



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Michael Tamarkin, Chair
Thomas Shapaka, Vice Chair
Michael Greenberg
John Hicks
Michael Suriano
Thomas J. Wester

Pam Ripley, Deputy Clerk of Council

Wednesday, June 8, 2022

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 June 8, 2022. The agenda for this meeting was published on June 2, 2022. Chair Michael Tamarkin called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Shapaka.

Present 5 - Michael Tamarkin, Michael Suriano, Thomas J. Wester, Michael Greenberg, and Thomas W. Shapaka

Absent 1 - John Hicks

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

C. APPROVAL OF MINUTES

2022-0165 Planning Commission minutes 5.25.2022

Motion was made by Suriano, seconded by Greenberg, that the Minutes be approved.

Motion carried by the following vote:

Yes: 4 - Tamarkin, Suriano, Greenberg and Shapaka

Absent: 1 - Hicks

Abstain: 1 - Wester

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

SWP-0004-2022 To consider a Subdivision Without Plat Application for property located at 3721 Stygler Road; Parcel IDs: 025-004297; Current Zoning SF-3; Marlyn Ramirez, Applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. The applicant is requesting to split a vacant lot of 0.918-acre parcel in half, creating two 0.459-acre parcels. The request meets the minimum requirements of lot frontage and lot size. Previously the lot was two parcels. Staff recommends approval of the lot split.

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

Applicant Marlyn Ramirez is available for questions.

Clerk confirmed there were no comments from the public.

Chair closed the public comment at 7:06 p.m.

Questions from the Commission; Tamarkin asked Blackford if the property is in the floodplain. Blackford said it is not flood plain and this does not authorize construction. If they apply for a new construction permit for single family homes, building and engineering will evaluate it to find out what kind of waterway it is.

Motion was made by Greenberg, seconded by Suriano, that the Subdivision Without Plat be approved.

Discussion on the motion: Suriano is in favor for all the reasons staff outlined.

Motion passed with the following vote:

Yes: 5 - Tamarkin, Suriano, Wester, Greenberg and Shapaka

Absent: 1 - Hicks

DR-0009-2022 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. The parcel has three different frontages, two of them on Lincoln Circle and one on Granville St. The site is under new ownership. They want to do some updates to the site, such as painting the façade white, adding a new roof, and adding

G. NEW BUSINESS - NONE**H. OFFICIAL REPORTS****Assistant City Attorney - none****Director of Planning**

Blackford shared that the next meeting would have more applications on the agenda.

Council Liaison

Blackford said the Planning Department will be updating Council on the rental registration program

Chair

Tamarkin requested updates from the Mayor. Mayor Jadwin shared that on June 9, 2022 will be a public presentation of the Creekside redevelopment strategy. There will be a detailed discussion on what the city has been doing for the last 10 months and provide an opportunity to start the conversation with residents around how we want to see the Creekside District be redeveloped. It will help create the roadmap that will help dictate a little bit more what happens in that area so that we get the types of businesses that we want and see that area grow as the community wants to see it grow. There is a meeting on June 29, 2022 that includes the Parks & Recreation Department, the Gahanna Arts Council, the Gahanna Historical Society, Visit Gahanna, Make Gahanna Yours, and several other organizations within the city. These organizations are working on an event for the unveiling of a dedication marker to commemorate the location of the Big Walnut Country Club. Getting the marker made was led by Kevin Dengel and Tom Gregory as well as the Big Walnut Country Club Vision Committee. There will be an unveiling ceremony later in the fall. At the meeting they will talk about what the ceremony looks like and what comes after that. They are looking toward identifying a special recognition of that important piece of our City's history as having one of the first black country clubs in the country. It is significant and how we memorialize and honor that piece of our history is going to be important for everyone.

Tamarkin congratulated the city on the Economic Development event with Lt. Governor John Husted. He said it was very well done and lots of

great comments.

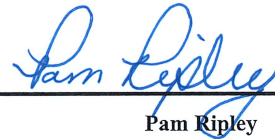
I. CORRESPONDENCE AND ACTIONS - NONE

J. POLL MEMBERS FOR COMMENT

Shapaka stated that when an applicant does not appear for a commission meeting, he is leaning towards not being in favor of their application. Greenberg agrees with Shapaka.

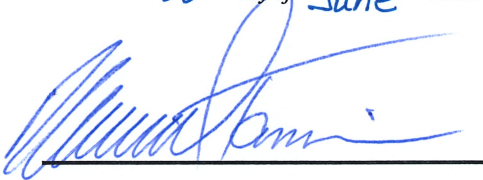
K. ADJOURNMENT

There being no further business the meeting adjourned at 7:26 p.m.



Pam Ripley
Deputy Clerk of Council

APPROVED by the Planning Commission, this
22nd day of June 2022.



Michael Tamarkin