



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Michael Greenberg, Chair
Michael Tamarkin, Vice Chair
Bobbie Burba
John Hicks
Thomas Shapaka
Michael Suriano
Thomas J. Wester

Pam Ripley, Deputy Clerk of Council

Wednesday, June 23, 2021

7:00 PM

Virtual Meeting

Meeting Call-In Details: +1 513-306-4583 Conf ID: 766 301 47#

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

Gahanna Planning Commission met in virtual session via Microsoft Teams on June 23, 2021. The agenda for this meeting was published on June 16, 2021. Chair Greenberg called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Present 6 - Michael Greenberg, John Hicks, Michael Tamarkin, Bobbie Burba, Michael Suriano, and Thomas J. Wester

Absent 1 - Thom Shapaka

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

C. APPROVAL OF MINUTES

A motion was made by Hicks, seconded by Wester, to approve the minutes from the June 9, 2021 meeting. The motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

Absent: 1 - Shapaka

[2021-0114](#)

Planning Commission Meeting Minutes for June 9, 2021

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-0018-2021](#)

V-0018-2021 To consider a Variance Application to vary section 1165.08(b)(3) of the Codified Ordinances of the City of Gahanna, Permanent Signs on property located at 785 Science Blvd., Parcel ID No. 025-006469; Current zoning L-OCT; Franklin Peak LLC/Edison Brewery; Brandon Rose, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. Blackford stated that the variance is to permit two (2) wall signs, code permits one (1) sign in OCT areas. Staff recommends approval of the sign request.

Chair opened public comment at 7:09 p.m.

Applicant Brandon Rose is available for any questions.

Clerk confirmed there were no comments from the public. Chair closed the public comment at 7:10 p.m. Chair called on questions from the Commission; there were none.

Motion was made by Hicks, seconded by Burba, that the Variance be approved.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

Absent: 1 - Shapaka

[V-0019-2021](#)

V-0019-2021 To consider a Variance Application to vary section 1143.08(a) and 1167.17(b) of the Codified Ordinances of the City of Gahanna, on property located at 1403 Greencroft Rd., Parcel ID No. 025-007595; Current zoning SF-3, Shed; Joel Arias, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. The variance request is to allow a shed in the front yard of a corner lot. The shed is placed inside the fence line with very limited visibility. Corner lots have less room for accessory structures than typical lots. Staff supports the variance request.

Chair opened public comment at 7:18 p.m.

Joel Arias is available for any questions.

Clerk confirmed there were no comments from the public. Chair closed the public comment at 7:19 p.m. Chair called on questions from the Commission.

Suriano asked where the fence is located. Arias stated the fence is along the Morse Road side of his property.

Motion was made by Wester, seconded by Suriano, that the Variance be approved.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

Absent: 1 - Shapaka

611-625 Eastgate Pkwy.

[DR-0015-2021](#)

DR-0015-2021 To consider a Design Review Application for a building design, for property located 611-625 Eastgate Pkwy.; Parcel ID No. 027-000146; Current Zoning OCT; Eastgate Commercial Park, Robert LeVeck, applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

Director of Planning, Michael Blackford provided a summary of the application; see attached Staff Presentation. This request is four (4) additional buildings of flex industrial space. This request does not require any variances. Staff recommends approval of the request.

Chair opened public comment at 7:27 p.m.

Applicant Robert LeVeck is available for any questions.

Clerk confirmed there were no comments from the public. Chair closed the public comment at 7:28 p.m. Chair called on questions from the Commission; there were none.

Motion was made by Suriano, seconded by Hicks, that the Design Review be approved.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

Absent: 1 - Shapaka

[FDP-0005-2021](#) FDP-0005-2021 To consider a Final Development Plan Application for property located at 625 Eastgate Pkwy; Parcel ID No. 027-000146; Current Zoning OCT; Eastgate Commercial Park; Robert LeVeck, applicant.

Chair opened public comment at 7:32 p.m.

Clerk confirmed there were no comments from the public. Chair closed the public comment at 7:32 p.m. Chair called on questions from the Commission; there were none.

Motion was made by Suriano, seconded by Wester, that the Final Development Plan be approved.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

Absent: 1 - Shapaka

455 Morrison Rd. Moo Moo Express Car Wash

[CU-0001-2021](#) CU-0001-2021 To consider a Conditional Use Application for property located at 455 Morrison Road; Parcel ID No. 025-003174; Current Zoning PUD; Moo Moo Express Car Wash; Jeffrey Gilger, applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

Director of Planning, Michael Blackford provided a summary of the application; see attached Staff Presentation. The property is zoned PUD. Blackford stated that at a Planning Commission Workshop in October Mr. Gilger presented renderings of a proposed Moo Moo Carwash for 455 Morrison Road, the former location of Big Boy Restaurant. The property does not have frontage on Hamilton Road and has access on Morrison Road. They are utilizing the existing development footprint and no variances are required. There are two (2) access points for the property. Blackford had an opportunity to tour one of the applicant's new facilities in another community and was impressed with the quality of the landscaping and the materials used. It was a good looking facility. Staff recommends approval of the three (3) applications; redevelopment of the site is needed.

Chair opened public comment at 7:43 p.m.

Applicant Jeffrey Gilger stated that there are approximately 45 car washes in their portfolio, with 20 in the greater Columbus area. They want the facility to look top notch all the time and have great landscaping. There will be a \$3.5 - \$4 million dollar investment in the facility. The facility will probably employ six (6) full time and eight (8) part time staff. For 10 days after the opening they give away approximately 5,000 car washes around \$90,000. They request donations that will go to a local organization. As a business they give back to the community. Mr. Gilger is available for any questions.

Clerk confirmed there were no comments from the public. Chair closed the public comment at 7:47 p.m.

Chair called on questions from the Commission.

Wester asked if the final color for the car wash been determined. Gilger stated that they are proposing the Fireweed Red standard prototype color they use. Wester asked if they would consider building a white car wash like the one in Westerville. Wester will listen to the rest of the discussion. Wester is in support of the project.

Suriano also questioned the paint color and asked if they would be open to an alternative color that has been used elsewhere. Gilger stated that they would be open to using the white palette they have used in other communities.

Hicks is not bothered by the red color presented. Hicks stated the access road onto Morrison needs to be a right in and right out and asked how is the access road being handled. Gilger is working with the City Engineer regarding the access road. Bob Evans and Firestone have ingress/egress access on the road. If it was just a Moo Moo decision their preference would be a right and left in and are okay with a right out. They did agree to have a traffic engineer look at traffic counts and movements and daytime information; they are willing to work with city staff to figure out the best solution. Hicks would like the access onto Morrison Road addressed; he believes the traffic leaving north out of the property should be prevented from turning left onto Morrison Road. Hicks asked how will traffic coming off of Waterbury get to Bob Evans through the Moo Moo property? Gilger is working with the City Engineer to allow cars that may be entering/leaving Bob Evans or Firestone to enter/leave through the rear access road to Waterbury.

Burba asked if the access road is owned by Moo Moos. Gilger stated that they do own the access road to their property.

Tamarkin stated that he does not have any problem with the red. A company spends a lot of money on logos and marketing and choosing their company colors. Tamarkin believes it is important to allow them to build to their specifications and colors as long as it fits into our community and he feels it does fit in.

Greenberg asked if there will be signs directing drivers how to get into Bob Evans. Gilger stated there will be way finding signs, pavement markings, entrance and exit signs.

A motion was made by Burba, seconded by Suriano, that the Conditional Use Application be approved.

Discussion on the Motion: Wester in support. Suriano stated that based on the discussion he is open to the red color. Hicks in support and considers it a great addition to the city. Burba is in favor of the red. Tamarkin would like way finding signs directing people to exit onto Waterbury Court would ease a lot of the traffic congestion on Morrison and Hamilton Roads. Tamarkin in support. Greenberg concurs with the way finding signs and is in support.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

Absent: 1 - Shapaka

[DR-0016-2021](#)

DR-0016-2021 To consider a Design Review for property located at 455 Morrison Road; Parcel ID No. 025-003174; Current Zoning PUD; Moo Moo Express Car Wash; Jeffrey Gilger, applicant.

Chair opened public comment at 8:07 p.m.

Applicant Jeffrey Gilger stated he appreciated the discussion on the design color they would prefer to use.

Clerk confirmed there were no comments from the public. Chair closed the public comment at 8:08 p.m.

Chair called on questions from the Commission; Wester is in support of the red color, due to the landscaping they use and the overall presentation of the site.

Motion was made by Tamarkin, seconded by Burba, that the Design Review be approved.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

Absent: 1 - Shapaka

[FDP-0006-2021](#)

FDP-0006-2021 To consider a Final Development Plan Application for property located at 455 Morrison Road; Parcel ID No. 025-003174; Current Zoning PUD; Moo Moo Express Car Wash; Jeffrey Gilger, applicant.

Director of Planning, Michael Blackford stated there has been great discussion about the traffic and access point. Mr. Gilger and the City Engineer will work on the traffic and access point in the engineering plan phase of the development.

Chair opened the public comments at 8:12 p.m.

Clerk confirmed there were no comments from the public. Chair closed the public comment at 8:12 p.m.

Chair called on questions from the Commission: None

Motion was made by Tamarkin, seconded by Hicks, that the Final Development Plan be approved.

Discussion on the Motion: Hicks thanked everyone for the discussion around the traffic issues and he appreciates Gilger's willingness to work with the traffic engineer and the City Engineer to address the issues and way finding signs would help. Tamarkin stated that if the intersection becomes a bigger problem with too much traffic there is a certain percentage of clients who will just avoid the area, it is in everybody's interest that the traffic flows smoothly and traffic knows how to get in and out. Greenberg echoed Tamarkin's and Hick's comments on the traffic.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

Absent: 1 - Shapaka

Code Changes

[CC-0001-2021](#)

CC-0001-2021 To recommend approval to Council, changes to Part Eleven- Planning and Zoning Code, Chapter 1153.03 CC Community Commercial District, of the Codified Ordinances of the City of Gahanna.

Director of Planning, Michael Blackford stated that staff is requesting to amend the zoning code to remove several automotive related uses from the Community Commercial (CC) zone district. Staff report attached. Blackford stated there are several reasons for the request; there are very few properties left to be developed in the city. The City needs to be more strategic and thoughtful with the approach to what uses are wanted and where. We need to better align with goals of the Land Use Plan. This is the first step of evaluating uses within zoning code; we anticipate more

changes as part of the Zoning Code rewrite. This Zoning Code change affects two (2) zoning designations; Community Commercial and CC-2 which is Community Commercial Modified. When you do a code change such as this, it means that any use that is in existence as of the code change can continue; but they can not expand their footprint. The CC and CC-2 Zoning designations are pretty much Hamilton Road and Granville Road and part of Johnstown Road. The City wants to see more restaurants, grocery stores, larger retailers and medical offices in these areas. Automotive related uses would be allowed in other zoning designations such as, some PUD that is for commercial use, SCPD, and OCT. Some of the reasons why you would want those automotive related uses in those areas is the noise associated with automotive repair, and lots of times there are some outside storage of cars.

There were no members of the public who wished to comment.

Commission comments: Wester asked if Valvoline was still a go. Blackford stated that is. There is an upcoming meeting for the engineering plans. Wester asked if there is any grandfathering of property. Blackford stated yes there is, since Valvoline already received approval they are allowed to move forward; however they will not be able to modify or expand their footprint. Wester stated that vacant property would not be grandfathered in. Blackford stated that is correct it would affect vacant property that has no open applications on it.

Suriano stated that tailoring what we have in place to support the Land Use Plan makes a lot of sense.

Tamarkin stated that Fine Line Auto Body put a sign up; what happens if they have the land under contract where they already spent some money even though they have not appeared; what is their status. Blackford stated that he is a little behind due to being on vacation and also the Zoning Clerk was on vacation a week before that. It is his understanding that one of the applications that have not been processed is for Fine Line Auto Body. They are submitted under the rules in place; they can proceed forward. We did have the sign taken down and in checking the property appraiser site the last sale of the property was over a year ago. Tamarkin asked if someone could apply for a variance. Blackford stated that a Use Variance is permissible. Sometimes there are uses not allowed in any zoned district. Zoning code is very detailed at times and doesn't have every single use, sometimes people will ask for use variance and staff would support if it's not an allowed use in another zoning district. If a use variance was received it is a Planning Commission or City Council, not staff level decision.

Greenberg asked if once this is passed by City Council, if someone requests to have a shop that staff will be directing them where they can locate. Blackford stated that it is a big part of the job, knowing what property is available for what use. Greenberg asked what the time table for City Council is. Clerk of Council Krystal Gonchar stated it can be added to Council Committee meeting on Monday, June 28, 2021 as a discussion; and the first reading will be on July 6, 2021. The second reading and vote would be on July 19, 2021 unless there was a request for emergency or waiver, or if it were held in committee.

A motion was made by Hicks, seconded by Wester, that the Code Change be Recommended to Council for Approval.

Discussion on the Motion: Wester thought this was a very good discussion and would be in favor of requesting an emergency legislation. Suriano agrees this is needed and supports it. Hicks looks forward to additional code changes and is in support. Burba is in support. Tamarkin is in support. Greenberg is in support.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

Absent: 1 - Shapaka

F. UNFINISHED BUSINESS

Greenberg stated that V-0016-2021 was moved to July 14, 2021.

G. NEW BUSINESS - NONE

H. OFFICIAL REPORTS

Assistant City Attorney

Roth stated that at the June 9, 2021 meeting there was discussion regarding sheds being placed on a utility easement. Roth researched and the property stays the property owner's property. The utility has the right to use it. They are called the dominant part of the easement. If the utility needs access they can take down a shed or fence. Section 1171.03 says fences can be constructed across a utility easement but not within 3" of a utility box. Roth believes this may help avoid some of the sheds coming in front of Planning Commission until we can get a code change to allow staff more leeway in approving these things. If some areas in some yards that have particularities if they could be put on a utility easement knowing that it could be moved or torn down could solve some of the problems that are out there.

Director of Planning

Blackford said the new Planning and Zoning Administrator Zack Cowan starts on Monday, June 28, 2021. He will be at future meetings.

Council Liaison - NONE**CIC Liaison**

Hicks shared that the meeting was on June 16, 2021, they discussed the on boarding of the purchase of the 110 N. High Street purchase. The annual audit from the State of Ohio is underway and planned to be wrapped up at the end of June.

Chair

Greenberg said the meeting on July 14, 2021 will be in person at City Hall.

I. CORRESPONDENCE AND ACTIONS - NONE**J. POLL MEMBERS FOR COMMENT - NONE****K. ADJOURNMENT at 8:45 p.m.**