



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, February 8, 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 February 8, 2023. The agenda for this meeting was published on February 3, 2023. Chair Thomas Shapaka called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Mr. Wester.

Present 6 - John Hicks, Michael Greenberg, James Mako, Thomas W. Shapaka, Michael Suriano, and Thomas J. Wester

Absent 1 - Michael Tamarkin

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

C. APPROVAL OF MINUTES

[2023-0028](#)

Planning Commission minutes 1.25.2023

Motion was made by Hicks, seconded by Wester, that the Minutes from January 25, 2023 be approved.

Motion carried with the following vote:

Yes: 6 - Hicks, Greenberg, Mako, Shapaka, Suriano and Wester

Absent: 1 - Tamarkin

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[DR-0002-2023](#)

To consider a Design Review Application for property located at 259 Granville St.; Parcel ID: 025-007431; Current Zoning CC; Mighty Lion Express Wash; Richard Reed Dietz, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. Director Blackford shared that a design review application was approved in June 2022 with the condition that the vacuums and pay stations be painted a color consistent or complementary with the building. The vacuums and pay stations are blue. Code enforcement notified the applicant of the requirement to paint the vacuums and pay stations in December of 2022. The applicant elected to submit a new design review application requesting permission to keep the blue color. Pictures were provided of the vacuums and pay stations. The design review criteria to consider is as follows: Is it stylistically compatible with existing structures? Does it contribute to the improvement of the design of the district? Does it maintain, protect, and enhance the physical surroundings? Planning Commission can evaluate the overall impact of the project on surrounding properties to determine the effect of the project on the appearance of the district. Planning Commission shall endeavor to assure that the exterior appearance of a project enhances the attractiveness and desirability of the district.

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

Applicant Richard Dietz said the original design review that was approved included the condition of the vacuum and pay stations be painted complimentary to the building color. The color scheme is the Gahanna school colors. He didn't realize until contact by code enforcement that the colors were not correct. Dietz is requesting the colors to remain the blue and gold. His clients seem to like the colors.

Clerk confirmed there were no comments from the public.

Chair closed the public comment at 7:09 p.m.

Questions from the Commission; Hicks asked Dietz if it is their position that the color of the pay stations are consistent or complimentary to the building. Dietz said yes, when he originally read it he was considering it all, the building the sign, vacuum and pay stations theme. He feels it is complimentary to the building. Hicks asked if the pay station a panel front that could be replaced? Dietz said it is a wrap around the unit and not easily correctable.

Greenberg asked if the pay machine is all credit cards and asked if there has been any issues with cash payments. Dietz said that the machines have an alarm on them if someone tries to open them.

Mako asked if there have been any negative comments from any of the neighboring businesses regarding the color scheme? Dietz has not received any negative comments.

Suriano thanked the applicant for being in Gahanna. The building looks good. In his professional opinion he doesn't think the color is complementary to the building, it is blue. A complimentary color to the building would be on a grey scale. On the city's main through fare he would like to see a bit more subdued, black or grey. While the Gahanna colors are blue and gold where this is located and what is next to it and in association to the building it supports, he thinks the design requested is inconsistent.

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

Motion carried with the following vote:

Yes: 5 - Hicks, Greenberg, Mako, Shapaka and Wester

No: 1 - Suriano

Absent: 1 - Tamarkin

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS - NONE

H. OFFICIAL REPORTS

Assistant City Attorney - None

Director of Planning

Blackford shared that Sheetz is on the commission agenda for February 22, 2023 with an application for a design review, final development plan and variance request. There might be a variance request for Rogers Market located at State Route 62 and Morse Road. Which might include a short term and long term solution to parking issues in the area.

Council Liaison

Blackford shared that at the last council meeting the CIC contract has a first reading.

Mayor - none

Chair - none

I. CORRESPONDENCE AND ACTIONS - NONE

J. POLL MEMBERS FOR COMMENT

Mako thanked the members who attended the BZBA appeal. It was very en lighting.

K. ADJOURNMENT

There being no further business the meeting adjourned at 7:23 p.m.