



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, October 14, 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, October 14, 2015. The agenda for this meeting was published on October 9, 2015. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Don Shepherd.

Present 7 - David K. Andrews, Joe Keehner, Donald R. Shepherd, Bobbie Burba, Jennifer Tisone Price, Kristin E. Rosan, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2015-0197](#)

PC Minutes 9/23/15 & PC Special Meeting Minutes 9/30/15

A motion was made by Shepherd, seconded by Andrews, that these Minutes of the Regular Planning Commission Meeting held on September 23, 2015 be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

A motion was made by Shepherd, seconded by Andrews, that these Minutes of the Special Planning Commission Meeting held on September 30, 2015 be Approved. The motion carried by the following vote:

Yes: 4 - Andrews, Shepherd, Price and Wester

Abstain: 3 - Keehner, Burba and Rosan

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. Assistant City Attorney Thomas L. Weber administered an oath to those persons wishing to present testimony this evening.

[CU-0007-2015](#)

To consider a Conditional Use application to allow a modular building to serve special needs children in a Restricted Institutional District (RID) zoning district; for property located at 817 N. Hamilton Road; parcel ID number 025-001918; Pathway Church / Gahanna Christian, applicant.

(Advertised in the RFE on 10/8/2015)

Blackford gave summary of application; said this replacing an existing modular on the lot; believe there is grant funding available to them; showed the zoning map on the projector; the existing modular is well screened and set back; site is not located within any area plans; will not have an undesirable effect on the surrounding area; there is no time frame set on this unit; City Engineer recommends they move the unit within 48 hours if requested due to sewer issues.

Chair opened the public hearing at 7:07 p.m.

Applicant, Mike Fluhart, Principal at Gahanna Christian Academy, said this is just a replacement to the original that was placed there in the year 1985.

Chair called for opponents. There were none.

Chair closed the public hearing at 7:08 p.m.

A motion was made by Andrews, seconded by Shepherd, that this Conditional Use be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

[V-0015-2015](#)

To consider a variance application to vary section 1165.08(b)(1), Permanent Signs, of the Codified Ordinances of the City of Gahanna; to allow a wall sign to exceed 50 square feet; for property located at 403 Agler Road; Parcel ID numbers 025-001029 and 025-012296; current zoning CC, Community Commercial; O'Reilly Auto Enterprises, LLC, applicant.

(Advertised in the RFE 9/17/2015)

Blackford gave an update on the application; revised renderings were provided that more accurately capture the request; these previous plans were approved with a design review and final development plan;

those plans expired on September 10, 2015; the applicant will need to come back with new applications for the design review and final development plan; requested is 71.12 square feet; 50 square feet is allowed by code; will be under the threshold of 150 square feet; the site falls within the Economic Development Strategy; staff does not recommend approval of the variance.

Chair opened the public hearing at 7:14 p.m.

Applicant, Nick D'allura, 516 Thorngate Court, Galloway, said this is the standard sign size; have seen buildings with smaller signs and it looks out of place; will be building additional stores in Columbus and would like a consistent uniform look to the exterior and signage.

Chair called for opponents. There were none.

Chair closed the public hearing at 7:15 p.m.

Wester asked with the new development plan if there would be changes to their access; Blackford said access from Stygler may change but it is unknown at this point in time; have not been significant dollars spent on that research to those changes; Wester asked about the site plan that the state engineer signed; Blackford said it appears it is what was previously approved; Wester asked for a construction plan, when they would break ground; D'allura said they are slated to open the store in August 2016 so they are looking to break ground quickly; Shepherd asked if the rendering is to scale; D'allura said it is to scale to his knowledge; Shepherd noted the final development plan is expired; D'allura said he was not familiar and that would be through their headquarters; Rosan explained the process for the final development plan; suggested we table this for a few meetings and allow the home office to sort out the final development plan application; another option is to withdraw the application and come back when there is an approved, valid final development plan; D'allura asked about the plans to put in a roundabout in that area; said their home office is concerned with that; Rosan suggested they talk and work with the development department; suggested to move this to the October 28 agenda.

Rosan encouraged D'allura to have the home office reach out to Bonnie Gard in the Development Department.

A motion was made by Shepherd, seconded by Wester, that this Variance be Postponed to Date Certain to the Planning Commission, due back on 10/28/2015.

Discussion on the motion: Keehner suggested they bring forward a rendering that shows the proper and specific measurements for the facade and size of the sign.

The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS:

[DR-0009-2015](#)

To consider a Certificate of Appropriateness application for property located at 1400 Hollybrier Drive; parcel ID number 025-012729; Metro Development; Joseph Thomas, applicant.

Blackford gave summary of application; proposing 29 new parking spaces on the north side of the property; will be closest to Morse Road; parking ratio will be within code; two trees will need to be planted as part of the landscaping requirement; showed the location on a map on the projector; existing parking area is approximately 140 feet from centerline; proposed is 121 feet from centerline; showed pictures from the site; staff has no additional comments.

Applicant representative, Tom Werner, 422 Beecher Road, Gahanna, with Advanced Design; here representing Metro Development; said Blackford presented their request well; have underserved parking; said previously residents were parallel parking and Mifflin Township did not like the amount of room left on the street with that parking; are keeping with the corridor and within code; would be hard-pressed to see an SUV parked there from Morse Road; considered grading it up but said it is well screened; asking for approval.

Chair called for opponents. There were none.

Rosan asked if this went to Mifflin Township Fire for comment; Gard said it did and there were no comments.

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

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Department of Development

No report.

Council Liaison

No report.

CIC Liaison

No report.

Chair

Chair Rosan thanked everyone who came to the special meeting.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT: 7:33 p.m.