



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Donald R. Shepherd, Chair
Bobbie Burba, Vice Chair
David K. Andrews
Kristin E. Rosan
Thomas J. Wester
Jennifer Price
Joe Keehner

Wednesday, January 27, 2016

7:00 PM

City Hall

Commission may 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, January 27, 2016. The agenda for this meeting was published on January 22, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Bobbie Burba.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2016-0010](#) Planning Commission Minutes - January 13, 2016

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

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

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

E. APPLICATIONS/PUBLIC HEARINGS:

In accordance with Planning Commission Rules Section 6.10A, 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.

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.

[CU-0001-2016](#)

To consider a Conditional Use application to allow stockpiling of construction materials in an Office, Commerce and Technology (OCT) zoning district; for property located at 1000 Bricklawn Avenue; Reclamation, LLC, applicant.
(Advertised in the RFE on 1/21/2016)

A motion was made by Rosan, seconded by Price, that this Conditional Use be Postponed to Date Certain to the Planning Commission, due back on 2/10/2016. The motion carried by the following vote:

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

[V-0001-2016](#)

To consider a Variance application to vary section 1152.02 (d), Limited (L) Overlay District, of the Codified Ordinances of the City of Gahanna; to allow a parcel to be rezoned with an overlay with a limitation text, but no development plan; for property located at Ridenour Road, Imperial Rise #3, Part of Reserve "A", Parcel ID #025-013236; current zoning RID, Restricted Institutional District; Fred Kenimer (Land Owner's Property Coordinator), applicant.

Advertised in the RFE on 01/21/2016.

Blackford gave summary of the applications; request for the zoning change was recommended to City Council on September 8, 2015; City Council remanded the application back to Planning Commission for further reconsideration; revised request is a limited overlay suburban office and institutional district; showed the location of the property; the property was zoned RID at the City's request in 2008; the applicant has proposed to limit the use from banks being allowed on the property with other uses such as drive-in facilities and hospitals which are high-traffic users; staff is of the opinion that the proposed rezoning is compatible and appropriate in this area, potential uses would create similar impacts as golf course or The Woods and Parkside; said the overlay reduces the impact; will see a Final Development Plan if this rezoning is approved by City Council.

Chair opened the public hearing at 7:18 p.m.

Glen Dugger, attorney of the applicant, said this is an unusual process; did not get word until late in the game that Council had issues; the issue was of the creation of the limited overlay text without a plan; worked with staff and brought forward a variance with the zoning application; meant to address the potentially high traffic uses; did not rely simply on a Final Development Plan process; happy to answer any questions.

Chair called for proponents. There were none.

Chair called for opponents.

Michael Heitzman, 180 Rivers Edge Way; said he spoke several months ago when this rezoning request was before the Commission; now speaking again in reference to the applications; contended then and will contend now that this area is in need of single-family housing in that area; the zoning change went to Council and they made their voice heard by not allowing it to happen; said the overlay text is a way around what Council already said no to; read through the application packet; said a similar thing was approved on Science Boulevard; said it is a different area; said the City invested huge dollars for a trail in the area and that will attract traffic; seems counter productive to what the City is trying to do.

Rebuttal:

Dugger said the property is misplaced and already has a non-residential zoning to it; unlikely that the property will ever be used for single-family homes; trying to get that zoning to match what the most likely use will be; that area tends to be a positive consequence to the City; trying to align the zoning with its most likely use; the most likely use will be something the City will welcome and has welcomed.

Keehner asked administration if there are other properties that may become Suburban Office with the new Economic Development Strategy; Blackford said with the amount of discussion in regard to senior living facilities, there could be requests to allow similar uses; in discussions with potential user not in the area that there may need to be a rezoning; will need to be owner-initiated rezonings; Price said the more intense uses have been taken off the table, asked with the potential uses being allowed if it will be a lesser use than what is allowed in the current zoning; Blackford said from a traffic perspective the current zoning allows for uses that will generate traffic; the character of the area is not commercial but there is a SO zoning just

to the south of the property; by restricting the uses they are restricting the traffic; could have intense use of the site from a building square footage in the current zoning and with the overlay and requested zoning; not as broad of a spectrum; Price asked if a senior living facility could be 80 units; Blackford said hard to tell at this stage; believes Spectrum off Morse Road is 8 acres and 152 units; said 80 may be on the high side but is in the ballpark; Rosan asked if the applicant worked with staff on the list of exclusions; Blackford said there was discussion between staff and the applicant; Rosan said the list of permitted uses in the code, for example insurance companies, asked if those were considered less for uses than say a bank; Blackford said they considered the hours of operation; said the property is adjacent to a larger piece of SO; retail establishments may be smaller but their hours could be longer during the day and even impact the weekends; banks are higher traffic generators than an office; Rosan said libraries are a permitted use; said that could be more intense on traffic; Blackford said do not have those numbers for libraries; those requests are far and few between; the main concern was the bank and not introducing commercial traffic; office is more of a destination; staff was in favor of the rezoning previously; tried to look at some intrusive uses; Wester said they talked about 30,000 square foot building; asked how many stories that would be; Dugger said there is no height limitation in the text; will be what is in code; said the 30,000 square feet is the total, not per story; Blackford said the height limitation is not specific; Gard said the typography will not allow for a huge building; cannot be very large but it could go up; Wester asked if that is something that should be considered in the text; Dugger said that issue has not been addressed by Council or staff; would still have a Final Development process; Keehner asked if there was any design review guidelines for the area; Blackford said there is not a specific area plan for this area; Keehner asked if there is a specific setback for that zoning; Gard said 60 feet for commercial; Keehner asked if Planning Commission would have any say on the setback allowances and the space a building takes up on a property; Blackford said those applications would allow for that level of review; Keehner said would want to be in scale with the neighbor if we are discussing their zoning; Blackford said the criteria for approval allows for Planning Commission to approve the scale.

Chair closed the public hearing at 7:40 p.m.

A motion was made by Rosan, seconded by Price, that the Variance be Approved. The motion carried by the following vote:

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

[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 L-SO, Limited Overlay - Suburban Office; Fred Kenimer (Land Owner's Property Coordinator), applicant.

Advertised in the RFE 01/14/2016 and 01/21/2016.

Chair introduced the application. See previous discussion under V-0001-2016.

Chair opened the public hearing at 7:43 p.m.

Glen Dugger, attorney to applicant, said he is in favor.

Chair called for proponents. There were none. Chair called for opponents. There were none.

Keehner wanted to confirm with staff that Planning Commission would not have their hands tied when it comes to approving the scale; Blackford confirmed they would.

Chair closed the public hearing at 7:43 p.m.

A motion was made by Rosan, seconded by Price, that the Zoning be Approved.

Discussion: Price said she will be supporting the application; happy that staff worked with the applicant to take off some of the uses that would be higher uses; said Planning Commission will be able to weigh in on future applications and make sure its in the spirit of what this is intended for.

The motion carried by the following vote:

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

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS:

[DR-0004-2016](#)

To consider a Certificate of Appropriateness application for property located at 154 N. Hamilton Road, parcel ID no. 025-003901; La Navona / Mark Bryan, applicant.

Blackford gave summary of the application; said it is located on the east side of Hamilton Road; previously known as FM Restaurant; converting to an events center; will have a new storefront entry door; showed an image of the existing building and design; will be extending the fencing down to the right; most of the changes will be interior; proposed changes are minimal to what exists; development staff recommends approval.

Applicant, Mark Bryan, 775 Yard Street, suite 325, Columbus; trying to rework the space so it is a benefit to the area; feel by doing some simple changes they will elevate the experiences; trying to separate themselves from other tenants in the building; proposing they infill any materials they are taking out; small shifts to the storefront.

Price asked if the steel beam is being taken down; Bryan said it is being re-cladded with a wood material; Andrews asked the meaning of the name; Bryan said it is from Italy and one of their client's favorite; wanted to give a higher end experience; Shepherd said their proposed sign is smaller than the existing and asked what they will do about the brick; Bryan said hope that does not happen but with moving part of the storefront they can move brick if needed; Burba asked the capacity; Bryan said it is a slight increase but does not have the number; believes it is around 300; Keehner asked if the tenant will keep the planters; Bryan said those will be removed; only other proposed plant material right now is a taller planter box on the side of the Dollar General; Burba asked the completion date; Bryan said sometime in March is the tenant's goal.

A motion was made by Andrews, seconded by Burba, that this Design Review be Approved. The motion carried by the following vote:

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

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Department of Development

Blackford said reminder that Groundhog Day forecast is this Friday; will get them signed up if they are not already; breakfast starts at 7:30 a.m. and the show starts at 8:00 a.m.

Council Liaison

No report.

CIC Liaison

Burba said they are confirming they are going to take 181 Granville Street dark in June; locating everyone in that building now.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7: 56 p.m.