



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, August 9, 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 August 9, 2023. The agenda for this meeting was published on August 4, 2023. Chair Thomas Shapaka called the meeting to order at 6:58 p.m. with the Pledge of Allegiance led by Mako.

Present 5 - John Hicks, James Mako, Thomas W. Shapaka, Michael Suriano, and Michael Tamarkin

Absent 2 - Michael Greenberg, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

C. APPROVAL OF MINUTES

[2023-0139](#)

7.12.2023 Planning Commission Minutes Draft

A motion was made by Hicks, seconded by Mako, that the Minutes July 12, 2023 be Approved. The motion carried by the following vote:

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

Absent: 2 - Greenberg and Wester

[2023-0140](#)

7.26.2023 Planning Commission Minutes Draft

A motion was made by Hicks, seconded by Mako, that the Minutes from July 26, 2023 be Approved. The motion carried by the following vote:

Yes: 4 - Hicks, Mako, Suriano and Tamarkin

Absent: 2 - Greenberg and Wester

Abstain: 1 - Shapaka

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[PP-0001-2023](#)

To consider a Preliminary Plat Application for Crescent Woods; for 40.087+/- acres located at 0 Hamilton Road; Parcel IDs Nos. 025-013767, 025-014172, and 025-014173; Current Zoning MFPRD and SCPD; Griffin Caldwell, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. The application is for a preliminary plat. There is one parcel with two different zonings. Multi-family and select commercial plan district. Preliminary plat applications are unique. They are the only preliminary application the city has. If this application is approved, the applicant will go into the final plat application process. It is essentially the exact same information in the same documents. He suspects there will be a final plat application submitted to the city soon and it will be in front of Planning Commission shortly. Zoning code does not have any criteria or findings of fact to consider with the preliminary plat for Planning Commission. It says that it must be approved by the commission before they can get into the final plat process. Part of their application included a conceptual master plan. The conceptual plan layout is not determined at this time. They can come back after the preliminary plat and final plat and do a subdivision with a lot split application. It might not require a platting so this may be a staff level decision approval process in the future. Platting from a zoning standpoint is making sure that the lots meet minimum lot size and lot frontage. All the lots are very large and exceeds any minimum lot sizes of any of the zoning designations. It has been through the engineering review, and they have signed off. There are no open comments from staff. This application requires no variances.

Chair opened public comment at 7:06 p.m.

Applicant Griffin Caldwell is available for questions.

Clerk confirmed there were no comments from the public.

Chair closed the public comment at 7:07 p.m.

Chair called on questions from the Commission; Shapaka asked

Blackford if it could come to the commission again with another lot split. Blackford showed the conceptual plan and explained that they could subdivide it. That would be an administrative process if it meets all zoning requirements for lot size and lot frontage, and as long as there weren't any variances after that final plot is approved, they could subdivide that one. They could subdivide it administratively. Shapaka asked if the road comes into play, then you've got a satellite you've got other out parcel that comes into play, would that trigger it. Blackford said yes and it is his understanding that the Ohio Revised Code requires public streets to be platted. He is not a subject matter expert but believes he has heard the engineers saying that and that is why they have to plat. On the plan he showed what is the public street that will have a road name associated with it on the final plat. He showed what is a private drive and it can be done administratively.

A motion was made by Hicks, seconded by Suriano, that the Preliminary Plat be Approved. The motion carried by the following vote:

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

Absent: 2 - Greenberg and Wester

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS - NONE

H. OFFICIAL REPORTS

Director of Planning

Blackford said at the last meeting it was brought up that there was inconsistency with a particular electronic sign the Burger King. Staff did some research, and it is not consistent. They have contacted Burger King and they are aware. Staff anticipates that to be brought up in compliance or some level of Code Enforcement action would be taken. He thanked the commission for bringing it up and said the minutes were very clear on what was allowed what was not allowed. Burger King said they would be changing it. Code enforcement will be following up on it.

Council Liaison

Director Blackford said that at the meeting on August 7, 2023, the Ortho One project was on the agenda. There was an Office Industrial Incentive (OII). There are not a lot of those incentives. Most of the incentives in Gahanna are tax abatements. Council said this is the second one in the

last four years. With OII there is a lot of jobs for it to be worthwhile for the city and the business. The code change to chapter 13, building code, to eliminate the contractor registration requirements was passed by council. Staff believes it will be a beneficial improvement to the permitting and construction process.

I. CORRESPONDENCE AND ACTIONS - NONE

J. POLL MEMBERS FOR COMMENT - NONE

K. ADJOURNMENT

There being no further business the meeting adjourned at 7:13 p.m.