



# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230

## Meeting Minutes Board of Zoning and Building Appeals

*Lorne Eisen, Chair*  
*Paul D. Bryson, Vice Chair*  
*Ross Beckmann*  
*Donald Jensen*  
*Debbie Stefanov*

*Jeremy A. VanMeter, Clerk of Council*

---

Thursday, January 26, 2023

6:30 PM

City Hall, Council Chambers

---

Organizational Meeting began at 6:30 pm; Regular meeting & Public Hearing followed

### A. OATH OF OFFICE:

**Paul D. Bryson for the unexpired term ending December 31, 2024**

**Ross Beckmann for the term ending December 31, 2025**

**Lorne Eisen for the term ending December 31, 2025**

The Honorable Mayor Laurie A. Jadwin administered the Oath of Office to each of the three BZBA members.

### B. CALL TO ORDER (Organizational): Pledge of Allegiance & Roll Call

*The City of Gahanna Board of Zoning and Building Appeals met on Thursday, January 26, 2023 in Council Chambers. The Honorable Mayor Laurie A. Jadwin called the organizational meeting to order at 6:35 PM. The agenda for the meeting was published on January 23, 2023.*

**Present** 5 - Ross Beckmann, Paul Bryson, Lorne Eisen, Donald W. Jensen, and Debbie Stefanov

### C. ELECTION OF CHAIR:

Mayor Jadwin opened nominations for Chair to serve through December 31, 2023.

Mr. Jensen nominated Mr. Eisen to serve as Chair for 2023. Mr. Eisen accepted the nomination. Hearing no other nominations for Chair, Mayor Jadwin closed nominations.

A motion was made by Stefanov, seconded by Bryson, to elect Lorne Eisen as Chair of the BZBA for 2023. The motion carried by the following vote, whereupon Mayor Jadwin turned the meeting over to the newly elected Chair:

**Yes:** 5 - Beckmann, Bryson, Eisen, Jensen and Stefanov

**D. ELECTION OF VICE CHAIR:**

Chair Eisen opened nominations for Vice Chair to serve through December 31, 2023.

Mr. Eisen nominated Ms. Stefanov to serve as Vice Chair for 2023. Ms. Stefanov declined the nomination.

Mr. Eisen nominated Mr. Bryson to serve as Vice Chair for 2023. Mr. Bryson accepted the nomination.

Hearing no other nominations for Vice Chair, Chair Eisen closed nominations.

A motion was made by Jensen, seconded by Beckmann, to elect Paul Bryson as Vice Chair of the BZBA for 2023. The motion carried by the following vote:

Yes: 5 - Beckmann, Bryson, Eisen, Jensen and Stefanov

**E. ADJOURNMENT OF ORGANIZATIONAL MEETING:**

With no further business before the Board during its organizational meeting, the Chair adjourned the meeting at 6:39 PM.

\*\*\*\*\*

**A. CALL TO ORDER (Regular):**

*The City of Gahanna Board of Zoning and Building Appeals met on Thursday, January 26, 2023 in Council Chambers. Chair Lorne Eisen called the regular meeting to order at 6:40 PM. The agenda for the meeting was published on January 23, 2023.*

**Present** 5 - Ross Beckmann, Paul Bryson, Lorne Eisen, Donald W. Jensen, and Debbie Stefanov

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA:**

See transcription attached in BZA-0001-2022.

**C. APPROVAL OF MINUTES:**

See transcription attached in BZA-0001-2022.

[2023-0019](#)

BZBA Minutes 1.20.2022

A motion was made by Jensen, seconded by Stefanov, that the Minutes be Approved. The motion carried by the following vote:

Yes: 5 - Beckmann, Bryson, Eisen, Jensen and Stefanov

**D. ADMINISTERING THE OATH:**

See transcription attached in BZA-0001-2022.

**E. APPEALS - PUBLIC HEARINGS:**

See transcription attached in BZA-0001-2022.

[BZA-0001-2022](#)

To consider an appeal of a Planning Commission denial of CU-0009-2022, for property located on Johnstown and Morse Roads; Parcel IDs: 025-011244, 025-011243 and 025-011226; Current Zoning NC; Sheetz Gahanna; Sarah Gold, applicant.

**A motion was made by Bryson, seconded by Jensen, to find in favor of the Appellant.**

**Yes:** 4 - Beckmann, Bryson, Jensen and Stefanov

**No:** 1 - Eisen

**F. UNFINISHED BUSINESS:**

None.

**G. NEW BUSINESS:**

See transcription attached in BZA-0001-2022.

[RULES-0005-2023](#)

Rules of Procedure for BZBA - Proposed Redline 2023

**A motion was made by Jensen, seconded by Beckmann, that the Rules of Procedure be Adopted as Amended. The motion carried by the following vote:**

**Yes:** 5 - Beckmann, Bryson, Eisen, Jensen and Stefanov

**H. POLL MEMBERS FOR COMMENT:**

None.

**I. ADJOURNMENT:**

The meeting adjourned at 9.28 PM. See transcription attached in BZA-0001-2022.

---

Jeremy A. VanMeter  
Clerk of Council

*APPROVED by the Board of Zoning and Building  
Appeals, this  
day of 2023.*

---

Lorne Eisen