



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Kayla Holbrook, Deputy Clerk of Council

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

Wednesday, February 14, 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, February 14, 2018. The agenda for this meeting was published on February 9, 2018. Chair Tom Wester called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Michael Suriano.

Present 6 - Bobbie Burba, Thomas J. Wester, Joe Keehner, John Hicks, Michael Suriano, and Donald R. Shepherd

Absent 1 - Jennifer Tisone Price

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES

[2018-0034](#)

Planning Commission Minutes 1.24.2018

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

Yes: 6 - Burba, Wester, Keehner, Hicks, Suriano and Shepherd

Absent: 1 - Price

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney Kristin Rosan administered an oath to those

persons wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT

[CU-0001-2018](#)

To consider a Conditional Use Application to allow automobile sales in a Community Commercial (CC) zoning district; for property located at 254 W. Johnstown Road; Parcel ID No. 025-000908; Andrew Meyta, applicant.

(Advertised in the RFE on 2/8/2018)

Blackford gave a summary of the application; a Conditional Use was approved for Jake's Landscaping for this property; was used for outside storage; no exterior improvements requested or required; exception being 2 parking spaces; received a revised site plan for parking; explained why we are not seeing a Final Development Plan for this request; project was reviewed by Area Commission on December 21, 2017; showed site plan; auto sales is a use that does exist in this area; Creekside Auto Sales is larger and has more pavement.

Applicant, Andrew Meyta, 254 W. Johnstown Road; open to questions, nothing to add.

Chair opened the public comment at 7:10 p.m.

Stephen A. Renner, 740 Quaker Ridge Ct, 20 year resident; Johnstown Road has a development question about it; question is appropriate use; we need to be focused on commercial office space; office may be a better use in that area; have a land use plan study in the works; this site is nestled between multi-family homes and office space; question what will happen with the office space that is already there and what will happen down Johnstown Road; Gahanna has spent a lot of resources and positioning itself as a Gateway Community; do not see this use as an appropriate use next to our gateway.

Chair closed the public comment at 7:12 p.m.

Applicant, Meyta said would like to rent existing office space; is 1800 square feet; do not need all that for car sale; looked to possibly build something there but there are a lot of offices in that area that are not being used; thought this would improve that lot; more valuable option than a landscaping comments.

Suriano asked how fire access is maintained; are cars going to be displayed at the back of the lot; Blackford said from Mifflin Fire, they are OK with fire, not an operational issue; could change as site develops

more intensely; no issue from fire; Suriano asked if cars will be displayed on the side; Meyta said on existing blacktop; Meyta said parked on perimeter with an angle; will leave space for the fire department to get through; Keehner said sounds like there is only space for two cars; Blackford said that is two parking spaces required based on office area related to this site; needs to be 2 parking spaces; not required to be stripped and landscaped; must show sufficient room for public to park; Keehner asked how many cars this will hold; Meyta said 15 cars; Keehner asked long term goals; Meyta said want to start somewhere; paying mortgage here; is his operation; Keehner said assuming this area develops differently, what are chances he would move this to another site; what would be longevity of this; would you blacktop the entire area; is this an interim short term solution; Meyta said short term is small car lot; could possibly build large storage facilities or larger car lot; could be a number of businesses eventually; plan now is to start small; Keehner said it meets all criteria currently; Burba said record of poor drainage on property and storm water issues; Meyta said will address this issue when it gets warmer; will be future complete development of site; number one priority for us; Burba said not connected to public sanitary sewer; Meyta said have a company coming to check tomorrow; that is up in the air; Burba said that would be a requirement; asked what kind of cars will be sold; Meyta said cars will be within \$5-10K, between 2005-2012; Burba asked if he has experience in this field; Meyta said has a partner in this; Hicks asked about upgrading lighting; Meyta said will keep away from apartment complex and toward cars; Hicks said the west side entrance facing City, does not look good, asked plan; Meyta said additional lighting and landscaping; realize the desire; Hicks asked intent on signage; Meyta said no signage facing Johnstown Road permitted; Hicks asked if entire gravel area is paved, does that impact trees needing planted; Priestas said will need storm water drainage; Blackford said will require tree code to kick in; said northern part of property down not allow signage, but Johnstown Road does; this property has been for sale for a long period of time; the limited signage was a deterrent; a lot of folks wanted signage and visibility; Burba asked how people will see cars from there; Meyta said 62 will be a big help; do not feel people need to see cars from property to be sold; Burba asked what area is blacktop; Blackford said 1300 square feet; Burba asked how long it will be for full operation; Meyta said by September or October; asked for FDP and DR process; Blackford said 5-6 weeks for that process; gravel to pavement will likely have engineering requirements; Hicks said applicant mentioned landscaping toward 62 and applicant also told Burba would like to display cars; Meyta said both, will be able to see cars with landscaping; Hicks asked if visibility from 62 is part of the marketing; Meyta said will help but not necessary; Keehner asked if we can approve with a time limit; Rosan said can attach a time limit with approval; Keehner said

apprehensive to approve permanently because of City's intent could change with land use plan; Rosan said a one year time frame would require applicant to push toward another use or bring forward a Final Development Plan; Keehner confirmed that the conditional use will be attached to the property; Rosan said yes; typical to see a time limit on this type of request; Wester asked Commission; Burba said a year will be reasonable; need something done with sewer system and water problems; Keehner said thinking 3 years; said one year is hard to see if business is operating sustainable; trying to balance the City and operations; Suriano asked Blackford when rough schedule for land use completion is; Blackford said late summer, early fall; Suriano said more likely to go with a year; will have more information with land use plan at that time; Shepherd asked how he will acquire these cars; Meyta said people and auction; Shepherd asked where repairs will occur; Meyta said at a different location; Shepherd asked about washing cars; Wester asked about runoff from car wash to sanitary sewer from administration; Priestas explained requirements; would be required to tie in; Wester said connection to sanitary sewer will be a condition.

AFTER VOTE: Meyta asked what can go on this property as a recommendation; Wester said that question should be directed to Mr. Blackford.

A motion was made by Suriano, seconded by Shepherd, that the Conditional Use be Approved with the conditions that the property tie into the municipal sewer system and the use expire in one year from date of approval.

Discussion on the Motion: Shepherd said not in support of this use; need to pay closer attention to the west side of Gahanna; this property is not set up for a car lot; see that area changing in its use; wait until we can turn this into something nice that benefits Gahanna; Hicks said not in support of the application; a retail operation is undesirable; in this location; if you look up and down 62, there are no retail operations that are attempting to advertise their product; believes it is unsafe; Burba said will also not be supporting this; does not believe it is an improvement to the area; Suriano said will not be in support; echoes comments from Commissioners; does not work in this area; Keehner said not sure if it is the best use; a one year limit makes it a good compromise; will vote okay for that one reason; does not require a lot of changes to the property; can be used at least temporarily; cannot find a reason not to support it currently; Wester said will not support this; does not believe this property supports retail; no access from 62; business that was there before failed for whatever reason and left.

The motion failed by the following vote:

Yes: 1 - Keehner

No: 5 - Burba, Wester, Hicks, Suriano and Shepherd

Absent: 1 - Price

[CU-0002-2018](#)

To consider a Conditional Use Application to allow a six month extension of previously approved Conditional Use Application, CU-0001-2016, to allow stockpiling of construction materials in an Office, Commerce and Technology (OCT) zoning district; for property located at 1000 Bricklawn Avenue; Parcel ID No. 025-006164; Reklamation, LLC, applicant.

(Advertised in the RFE on 2/8/2018)

Blackford gave a summary of the application; have seen this application several times before; request is a 6 month extension to CU-0001-2016; was approved for 2 years and expires this month; applicant wishes to make stockpiling of materials the long term use of the property; CU, FDP, DR, and V(s) will be necessary; previously approved CU applications were on a temporary basis, adherence to code requirements did not exist; Variance denied in 2017 was appealed to BZBA and granted with condition to install natural screening; that has occurred; that variance expired a few days ago; CU request normally goes to Area Commissions; that requirement was waived due to previous applications and temporary basis use; showed image of natural screening planted; reviewed conditional use criteria; staff recommends approval; said 2016 request had 6 conditions of approval; staff recommends Planning Commission give consideration to those conditions as a condition of approval; reviewed 2016 conditions; showed site plan.

Applicant, Steve Geiger, Darren McNair, represents Reklamation for a number of years; Windy Steiner, 173 James Road; have had meetings with City officials regarding extension; have installed over 200 trees and a property mound; plan to put a building on the site; plan on moving majority of operations to the other side; is a 23 acre parcel; put in a temporary drive through Leviatt; asking for a 6 month extension.

Hicks asked Windy to explain Reklamation and the value to Gahanna; Steiner said we employ 7 people; started in the last 90's; we do about \$2 million a year now; started as closure on landfill; due to influx in area, it made sense to grow the business in what it has become; that material does not need to go into landfills.

Chair opened the public comment at 7:54 p.m. There was none. Chair closed the public comment at 7:54 p.m.

A motion was made by Hicks, seconded by Burba, that the Conditional Use be Approved with the conditions that road maintenance and dust control procedures be continued and no trucks existing on Enterprise Drive sign condition be continued; and there be a time frame of 6 months. The motion

carried by the following vote:

Yes: 6 - Burba, Wester, Keehner, Hicks, Suriano and Shepherd

Absent: 1 - Price

[FP-0001-2018](#)

To recommend to Council a Final Plat Application for the Crescent at Central Park Section 1; consisting of 21.156+/- acres located North of Tech Center Drive; Parcel ID No. 025-003905; current zoning Select Commercial Planned District (SCPD); Larry Canini, applicant.

Blackford gave a summary of the application; saw this request in a preliminary plat in October; showed general location; platting tonight is highlighted; street tree plan submitted and is to be reviewed by the Landscape Board; does not affect the plat; staff recommends approval; plat is compliant; no variances requested.

Applicant, Larry Canini, 29 Kessler Drive; no comments unless there are any questions; planning to really develop this area.

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

Yes: 6 - Burba, Wester, Keehner, Hicks, Suriano and Shepherd

Absent: 1 - Price

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

No report.

Planning & Development

Blackford said City Public Meeting for Land Use Plan coming up on Feb. 27th; 5-7pm at Clark Hall; show up and make feelings known; we have a website: gahannalanduseplan.com; there is a phone survey going around

and also a condensed version on the website to take; believes there are about 15 questions online and 23 on the phone; wanted the Commission to be aware.

Council Liaison

Hicks said at the Feb. 5th Council meeting, they heard our 2 rezoning requests; Clotts Road property passed; Taylor Road was tabled until this following Monday the 19th; at the Committee Meeting last week, there was little discussion; intent was to solicit feedback from residents.

CIC Liaison

Not present.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

8: 04 p.m.