



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Thomas Shapaka, Chair
James Mako, Vice Chair
Michael Greenberg
John Hicks
Michael Suriano
Michael Tamarkin
Thomas J. Wester

Pam Ripley, Deputy Clerk of Council

Wednesday, November 1, 2023

7:00 PM

City Hall, Council Chambers

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Gahanna Planning Commission met in regular session on November 1, 2023. The agenda for this meeting was published on October 26, 2023. Chair Thomas Shapaka called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Mr. Wester.

Present 7 - John Hicks, Michael Greenberg, James Mako, Thomas W. Shapaka, Michael Suriano, Michael Tamarkin, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

C. APPROVAL OF MINUTES

2023-0193 Planning Commission minutes - draft 10.11.2023

A motion was made by Hicks, seconded by Greenberg, that the Minutes of October 11, 2023, be Approved. The motion carried by the following vote:

Yes: 6 - Hicks, Greenberg, Mako, Shapaka, Suriano and Wester

Abstain: 1 - Tamarkin

2023-0194 CN Special & PC Workshop minutes draft 10.18.2023

A motion was made by Tamarkin, seconded by Greenberg, that the Minutes from the October 18, 2023, Special Workshop with Council be Approved. The motion carried by the following vote:

Yes: 5 - Hicks, Greenberg, Mako, Shapaka and Tamarkin

Abstain: 2 - Suriano and Wester

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney Matt Roth administered an oath to those persons wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT

V-0022-2023

To consider a variance application to vary Sections 1145.06(b) yard requirements of the Codified Ordinances of the City of Gahanna; for property located at 523 Denwood Dr. N.; Parcel ID: 025-003034; Current Zoning R-4; Porch remodel; Grant Margraff, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. The property is zoned R-4, which is the smallest lot single family residential. The request is for a variance to allow for some alterations to an existing screened in porch. The setback in R-4 for a rear yard is 15 ft. The porch is at 12.5 ft. The footprint is not changing. However, city code says you cannot change structurally any part of a building that is non-conforming. Staff did some research and didn't see any previous variances granted for the property. For the improvements, they need a variance. Blackford showed the site plan and photos. The porch is to the rear of the property.

Variance criteria to consider are any special circumstances or conditions applying to the land. The special condition is that this is an existing structure and on a corner lot. Granting of the variance is necessary for the preservation and enjoyment of substantial property rights. Not granting a variance and not being able to make improvements and update would be an interesting situation if code enforcement went out and tagged somebody and said you needed to make some structural alterations to your shed or part of your home that does not meet code enforcement standards. If a variance is not granted, they would not be able to conform. Staff recommends approval of the variance. It is minor in nature and will not create any additional kind of negative impact.

Chair opened public comment at 7:08 p.m.

Applicant Grant Margraff, 523 Denwood Dr. North. Margraff said he is completing the project himself without a contractor. The future timely finishing of the project is set back a little bit by the cost of the variance application fee and the alteration fee.

Clerk confirmed there were no comments from the public.

Chair closed the public comment at 7:11 p.m.

Chair called on questions from the Commission; Shapaka said he believes the permits are good for a year. Blackford said that is correct. Shapaka asked if they are putting in a concrete walk. Margraff said the concrete slab was broken and sunken. A1 Concrete has leveled up the concrete. Shapaka asked if the siding is going to match the house. Margraff said it will match the rest of the house. The plans are to replace the fascia and gutters and some window trim.

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

Yes: 7 - Hicks, Greenberg, Mako, Shapaka, Suriano, Tamarkin and Wester

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS - NONE

H. OFFICIAL REPORTS

Director of Planning

Blackford said he is not sure if there will be any applications ready for the next meeting on November 15th. There are a lot of applications under review. He is not sure if there will be a draft of the zoning code that could be sent out to the commission. That will give the commission opportunity to review it for the first meeting in December.

I. CORRESPONDENCE AND ACTIONS - NONE

J. POLL MEMBERS FOR COMMENT - NONE

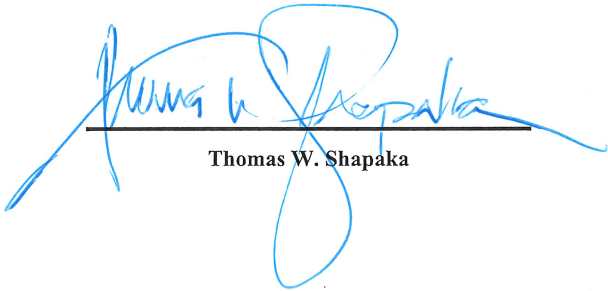
K. ADJOURNMENT

The meeting adjourned at 7:13 p.m.



Pam Ripley
Clerk

APPROVED by the Planning Commission, this
day of Dec 2023.



Thomas W. Shapaka