

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, February 8, 2012

Commission may caucus prior to the Regular Meeting

7:00 PM

City Hall

Planning Commission

Jennifer Tisone Price, Chair

David B. Thom, Vice Chair

David K. Andrews

Joe Keehner

Kristin Rosan

Donald R. Shepherd

Thomas J. Wester

Stacey L. Bashore, Deputy Clerk of Council

IT IS THE RESPONSIBILITY OF THE APPLICANT TO HAVE A COURT REPORTER PRESENT, AT THE APPLICANT'S EXPENSE, IF THEY WISH TO HAVE A VERBATIM TRANSCRIPT OF THE MEETING. COUNCIL OFFICE SHOULD BE ADVISED IN ADVANCE IF A COURT REPORTER IS GOING TO BE PRESENT.

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 S. Hamilton Road, Gahanna, Ohio on Wednesday, February 8, 2012. The agenda for this meeting was published on February 3, 2012. Chair Jennifer Price called the meeting to order at 7:00 p.m.

Members Present: Jennifer Tisone Price, David K. Andrews, David B. Thom, Donald R. Shepherd, Joe Keehner and Thomas J. Wester

Members Absent: Kristin E. Rosan

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

Chair stated that DR-0004-2012 would be added under New Business.

C. APPROVAL OF MINUTES: January 25, 2012

A motion was made by Thom, seconded by Shepherd, to approve the January 25, 2012 minutes. The motion carried by the following vote:

Yes	6	Price, Andrews, Thom, Shepherd, Wester and Keehner
Absent	1	Rosan

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.

There were none.

E. APPLICATIONS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. City Attorney Shane Ewald administered an oath to those persons wishing to present testimony this evening.

V-0001-2012

To consider a variance application to vary Section 1167.15(b) of the codified ordinances of the City of Gahanna; to allow parking spaces to extend toward the street right of way from the established building line a distance less than 40% (15 feet) of the required setback distance; current zoning CC-Community Commercial; for property located at 104 N. Stygler Road; by Diann Nelson-Houser/Rebecca Shaw, applicant. (Advertised in the RFE on 1/5/12)

Chair stated this application has been withdrawn at the applicant's request.

Withdrawn

CU-0002-2012

To consider a Conditional Use application to allow outside storage; for property located at 850 Science Blvd., current zoning OCT; by Bell Equipment Company, James Bell applicant.

Gard reviewed the application with the Commission.

James Bell; 18 Spring Lake Dr. Oxford, MI; looking to enter into a 5 year lease agreement at this location; Bell Equipment was founded in 1951 in Detroit, MI; we are

in the business of servicing street sweepers, salt spreaders and garbage trucks; we are currently in Mansfield but we have outgrown that facility; would like to be more centrally located; we do sales of new and used garbage trucks; sell the products; our sales business is about 90% new and 10 % used; we are also a repair facility and we rent the equipment; warehouse will employ 3 technicians and we hope to hire 2 more to bring it up to 5; trucks will be stored out back; when customers bring trucks to us they are brought in empty; they are not allowed to have anything in them when they are stored for service; could be there for a couple of days; will be repaired inside and may be tested outside; we are also a parts warehouse; 95% of our parts sales are done online; we do have allowances for counter sales; if we have 2 or 3 people on any given day that would be a lot; we have been doing this in Michigan for 60 years; we own that facility; located in a very high tech area; we are very concerned about what we do; we have not received one complaint; we are very mindful of being good neighbors; you will have hard time telling what we do for a business; it will be aesthetically pleasing; we will not be doing any painting or sandblasting; all of that will be done off site.

Chair asked for any other proponents. There were none. Chair asked for opponents. There were none.

Thom asked about the insurance policy clause that required all garbage trucks be clean. Bell stated that is what our insurance company prefers; that is what I demand; we won't allow a vehicle in the yard that is not empty. Wester asked about when equipment fails and it cannot be emptied. Bell stated they will find a way to empty it; we have fleet mechanics who can go to the trucks and fix them. Wester stated in his experience with garbage trucks they are always losing their load; SWACO fence is always littered with plastic bags. Bell stated the trucks will be empty; there is no litter that comes into my facility; no waste on my property.

Shepherd thanked the applicant for working with the Development Department; we appreciate your business locating in Gahanna. Price echoed the gratitude of the Commission; we didn't have a good understanding of what your business does and now we have answers.

A motion was made by Andrews, seconded by Thom, that this matter be Approved. The motion carried by the following vote:

Yes	6	Price, Andrews, Thom, Shepherd, Wester and Keehner
Absent	1	Rosan

CU-0001-2012

To consider a Conditional Use application to allow a day care center on a currently zoned CC-2-Community Commerical parcel; property located at 4595 Morse Road; by Sunny Day Academy, Mike Balakrishnan, applicant. (Public Hearing Advertised in RFE on 2/2/12)

Gard reviewed the application with the Commission.

Andrew English, 1589 Newcomer Road, Columbus, OH; stated he was the landscape architect; have personally worked with Celmark for 10 years; most of those projects have been daycares; 16 to 17 centers; one as far away as Austin, Texas; originally two parcels; those would be combined into one; this daycare would be the third one like it in the Columbus area; have one in construction in Dublin; will be licensed for approximately 140 kids; approximately 35 to 40 jobs; we felt this was the most appropriate use for this site.

Chair asked for any proponents. There were none.

Chair asked for any opponents. There were none.

Thom asked about parking requirements; what is the number required. Gard stated code requires one space per teacher or employee and one space for every six children. Thom asked as far as the other locations is this the standard proposal. English stated this is our first prototype; we bought an existing office building and converted it at another location; this building will be the first prototype; one that will continue to other sites. Thom asked if there was any concerns with parking. English stated we are comfortable with it; our parking needs are less than what code requires. Thom asked if there would be buses going in and out of there. English stated there would be one mini bus. Thom asked about the ingress and egress and about the traffic study. Wetherholt stated we were concerned with ingress and egress; Mike Andrako did observe traffic patterns during peak periods; seemed to be functioning well; there were enough gaps created by the signalized system; didn't seem to be any problems with center left turn lane on Morse Road; developer has provided us with a more extensive traffic count observation; seems to confirm what Andrako saw for the day he observed; we don't think there is a problem adding additional traffic. Shepherd asked if the parking met the Code. Gard stated we are okay with it; all of the teachers and employees won't be there at the same time. Thom asked what the hours of operation would be. English stated they would be from 7:00 a.m. to 6:00 p.m.

Shepherd stated this looks like a nice place; great application. Thom stated it is a unique building; welcome to the City of Gahanna. Andrews welcomed them to Gahanna as well.

A motion was made by Shepherd, seconded by Thom, that this matter be Approved. The motion carried by the following vote:

Yes	6	Price, Andrews, Thom, Shepherd, Wester and Keehner
Absent	1	Rosan

FDP-0001-2012

To consider a Final Development Plan for a Daycare; for property located at 4595 Morse Road; by Sunny Day Academy, Mike Balakrishnan, applicant. (Advertised in RFE 2/2/12)

See above discussion.

A motion was made by Shepherd, seconded by Thom, that this matter be Approved. The motion carried by the following vote:

Yes	6	Price, Andrews, Thom, Shepherd, Wester and Keehner
Absent	1	Rosan

DR-0002-2012

To consider a Certificate of Appropriateness for Site Plan, Landscaping, and Building Design; for property located at 4595 Morse Road; by Sunny Day Academy, Mike Balakrishnan, applicant.

See above discussion.

A motion was made by Shepherd, seconded by Thom, that this matter be Approved. The motion carried by the following vote:

Yes	6	Price, Andrews, Thom, Shepherd, Wester and Keehner
Absent	1	Rosan

Z-0001-2012

To consider a Zoning application to zone .29 +/- acres located at 4427 E. Johnstown Road; current zoning Township, requested zoning SO (Suburban Office); City of

Gahanna, applicant.

Wetherholt stated this was in the township; property owner allowed it to become decrepit; City of Gahanna bought the property and annexed it last fall; last stage of annexation process is to put in an initial zoning; have agreement with YMCA to add that to their lease area; YMCA property is owned by the City and leased to the Y; since we have purchased that property we have torn down one of the buildings; the Y will have to figure out what to do with the other building; came forward with ways to utilize property; initial zoning suburban office which is what the Y is requesting; we are requesting recommendation to Council for approval.

Chair asked for any other proponents. There were none. Chair asked for any opponents. There were none.

A motion was made by Keehner, seconded by Wester, that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Yes 6 Price, Andrews, Thom, Shepherd, Wester and Keehner
Absent 1 Rosan

Z-0002-2012

To consider a Zoning application to zone 1.0 +/- acre located at 1150 North Hamilton Road; current zoning Township, requested zoning CC-2 (Community Commercial); City of Gahanna, applicant.

Wetherholt stated he will address this zoning as well as the next one; both of these properties came as an annexation to the City; requires a sanitary sewer easement for the Shagbark Road property; we agreed with property owner to move forward with an annexation; that would have left one small piece of property as an island in the township; approached the owner of that property; he wanted to be annexed at the same time; requested that it come in as the same zoning to the property to the south; very small piece; isn't really suitable for development by itself; request recommendation to Council for approval. Price clarified that the adjoining property is already zoned CC-2.

Chair asked for any proponents. There were none. Chair asked for any opponents. There were none.

A motion was made by Thom, seconded by Shepherd, that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Absent 1 Rosan
Yes 6 Price, Andrews, Thom, Shepherd, Wester and Keehner

Z-0003-2012

To consider a Zoning application to zone 2.45 acres located at 5061 Shagbark Road; current zoning Township, requested zoning ER-2 (Estate Residential); City of Gahanna, applicant.

Wetherholt stated this was annexed as part of a right of way agreement; owner intends to continue to reside there; request that the zoning remain ER-2.

Chair asked for any proponents. There were none. Chair asked for any opponents. There were none.

A motion was made by Andrews, seconded by Thom, that this matter be Recommended to Council for Approval. The motion carried by the following vote:

Yes 6 Price, Andrews, Thom, Shepherd, Wester and Keehner
Absent 1 Rosan

F. UNFINISHED BUSINESS:

DR-0004-2012

To consider a Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage; for property located at 104 N. Stygler Rd; by 104 Stygler LLC, Gary Dunn applicant.

Gard stated that the variance that had originally been filed has been withdrawn by the applicant; this DR has been filed instead; reviewed the application with the Commission.

Gary Dunn, 9325 Whiteoak Lane, Westerville; thanked the commission for working with us on a resolution of this; the trees that you pointed out are existing trees; we will be taking away the large tree in the front yard; adding 3 new trees; want to put signage where that large tree is; shows up on site plan; will have one on the northwest corner and 2 on either side of the driveway; we will basically maintain a residential look; know that we are going to bring some traffic in; will be fundamentally on the residential side.

Thom clarified that section 1171.04 determined that there were no variances required for the rear and side yard setbacks. Shepherd asked if there would be a way to save the large tree in the front; hate to lose big trees. Dunn stated we haven't brought in an arborist; tree does appear healthy; would prefer not to keep it; does take away from ability to provide a frontage.

Shepherd stated he will be voting in favor of this; hate losing trees; realize that Maples are some of the first to fall in storms. Thom thanked the applicant for working with the Commission; have a much better application; picked up some landscaping; overall layout of it is much better than what we had; appreciate you working with us. Andrews stated he was not thrilled about having commercial in residential; would be voting in favor; do appreciate you working with us; making a difficult decision; feel sorry for residents; will make the house look nicer and blend in better.

A motion was made by Shepherd, seconded by Thom, that this matter be Approved. The motion carried by the following vote:

Yes	5	Andrews, Thom, Shepherd, Wester and Keehner
Abstain, COI	1	Price
Absent	1	Rosan

H. COMMITTEE REPORTS:

Hamilton Road Corridor Committee - Andrews

Evans stated we are working with the original consultant; have so much new development we need to make some adjustments to the plan.

I. OFFICIAL REPORTS:

City Attorney.

Ewald stated when you abstain you need to say why; such as due to a conflict of interest; working with Clerk to review publications we have subscribed to; if there is an interest by a Commission member to get a publication please let the office know; cost permitting.

City Engineer.

No report.

Department of Development.

Evans reported we had over 300 members of the business community attend the Groundhog Day breakfast; heard a very positive outlook for 2012; we have seen an uptake in projects coming in.

Chair.

Chair stated she heard great things about the Groundhog Day; have had questions about the Commons at Clark Hall and when it could be expected to open. Evans stated their goal is to turn it over to the tenants in late June or July for customization; hope to open before the end of the year.

J. CORRESPONDENCE AND ACTIONS.

None.

K. POLL MEMBERS FOR COMMENT.

Andrews stated he noticed residents were here to speak about 104 N. Stygler; we didn't have much choice given the way it was zoned. Sherwood stated she had spoken with Mrs. Fisher and forwarded her the email with the new application. Thom stated he looked into Chapter 921 and hooking up into the City sanitary sewer system; that is a Chapter that needs to be reviewed again.

L. ADJOURNMENT.

Adjourned at 8:12 p.m.; Motion by Andrews.

M. POSTPONED APPLICATIONS:

**Stacey Bashore
Deputy Clerk of Council**

*APPROVED by the Planning Commission, this
day of 2012.*

Jennifer Tisone Price