



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Michael Greenberg, Chair
Michael Tamarkin, Vice Chair
Bobbie Burba
John Hicks
Thomas Shapaka
Michael Suriano
Thomas J. Wester

Pam Ripley, Deputy Clerk of Council

Wednesday, May 26, 2021

7:00 PM

VIRTUAL MEETING

Meeting Call-in Details:

Tel 513-306-4583

Conf. ID 391 100 077#

Speakers must contact planningcommission@gahanna.gov one hour prior to the start of the meeting, and provide name, address, phone number, and item you wish to speak on.

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

Gahanna Planning Commission met in virtual session via Microsoft Teams on May 26, 2021. The agenda for this meeting was published on May 21, 2021. Chair Greenberg called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Present 7 - Thom Shapaka, Michael Greenberg, John Hicks, Michael Tamarkin, Bobbie Burba, Michael Suriano, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

C. APPROVAL OF MINUTES

A motion was made by Hicks, seconded by Wester, to approve the minutes from the May 12, 2021 meeting. The motion carried by the following vote:

Yes: 7 - Shapaka, Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

2021-0093

Planning Commission Meeting Minutes for May 12, 2021.

D. SWEAR IN APPLICANTS & SPEAKERS

Clerk of Council Krystal Gonchar administered an oath to those persons

wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT

DR-0014-2021

To consider a Design Review Application for a site plan and landscaping plan for a parking lot expansion, for property located 1333 Research Rd.; Parcel ID Nos. 025-003960, 025-011941, and 025-011747; Current Zoning OCT; Dayton Freight Lines; Anthony Rocco, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation; this is an existing facility and the request is to expand the parking area for employees with 31 additional spaces; staff recommends the changes; no variances necessary.

Chair opened public comment at 7:08 p.m.

Russ Henestofel, EMH&T Civil Engineers representing the applicant; there is a need for additional employee parking; in the future there will be an additional request for a larger parking area for employees and semi trucks.

Chair closed public comment at 7:09 p.m. and called for questions from the Commission.

Shapaka asked if the future expansion is to also include a new parking surface or is this addition going to take care of that.

Henestofel stated that in the future there will be approximately 60 - 70 additional employee spaces and approximately 80 additional truck spaces.

Hicks stated that the application references three (3) parcels, it looks like the parking lot is only going on parcel 025-003960, is this application covering the parcel that has the facility on it.

Henestofel stated that the parking lot spans over two (2) parcels; they are working with City staff to combine all the properties into one (1) property.

A motion was made by Hicks, seconded by Burba, that the Design Review be Approved.

Discussion on the Motion: Wester in support; Hicks in support, Greenberg in support.

The motion carried by the following vote:

Yes: 7 - Shapaka, Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

260 S. Hamilton Rd.- Burger King

V-0015-2021

To consider a Variance Application to vary Chapter 1153.03 (c)(5)- rear yard setback, of the Codified Ordinances of the City of Gahanna, for property located at 260 S. Hamilton Rd.; Parcel ID No. 025-005129; Current Zoning PUD; Burger King; Danielle Bohannon, applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed as one.

Director of Planning Michael Blackford provided a summary of the applications; see attached staff presentation; the variance request is for the exterior remodel of Burger King, new two (2) lane drive through, removal of parking by drive through and a request for a new dumpster location which requires a variance; new dumpster location allows for better use of drive through; there could be future request for a sign variance.

Chair opened public comment at 7:20 p.m.

Danielle Bohannon, Technical Group Inc. stated that the main reason for moving the dumpster is to improve the circulation on the site; planter boxes will be added to the parking area that is being removed behind the building and will add some additional green space; the building is the newest prototype of Burger King and this is the first one in the Mid-West, it is a fresh new modern look.

Chair closed public comment at 7:22 p.m. and called for questions from the Commission.

No questions from the Commission

Motion was made by Wester, seconded by Tamarkin, that the Variance be approved.

Discussion on the Motion: Wester is in support, Suriano is in support.

Motion carried by the following vote:

Yes: 7 - Shapaka, Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

DR-0013-2021

To consider a Design Review Application for a site plan, landscaping plan, and building design for a remodel, for property located at 260 S. Hamilton Rd.; Parcel ID No. 025-005129; Current Zoning PUD; Burger King; Alec Seaman, applicant.

Chair opened public comment at 7:25 p.m.

Danielle Bohannon, Technical Group Inc. commented earlier on the Design Review and stated she could answer any questions the Commission might have.

Chair closed public comment at 7:25 p.m. and called for questions from the Commission.

Shapaka requested a brief description of why they chose the materials and configuration of the design.

Bohannon stated this is the pavilion model from Burger King Corporate, they drive the design of the national brand, this is a fresher modern look with the more natural looking materials and glass, the grayish color adds a warmth to the building; it is very clean lined and a lot of neutral color.

Hicks stated the barrier between the eastern edge of the parcel and the Kroger parking is used as overflow for Kroger parking and the drive is poorly designed, asked if pavement is being removed to create a barrier between the lots.

Bohannon stated they are removing some pavement where the current dumpster is, the concrete at the end of the lot is currently stripped and the area will be sealed and stripped to give it some configuration, north of that is where all the new concrete work will be.

Hicks suggested stripping that will prevent or make it a visual barrier between the lots.

Burba asked what type of screening will be around the dumpster.

Bohannon stated the walls will be masonry block with wood grain gates that match the building.

Tamarkin asked where the delivery truck will unload, with all the concrete being removed, how will a truck get in.

Bohannon stated there is enough room for trucks to get in and out for deliveries, she assumes they will continue to use the same area for deliveries.

Greenberg stated that the front-end loader used to empty the dumpster might have some difficulty emptying the dumpster if cars are in both drive thru lanes, asked if this was this taken into consideration.

Bohannon stated that the current dumpster has to go at a 90 degree angle to get to the dumpster; changing the location will improve the accessibility to the dumpster.

Motion was made by Shapaka, seconded by Wester, that the Design Review be approved.

Discussion on the motion: Wester is in support and hopes it will not take too long for the dumpster enclosure to be painted as it has in the past; Suriano is in support and stated that the brand refresh and toning down some of the colors is an improvement; Shapaka is in support and likes the materials and colors and their investment in the community; Hicks is in support and believes this is an improvement on the appearance and the layout of the site; Burba is in support and agrees this is very much an improvement; Tamarkin is in support and a facelift/remodel is good for a community and business and thanked Burger King for the investment in our Community; Greenberg is in support.

Motion carried by the following vote:

Yes: 7 - Shapaka, Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS - NONE

H. OFFICIAL REPORTS

Assistant City Attorney - NONE

Director of Planning - NONE

Council Liaison

Shapaka shared the Creekside Blues & Jazz Festival is September 17 - 19, 2021.

CIC Liaison - NONE

Chair

Greenberg stated the location of the Economic Development Meeting, was in a nicely designed building and the presentation was great.

I. CORRESPONDENCE AND ACTIONS - NONE

J. POLL MEMBERS FOR COMMENT

Wester asked if anybody had a chance to drive down Hamilton Road south of the railroad overpass and then head back north into Gahanna; Burba said she saw how nice the landscaping is on the Whitehall side; Wester stated the Crescent Development is moving forward and asked if there was any opportunity for the City to enhance the highway in that area to compliment the Crescent Development and the entry into the City.

Mayor Jadwin stated that it will be part of wayfinding and our entryways, there are a couple of other things on the list that have to get done first, the new zoning code will help set the standards for signage; wayfinding and entryways are next on the list, we need to let people know that when they come into Gahanna it needs to be a great welcome to people driving through, the entryways need to be reflective of the great community that we have.

Blackford stated that in the Capital Needs Assessment request for the last couple of years has included funding to address the Morrison Road entryway and staff is about to begin evaluating that assessment for the next year.

Suriano echo's the other comments, the entryways into the City are very important, first impressions make a difference.

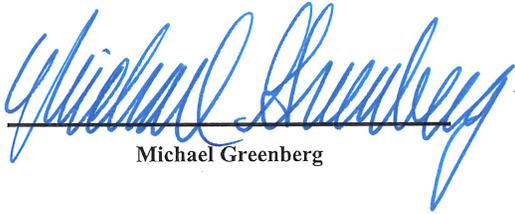
Shapaka is glad it is on the radar.

Burba is glad it is on the radar.

K. ADJOURNMENT: at 7:43 p.m.

Pam Ripley
Deputy Clerk of Council

*APPROVED by the Planning Commission, this
9th day of June 2021.*



Michael Greenberg