



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Bobbie Burba, Chair
Thomas J. Wester, Vice Chair
John Hicks
Joe Keehner
Jennifer Price
Donald R. Shepherd
Michael Suriano

Kayla Holbrook, Deputy Clerk of Council

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

Wednesday, September 27, 2017

7:00 PM

City Hall

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, September 27, 2017. The agenda for this meeting was published on August 22, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Shepherd.

Present 7 - Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, John Hicks, Michael Suriano, and Donald R. Shepherd

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2017-0203](#)

Planning Commission Minutes - September 13, 2017

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

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

City Attorney Shane Ewald stated the Public Hearing Rules that would

govern all public hearings this evening and administered an oath to those persons wishing to present testimony this evening.

[V-0009-2017](#)

To consider a Variance Application to vary section 1165.08(a)(3), Permanent Signs, of the Codified Ordinances of the City of Gahanna; to allow more than one wall sign per frontage; for property located at 650 Taylor Station Road; Parcel ID No. 025-013386; Signarama; Jeff Ling/John Persons, applicant.

(Advertised in the RFE on 9/14/2017)

Blackford gave a summary of the application; said this will be a new tenant; will require a variance; is for more than one wall sign; did a site visit, found that similar situations exist in this building and this zoning classification.

Applicant, John Persons, 158 N Hamilton Road with Signarama; available to answer questions.

Chair opened public comment at 7:09 p.m. There was no public comment. Chair closed public comment at 7:09 p.m.

Hicks asked if the sign is illuminated; Persons said part of the sign; is backlit by LEDs; Price said comfortable with the approach; confirmed there's no other monument signage; Persons confirmed; Keehner said pretty straight forward; Suriano clarified one person is internally lit or all back; Persons said logo and D-Bat is internally lit and there is a light that sits behind; black vinyl will be on it so it is visible during the day and show light at night.

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

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

[SWP-0009-2017](#)

To consider a Subdivision Without Plat Application to split 4.07+/- acres of a 100.9+/- acre parcel; for property located at the intersection of Tech Center Drive and Buckles Court; Parcel ID No. 025-003905; Walnut Creek Medical Office Building; Cash Solarz, applicant.

Blackford gave a summary of the applications; said located west of I-270; first development in this area; called the Buckles Tract; overall parcel size is over 100 acres; will be future applications and a roadway extension; showed the proposed building; planting 96 trees on-site; required for the parking lot; does not include the 582 inches in tree preservation; is stylistically compatible with other structures in the area;

Applicant, Larry Canini, 29 Kedwilder Drive; area is referred to as the Crescent at Central Park; chose the name due to the crescent that is created on 270 at Hamilton; also wanted to tie it into Central Park; very excited to be here; Mr. Solarz is the CFO of HealthFlex and is not present tonight; here representing multiple folks tonight; we are retaining a large practice in town that was looking to leave; were looking to move this quickly; Buckles Court North will be an extension; will open up another road; will create excitement when people see the dirt moving; working with ODOT to create visual windows from I-270; medical practices want to be seen; hopes for Planning Commission support when that time comes.

Chair opened public comment at 7:23 p.m. There was no public comment. Chair closed public comment at 7:23 p.m.

Subdivision Without Plat discussion: Keehner said you are developing the whole area; Canini showed on the map where we are; cannot get moving without this approval; everything east of the creek will come with a plat soon; Keehner said it is undeveloped, there are a lot of opportunities for creating something with pedestrians in the middle; are there considerations in the future for parking structures; that is a long term question and not specific to this one; Canini said Tech Center has sidewalk; met earlier about whole parcel; pre-mature to go there but we want to accent and use the corridor of the trees that are provided already; talking about how to connect the area and make it all connect; want to generate sales to be able to fund these things; critical to meet the timeline; asking for these applications to be moved quickly; Hicks asked Blackford about his comments and the overall area; where this 4 acre parcel fit into this plan; Canini and Blackford showed maps and explained the location; Canini said traffic counts are by Hamilton Road and I-270; the retail will fall into Hamilton Road; does not have that opportunity from 270; sees that being more professional uses; people who want their name on a building; have not provided signage due to the tenants; Keehner said Gahanna is the herb capital of Ohio; would encourage landscape designer to incorporate herbal plantings; that is request.

Final Development Plan discussion: Shepherd asked if the usage would be better to have more than less; Canini said it is not; learned from previous developments what is needed; Suriano asked if the detention basin is handling all water runoff; Canini said all water quality; this is also detention; trying to avoid a lot of little basins and create more regional basins; will be screened well and maintained; Suriano asked about plantings designed for it; Canini said one tenant wanted to see the water more; Price asked about Mifflin Fire's concerns, have these been

addressed; Brian Burkhart, 250 Old Wilson Bridge Road, all concerns with access have been addressed; Shepherd said will build at 26'; we are approving the final development; Burkhart said can revise the plans and resubmit to the City; Shepherd asked about the fire apparatus road being required; is that not on the plan; Blackford said it sounds like it is being solved with the 26' being captured.

Design Review discussion: Hicks asked if we should set a higher standard than meeting the area requirements; Canini said noted that as being something there for some time; how do we provide a tie in but distinguish ourselves; Shital Galani, 3854 Delwood Drive, when we started this, wanted to tie the whole site together; changed the stone a bit; Suriano asked about the size of the windows and the differences; Galani said some areas will be waiting areas and some will be offices; Suriano said looks like blinds are pulled in buildings but white stands out more in the daylight; understands the shift in larger and smaller, asked about the material of the eyebrow; Galani showed the eyebrow features in the existing building in the area; Suriano said not sure we want to use this design as a benchmark for the area; would like to see more brick work; something to create more depth; knows it can be difficult to create shadow lines; for Gahanna and the development; believes it feels more warm; Galani said we can address that; Suriano said near the entries, have done an interesting job in change in material, the stone could mark the entry in addition to the canopy; Price asked if this can be an agreement or needs approved with changes; Shepherd said can approve SWP and FDP and see revised DR; thought too it looked like several libraries stacked; Galani said that is enough time to address these issues; Keehner said does not have those issues; is not simplistic or overly complex; not every building needs to be a super unique landmark; want something coordinated in the area; does not want it to look too similar and boring; Wester said appreciates the work done so far; believes they have spent a lot of time with their clients; comfortable with what I see on that drawing; can appreciate the time and effort put into this; Hicks said this will be the south gate into the City; if we have an opportunity to take advantage of some of the comments Suriano made, we should; Canini said we followed the lead and we have a long way to go with the project; want to be good partners; no problem with Suriano's comments and the details addressed; Suriano said completely empathetic to the process; thinks we can improve the building for this gateway; Canini said appreciates the extra set of eyes and his expertise; Price asked about the postponement date; Wester asked if this will hinder the project timeline; Canini said the DR will not delay the project; asked if it can be a condition of the approval to work with staff to submit concepts or renderings for approval internally; believes we can come to a common agreement; Hicks said hard to condition something that vague;

Ewald suggested postponing the last item and approving the first two.

A motion was made by Price, seconded by Wester, that the Subdivision Without Plat be Approved.

Discussion on the motion: Keehner said in favor of this applicaiton.

The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

[FDP-0007-2017](#)

To consider a Final Development Plan Application for a two-story medical office building, associated utilities, and parking; for property located at the intersection of Tech Center Drive and Buckles Court; Parcel ID No. 025-003905; current zoning Select Commercial Planned District (SCPD); Walnut Creek Medical Office Building; Cash Solarz, applicant.

(Advertised in the RFE on 9/14/2017)

See discussion under SWP-0009-2017.

A motion was made by Price, seconded by Shepherd, that the Final Development Plan be Approved with the condition that the drive on the south side be expanded to 26' to satisfy administration based on Fire Department comments.

Discussion on the motion: Hicks said hard to argue that there is a better use for the area; looking forward to seeing the remaining building.

The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

[DR-0014-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at the intersection of Tech Center Drive and Buckles Court; Parcel ID No. 025-003905; Walnut Creek Medical Office Building; Cash Solarz, applicant.

See discussion under SWP-0009-2017.

A motion was made by Price, seconded by Suriano, that the Design Review be Postponed to Date Certain to the Planning Commission, due back on 10/11/2017. The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

[SWP-0010-2017](#)

To consider a Subdivision Without Plat Application to split 1.677+/- acres of a 6.56+/- acre parcel; for property located at the corner of Parkland Drive and Orchard Drive; Parcel ID Nos. 025-000942, 025-000951, 025-000952, 025-000958; Jeffrey Barr, Director of Parks & Recreation for the City of Gahanna, applicant.

Blackford gave a summary of the application; borders Orchard, Parkland, and Johnstown Road; is 4 existing parcels; is the site of the VFW; total is 6.56 acres; reconfiguring to 3 lots; portion will be owned by the City of Gahanna; requires Planning Commission approval.

Rob Priestas, on behalf of the City, here to answer questions.

Chair opened public comment at 8:16 p.m. There was no public comment. Chair closed public comment at 8:16 p.m.

Price asked what is driving this; Priestas said to acquire land for future park development; no set plans right now; Keehner asked if this will help the gas pipe issue; Priestas said will not address those issues specifically; Hicks asked if parcel that remains with VFW is where their building is; Priestas confirmed.

A motion was made by Suriano, seconded by Wester, that the Subdivision Without Plat be Approved.

Discussion on the motion: Price said will be supporting this; good way to win for the City; will enhance the area; will improve financial position of the VFW which provides to the community; Burba asked if they will be allowed to stay in their building; Priestas said they will own that property.

The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:

Assistant City Attorney

City Attorney, Shane Ewald present - no report.

City Engineer

No report.

Planning & Zoning Administrator

Not present.

Department of Development

No report.

Council Liaison

Hicks said they are discussing a parcel and triangle on US-62 northeast of Hamilton Road; they want to annex into Gahanna for a daycare; Council is very interested in that; the decision has not been made final yet; statement of services has been provided to the County; may or may not come before us.

CIC Liaison

Price said met last Tuesday, great meeting; wrapping up the audit; did some work on financials; Taste of Gahanna is October 19; is the 20th anniversary; this is the year to attend; discussing fiber and may open partnerships; Burba said Taste of Gahanna is at a new place this year; at Columbus Academy; will be exciting.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

8:23 p.m. by Wester