



# City of Gahanna

## Meeting Minutes

### Planning Commission

200 South Hamilton Road  
Gahanna, Ohio 43230

*James Mako, Chair*  
*John Hicks, Vice Chair*  
*Michael Greenberg*  
*Sarah Pollyea*  
*Thomas W. Shapaka*  
*Michael Suriano*  
*Michael Tamarkin*

*Sophia McGuire, Deputy Clerk of Council*

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Wednesday, May 8, 2024

7:00 PM

City Hall, Council Chambers

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#### **A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL**

*Gahanna Planning Commission met in regular session on May 8, 2024. The agenda for this meeting was published on May 3, 2024. Chair James Mako called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Sarah Pollyea.*

**Present** 7 - Michael Greenberg, John Hicks, James Mako, Sarah Pollyea, Thomas W. Shapaka, Michael Suriano, and Michael Tamarkin

#### **B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE**

#### **C. APPROVAL OF MINUTES - NONE**

#### **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**

##### [DR-0007-2024](#)

To consider a Design Review Application for landscaping for 15 acres at 817 N. Hamilton Rd; Parcel ID: 025-001918; Current Zoning RID; One Church - Building C Entrance and Patio; David Domine, applicant.

City Planner Maddie Capka provided a summary of the application; see attached staff presentation. Capka shared that the project is for building C at the One Church site. The site is zoned Restricted Institutional District. The application was filed prior to the new zoning code being

adopted, so previous standards and regulations apply. The applicant's request includes new doors and windows, an entry canopy, a covered stage and pergola, sidewalk and hardscape improvements, and landscaping. It does not include any parking modifications or new or expanded structures. The application has no impact on the rest of the site. It includes two new outdoor patio spaces, one to the north and one to the south. It includes seating, a platform canopy, and new landscaping. Canopies, mechanical equipment screening, guardrails, and trellis are all Royal Oak wood. There is an existing playground that will be removed. New accent trims for the building are bronze and white. Capka shared images of the existing building, a rendering, and elevations.

The site falls into DRD-3, Design Review District 3, which has additional criteria. A generous use of vegetation is encouraged. Colors shall be harmonious with other uses and structures. Building materials should create visual interest and diversity. Preferred materials are brick, stone, cement, decorative aluminum, and wood. Staff recommends approval of the Design Review. All applicable requirements and criteria are met without any variances. Proposed materials are compatible with the main church building and DRD-3 recommendations.

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

David Domine, One Church Expansion Director. He stated they are trying to improve the campus for the church and community. He felt the patio spaces were an improvement. He offered to answer any comments.

Bob Genton, 381 Castle Pines Drive. Mr. Genton introduced himself as the representative for the Castle Pines Condominium Association. His comment was regarding the patio areas. The group is concerned about the potential for noise, given the elevated stage. The stage is about 60 feet from the property line and there are residents that live directly on the other side. In the past, there have been noise issues that have been resolved. They are concerned there will be potential for noise issues every day of the week rather than confined to one day per week.

Mr. Domine stated his belief that One Church has been a good neighbor and listened to concerns. He noted there is no programming planned for this space yet. They are wiring for speakers but will not install the speakers at this time. He imagined the programming plan may include use of one day per week and acknowledged they would adhere to noise ordinances, as they do now. He stated that if the neighbors have complaints, One Church open to resolving them.

Chair closed public comment at 7:10 p.m.

Mr. Shapaka asked if any programming plans would take place after hours or during the week. Mr. Domine noted that programming plans are not yet in place. They designed the patio space and stage without specific programming plans. A possible use would be for youth on Wednesday evenings. Domine noted the stage aims away from neighbors, which would help, and that it is too small for their youth group and therefore too small for a full band. He said it could be used for smaller weddings and other small group settings. Shapaka asked what the use of Building C is currently. Domine replied it is a multiuse space. The largest meeting is for youth. The lower level is office space which will be relocated later. The space is also used for groups and offices. Shapaka asked if there was a fire pit on the patio. Domine said it is currently furniture and there are plans for a small propane tabletop fire pit. The slatted pergola will have electric heaters in it so it can be used for three seasons.

Pollyea asked what the immediate plans are other than the use of youth group. Domine said to have patio and outdoor gathering space. Office staff will use it. Pollyea asked how noise will be monitored to ensure compliance with the noise ordinance. She expressed sympathy towards the HOA. Domine said they don't have a formal monitoring system, but they could create something. Pollyea asked if the children are supervised. Domine confirmed. Pollyea asked if this will be used during the winter months. Domine confirmed they have other spaces for all months, and this would be weather dependent.

Mr. Hicks said his experience with having One Church in front of Planning Commission is that they've been cooperative. He feels Mr. Domine's comments have been supported by their actions. Concerns have been addressed in past applications. He said when he envisions a stage, he thinks of Edison Brewery, which can put out a lot of sound. He asked if any non-church groups would be using the space. Domine said no, although there is an auditorium in the plans for later applications. Anything they do with this stage will be portable setup. He noted it is only 40 or 50 feet wide. Hicks noted this will be hard to mitigate the sound if it becomes an issue. Domine said it would have to be managed.

Mr. Greenberg asked if there is lighting or if extra lighting would be added. Mr. Domine said it will be accent lighting, which is fairly low lighting. It should not impact the condominiums, and it will be shut off fairly early. Mr. Greenberg wondered if there is a procedure in place for the condo residents to contact the church with any issues. Mr. Domine stated there are email addresses they can contact, and they also have his direct phone number. This has happened in the past.

Mr. Suriano asked if the stage canopy has been reviewed by a structural engineer. He noted that there are two points of contact to the canopy. Domine said all the applications have been vetted by a structural engineer.

Mr. Tamarkin noted the removal of the playground and asked if it would be relocated. Domine said there will not be anything in this application, but there may be a playground installed during a future application process. Tamarkin asked where the fencing will go. Domine said it is a decorative fence that goes around a transformer and air handling equipment. There is also some fencing for topography. The fencing discussed here is more for screening. Tamarkin clarified that since there is a patio, there needs to be some screening. Domine confirmed that is what this fencing is for. Tamarkin then asked if there is a variance for the sign. Domine said there is an existing variance, but they will ensure it fits, and determine if the church needs to come back for a variance application for the sign. Using Capka's presentation, Mr. Tamarkin confirmed the location of the residences nearby.

Chair Mako asked Mr. Roth what the City's sound ordinance is. Mr. Roth believed it deals with measurable noise crossing property lines and the levels. He did not know the exact language of the ordinance. Mr. Mako asked if noise ordinance issues would go through the Division of Police or Code Enforcement. Mr. Roth said this is a criminal issue and would go through the Police. Mr. Domine noted there is a way for the police to measure the decibels on site.

Mr. Shapaka asked Capka for clarification on where Castle Pine is on the zoning map. Capka noted that Castle Pine is now all one zoning; however, on the previous zoning map it was two separate zonings.

Pollyea asked Mr. Genton to describe the incident that previously occurred where there was a noise violation that was resolved. Mr. Genton shared that during Sunday services there would be warm-up music and amplifiers would project music into the parking lot and the neighborhood nearby. After discussions with the applicant and having decibel readings done by the police, the amplifiers were eliminated. He noted there is still a low level of sound they can hear but have adjusted to. Ms. Pollyea asked if Mr. Genton felt that his concerns were well received by the church. Mr. Genton agreed they were, though requests had to be made a couple of times.

**A motion was made by Shapaka, seconded by Tamarkin, that the Design Review be Approved.**

**Discussion on the motion:**

Mr. Hicks expressed that he will be in favor of the application. He noted the conversation around mitigation of potential issues and stated that the application meets Design Review criteria.

Mr. Suriano said he will also be in favor of the application. It meets Design Review criteria. The structures being put forward are appropriate.

Mr. Tamarkin expressed his intention to approve the application as well. He thinks One Church has shown that while they're a big church, they are good neighbors, and he hopes this continues.

**The motion carried by the following vote:**

**Yes:** 6 - Greenberg, Hicks, Mako, Shapaka, Suriano and Tamarkin

**No:** 1 - Pollyea

**F. UNFINISHED BUSINESS - NONE****G. NEW BUSINESS - NONE****H. OFFICIAL REPORTS****Director of Planning**

Planning Manager Logan Stang said he is filling in for Director Blackford. The new zoning code went into effect May 1. There have been applications filed under the new ordinance, which will likely come to the Planning Commission in the coming weeks and months. The Planning Department has begun implementing a new permitting software, OpenGov.

**I. CORRESPONDENCE AND ACTIONS - NONE****J. POLL MEMBERS FOR COMMENT**

Mr. Hicks inquired about Mr. Stang's resignation for another position. Stang reported he will become the Planning Director for the City of Powell.

Mr. Mako shared he will not be present for the May 22nd meeting.

**K. ADJOURNMENT**

*There being no further business before the Planning Commission,  
Chair Mako adjourned the meeting at 7:36 p.m..*