



# City of Gahanna

## Meeting Minutes

### Planning Commission

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

*Tom Wester, Chair, Kristin Rosan, Vice Chair, David Andrews,  
Bobbie Burba, Joe Keehner, Jennifer Price, Don Shepherd*

*Donna L. Jernigan, MMC  
Sr. Deputy Clerk of Council*

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Wednesday, June 11, 2014

7:00 PM

City Hall

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#### **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 June 11, 2014. Chair Tom Wester called the meeting to order at 7:01 p.m. with the Pledge of Allegiance being led by Commission Member Rosan. Agenda for this meeting was published on June 6, 2014.

**Present** 6 - David K. Andrews, Joe Keehner, Jennifer Tisone Price, Bobbie Burba, Thomas J. Wester, and Kristin E. Rosan

**Absent** 1 - Donald R. Shepherd

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

#### **C. APPROVAL OF MINUTES - Regular Meeting May 28, 2014 Meeting**

**Motion by Rosan, seconded by Keehner, to approve the minutes of the May 28, 2014 Regular Meeting. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Price, Burba, Wester and Rosan

**Absent:** 1 - Shepherd

**2014-0057**      PC Minutes 5-28-14

#### **D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.**

#### **E. APPLICATIONS/PUBLIC HEARINGS:**

Chair read the public hearing rules that would govern tonight's hearings. Assistant City Attorney Tom Weber gave an oath to those wishing to address the Commission.

**V-0009-2014**      V-0009-2014      To consider a variance application to vary Section 1165.08(b)(9) of the Codified Ordinances of the City of Gahanna; to

allow a monument sign to exceed 50 SF in size and exceed the 6' maximum height; for property located at 429 South Hamilton Road; Shepherd Church of the Nazarene; Jan Elzey, applicant.

Gard said I will speak to this application; showed area map; sign would go on the vacant lot that they own; this is the best angle the sign could have; will be a planting bed and lighting; similar to the design of the entry sign on April Lane; is Restricted Institutional District (RID) district and that is why they need the variance; RID district only allows for 50 square feet (SF) for sign; that is why they need the variance; the proposed sign is 84 SF; actually a Planning Commission member suggested a sign like this for the lot to replace the small sign that is in terrible condition; Gard said we recommend that the Commission approve this variance.

Chair opened the public hearing at 7:07 p.m., and asked for proponents.

Jan Elzey, representing the church was sworn in by Weber. Elzey said current sign is ugly and we haven't used it for a while; really like the idea of this sign; code only allows a sign of 50 SF and we are proposing 84 SF; want a sign that sits back farther from the entryway; will be very attractive brick; ask that you approve our request.

Chair asked for opponents; there were none; Chair closed the public hearing at 7:10 p.m.

Chair asked for questions from the Commission, and there were none.

**Motion by Keehner, seconded by Rosan to approve V-0009-2014. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Price, Burba, Wester and Rosan

**Absent:** 1 - Shepherd

## **F. UNFINISHED BUSINESS:**

Wester said the new Firestone needs a lot of work, and Gard said we have talked to the owner and have been assured that work will be finished by Friday.

Wester asked about the houses across the street that will be taken down for the Shops at Rocky Fork; said they are looking really bad; when will they come down. Gard said they have been removing the asbestos and have completed that; they will start next weekend to burn the houses; and that will go on for 5 weekends; approximate starting date on the project is July 15th.

**G. NEW BUSINESS:**

**DR-0010-2014** To consider a Certificate of Appropriateness to approve the addition of a small covered platform at the east end of the existing deck; for property located at 258 Granville Street; O'Tooles Irish Pub; T.R. Corp., Tom Rhodes, applicant.

Blackford said this is a fairly straight forward application; they just want to add a small 5' X 9' covering over the existing deck; roof color would be the same; showed site plan and where the addition would go; is consistent with applicable policies.

Tom Rhodes, 7946 Havens Road, said it is just as Blackford said; simple request; 5' X 9' covered area for acoustics for musicians so people can see who is playing; simple request.

**Motion by Andrews, seconded by Rosan, to approve DR-0010-2014. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Price, Burba, Wester and Rosan

**Absent:** 1 - Shepherd

**DR-0011-2014** To consider a Certificate of Appropriateness for Site Plan for solar carport; for property located at 690 Taylor Road; Duff Warehouses Inc.; Jim Harrison, applicant.

Chair said we will discuss the next two applications together. Gard said the two buildings are mirror images of each other; were built in 2000 for offices; showed what the view would be of the carports from several areas; they are to the rear of the property; would be 9 of them angled appropriately to catch the sun and make the most of the energy; showed aerial view of site and proposed site of carports; Fire Department has said they have enough room to get equipment in and out in case of emergency; asked for an ocular study about glare and there is a summary in your packet; carports will be lighted underneath; also have a photometrics study.

Jim Harrison, 711 Claycraft Rd., Settle Muter Electric, said we are proposing 9 carports for a total 540 Kilowatts of electricity to be produced; will create additional value to the property; should increase tenant occupancy and employment in that area; six pole lights will be removed and in place of them you will have 78 LED wallpacks that have a 90 degree cut off to make sure the light dispersion does not affect residents in the area; this would be the third largest solar installation in Ohio, and the largest in Franklin County; would be good for the City.

Andrews asked about problems with planes, and Harrison said that is

why we did an ocular study; the reflectivity of the modules; they have a coating on them that reduces glare and glare will be significantly less than what is there now with the uncovered parking.

Price asked if the energy harnessed will be used in that office plaza or sold, and Harrison said it will be used for the power consumption of the two buildings; feel it will save about 35% of energy costs.

Keehner said they have to be slanted and Harrison said yes. Keehner asked if each one is a solid plain that is slanted or are they cantilevered; Harrison said it is a solid plain and is slanted 5 degrees on some and 10 degrees on the others; is fairly flat. Keehner said and they are going to be tilted away from the houses behind, and Harrison said yes.

Price asked about using the Knox box that the Fire Department had recommended, and Harrison said we are using the one they asked for, and we have asked where they would like it to be mounted. Price said I love the innovation.

Deb Hicks, 717 Hunters Run, asked what side of Taylor Road is it on, and Harrison said on the north side in the rear of the parking lot of the building.

**Motion by Rosan, seconded by Keehner, to approve DR-0011-2014. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Price, Burba, Wester and Rosan

**Absent:** 1 - Shepherd

**DR-0012-2014** To consider a Certificate of Appropriateness for Site Plan for solar carport; for property located at 700 Taylor Road; Duff Warehouses Inc.; Jim Harrison, applicant.

See discussion above.

**Motion by Rosan, seconded by Price, to approve DR-0012-2014. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Price, Burba, Wester and Rosan

**Absent:** 1 - Shepherd

**CC-0001-2014** To consider Code changes to the Park Fee section of the Codified Ordinances of the City of Gahanna; to remove language from Section 1109, Platting and Subdivisions/Standards, and to provide revised language to Chapter 148, Department of Planning and Development/Fees.

Blackford said this is a staff initiated code change; we are proposing to

remove the park fee language from 1109 Platting and Subdivisions, .08 which is the Standards; the park fee applies to various developments; residential, quasi residential; projects that would have an impact on the demand for park facilities; not just platted residential subdivisions; two family and multi family; that is how the park fee has been applied but it is housed under the section Platting and Subdivisions; like to revise the language slightly in Chapter 148.12, which is the Department of Planning and Development, our fee section; what it is designed to do is clarify what development is subject to the fee, and when that fee is collected; is for development where people actually stay and live; now the fee is due at issuance of building permit, and that would be changed to certificate of occupancy; fee language is just being relocated; we do need your recommendation on the change to Chapter 1109.

Rosan said so under the old language, platted residential subdivisions, how was that defined; was that defined as just single family; is that why you are changing it; to say single family/multi family. Blackford said I think that was highly debatable and that is what precipitated this code change; questioned as to how it is being applied and how it has been applied because it is housed under a platting/subdivision portion of the code that primarily is talking about single family residential, but the fee was being collected on other types of development; I believe it was called into question and it was decided the best way to handle it and make it as clear as possible was to remove it from that portion of the code and put it into chapter 148 where there is already fee language.

**Motion by Price, seconded by Andrews, to recommend to Council approval of CC-0001-2014, for changes to the Park Fee section of the Codified Ordinances of the City of Gahanna; to remove language from Section 1109, Platting and Subdivisions/Standards, and to provide revised language to Chapter 148, Department of Planning and Development/Fees. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Price, Burba, Wester and Rosan

**Absent:** 1 - Shepherd

**S-0001-2014** West Gahanna Development Study Discussion

Blackford said this presentation is to educate Planning Commission on the details of the study; what exactly the West Gahanna study consisted of; study was adopted in 1997 and we will look at accomplishments; have a series of maps; zoning applications since that time; public infrastructure; private investments; building permits; code enforcement activity; also have incentives and maps; really want to conclude with making a recommendation for the next step and implement a strategy; that will be at a later meeting; give time for you

to digest the information; will provide you with a link to the power point and all other information; will have some follow up dialogue to discuss the success of the plan and what steps need to be taken after this. Blackford said to outline the presentation we will go over what the study area was; the goals and recommendations of the study; the West Gahanna Development study did not include all of what we call West Gahanna; reviewed map of area; said the goal of the study was to ensure that proposed development was orderly, aesthetically appealing and beneficial to the residents and businesses of West Gahanna; had recommendations and talked about the implementation of those recommendations; this was meant to be a guide; was a guide for development; there was discussion with stakeholders on this and workshops were held; so this was a compilation of all of those meetings that occurred. (Power point of presentation is available in the office of the Clerk of Council.)

There was discussion about the Royal Plaza shopping center and the need for it to be redeveloped. Gard said we have had discussions with the current owner to try and access future development/redevelopment plans; is definitely a problem with compliance with current code regulations; several violations; new Family Dollar store looks nice. Price asked if our enforcement regulations need to have more teeth, and suggested working with the City Attorney on this. Andrews asked about the Hostess building and Gard said it has been sold to a company that produces videos; a videographer. Burba said it surely needs a facelift; needs a grocery store too. Blackford said we do have a TIF district there now and a CRA; are expanding and trying to get more incentives in there for future development; what will the area support. Blackford said there have been accomplishments from the study, but there is still a lot that has not been accomplished and those are included in the power point. Blackford asked Commission members to go over the seven stakeholder questions from 1997, answer them and email to him; what we really hope to do through discussions with you and analysis of the study is to determine where we go from here.

Wester asked if there was a plan for complete streets within the City; complete streets is a name given to streets that accommodate pedestrians, bicyclists and parks; takes into account many of the things you have mentioned going through this presentation; other communities have adopted it; planning organizations and I know MORPC has adopted it; also have heard about a walking path through the golf course and a grant to fund that; not sure if golf course is included in this study. Blackford said the golf course is not included in this study area; have heard conversation of putting something through the golf course; not sure where; think Parks is analyzing that. Wetherholt said Collins is working on that and the design there will

include fencing which will I protect people on the trail from getting hit with golf balls; Collins would be able to answer questions about that; is all part of the design. Wester said the plan is 17 years old; is it obsolete; should it be phased out; what really is the life of a plan; don't know; would like to see all of the plans of the City on one map. Wetherholt said there is a list of plans on the T drive that have been compiled by various departments in the City; we can give you a link to that so you can see where they all are.

Keehner said it sounds like there is a desire to have some kind of connection plan with all the different area plans on it; like an overall master plan for the whole City; might be a valuable direction to go; with the westside study area seems the grocery store issue was probably impacted by the Giant Eagle store at Stelzer and McCutcheon; that probably has an impact on the viability of a grocery store. Blackford said we have had some preliminary discussions about market analysis and the market is not there for a grocery store because of the Giant Eagle store. Blackford thanked the Commission for the feedback.

## **H. OFFICIAL REPORTS:**

**City Attorney - None.**

**City Engineer - None.**

### **Department of Development:**

Blackford said we are about to embark on a process improvement; Kaizen Process; will be looking at our Final Development Plan procedure; is going to be five two hour meetings from start to finish; the finished part will come to Planning Commission; we are requesting a volunteer from the Commission to be part of this; I think the meetings will be in late June and early July during working hours. Commission members asked that Blackford email the dates as soon as they are all set. Blackford said also MORPC is looking at changing demographics; we are getting older and housing needs are changing; they are willing to come out and give this presentation to Planning Commission; we will look at having it at a July meeting or the first meeting in August.

### **Chair.**

Wester said I have to apologize; at the last meeting I said that I was going to send an email asking members to answer the questions I

spoke about; I have had a continuing family emergency and a stubborn computer, but I will get that email out next week; like to thank Jernigan; said your minutes captured a lot of that discussion very articulately.

There was discussion about relocating utilities on Hamilton Road Central; now would be the perfect time to move utilities underground.

- I. **CORRESPONDENCE AND ACTIONS.**
- J. **POLL MEMBERS FOR COMMENT.**
- K. **ADJOURNMENT - 8:38 p.m.; Motion by Andrews.**

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Donna L. Jernigan, MMC  
Senior Deputy Clerk of Council

*APPROVED by the Planning Commission, this  
day of 2014.*

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Thomas J. Wester