



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Agenda - Final Planning Commission

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

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

Wednesday, July 13, 2016

7:00 PM

City Hall

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

C. APPROVAL OF MINUTES:

[2016-0236](#) Planning Commission Minutes - June 22, 2016 (Workshop & Regular Meeting)

Attachments: [PC Workshop Minutes 6-22-16](#)

[PC Minutes 6-22-16](#)

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

E. APPLICATIONS/PUBLIC HEARINGS:

[FDP-0007-2016](#) To consider a Final Development Plan application to construct two medical office buildings for FMC-Medical Clinic, Gahanna; for property located at 4251 E. Johnstown Road; Parcel ID number 025-008946; current zoning CC, Community Commercial; King Avenue LLC / Chad Middendorf, applicant.

(Advertised in the RFE on 5/26/2016)

Attachments: [FDP-7-2016 - 4251 Johnstown Rd. - FMC-Medical Clinic - Agenda Packet](#)
[FDP-7-16 CPO](#)
[5-26 LEGAL AD](#)
[Legal Ad 5-26 OrderConf](#)
[Correspondence received 6-8-16](#)
[Renderings received 6-8-16](#)
[FDP-6 & FDP-7-2016 Proof of Publication](#)
[162-793 Eco Wetlands Summary Letter - received 7-11-16](#)
[20160712 JOHNSTOWN ROAD BUILDING LAYOUT 4 - received 7-12-16](#)
[ROA FDP-7-16](#)
[Revised FDP as amended by PC_20161202](#)

Legislative History

6/8/16

Planning Commission

Postponed to Date Certain to the Planning
Commission Workshop

Gard gave an overview of the application; there is a depiction of a future medical building on this site; parking requirements and setback are code compliant; building setback is 6' in commercial and a 36' parking setback; Silver Lane access will be shared with Dr. Hutta's office complex; exterior finishes include stone, brick, and dimensional shingles; signage is not part of this application; believe this is a good fit for the property and should be well received by the public.

Chair opened the public hearing at 7:25 p.m.

Applicant, Stephen Bourquein, PO Box 67, Pendleton, Indiana 46064; here to represent the applicant; at this time we are proposing to build the first building but wanted to allow for access and future development; we have a traffic statement from our traffic consultant; well below the requirements for a full-blown traffic study; oversized red-brick will be used with a header block; roof is a dimensional shingle; all materials are hardy material; only aluminum used on the building is gutters and downspouts.

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

Rosan noted they received correspondence from Dr. Hutta; asked if the applicant has been provided with the comments; Gard said he has not; Rosan asked that he be given a copy; asked on the notes from the City officials, from Franklin Soil and Water Conservation District about the possibility of wetlands on the site; Bourquein was made aware; had the site checked by soil consultants; no evidence was found; Rosan said comment from the Fire Department said plans did not have fire hydrant locations; Bourquein said they are happy to comply; said this is fully sprinkled; Rosan said the Fire Department noted they had a sprinkler room; Andrews said we should possibly go to workshop with the comments from Dr. Hutta; Rosan said Dr. Hutta asked about the proposed parking spaces and whether they are sufficient; asked Gard's opinion; Gard said they meet code requirements exactly; Rosan said the other concern was the widening of the apron; will the apron need widened; Priestas said existing should be wide enough; applicant performed an analysis with the emergency vehicles; Bourquein said the performed an analysis with a semi-truck type vehicle; Rosan asked if they evaluated the drainage and

runoff from the property; asked if there would be a concern; Bourquein said a full design was not completed; this is no different than other sites they have developed; they have developed more difficult sites; they will be perforated and put into a larger trench; do not have any open pond, or similar; Priestas said the plan is so preliminary; through final engineering plan review, will ensure these plans are adequate per code; Shepherd asked if anyone feels we need to take this to workshop; said Rosan addressed Dr. Hutta's concerns; comfortable with answers received; Andrews asked Gard; Gard said believes Dr. Hutta would appreciate the opportunity to be present; as he was not able to be here tonight; Shepherd asked Priestas about the wetlands; thought he was told it was the wetlands; knows the site well; it is always wet; cattails growing year-round; asked if this needs approved by the EPA; Priestas said there would be potential coordination with EPA; we could coordinate this prior to any development; final engineering has not been approved; Rosan said she did not address the concern of the location of the dumpster; that would require a modification of the site; given the applicant just received the email tonight, a workshop allows this; said Dr. Hutta requested the opportunity to meet the developer; wants to start off on the right-foot; Bourquein said dumpsters cannot be moved; required to keep a certain distance and almost stretched that too far; when the lot is split into two lots; they will remain; there is no other place to put them; Rosan said we could potentially even do that before the next public hearing; and could vote that night; Shepherd said they will meet at 6:15 p.m. on the 22nd for a workshop meeting.

Chair closed the public hearing at 7:38 p.m.

6/22/16

Planning Commission

Discussed

Workshop

Gard said we are here to talk about the project at the corner of Silver and US-62; was a request for a workshop; Mr. Bourquein is here and Larry Canini is here on behalf of Dr. Hutta; Canini said Dr. Hutta was not of the real-estate background but has had issues with this site; is not against the project; had simple concerns provided in an email; his concerns are related to the shared entrance on Silver Lane; is currently the entrance to his property; learned that semi-tractor trailer deliveries were made to the site; question how well the apron is built; or the quality of the concrete; would be concern how often that will occur; if that can be discussed with the developer; also a concern with the dumpster location; it abuts the property; also a bit concerned with parking ratios; they share parking and it is usually full; concerned there would be overflow on his lot; have spoken with the developer when this was getting some traction; put a contract on the chiropractor building to the north; said Dr. Hutta has a couple dentists that refer patients to him; he is excited about this project; can do something really great; that chiropractor is in the Township; will be a need to tear that down; asbestos report came back positive; prepared to work with staff to make this all happen; said Dr. Hutta just arrived if you have any questions; Dr. Hutta said in favor of this development; has been part of this community for 24 years; want to make sure it is done in a responsible manner; developer is doing a great job at use of land; medical space always needs more parking than the minimum required; need to account for deliveries, extra family, and staff; development is way less parking than should be provided; the entrance will create a traffic flow issue for exiting his parking lot going onto Silver Lane; the building is well done, the extra flow of traffic and position of certain things are not conducive to what he has to go through; realizing he was the first person to go in there; we put those roads in; we paid for them, the sewer, the water, the curbs, and donated that back to the City; generated a lot of tax revenue; was when Big Bear was basically closing; new strip mall was basically not there; said Canini developed a lot of tax dollars for the City; that area was then targeted for medical use; this project makes sense; if it wasn't for several stakeholders, that area would not exist; have 24 employees; Dr. Heinmiller has 12; if you have a 9,000 square foot building, and only having the 32 spaces, that is not adequate; the egress area was paid for by Dr. Hutta; was to be expanded as needed; built it twice as large as it needed to be; adequate for his use, but it was built for his use, was expected

to be expanded when it was developed; respect the growth of the City; nobody ever came to him to discuss the project; first time he heard about this was through the City; medical space is needed; asking to protect his investment; asking to consider what Mr. Canini and himself are looking at; make it for what it is originally designed for; for the patients and safety; this happened very fast; these are final plans, not preliminary; does not believe he was treated fairly; saw the final plans because they were brought to him; had issues with water on the property; the more pavement you have, the more water retention you have; want to prevent it from coming onto his property; also the extension of the property, nothing shows the ability to expand this and to make it have access with the same look; Priestas said cannot speak to the parking; the existing drive is 32 feet wide; is sufficient width; the applicant has run turning radius to ensure emergency vehicles can enter and exit; the Fire Department did not have any issues; applicant is required to accommodate a certain size heavy vehicle; Bourquein, Landfocus Consulting; the developer is owed by Chad Middendorf; has been a developer for some time; have done 53 or 54 FMC-Medical Clinics; growing rapidly; unfortunate they only come in a few times a year; we are responsible for building in a soon to be 8-state area; apologize for not discussing this with Dr. Hutta; sometimes they have to move so quickly; thought it was a slam-dunk; City indicated it was envisioned to be medical; thought entrance was there to be used; did a turning analysis; site will accommodate that; will widen our side of the entrance to accommodate the widening; will meet heavy duty paving requirement; given certain standards and specs; where cars park, have a lighter duty pavement; to address the parking, have a requirement for 1 space for every 200 square feet; over a third of the building is not used for patients or staff; is a water treatment room; this is a 16+1 station facility; patient will check in for 4-6 hours and sometimes all day; not a lot of traffic movement; years ago questioned if they are over-parked; looking at peak operating times, only half the spaces are used; Rosan suggested the applicant speak to Dr. Hutta in the hall while we break to prepare for regular session; Dr. Hutta said concerned with them selling the property to another user.

6/22/16

Planning Commission

Postponed to Date Certain to the Planning Commission

Gard said we discussed this at the last public hearing and in a previous workshop tonight; gave an overview of the project summary; showed an aerial map view of the property; showed renderings submitted with the application packet.

Shepherd said will consider DR-0014-2016 with this as well.

Chair opened the public hearing at 7:33 p.m.

Applicant, Steve Bourquein, here on behalf of King Avenue and Chad Middendorf; during the workshop there were several issues brought up by the next door neighbor, Dr. Hutta; his first issue is that there will not be enough parking as experienced in his clinic; the ratios we show on the plan meet the City's requirements; our experience is that these facilities are way over parked; building could be repurposed, requirement is dense as he has seen in most places they have dealt with; drainage is not disclosed clear enough, but does intend to put in pipes to meet all requirements and prepare for water situations; at the last issue there was a comment on soil; conducive to having wetlands; talked to him the next day; an email was sent to Bonnie Gard and Rob Priestas regarding the conversation; neighbor also expressed a concern about exit road; are widening to accommodate the delivery in semi-trucks; need to make the approach and radius larger on their side of Silver Lane; if it doesn't meet their standard, will rebuild according to their standard; happy to answer any questions you may have; also the dumpster; have since reduced the size and moved it further away; required under health requirements to have a certain distance from the facility; nothing dangerous; cannot position it further away than it currently is.

Chair called for proponents. There were none.

Chair called for opponents. Dr. James Hutta, 470 Silver Lane; has been at that property since 1999; been in this community since 1992; developed a medical complex in that area; was a big part of that area development for medical use; have concerns with due-process of this project; not opposing the concept; his concerns are very technical; are concerns from engineers he has talked with; would like the possibility to work with the City Engineer of the City to go through this; want safety for his staff and patients; was aware of this meeting by one

letter two weeks prior to the initial meeting; was not able to attend due to a prior engagement; feel the way it stands now, there are some issues that could impact the quiet and use of his building; would like to meet with developer and City Engineer to get things worked out; want the community to hear his concerns and recognize his presence.

Bourquein said have expressed all they can; cannot come to an understanding; all technical; these are not ready to build, the final development plan has a lot of work to still go through; this is just a requirement of the City; happy to meet with Dr. Hutta and the City; Shepherd said he is suggesting not voting on this at this time Bourquein said cannot go to the next step without these approvals; Shepherd said once it is approved, changes cannot be made; Bourquein said only changes being talked about is seeing how the water will be kept away from his property; we are containing it all according to final design requirements; size of the pipe is not a matter of final design; is a step that goes beyond that; ask for approval and will make amendments; can put that into the record; Shepherd said once it is approved, it is final. Wester referenced the Franklin County Soil and Water Conservation District; would like to know how they will handle the water going off that site; from a preliminary design, does not see anything that addresses that; Bourquein said he believes they are going a half mile south with storm drains; Wester said would want to see the preliminary design before approving a final development plan, does not see that here; have seen a lot of designs; Priestas said knowing what our stormwater management requirements are, will assume that is, without a detailed analysis, cannot fully determine what is needed; Wester asked what kind of storm we are designing for; Priestas said that would be determined as part of the final design; 25-50 year design storm would be expectation; significant decrease in run-off; Price said we are on the same page (pg. 37); given the new potential development brought to our attention; concerned with us taking an approach to figure out development around this property; want to improve for more than just this parcel; would be wise to take the time to look at this parcel and those surrounding; Rosan asked if this can be postponed for 3 weeks or if there are any issues; Bourquein said trying to get this under construction as soon as possible; need to know if this Commission is final with these designs, we cannot go further; Rosan said two weeks ago the applicant was here, specifically remember suggesting the applicant reach out to Dr. Hutta; had that occurred and his engineer been involved two weeks ago, we may be in the

position to vote tonight; reasonable for a neighbor to have concerns with water; have rather vague representations in the application; said does not see a reason we cannot delay this for three weeks; Andrews asked why Dr. Hutta was not notified; Clerk Holbrook confirmed he was notified; Andrews said maybe we should look at that time period; Dr. Hutta said that was his first notification; had never seen that plans; would have come unprepared; this would impact the value of his property; they hit underground water during the construction of his building; had extra engineering costs; his project was delayed by 4 months; had seepage from underground water in the parking lot years later; his parking lot floods frequently; addressed all the concerns he could; expect people next to him to also address these issues; not adequate; said previously when he did this process he received many notices; surprised how fast-track this was; two weeks was not enough of a notice; want his voice heard; all valid points; Keehner said was concerned when he saw the plan that it is piecemeal development; the City could do it's best to coordinate developments from parcel-to-parcel; that does not seem to be happening; we do not do environmental analysis; possibly this area should not have been developed in the past due to the water issues; coordination thing is just starting to be addressed in the last several years; not ready to vote yes; new information that the dumpsters are moved, want more information; Shepherd said next meeting is July 13; asked if anyone objects to moving this to the next public hearing; said knows the property, is wet all the time; believes there is a problem there; does not feel comfortable working it out at a later date after approval; usually does not go well.

Chair closed the public hearing at 7:59 p.m.

[FDP-0009-2016](#) To consider a Final Development Plan application for an addition to an existing office/warehouse for storage areas; for property located at 825 Taylor Road; Parcel ID no. 025-010822; current zoning OCT, Office Commerce and Technology; Eclipse Corp/Drew Gatliff, applicant.

(Advertised in the RFE on 6/30/2016)

Attachments: [FDP-9-2016 - 825 Taylor Rd - Eclipse Corp - Agenda Packet](#)
[FDP 9, V-5 & DR-16 CPO](#)
[6-30 LEGAL AD](#)
[OrderConf](#)
[FDP-9 & 10 Proof of Publication](#)
[ROA FDP-9-16](#)

[V-0005-2016](#) To consider a Variance application to vary section 1155.04(b)(2,3), Site Planning, Yards Required, Side and Rear Yard; to allow a side yard of less than twenty-five (25) feet and to allow a rear yard of less than thirty (30) feet; for property located at 825 Taylor Road; Parcel ID no. 025-010822; current zoning OCT, Office Commerce and Technology; Eclipse Corp/Drew Gatliff, applicant.

(Advertised in the RFE on 7/7/2016)

Attachments: [V-5-2016 - 825 Taylor Rd - Eclipse Corp - Agenda Packet - Revised](#)
[FDP 9, V-5 & DR-16 CPO](#)
[7-7 Legal Ad](#)
[OrderConf](#)
[ROA V-5-16](#)
[Proof of Publication](#)

[FDP-0010-2016](#) To consider a Final Development Plan application for a house conversion to commercial building for a new Youth Center; for property located at 254 Agler Road; Parcel ID no. 025-002001; current zoning, Community Commercial (CC); Gahanna Ages and Abilities Partnership (GAAP) Ken Garrett, applicant.

(Advertised in the RFE on 6/30/2016)

Attachments: [FDP-10-2016 - 254 Agler Rd - Youth Center - Agenda Packet](#)
[FDP 10; DR-17 CPO](#)
[6-30 LEGAL AD](#)
[OrderConf](#)
[FDP-9 & 10 Proof of Publication](#)
[ROA FDP-10-16](#)

[V-0006-2016](#) To consider a Variance application to vary section 1143.04(b), Conditional Uses, of the Codified Ordinances of the City of Gahanna; to allow a non-residential use on an SF-3, Single Family Residential zoned property; for property located at 79 S. Hamilton Road; Parcel ID no. 025-000277; current zoning, Single Family Residential (SF-3); City of Gahanna/Dottie Franey, applicant.

(Advertised in the RFE on 7/7/2016)

- Attachments:** [V-6-2016 - 79 S Hamilton Rd - Office Rental - Agenda Packet](#)
[CU-5; V-6 CPO](#)
[7-7 Legal Ad](#)
[OrderConf](#)
[ROA V-6-16](#)
[Proof of Publication](#)

[CU-0005-2016](#) To consider a Conditional Use application to allow an office use in a Single Family Residential (SF-3) zoning district; for property located at 79 S. Hamilton Road; Parcel ID no. 025-000277; City of Gahanna/Dottie Franey, applicant.

(Advertised in the RFE on 7/7/2016)

- Attachments:** [CU-5-2016 - 79 S Hamilton Rd - Office Rental](#)
[CU-5; V-6 CPO](#)
[7-7 Legal Ad](#)
[OrderConf](#)
[ROA CU-5-16](#)
[Proof of Publication](#)

F. UNFINISHED BUSINESS: None

G. NEW BUSINESS:

[DR-0014-2016](#) To consider an application for Certificate of Appropriateness for site plan, landscaping, building design and signage; for property located at 4251 E. Johnstown Road; Parcel ID number 025-008946; FMC-Medical Clinic; King Avenue / Chad Middendorf, applicant.

- Attachments:** [DR-14-2016 - 4251 Johnstown Rd. - FMC-Medical Clinic - Agenda Packet](#)
[ROA DR-14-16](#)

Legislative History

6/8/16 Planning Commission Postponed to Date Certain to the Planning Commission Workshop
 See discussion under FDP-0007-2016.

6/22/16 Planning Commission Referred to the Planning Commission Workshop
See discussion under FDP-0007-2016.

6/22/16 Planning Commission Postponed to Date Certain to the Planning Commission
See discussion under FDP-0007-2016

[DR-0016-2016](#) To consider an application for Certificate of Appropriateness for site plan, landscaping, and building design; for property located at 825 Taylor Road; Parcel ID no. 025-010822; Eclipse Corp/Drew Gatliff, applicant.

Attachments: [DR-16-2016 - 825 Taylor Rd - Eclipse Corp - Agenda Packet](#)
[FDP 9, V-5 & DR-16 CPO](#)
[ROA DR-16-16](#)

[DR-0017-2016](#) To consider an application for Certificate of Appropriateness for site plan and building design; for property located at 254 Agler Road; Parcel ID no. 025-002001; Gahanna Ages and Abilities Partnership (GAAP)/Ken Garrett, applicant.

Attachments: [DR-17-2016 - 254 Agler Rd - Youth Center - Agenda Packet - Revised](#)
[FDP 10; DR-17 CPO](#)
[254 Agler Rd Rendering - received 6.29.16](#)
[ROA DR-17-16](#)

H. OFFICIAL REPORTS:

City Attorney

City Engineer

Planning & Zoning Administrator

Department of Development

Council Liaison

CIC Liaison

Chair

I. CORRESPONDENCE AND ACTIONS

J. POLL MEMBERS FOR COMMENT

K. ADJOURNMENT