



City of Gahanna

Meeting Minutes

Planning Commission

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Kristin E. Rosan, Chair, Jennifer Tisone Price, Vice Chair, David K. Andrews, Bobbie Burba, Joe Keehner, Donald R. Shepherd, Thomas J. Wester

Kayla Holbrook, Deputy Clerk of Council

Wednesday, June 24, 2015

7:00 PM

City Hall

Commission will caucus at 6:30 p.m. in the Committee Room

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, June 24, 2015. The agenda for this meeting was published on June 18, 2015. Tom Wester called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by David Andrews.

Present 5 - David K. Andrews, Joe Keehner, Donald R. Shepherd, Bobbie Burba, and Thomas J. Wester

Absent 2 - Jennifer Tisone Price, and Kristin E. Rosan

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2015-0122](#) Planning Commission Minutes June 10, 2015

Motion by Andrews, seconded by Burba, that the minutes of the June 10, 2015 Regular Meeting be Approved. The motion carried by the following vote:

Yes: 5 - Andrews, Keehner, Shepherd, Burba and Wester

Absent: 2 - Price and Rosan

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

[V-0009-2015](#) 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 a monument sign to exceed 8' in height; for property located at 246 Lincoln Circle; current zoning CC, Community Commercial; DaNite Sign Co., applicant.

(Advertised in the RFE on 6/4/2015.)

Motion by Shepherd, seconded by Andrews, that the Variance be Postponed to Date Certain to Planning Commission Meeting, due back on July 8, 2015. The motion carried by the following vote:

Yes: 5 - Andrews, Keehner, Shepherd, Burba and Wester

Absent: 2 - Price and Rosan

[Z-0002-2015](#)

To consider an application for Zoning Change for 2.71+/- acres of property located at 233-283 S. Hamilton Road and 232 Iroquois Park Place; current zoning SF-3, Single Family Residential; requested zoning CX-1, Neighborhood Commercial Mixed Use; Gallas Zadeh Development, LLC, applicant.

(Advertised in the RFE 4/9/15 and 4/16/15)

Motion by Burba, seconded by Andrews, that the Zoning be Postponed to Date Certain to Planning Commission Meeting, due back on August 26, 2015. The motion carried by the following vote:

Yes: 5 - Andrews, Keehner, Shepherd, Burba and Wester

Absent: 2 - Price and Rosan

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS:

[DR-0005-2015](#)

To consider a Certificate of Appropriateness application; for property located at 246 Lincoln Circle; LND Strawberry Plaza LTD; DaNite Sign Co., applicant.

Motion by Andrews, seconded by Shepherd, that the Design Review be Postponed to Date Certain to Planning Commission Meeting, due back on July 8, 2015. The motion carried by the following vote:

Yes: 5 - Andrews, Keehner, Shepherd, Burba and Wester

Absent: 2 - Price and Rosan

[SWP-0003-2015](#)

To Consider a Subdivision Without Plat to split 0.435 and 0.552 acres; parcel ID numbers 025-002204 and 025-000829; for property located at the corner of West Johnstown Road and Ballard Drive; currently zoned SF-3; Single Family Residential; Shirley Skowvron and Barry Skowvron, applicants.

Blackford gave summary of application; if less than 5 acres requires Planning Commission approval; each lot will have to meet setback requirements; showed aerial images of the property; quite a bit of vegetation on the property; lot sizes requested is typical in the area; meets all zoning requirements; comments from City Engineer stated there is a sewer to the northern parcel but not the southern parcel and the owner will be responsible for payment of connection of sewer for the southern lot; and also comments stating that the access for the southern parcel be from Ballard and not from Johnstown.

Applicant, Shirley Skowvron, said they wanted to split the property facing Ballard for water which was inaccessible when the property was purchased; no plans for that section of Johnstown to have those utilities; Wester asked if sewer ran down Ballard; Blackford said yes, it is north of the site, in front of the northern parcel; Keehner clarified they are splitting the property to face the opposite way of what currently exists; said one will be facing north and one will be facing south instead of facing Johnstown and Ballard; Skowvron said they were told there would no longer be septic systems allowed in that area; Burba asked if it's primarily woods; Skowvron said they have hauled out a good amount of trees from the center area trying to clean up; said from the street appears wooded; Burba asked if they planned to build a house; Skowvron said that is the plan but if they do sell they will be selling as is one parcel and as zoned.

Wester asked if there will be a requirement for easement; Blackford said yes, there will be likely along Ballard; Weber said he believes the sewer connection is for the southern lot; Keehner clarified the motion that the connection of the sewer will be owner's expense on the southern lot.

Motion by Keehner, seconded by Shepherd, that the Subdivision Without Plat be Approved on the contingency that both access points be from Ballard Road and the connection to a sewer on the southern lot be at the owners expense. The motion carried by the following vote:

Yes: 5 - Andrews, Keehner, Shepherd, Burba and Wester

Absent: 2 - Price and Rosan

H. OFFICIAL REPORTS:

City Attorney: No Report

City Engineer: Not Present

Department of Development: No Report

Council Liaison: Not Present

CIC Liaison

Burba said CIC approved a bond for Columbus Academy construction to begin.

Chair: No Report

I. CORRESPONDENCE AND ACTIONS: None

J. POLL MEMBERS FOR COMMENT: None

K. ADJOURNMENT: 7:18 p.m.

Motion by Shepherd.

L. POSTPONED APPLICATIONS: None.