



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, September 9, 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, September 9, 2015. The agenda for this meeting was published on September 4, 2015. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Bobbie Burba.

Present 6 - David K. Andrews, Joe Keehner, Donald R. Shepherd, Bobbie Burba, Kristin E. Rosan, and Thomas J. Wester

Absent 1 - Jennifer Tisone Price

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2015-0181](#) Planning Commission Minutes - August 26, 2015

A motion was made by Shepherd, seconded by Andrews, that these Minutes be Approved. The motion carried by the following vote:

Yes: 5 - Andrews, Keehner, Burba, Rosan and Wester

Absent: 1 - Price

Abstain: 1 - Shepherd

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.

[Z-0005-2015](#)

To consider an application for Zoning Change for .588+/- acres of property located at 351 and 357 Cliffview Drive and 272 Rocky Fork Drive South, Parcel ID #'s 025-000625, 025-000662 and 025-000624; current zoning RID, Restricted Institutional District; requested zoning SF-3, Single Family Residential; Brookewood Construction Company, applicant.

(Advertised in the RFE on 8/27/15 and 9/3/15)

Blackford presented the zoning application; other than certain properties it is all single family; zoning/land use map was used; everything is zoned single family; consistent and compatible with area development; six different criteria to meet the requirement; this is designated institutional; this case was clearly made institutional because the church owned the property; consistent with land use plan and area plan; meets all zoning criteria; compatible of all uses in terms of traffic; aesthetics are met; staff recommends approval; received an email from area resident in support of this request; this application was on Open Town Hall and did not receive any comments.

Chair opened the public hearing.

Applicant, Doug Maddy, 120 N High Street, added that he followed up with Jeff Feltz with the City and the sewer and water is at capacity; will build similar to what is already in the area.

Chair called for opponents. There were none.

Chair closed the public hearing.

A motion was made by Andrews, seconded by Burba, that this Zoning be Recommended to Council for Approval. The motion carried by the following vote:

Yes: 6 - Andrews, Keehner, Shepherd, Burba, Rosan and Wester

Absent: 1 - Price

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS: None.

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

No report.

I. CORRESPONDENCE AND ACTIONS

[SWP-0004-2015](#) A Subdivision Without Plat to split 0.021+/- acres to Common Area "A"; parcel ID number 025-010456; for property located on Stygler Road, Founders Ridge, Section 2; George Parker/Ridenour Road Development, applicant; administratively approved August 28, 2015.

Chair noted the application was administratively approved.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT: 7:10 p.m.

L. POSTPONED APPLICATIONS: None.

M. UPCOMING APPLICATIONS[V-0014-2015](#)

To consider a variance application to vary section 1152.02(d), Limited Overlay District, of the Codified Ordinances of the City of Gahanna; to allow limited overlay zoning to be approved without a site plan; for property located at 785 Science Boulevard; Parcel ID number 025-006469; current zoning OCT, Office, Commerce, and Technology; City of Gahanna, applicant.

(Advertised in the RFE on 9/17/2015)

[Z-0006-2015](#)

To consider an application for Zoning Change for 3.57+/- acres of property located at 785 Science Boulevard; Parcel ID number 025-006469; current zoning OCT, Office, Commerce, and Technology; requested zoning L-OCT, Limited Overlay-Office, Commerce, and Technology; City of Gahanna, applicant.

(Advertised in the RFE on 9/10/2015 and 9/17/2015)