



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Thomas J. Wester, Chair
John Hicks, Vice Chair
Bobbie Burba
Rick Duff
Joe Keehner
Donald R. Shepherd
Michael Suriano

Krystal Gonchar, Deputy Clerk of Council

The Commission may caucus at 6:30 p.m.

Wednesday, November 28, 2018

7:00 PM

City Hall, Council Chambers

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, November 28, 2018. The agenda for this meeting was published on November 19, 2018. Chair Thomas Wester called the meeting to order at 7:00 p.m. followed by the pledge of allegiance led by Don Shepherd.

Present 7 - Donald R. Shepherd, Thomas J. Wester, Joe Keehner, Michael Suriano, John Hicks, Bobbie Burba, and Rick Duff

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES

[2018-0211](#)

Planning Commission Meeting Minutes for Wednesday, November 7, 2018.

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

Yes: 7 - Shepherd, Wester, Keehner, Suriano, Hicks, Burba and Duff

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney, Kristin Rosan, administered an oath to those persons wishing to present testimony this evening. Rosan stated the rules of the public comment portion of the meeting.

E. APPLICATIONS - PUBLIC COMMENT[DR-0028-2018](#)

To consider a Design Review application for a building design for property located at 57 Granville Street; Parcel ID No. 025-000202-00; current zoning OG-2; Nth Degree Companies; Neal Hauschild, applicant.

Deputy Director of Planning & Development, Michael Blackford, provided a summary of the application; showed location on zoning map; stated that this was a straight forward request; request to change trim colors on the building, and colors of the pillars, gutters, and window casings; application states that the main building color will not be changing; explained code requirement for the Design Review; reviewed guidelines; stated that the colors chosen are consistent with those guidelines; showed existing and proposed exterior photos; stated applicant is unable to attend tonight; will answer all questions to the best of his ability.

Suriano asked do we have paint swatches to see the exact color. Blackford said the application lists the color numbers; pulled color sample from paint supplier website to show the Commission. Shepherd asked why they chose to change the area where a sign would go; there is a big blank spot trimmed with black. Blackford said it could be that the previous owner had more signage than was allowable by code. Suriano said there's a lot of black on the building; can't remember there being precedence for that in Olde Gahanna. Shepherd asked if he (Suriano) thinks it is too harsh; Suriano confirmed. Shepherd said that was his first reaction too and the white banded space looks awkward. Keehner said there's another color listed, Popular Gray, and it appears the building color is changing to that even though the application says main building color isn't changing. Suriano asked if it would be too late to ask for an updated rendering from the applicant; would like to have more information so that the Commission isn't guessing on the design colors.

A motion was made by Shepherd, seconded by Suriano, that the Design Review was Postponed to Date Certain to the Planning Commission, due back on 12/5/2018. The motion carried by the following vote:

Yes: 7 - Shepherd, Wester, Keehner, Suriano, Hicks, Burba and Duff

[V-0024-2018](#)

To consider a variance application to vary sections 1141.08(c) Side Yard Setback, to allow for a reduced side yard setback, and 1141.08(b) Yard Requirements, to allow for an increase in height for a detached garage; for property located at 1475 Harrison Pond Drive; Parcel ID No. 025-010991-00; current zoning SF-2; Kristopher Balow, applicant.

Blackford provided a summary of the application and reviewed questions

from the Commission at the prior meeting: Would a 1 car garage work for this property, could the roof height or pitch be decreased, could garage be attached to the house. Blackford said that those items were brought up in the Workshop meeting so he would not go too into detail on those again; stated the property is located within the Harrison Pond subdivision and sits next to a park, a 40' wide drainage easement restricts the placement of the home on the property so everything is pushed to the right of the property.

Applicant, Kris Balow, 1475 Harrison Pond Dr.; stated the ultimate goal for the design is to blend in with the neighborhood; the garage would look out of place at 15' tall.

There were no opponents or proponents. The Chair called for questions from the Commission; there were none.

A motion was made by Burba, seconded by Duff, that the Variance be Approved.

Discussion on the motion: Shepherd stated that he does not usually support variances, but given that the home is next to a park, not another home, and that he also agrees to the pitch of the roof, he will be in support. Keehner stated that he had the same logic since it is next to a park.

The motion carried by the following vote:

Yes: 7 - Shepherd, Wester, Keehner, Suriano, Hicks, Burba and Duff

National Church Residences

[CU-0008-2018](#)

To consider a Conditional Use application to allow a nursing and personal care facility with 93 suites on 4.19+/- acres; for property located at 0 Ridenour Road; Parcel ID No. 025-013236; current Zoning L-SO, proposed zoning L-MFRD; National Church Residences; George Tabit, applicant.

Blackford provided a summary of the applications for Conditional Use and Zoning; stated that his presentation would cover both items concurrently; reviewed code requirements and permissible uses; stated additional applications would be required if approved; FDP and DR would come and would formalize site layout, height, setbacks, materials, etc.; was previously rezoned from RID to L-SO in 2016; certain uses within Suburban Office are undesirable and overlay text was to limit certain uses; nursing and personal care facilities are most likely use of property; in 2017 City changed zoning code and nursing facilities were

moved out of Suburban Office; now only permitted in MFRD because people live there 24 hours a day and it was thought to not be appropriate in an office setting; characteristics are more similar to multifamily; rezoning and Conditional Use required to allow use; showed preliminary site plan; reviewed rezoning criteria; stated this application went through Area Commissions and non-binding feedback was provided from that meeting; located within a TIF district; City would get an additional \$197,000 per year for the Johnstown Rd. TIF; he listed eligible uses for funds; staff recommends approval because proposed use and zoning are less intense than current zoning; showed overlay text; showed estimated daily trips for traffic for current allowable uses which have far more daily trips.

Applicant, David Hodge, 8000 Walton Pkwy, STE. 260; said that Blackford provided an excellent summary of the application; would like to add that not included in staff report is that before property was zoned into RID, it was zoned suburban office; this property has had a similar designation on it for some time; as mentioned, the current zoning allows for more intense uses than what we are proposing; the TIF is already in existence, this is not an ask from us; thinks the number provided was conservative; our analysis indicates that \$6 million would go into the TIF over the life; in terms of location of property, it is a great location for this type of nursing; the golf course is across the street; some existing park facility for people to get outside and enjoy nature; close proximity to Creekside; the site plan is not something to talk about tonight, this was just sent so you could see something conceptual; architect is here tonight; it was intentionally set back to the east; there's a tree row in the center of the property; wants to preserve those trees and provide green space for the residents; the limitation is purposeful because we don't want to come in and develop multi-family; for people who are coming from single family homes, need to move some place for comradery and meal assistance, and eventually have personal care; this is a low traffic generator; some information included in application from engineers; far less impactful to Ridenour; as Blackford stated, this is an ideal use; we will come back with FDP, site plan, etc.

Chair called for public comment.

Paul Lacey, 161 McCutcheon Road; lives directly behind where the proposed facility will be built; concerned about the zoning because of the height of the building; proposal is for 4 stories; don't want to be negative about building for this area; this area has been up for rezoning before;

concerned with maintaining appeal of neighborhood; not opposed to them developing; appreciates that it is set back away from houses but wants to ensure it doesn't hinder the area, especially the park where kids play and have sports because of the height.

Michael Heitzman, 180 Rivers Edge Way; lives north of this parcel, spoke with Blackford; must study this to know what we are talking about, overlay text etc. is a lot to review, appreciates the commission allowing to speak; in 2015 some other zoning requests were made and voiced concerns then; the only thing that makes sense is single family residential housing; against all commercial uses here by nature; concerned with height, 4 stories seems huge; concerns with McCutcheon Rd.; wants language to include preventing traffic from McCutcheon from going through to Ridenour Rd.; propose setback that matches Parkside; Parkside sits on 6.8 acres, this is over 4 acres; square footage concerns him; believes this goes against what we are trying to achieve in the area.

Chair called on the applicant to respond. Hodge said for issues raised, height is an issue but the FDP and DR will cover those in more detail; understands we have some work to do; we are committed to working with neighbors which is one reason for the setback so far west; not proposing commercial use, trying to move zoning closer to residential and not allowable uses of today which are commercial; land use proposed by zoning and CU is more preferable than what's there today.

Chair closed the public comment.

Chair called for questions from the Commission. Keehner asked if this would be managed care and not independent living. Hodge said will be a variety of types of residential and care that will occur here; depends on the resident; some require very little assistance and some a tremendous amount of care; onsite they can opt in or out, which is what National Church Residences are known for. Keehner asked if these are independent apartment units because this sounds like a variety of units for seniors. Hodge said this is age restricted, but can age in place; as age increases the need for more care does too.

Shepherd, asked Blackford if changing from MFRD, how many multi-family units could go on this. Blackford said 18 units per acre through a CU; 12 by right and 6 more with an approved CU. Shepherd

asked Hodge about any talk about selling the property after the zoning is approved versus developing. Hodge said proposed zoning allows for zero multifamily units; it would have to be rezoned and brought back through this process.

Hicks said in the current application, it states on pg.12 that the only use permitted is nursing; appears the application is more restrictive than the overlay.

A motion was made by Suriano, seconded by Burba, that the Conditional Use be Approved.

Discussion on the motion: Hicks stated that, as discussed earlier, if the Commission in conjunction with the Administration hadn't changed the use between zoning classifications then we would not be considering the application; will be in support. Suriano echoed those comments; feels that what is presented before us tonight is a more restrictive mandate to what we are trying to achieve; understanding we are not dealing with a Final Development Plan at this point, and not reviewing those items, will be in support. Burba stated that she agrees that this is the best use for the property too. Keehner said this use is ideal for the property and the most logical.

The motion carried by the following vote:

Yes: 7 - Shepherd, Wester, Keehner, Suriano, Hicks, Burba and Duff

[Z-0004-2018](#)

To recommend approval to Council a Zoning Application for 4.19 +/- acres of property located at 0 Ridenour Road; Parcel ID No. 025-013236; current zoning L-SO; requested zoning L-MFRD; National Church Residences; George Tabit, applicant.

See discussion above, under CU-0008-2018.

A motion was made by Suriano, seconded by Burba, to recommend to Council that the Zoning be Approved.

Discussion on the motion: Keehner stated that the Suburban Office classification was questionable to begin with for that area; this takes it back to something more residential without being single family home, which seems too low density for that site. Hicks said he encouraged those concerned with the site plan, setback, height, etc., to follow this application as it comes back and make comments at that time.

The motion carried by the following vote:

Yes: 7 - Shepherd, Wester, Keehner, Suriano, Hicks, Burba and Duff

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

Priestas stated that awhile back we discussed some code changes, and one of those items we discussed, sidewalk clearance, did occur and was presented to Council and is in the process of being accepted. Chair asked what the vertical discrepancy is; Priestas said 8' overhead. Chair asked how much one panel could offset the other; Priestas said one half an inch. Chair asked how that is reported; Priestas said would go through Code Enforcement.

Planning & Development

No report.

Council Liaison

Burba stated that at the last Council meeting, they discussed the 2019 budget.

CIC Liaison

No report.

Chair

Chair Wester stated that the December meetings for the Planning Commission will be held on 12/5/18 and 12/19/18; said that as a group we had a few other code change ideas; asked if we will be seeing those in the next few weeks in order to make a recommendation to Council. Blackford said that Priestas will have his items ready; as for the other items, we need to spend some more time on those things; there will be busy agendas in December that are affecting the code changes.

Priestas added that some code changes that he would like to discuss with the Commission include changes to stormwater management guidelines with respect to detention requirements; would like to encourage and/or include requirement for green infrastructure practices onsite when suitable. Suriano asked if that is predicated on more infrastructure for retainage onsite. Priestas said yes.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

A motion was made to adjourn at 8:02 p.m.