



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

Jayme Maxwell, CMC, Deputy Clerk of Council

Wednesday, February 25, 2015

7:00 PM

City Hall

Commission will caucus at 6:30 in the Committee Rooms

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, February 25, 2015. The agenda for this meeting was published on February 20, 2015. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Vice Chair Price.

Present 7 - David K. Andrews, Joe Keehner, Donald R. Shepherd, Bobbie Burba, Jennifer Tisone Price, Kristin E. Rosan, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

Chair said we have one announcement; applications V-00012-2015 and PWSF-0001-2015 both by Verizon Wireless that were continued to tonight's meeting were withdrawn; read email from Grant, Counsel for Verizon, regarding the location 3690 N. Stygler Road, "on behalf of Applicant, Verizon Wireless, we are withdrawing the pending application to construct a communication facility and related variances at 3690 North Stygler Road, Gahanna, OH 43230; those applications are withdrawn and there will be no action on either V-0001-2015 or PWSF-0001-2015.

C. APPROVAL OF MINUTES:

[2015-0048](#)

Regular Meeting Minutes - February 11, 2015

Attachments: [PC Regular Meeting Minutes - February 11, 2015](#)

Motion by Shepherd, seconded by Andrews to approve the Minutes of the February 11, 2015 Regular Meeting. The meeting carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

Woody Gideon, 487 N. Stygler Road; said got a flyer in the door; had some questions about the cell tower; that tower was to be erected within 3 feet of the school at that church; how did they acquire that land; is that eminent domain. City Attorney said that application is gone; nothing pending at this time; those issues are now dead; no cell tower can be installed on that land because there is no application pending. Chair advised that the applicant only this week withdrew that application; in response, it is the property owners opportunity to lease the land. Gideon asked how is that handled; have Verizon service and have no issues with dropped service. Chair said one of the things the City requires is that the applicant demonstrate a need.

Daphne Moehring, 441 Lily Pond Court; thanked Planning Commission for accessibility in working through this process; we learned a lot; expanded our concept of neighborhood and learned a lot about our City; spoke with Council members on looking at our Code with regards to Personal Wireless Service Facilities; would love to be of service in that process.

E. APPLICATIONS/PUBLIC HEARINGS: In accordance with Planning Commission Rules Section 6.10 A., if there is more than one application pending before the Commission for a particular address at a meeting, the public hearings on each application may be consolidated and held as one.[V-0001-2015](#)

A variance application to vary Sections 1181.07 (a) to allow a zero radius fall zone, 1181.20 (b) to vary the landscape requirements, and 1181.08 (d)(6) to vary the landscape requirements of the Codified Ordinances of the City of Gahanna; for property located at 3690 North Stygler Road; current zoning: Restricted Institutional District (RID); Verizon Wireless, applicant.

(Advertised in the Rocky Fork Enterprise 1/8/2015 and 2/19/2015)
Postponed to February 25, 2015

Attachments: [PWSF-1-2015 & V-1-2015- 3690 N Stygler Road - McCutcheon Project - Verizon Wireless - Agenda Packet Legal Ad](#)
[Letter to Contiguous Property Owners](#)
[Public Flyer](#)
[Petition to Stop New Life Church Cell Phone Tower](#)
[Geotechnical Report](#)
[Land Lease Agreement](#)
[Public Hearing Opposition Submittal 2-20-2015](#)

[PWSF-0001-20](#)
[15](#)

To consider a Personal Wireless Service Facility application to construct a new cell tower; for property located at 3690 North Stygler Road; Verizon Wireless, applicant.

(Advertised in the Rocky Fork Enterprise 1/8/2015 and 2/19/2015)

Postponed to February 25, 2015

- Attachments:**
- [PWSF-1-2015 & V-1-2015- 3690 N Stygler Road - McCutcheon Project - Verizon Wireless - Agenda Packet](#)
 - [Legal Ad](#)
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 - [Geotechnical Report](#)
 - [Land Lease Agreement](#)
 - [Public Hearing Opposition Submittal 2-20-2015](#)

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS: None.

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Department of Development

Michael Blackford, Deputy Director of Development, reviewed the North and South Triangle Area Plans; Boundary Map displayed; bounded by Morse, Hamilton and Johnstown Roads; North Triangle Plan was adopted in 1997; meant to be a guide for development, not a mandate; listed objectives; identified desirable street patterns; reviewed use map for North Triangle Area; other objective was to establish internal street pattern; area did not quite develop this way; several developments have been in place since this plan like Giant Eagle (\$4,400,000), Firestone (\$750,000) and the newly approved Spectrum retirement community; there are several capital

improvement projects set for this area like gateway signage, roadway improvements and sewer availability; South Triangle Plan was adopted in 1996; also a guide, not mandate; main objective was to establish connector road between Hamilton and Johnstown Roads; also limit access to Hamilton and Johnstown Roads and to create a landscape plan for development; major development approvals in this area have been Silver Lane Center (\$1,000,000) and the OSU Medical Center; what is not shown on map is the Hamilton Road widening plan with a roundabout with pedestrian connectivity; this is relevant now because we are undergoing Economic Development Plan update; have identified North and South Triangles as a priority development area; existing plans are fairly light in detail and almost 20 years old; will identify preferred uses and development scenarios to help guide future decisions.

Price asked what would you say would be the amount of developable land still remaining in the north and south triangle areas. Blackford said haven't gotten to that point in Economic Development Plan; less available land but less of a guide for preferred development; these are types of properties that have more exposure; also a redevelopment area; combination of redevelopment and undeveloped areas; only 2 lots in south triangle area.

Chair asked are you suggesting we review the plans for modifications as part of the Economic Development Plan? Blackford said at this point, there won't be an area plan recommendation component to the Economic Development Plan, but it will provide a more current development guide than what exists now; no mandate that will be coming; that could be as part of that discussion but hopefully we'll be covering updated Economic Development Plan soon; have more on development scenarios. Chair said would your vision be that we complete Economic Development Plan and use that as a tool to review North and South Triangle Plans.

Keehner asked about lots between Firestone and Giant Eagle; understand plan with streets isn't possible because of the way it did develop; is there potential with the creek area to create walkable areas. Blackford said good question; do not know the answer; there is no such plan now but have had quite a few calls on those properties for sale between Giant Eagle and Firestone. Keehner said seemed a possible goal would be walkability and the stream.

Price said attended the Bicycle Transportation Review Advisory meeting; they are asking residents to highlight areas of interest with connectivity and pedestrian safety; might be helpful to get a summary of their findings.

Rob Priestas, City Engineer, said this Monday, March 2, is the final meeting; make a note to include this trail and make sure information we collect gets forwarded to Planning Commission.

Wester asked if these roads are public or private. Priestas said a lot are private. Wester asked if that would preclude bikeways and multi-use paths. Priestas said it wouldn't; would make it difficult for us to enforce; that is another reason these plans are so important.

Council Liasion

Price said there was no further discussion on GRIN or any other planning related issues.

Chair

Chair gave a reminder there is a workshop next week, March 4; potential for redevelopment on Hamilton Road; meeting here at 6:30 p.m.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

No comment.

K. ADJOURNMENT

7:25 p.m.; Motion by Shepherd.