like to echo what Hicks said; it is the goal of this commission to do this in an open atmosphere and to extend every opportunity for public involvement; this is a good example; these issues can become very emotional and yet we must consider that as we move forward in what the City does; thanked everyone for their participation; hopes everyone had adequate time to speak; errs on the side of conservatism in that regard and tries to extend that courtesy to everyone.**

**Yes:** 4 - Wester, Suriano, Hicks and Burba

**Absent:** 2 - Shepherd and Keehner

[CU-0007-2018](#)

To consider a Conditional Use application to permit MR-1 zoning for a residential subdivision consisting of one existing single-family home and fourteen newly constructed detached single family homes in a SF-3 zoning, for property located at 488 East Johnstown Road; Parcel ID No. 025-001930-00; Paulina Place; Loreto Canini, applicant.

See discussion above, under Z-0003-2018.

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

**Yes:** 4 - Wester, Suriano, Hicks and Burba

**Absent:** 2 - Shepherd and Keehner

[V-0021-2018](#)

To consider a Variance application to vary sections 1108.01, requiring

Final Development plan review for properties zoned MR-1, 1109.02(a), requiring public streets, and 1145.05(a), requiring lots to front on a dedicated public street, of the Codified Ordinances of the City of Gahanna; for property located at 488 East Johnstown Road; Parcel ID No. 025-001930-00; current zoning SF-2; Paulina Place; Loreto Canini, applicant.

Chair asked if sidewalks will be part of this. Canini confirmed.

**A motion was made by Hicks, seconded by Burba, that the Variance be Approved and Recommended to Council. The motion carried by the following vote:**

**Discussion on the motion: Hicks said he will be in support but disagrees with Chair Wester that the homeowners would not be aware of the situation with the streets and does not think it should prohibit the variance from being approved. Burba said she agrees with Mr. Hicks that in her experience it has never been a problem with any of the homeowner’s associations. Chair said he appreciates their comments, but having been a Service Director, having to take care of 3,000 miles of streets, can appreciate both sides; must look at value of the city streets. Suriano reminded Canini to take into consideration, all the comments made tonight.**

**Yes:** 4 - Wester, Suriano, Hicks and Burba

**Absent:** 2 - Shepherd and Keehner

**G. UNFINISHED BUSINESS**

None.

**H. NEW BUSINESS**

Clerk stated that the November meetings for Planning Commission will be on November 7th and 28th. This is a change from November 21st due to the Thanksgiving holiday. The dates for December will remain on the 5th and 19th.

**I. OFFICIAL REPORTS**

**Assistant City Attorney**

No report.

**City Engineer**

Not present.

**Planning & Development**

No report.

**Council Liaison**

No report.

**CIC Liaison**

No report.

**Chair**

No report.

**J. CORRESPONDENCE AND ACTIONS**

None.

**K. POLL MEMBERS FOR COMMENT**

Suriano said he thought it was a candid discussion tonight and interesting on several fronts, especially Paulina Place; we need to be extra mindful of the comments made tonight. Burba said she also thought it was a very good meeting; no one got too emotional; thought it was very educational. Hicks said he agrees and time seemed to fly by. Wester said he thought it was a good meeting; glad to have it in Chambers where everyone had a chance to speak and be heard; would have had more discussion if Rob Priestas were here; have had a lot of rain in September and there will be flooding when that happens; thanked everyone for patience and input.

**L. ADJOURNMENT**

By Hicks at 9:33 p.m.