



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Kayla Holbrook, Deputy Clerk of Council

Wednesday, August 24, 2016

7:00 PM

City Hall

Commission may caucus at 6:30 p.m. in the Committee Room

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, August 24, 2016. The agenda for this meeting was published on August 19, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Tom Wester.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2016-0267](#) Planning Commission Minutes - August 10, 2016.

A motion was made by Wester, seconded by Andrews, that these Minutes be Approved. The motion carried by the following vote:

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

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

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

[FDP-0011-2016](#)

To consider a Final Development Plan application for proposed office use; for property located at 670 Cross Pointe Road; Parcel ID no. 025-012942; current zoning, Office, Commerce, and Technology (OCT); Donald Kenney, Jr., applicant.

(Advertised in the RFE on 8/11/2016)

Gard gave a summary of the applications; said this is located on the north portion of Cross Pointe; on the east side of the road; all setbacks have been met; large number of parking spaces required as it is a call center.

Chair opened the public hearing at 7:04 p.m.

Applicant, Tom Warner, here with the applicant Donald Kenney; in receipt of staff comments; said Gahanna has good staff to work with; have communicated with the tenant; will operate 8a-10p in shifts; shifts overlap; said Priestas noted if they have over 100 trips at peak hour, will require a traffic study; said they are around 40 at peak hour; showed a rendering of the overall plan; there was a comment on stormwater management; said those are being closely submitted for official review to the City Engineer; meet requirements from quality and quantity standpoint; recommended they look at green infrastructure options; said there are comments from Mifflin Township Fire Department; they understand the point and will meet the code; will meet with the Fire Captain and make sure they are on the same page; last item was a recommendation from Parks and Recreation; said Cross Pointe is mostly developed; there are no walks out there; said it is a point of discussion; there is nothing to connect to; their preference is to not provide the connection as it is an industrial park; does not know it will benefit that many folks; understands and appreciates the comment; if the City had a plan in place, would be willing to discuss that.

Chair called for proponents, there were none. Chair called for opponents, there were none.

Keehner said no issues about the walkway; asked about the green infrastructure; Warner said will try to flutter out as much water as possible; can work with staff on how to best manage that; will have a water quality structure that meets EPA requirements; will ensure water is clean before leaving; Keehner said site is covered with building and parking; really important to try and get water to not run off the property

but to seep into the ground; Warner said try to steer away from rainguards; tenant will maintain this location; believes we can set this up best by making the central area the green infrastructure area; Price said his point about sidewalks is relevant; as we look at some research and what attracts people to jobs, people look at those kinds of amenities; asked Priestas if there is a way we can take steps now to provide that for employees in the future; Priestas said first step is to require new developments to add a sidewalk; cannot have it if we do not ask for it; this is the first step; Price asked how many employees will be in this facility; Warner said about 100; Price said as we look at sizeable ones, believe it is something we need to give serious consideration; would like to see us move into that direction; Wester seconded Price's comments; said the City just recently put in a trail along the golf course; many people are using these trails; would be economical to put in a sidewalk; would be more expensive to retrofit it; believes at some time in the future, the City will put a sidewalk in that area; Shepherd asked if he has a suggestion on where a sidewalk would go if requested; Warner said there is not a whole lot of room right away looking at it; if talking a 5' sidewalk, believe they will be able to accommodate; (took time to discuss with this staff); said would like to make a point that there is nothing to connect to; would request staff start looking into a plan to accommodate connectivity to their sidewalk; accepted and noted; Shepherd said that is a valid and good point; asked Priestas to work with staff on more information on connectivity in that area; Wester said may want to consider a multi-use path; more flexible than a sidewalk; Priestas said price is comprimable for concrete and asphalt but size is larger for a multi-use path.

Chair closed the public hearing at 7:27 p.m.

A motion was made by Burba, seconded by Wester, that this Final Development Plan be Approved contingent upon the amendment of adding a multi-use path or sidewalk to be approved by staff.

DISCUSSION: Keehner said plans to vote yes; disappointed about green infrastructure; happy with landscape efforts.

The motion carried by the following vote:

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

[DR-0019-2016](#)

To consider an application for Certificate of Appropriateness for site plan, landscaping, and building design; for property located at 670 Cross Pointe Road; Parcel ID no. 025-012942; Donald Kenney, Jr., applicant.

See discussion under FDP-0011-2016.

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

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

[Z-0001-2016](#)

To consider an application for Zoning Change for 2.0+/- acres of property located at 870 E. Johnstown Road; Parcel ID nos. 025-001984, 025-001954, and a portion of 025-003185; current zoning a combination of Estate Residential (ER-2) and Limited-Overly Suburban Office (L-SO); requested zoning Two Family Residential (MR-1); Brookewood Construction/David Hodge, applicant.

(Advertised in the RFE 8/11/2016 and 8/18/2016)

Gard gave a summary of the application; property is located at Clotts and US-62; is low-density; there are 6 buildings with 2 units per building; no property currently zoned to accept this type of classification; units are proposed to be higher end condominiums; no units for rental; access to the property will be from Clotts Road as suggested by the City Engineer; project will need to return to Planning Commission with a Final Development Plan and Design Review; showed a vicinity map and sketch plan; voting on the use only at this point; will be more detail on the units in the Final Development Plan and Design Review;

Chair opened the public hearing at 7:34 p.m.

Applicant, David Hodge, attorney for the applicant, Brookewood Construction; showed the rendering of the sketch plan; said there is an existing house with a Home Occupation use on the property currently; currently is comprised of two parcels and another perimeter of another parcel owned by George Parker; said Mr. Parker has been involved in the future development of this parcel; we think it is an appropriate zoning district; these are condominiums; not for-rent product; not age restrictive but age-targeted; targeted price point is in the neighborhood of \$400K; will get into specific details as we move forward in the process; this area does not want to be single family because of the noise and commercial area; believe this zoning makes sense for the area.

Chair called for opponents, there were none. Chair called for proponents, Vivian Parker, 4207 Clotts Road; said her husband and her have worked with Mr. Hodge on the project; have two concerns; knows we cannot stop development; concern is density; would like that to be considered; the other concern is the entrance being so close to the intersection; invites all to sit in her driveway and see the traffic in that area.

Hodge said there are many more steps in this process; this is an appropriate land use for the area; will work through issues with density

and traffic as this moves forward; for a basic land use, believes this is appropriate.

Keehner said no issue with zoning change itself; good transition between single family and other uses in the area; site plan is not inspiring but that can be worked out; would request interactive spaces between the units if targeting specific ages; would be interesting to see something more interactive; the use is good for the property but have an opportunity to do something more interesting; Hodge said they have staff who have toured comprimable units; discussed a walk-out basement option; Andrews asked Gard if this has not been done before because of the comment of the zoning; Gard said that it has been done before; Burba asked if the \$400K is per unit or building; Hodge said unit; Burba asked the size; Hodge said 1800 for first floor and 700 for lower; Burba asked if these will be fee associated; Hodge said he assumed association; will be condo-walls; Price said there is a need for this type of housing in Gahanna; likes the direction we are moving with this; Rosan asked Blackford about his staff comments; recommended not more than 5 units per acre; understands there are 12 units, 6 buildings; asked if his recommendation is still that the density be decreased; Blackford said recommending to align with the Land Use Plan; recommends a density of 3-5 acres; Rosan confirmed staff is not opposing the rezoning to MR-1; Blackford said no; agrees this is a good use for the area; thinks we have seen an increased demand for this product-type; in favor of the zoning; may be tweaks as we progress; Rosan said reference Ms. Parker's comments, that is dealt with at a later stage; Blackford confirmed; have taken notes and will address; if this is approved by Council, will address those issues during the Final Development Plan.

Chair closed the public hearing at 7:46 p.m.

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

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

[Z-0002-2016](#)

To consider an application for Zoning Change for 2.55+/- acres of property located at 5495, 5511, and 5505 Morse Road; Parcel ID nos. 025-011235, 025-011236, 025-011239; current zoning Neighborhood Commercial (NC); requested zoning Suburban Office (SO); Spectrum Acquisition Gahanna; LLC, David Hodge, applicant.

(Advertised in the RFE 8/11/2016 and 8/18/2016)

Gard gave a summary of the application; said these parcels listed lie between the existing Spectrum project and the recently approved

Goddard School project; this is basically an expansion of the Spectrum project; would allow duplexes or empty-nesters; reason for the overlay is so that it is all that this can be used for; cannot sell these off and rent out; with the overlay it requires a site-plan; will share a drive with the Goddard School; connectivity to the main building will be provided as well as services to the residents; will come back if positively recommended and approved by Council with a Final Development Plan and Design Review; showed the site plan;

Chair opened the public hearing at 7:51 p.m.

Applicant, David Hodge, attorney for the applicant, this is more of an independent living unit; this is common for these types of retirement communities; the site plan and limitation text is submitted with this; staffs comments are spot on; will get into further detail in the future if awarded the opportunity.

Chair called for opponents, there were none. Chair called for proponents, there were none.

Chair closed the public hearing at 7:54 p.m.

A motion was made by Price, seconded by Rosan, that this Zoning be Recommended to Council for Approval. The motion carried by the following vote:

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

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS: None.

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Planning & Zoning Administrator

No report.

Department of Development

Blackford said will have a presentation on the Hamilton Road Corridor Plan on September 14; part of the GoForward Gahanna Strategic Plan initiative; review all plans; hopefully will be tackling one or so a month moving forward; sent everyone a proposed tree code language in the past; was recently adopted; will see that in the future.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

No comments.

K. ADJOURNMENT

7:56 p.m. by Wester