



City of Gahanna

Meeting Minutes

Planning Commission

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

Kristin E. Rosan, Chair, Jennifer Tisone Price, Vice Chair, David K. Andrews, Bobbie Burba, Joe Keehner, Donald R. Shepherd, Thomas J. Wester

Jayme Maxwell, CMC, Deputy Clerk of Council

Wednesday, March 25, 2015

7:00 PM

City Hall

Commission will caucus at 6:30 in the Committee Rooms.

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, March 25, 2015. The agenda for this meeting was published on Friday, March 20, 2015. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Vice Chair Jennifer Price.

Present 7 - David K. Andrews, Joe Keehner, Donald R. Shepherd, Bobbie Burba, Jennifer Tisone Price, Kristin E. Rosan, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2015-0064](#) Regular Meeting Minutes - March 11, 2015

Attachments: [March 11 Minutes](#)

Motion by Shepherd, seconded by Andrews to Approve the Minutes of the March 11, 2015 Regular Meeting. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

[2015-0066](#) Workshop Minutes (for review) - March 18, 2015

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

E. APPLICATIONS/PUBLIC HEARINGS: In accordance with Planning Commission Rules Section 6.10A, if there is more than one application pending before the Commission for a particular address at a meeting, the public hearings on each application may be consolidated and held as one.

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.

[FDP-0001-2015](#)

To consider a Final Development Plan application for demolition of shops, a new 28,700 square foot store and adjustments to parking area; for Vista Plaza Redevelopment (Fresh Thyme Marketplace), property located at 1115-1153 North Hamilton Road; Chris Fraas, applicant.

(Advertised in the RFE 3/5/15)

Attachments: [FDP-1-2015 - Vista Plaza - Fresh Thyme Farmers Market - 1115-1153 N Hamilton Rd -Agenda Packet](#)
[Legal ad](#)
[Contiguous Property Owner Letter](#)
[Staff Comments -Fire \(Submitted March 9\)](#)
[Trip Generation Comparison \(Submitted March 11\)](#)
[Revised Plans \(Submitted March 11\)](#)
[Revised Plans2 \(Submitted March 11\)](#)
[Revised Plans3 \(Submitted March 11\)](#)
[Request for Postponement](#)

A motion was made by Wester, seconded by Shepherd, that the Final Development Plan be Postponed to Date Certain to the Planning Commission, due back on 4/8/2015. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

[DR-0001-2015](#)

An application for Certificate of Appropriateness for Site Plan, Landscaping, Building Design and Signage; for Vista Plaza Shopping Center (Fresh Thyme Marketplace), property located at 1115-1153 North Hamilton Road; Charlie Fraas, applicant.

Attachments: [DR-1-2015- Vista Plaza - Fresh Thyme Farmers Market - 1115-1153 N Hamilton Rd - Agenda Packet](#)
[Staff Comments -Fire \(Submitted March 9\)](#)
[Trip Generation Comparison \(Submitted March 11\)](#)
[Revised Plans \(Submitted March 11\)](#)
[Revised Plans2 \(Submitted March 11\)](#)
[Revised Plans3 \(Submitted March 11\)](#)
[Request for Postponement](#)

A motion was made by Wester, seconded by Shepherd, that the Design Review be Postponed to Date Certain to the Planning Commission, due back on 4/8/2015. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

[FDP-0002-2015](#)

To consider a Final Development Plan application for additions and renovations; for Columbus Academy, property located at 4300 Cherry Bottom Road; Anthony Malik, The Collaborative Inc., applicant.
(Advertised in the RFE 3/19/15)

Attachments: [FDP-2-2015 4300 Cherry Bottom Rd/Columbus Academy - Agenda Packet-revised 3-17-15](#)
[Legal Ad](#)
[Letter to CPO](#)
[Record of Action](#)

Deputy Director of Planning and Development Michael Blackford gave summary of applications; area map displayed; site map with proposed additions displayed; material list displayed; will be matching existing materials already on campus; site pictures displayed; Design Review Criteria reviewed; timeless features and materials; fairly straight forward; just improvements in existing areas; very simple request.

Chair opened the public hearing at 7:05 p.m.

Doug Bennett, Director of Facilities and Grounds at Columbus Academy, 4300 Cherry Bottom Road, introduced Michael Muse, lead architect with The Collaborative, Inc. Bennett said school is very excited about this project; seeking approval; here to answer any questions.

Chair asked for opponents. There were none.

Keehner asked if fire comments need to be addressed still. Muse said comment requested a fire lane; that is currently incorporated in plan and have no concerns with that plan.

Price said no questions given that new additions stay well within boundaries of campus.

Chair closed the public hearing at 7:08 p.m.

A motion was made by Burba, seconded by Price, that the Final Development Plan be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

[DR-0003-2015](#)

An application for Certificate of Appropriateness for Site Plan and Building Design; for Columbus Academy, property located at 4300

Cherry Bottom Road; Anthony Malik, applicant.

Attachments: [DR-3-2015 - 4300 Cherry Bottom Rd - Columbus Academy - Agenda Packet](#)
[Record of Action](#)

See discussion of previous agenda item.

A motion was made by Burba, seconded by Price, that the Design Review be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

[Z-0001-2015](#)

To consider an application for Zoning Change for 8.04+/- acres of property located on Kason's Way in Foxwood Section 3; current zoning a combination of SF-3, Single Family Residential and ROD SF-3, Single Family Overlay; requested zoning a different combination of SF-3, Single Family Residential and ROD SF-3, Single Family Overlay; Jim Lipnos, Homewood Corporation, applicant.
(Advertised in the RFE 3/12/15 and 3/19/15)

Attachments: [ZC-1-2015 Foxwood Section 3 - Kason's Way - Agenda Packet](#)
[Record of Action](#)
[Recommendation to Council](#)
[Supplemental Zoning Text - Received 3-30-15](#)

Blackford gave summary of applications; access is off of Taylor Road to the south; aerial map displayed; approximately 2/3 of property is constructed or under construction; boundary of project displayed; this request only affects phase 3; requesting to remove ~2 acres from overlay; that 2 acres would be designated single family, SF-3 which is the underlying zoning for Foxwood and majority of surrounding property; just removing restraints of overlay; being requested because the overlay provides for a specific number of units; provides cul-de-sac in this location; if this request is approved, will be an open space/natural space preserve tract adjacent to Buttonbush Swamp; would be owned by City; City is applying for grants from State of Ohio; remaining ~6 acres affected by phase 3 will remain under provisions of overlay; zoning change does not affect sections 1 or 2; Final Plat is also a recommendation to Council; Section 1105 of our Ordinances provides for plat parameters; replatted lots do comply with overlay criteria; no objections from staff; this request does not create additional impacts; does not shift approved development to other areas; just reduces lots; approved existing plat displayed; requested replatting displayed; would be a detention area created and donated to City; area beyond that would be natural area; conservation easement placed over that property; some activities would be in there limited to clearing of invasive species; 4 lots would become 5 lots; overall, density is being reduced by 4 units; Reserve D used to be 2 lots and a cul-de-sac; Reserve E would be natural preserve area;

zoning request criteria reviewed; staff believes this zoning request is consistent with policies of residential land use plan; one underlying principle is encouragement of development that preserves trees and other natural features; this request does that; removes lots from an environmentally sensitive area; does have staff support; will protect environment; increases appropriateness of the request; Land Use Plan suggests Planning Commission consider consistency of development with City vision; staff believes it is; if approved, it would provide additional protection to environmental areas; Parks Department has worked closely with developers of Foxwood; did want to thank them for seeking compromise; Parks Department is in favor of this request; would be purchasing property and would be responsible for that property; believe it is an environmentally sensitive layout; blend of development and conservation.

Chair opened the public hearing at 7:16 p.m.

Jim Lipnos, Homewood Corporation, 2700 E. Dublin Granville Road, Columbus, said property was originally zoned in 2002; that section was platted in 2006; when we dusted it off after housing recession in 2012, started talking with City again; they expressed concerns about Buttonbush Swamp area; over next 2.5 years, we met with ODNR, OEPA and City of Gahanna Staff and came up with solution that serves everyone's needs as far as storm water and making sure it continues to feed the swamp but doesn't let any pollutants reach it; retention basin is a bio-retention basin; designed specifically to allow ground water recharge; water goes into basin and filters through wetland plants and specialized soil to allow water to reach swamp but doesn't allow any overland water; any overland water is held until it recharges into ground filtered or, in the case of a flood, it routes back to Kason's Way into the stormwater system; worked out for all of us; here because original zoning was specific with overlay district; even the reduction of lots is considered a significant change; here to reduce density and also get approval for the replat of a portion of section 3.

Chair asked for opponents.

Keehner confirmed the basin will be vegetated. Lipnos said basin is planted and input for material is coming from representatives of environmental group that was put together. Blackford said staff independently had conversations with Parks Department who are involved in planting; did see a spec. of the area; will be significant plantings; not just grass.

Price asked about current zoning of Reserve B. Blackford said that is part of the overlay; SF-3; as we move to the east, that is Estate Residential. Price asked about Reserves D and E. Blackford said it

would remove the overlay because it is going to be City owned and maintained; City did not want to have limitations of overlay; will be a conservation easement so it is severely limited; more so than what overlay would call for.

Price confirmed with lot reduction that restrictions will remain the same with newly platted lots. Lipnos said deed restrictions are the same for phase 3 as they were for previous sections; same builder.

Price asked how to best safeguard the reserves; have had problems in past with preservation zones; has created multiple problems with watershed; an idea to prevent this from occurring was a fence in the back of the property line to demarcate and to maintain the integrity of those areas. Lipnos said we have committed to that already. Price said would like to have that in the text. Lipnos said southernmost lot was shifted to north so that existing conservation easement does not encroach onto that lot at all; all lots are completely out of conservation easement; will demarcate property line and post it with signage identifying it as a conservation area; there is an existing split rail fence to the south; could include same detail along the back there. Price said would really like that to go into overlay text. Lipnos said could put it on improvement plans approved by City Engineer. City Attorney advised could go in either. Blackford said see no harm in putting it there; think it is good checks and balances having it in overlay text, especially since Planning Commission is the body reviewing this; that way the Planning Commission document recognizes what is recommended. Lipnos said he is agreeable to that. Price asked about the timeframe; would like this put in before homes are constructed. Blackford said if there is concern, that would be easily captured within a sentence or two in the overlay text. Lipnos said if it was part of improvement plans, would be part of final approval.

Chair asked if Franklin County Soil and Water was involved in this process. Blackford responded that they had been and if they had concerns, those would have been forwarded to the Commission. Chair confirmed both Reserve D and E are conservation areas. Lipnos said yes, E is the conservation area where nothing is to happen; Reserve D is the conservation area that allows the bio-retention basin. Chair confirmed once the basin is in, it has the same restrictions as the rest of the area.

Chair reviewed conditions and asked staff if they would be comfortable reviewing appropriate fencing. Blackford said yes.

Chair closed the public hearing at 7:32 p.m.

Motion by Andrews, seconded by Burba to recommend to Council approval of the Zoning Change conditioned upon addition of language in overlay text and

approval plans stating installation of appropriate fencing prior to construction of homes. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

[FP-0001-2015](#)

To consider a recommendation to Council of a Final Plat for Resubdivision of part of Foxwood Section 3, consisting of 3.520+/- acres; East of Kason's Way; North of Preservation Way; EMH&T, Matt Kirk, applicant.

Attachments: [FP-1-2015 Foxwood Section 3 - Kason's Way - Agenda Packet](#)

[Record of Action](#)

[Recommendation to Council](#)

See discussion of previous agenda item.

A motion was made by Andrews, seconded by Shepherd, that the Final Plat be Recommended for Approval to Council. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS: None.

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Department of Development

Blackford said was in attendance at 2015 Ohio Basic Economic Development Course sponsored by Ohio Economic Development Association; asked Planning Commission to fill out criteria in order of importance as a site selector; which factors matter most to companies and their site selectors looking to site new operation or relocate their headquarter operations; all of these factors are important; Commission completed activity.

Andrews guessed Transportation and Utility Infrastructure. Price and

Shepherd said Workforce Skills.

Blackford reviewed that data as provided by City of Columbus Jobs and Economic Development Department; they said number 1 was State and Local Tax Structure, 2 was Transportation and Utility Infrastructure, 3 was Land/Building Price and Supply and 4 was Ease of Permitting and Regulatory Process.

Blackford said our process is very fair to applicants; thought this was very interesting; informed Commission he will not be in attendance at April 8 meeting.

Council Liasion

No report.

CIC Liasion

Burba said CIC met in executive session on West Side Plan; was allowed to attend.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT: 7:38 p.m.