



City of Gahanna

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes

Planning Commission Workshop

Wednesday, May 20, 2015

6:30 PM

City Hall

Roll Call/Additional Attendees

Michael Blackford, Bonnie Gard, Glen Dugger, Fred Kenimer, Jim Southard, Jim Reid, Kim McWilliams, Shane Ewald, Resident.

Present 5 - Joe Keehner, Jennifer Tisone Price, David K. Andrews, Bobbie Burba, and Kristin E. Rosan

Absent 2 - Donald R. Shepherd, and Thomas J. Wester

Chair

Chair called meeting to order at 6:30 p.m.

Ewald said campaign year; may receive a lot of requests; if you get any request get the request to Kim to get with the Records Administrator.

Rosan reminded everyone to use their Gahanna email for Gahanna work.

Gard introduced Mr. Glen Dugger who is here representing the applicant.

Applications

[Z-0003-2015](#)

To consider an application for Zoning Change for 4.19+/- acres of property located at Ridenour Road, Imperial Rise #3, Part of Reserve "A", Parcel ID #025-013236; current zoning RID, Restricted Institutional District; requested zoning SO, Suburban Office; Fred Kenimer (Land Owner's Property Coordinator), applicant.
(Advertised in the RFE 4/9/15 and 4/16/15)

Glen Dugger; is here representing the applicant; said the current zoning has very limited opportunities; zoning change anticipates someone other than the church who may be developing on the property; reassuring we are only addressing the big picture of the zoning, we are not addressing any development plans.

Rosan asked why we we are sending on to workshop; Andrews said had a lot of residents concerned; Price said several commission

members wanted more information and were concerned with traffic issues; some Suburban Office (SO) uses may have a lower impact on the road while others may have a larger impact; McWilliams said Commission likely wanted Chair input as well as Shepherd; Shepherd said via text message to Rosan "I know from living off that street, it is too busy now, adding offices would add too much traffic; at the Final Development Plan (FDP) stage we could get a traffic study."; Rosan asked why rezone before there is an intended user; Dugger said better if zoned for SO; will prevent the 4 plus month delay in rezoning and purchasing for the buyer; want to get it ready for the market; FDP will have to have a traffic study done; Rosan asked Bonnie Gard if applicant sought Restricted Institutional District (RID); Gard said rezoning was City initiated and zoned SO in 1981; it was a City initiative to rezone all churches, schools, and public offices in Gahanna; Rosan asked if anything has developed around the property since 2008 that is different; Gard said she cannot recall anything since that time; Price said residents requested City purchase the property; Blackford confirmed that nothing has changed and the city does not have the budget to purchase the property; Dugger said in reference to putting a City park issues he sees are that typically we see a larger property left over and utilized for a City park; Rosan said more times than not there is typically a request for the property use which bleeds over; asks if there is a buyer in play; Kenimer said there is not and the property was taken off the market around six months ago; no one has approached them to purchase the property; small number of people interested in it with its current zoning; Dugger said there is a high interest in senior living; last summer was contacted by a senior living facility with a list of criteria; Emanuel Torres, City of Gahanna Economic Development Manager, called Dugger today and said they do not have anything currently that meets their specific criteria; Rosan said a user like a senior living will be less intensive than say a dentist office; Blackford showed Rosan a trip generation chart; cautions the Planning Commission to consider all the uses allowed in the zoning district; likely use would be a senior living facility rather than an office; Dugger said would still need to look at tree preservation, landscaping, parking, and additional topics; Rosan asked if we have seen an FDP declined because of trip generation or traffic was too high; Gard said does not recall anything denied but modified for a smaller footprint; front part of the property is in a flood plain so the development area may not be as large as anticipated; Andrews said remembers that area being the old Gahanna dump area; Dugger said we have similar obstacles with the current rezoning and who could build or develop on the property; for example churches upset neighbors because of the traffic issues; Dugger would not suggest not to rezone because you have the church building; Kenimer said already had Conditional Use (CU) in place; Andrews said had a lot of neighbor concerns but purchasing a lot in the area with land around it you should be aware

there may be future development; Rosan said if not RID is there a better zoning classification; asked if this is a viable residential zoning; Blackford said because of the smaller envelope may limit itself to multifamily because the building pad is small; Dugger said property is square and small which is not very efficient which may lower the value; cul-de-sac onto the property would be tough; Dugger thought an intended user would be for The Woods at Parkside to extend; Rosan said there are more RID uses that could create more traffic issues than SO; Gard said it was SO 1981-2008; Rosan asked for further questions; none.

Rosan wrapped the meeting up stating this zoning will be on the agenda next week; Dugger asked if there was anything they can do to be prepared next week; Rosan said we have to remember this is the first of many steps and there would have to be an FDP before anything is developed; said a senior center facility would be the most attractive development for her to see; Dugger agreed that it would be low traffic; would serve both sides; Kenimer said potential buyer said it was attractive because its location is partway between New Albany and downtown and people could visit on their way home from work ; Kenimer pointed out that rezoning would bring in property taxes as it is not with the current zoning; Dugger said some residents in other related cases have wanted offices as they close at 5 p.m. and are closed on the weekend; Rosan asked for further questions; none.

Closed workshop at 7:14 p.m.

Minutes

[2015-0102](#)

Regular Meeting Minutes - May 13, 2015

Kayla Holbrook, reporting