



# 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*

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

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Wednesday, July 13, 2016

7:00 PM

City Hall

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#### **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, July 13, 2016. The agenda for this meeting was published on July 8, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Tom Wester.

\*Bobbie Burba left at 7:41 p.m.

**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**

Rosan moved that we add an item under New Business, for property located at 471 North Hamilton.

Rosan said we were notified that certain modifications to a previously approved design plan were requested, along with that request came renderings; said the point of this addition to the agenda is to add to the record that these have been reviewed by Planning Commission and can be administratively approved.

**A motion was made by Rosan, seconded by Wester, to add an item under New Business reference 471 North Hamilton Road. The motion carried by the following vote:**

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

#### **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](#)

**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.

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.

[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](#)

Priestas gave a summary of the application; said this is for a medical office; 7154 square foot medical office building; site layout is such that the lot could be split at some time in the future allowing code compliance for both buildings; exterior finishes include stone, brick and dimensional shingles; use is a good fit for the property; showed a vicinity map; reviewed the received site plan and color rendering.

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

Applicant, Steven Bourquein, here with the applicant Chad Middendorf; said this has been before the Commission now for the third time; have met with Dr. Hutta in the last couple weeks to resolve any issues; also have worked with his engineer; he was retained to do the stormwater management plan; will be directly involved to satisfy that concern; was also asked to look at the wetlands; contracted to do a wetlands analysis; no wetland jurisdiction analysis was confirmed.

Chair called for proponents.

Larry Canini, had an opportunity over the last two weeks to get a lot accomplished; goal is to move ahead with the project; recently submitted a final rendering and design to work to address previous issues and the location of additional parking; as well as a relocation of the dumpster; our engineers walked the site with Dr. Hutta; did a team effort to hopefully expand it in a way to create a master office park in that area;

Chair called for opponents. There were none.

Rosan asked that the applicant describe what has occurred over the last two weeks; for the record; Bourquein said one concern was the trash enclosures; we are only proposing two at this time and they have been

moved away from those locations; have relaid out the property; and with Rob Preistas's direction, have moved the entrance; the parking is laid out more efficiently to respond to Dr. Hutta's concerns; Shepherd said that is not part of the application yet, will plan to expand in the future; Keehner asked if we have the changes; Rosan confirmed; Priestas said a concept plan was submitted; Bourquein said a new plan was submitted and there were changes; Keehner asked if we are approving something we have not seen; Canini said the second parcel is in Mifflin Township, will need annexed, cannot formally submit anything until we move to that process; have reconfigured the two buildings you are seeing tonight; we are on the path of going in the right direction; Keehner said if we are approving something, need to know exactly what it is; if Dr. Hutta is comfortable with it, it makes it easier to approve; sounds like the buildings have been relocated; Canini said flipped; Shepherd said will not be approving the future building; just the changes that were made; the rendering was changed; Rosan asked if the new document is shown on the submitted plan; it was shown; Keehner confirmed they have flipped what was previously shown; Rosan asked for clarification on where Dr. Hutta's building is located.

Chair closed the public hearing at 7:18 p.m.

**A motion was made by Rosan, seconded by Price, that this Final Development Plan be Approved as amended by the concept plan that was submitted on 7/12/2016, which reflects new building orientation for buildings one and two, new parking and drive circulation, new ingress/egress, as well as dumpster locations.**

**Discussion on the Motion: Keehner said still not super comfortable; everything is flipped; is this the landscape plan; if everyone is comfortable, will not hold back; said he is not sure exactly what he is voting for; Rosan said understands the only change is what was mentioned in the motion; applicant has not amended anything else in the expectation; expectation is that the landscaping, materials, quantity and quality will be all the same; Bourquein said that is correct.**

**The motion carried by the following vote:**

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

**[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](#)

Priestas gave a summary of the application; have three applications together for this; is for an 11,000 square foot addition to an existing building; proposed use is not heavy industrial; for products for photo shoots; exterior materials will match those of the existing building; reviewed the site plan submitted; the proposed elevations were shown.

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

Applicant, Drew Gatliff, 1705 Yard Street; applying for a variance because owners have expressed interest in purchasing adjacent property; they are not willing to sell at this time; in order to expand and keep the building where it needs to be to still allow truck access; need a variance; project will compliment the additional building; will look as if it were part of the original building.

Chair called for proponents. There were none. Chair called for opponents. There were none.

Chair closed the public hearing at 7:26 p.m.

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

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

[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](#)

See discussion under FDP-0009-2016.

**A motion was made by Price, seconded by Rosan, that this Variance be Approved. The motion carried by the following vote:**

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

[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](#)

Priestas gave a summary of the application; has been zoned Community Commercial (CC) since 1961; property has been used for residential for many years; exterior materials will match those of the existing structure; reviewed the site plan and elevations; a color rendering that was submitted was shown.

Chair opened the public hearing at 7:31 p.m.

Applicant, Ken Garrett, 199 Chapelfield Road, Gahanna; simple project; not a lot to add, open to questions.

Chair called for proponents. There were none.

Chair called for opponents.

Darla Star 267 Amfield Court; directly behind the structure; request is to put up a 6 foot fence between the properties; along the back; and the growth along the fence line be cleaned up; would give them credit for

what they are doing; white fence if possible.

Garrett said there is not a problem with putting a fence up; reasonable request; not a long section; in the process of the clean-up now; Shepherd confirmed he is willing to amend his application to put up a fence; Garrett confirmed.

Rosan asked if he received a copy of the staff comments; said one comment from Chief Building Official; mentioned an appeal to the Ohio Board of Building Appeals; Garrett said will do that after the process of the review process; invited him to the site before the property was purchased; is a residence now; trying to convert to a commercial; will be things to appeal; Rosan said also a staff comment from Fire Department about the need for an access road; Garrett said confused on that; street has a cul-de-sac; they are providing a parking lot in front of the building; will have a conversation with him on that; Rosan asked Priestas if that will need sorted out before final approval; Priestas said yes; Rosan asked about the fence at the rear of the site; asked if there would be consideration of a fence; Garrett said have a current 4' fence around the building; Rosan said from a design perspective, does it make sense to have it match all around; Garrett said yes it would make sense, are a non-profit, trying to save all pennies; Keehner said is a good interesting use; that corridor needs developed; close to the dance school; seems like a good fit; lot is pretty deep; fence is a nice gesture; Garrett said the entire street seems to be kid friendly; Keehner said may be good to put a community garden with the kids in the future; Garrett said yes; Andrews said it was the Mayor's childhood home; sees no issue; thought about it being historical; Garrett said want to be good neighbors.

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

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

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

[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](#)

Priestas gave a summary of the application; City of Gahanna is seeking approval of these applications; is commonly known as the Lustron House; currently a vacant structure; this property has not been used as residential in many years; structure will be used and maintained by Point Plus Personnel thereby reducing the utility costs and maintenance by the City; will not adversely affect any of the neighbor properties; property is located west of the high school on Hamilton Road; a site photo was shown.

Chair opened the public hearing at 7:43 p.m.

Applicant, Dottie Franey, Director of Public Service & Engineering, 200 S. Hamilton Road, Gahanna; available to answer any questions.

Chair called for proponents. There were none. Chair called for opponents. There were none.

Keehner asked if this was a City office; Franey said is a City building we are leasing to someone else; Keehner said glad it will be used and preserved; have only seen one other Lustron House in Columbus; make sure they do not disappear with their historical value; Andrews said he agrees with Keehner.

Chair closed the public hearing at 7:44 p.m.

**A motion was made by Rosan, seconded by Wester, that this Variance be Approved. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Shepherd, Rosan, Wester, Price and Keehner

**Absent:** 1 - Burba

[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](#)

See discussion under V-0006-2016.

**A motion was made by Rosan, seconded by Wester, that this Conditional Use be Approved. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Shepherd, Rosan, Wester, Price and Keehner

**Absent:** 1 - Burba

**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](#)

See discussion under FDP-0007-2016.

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

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

[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](#)

See discussion under FDP-0009-2016.

**A motion was made by Price, 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

[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](#)

See discussion under FDP-0010-2016.

**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

**471 North Hamilton Road; Parc Crossing**

**A motion was made by Rosan, seconded by Burba, to note on the record that the renderings were reviewed and the Commission permits staff to administratively review and approve modifications.**

**Discussion on the Motion: Shepherd said this is commonly done on smaller applications; have no problem having this administratively approved.**

**The motion carried by the following vote:**

**Yes:** 6 - Andrews, Shepherd, Rosan, Wester, Price and Keehner

**Absent:** 1 - Burba

**H. OFFICIAL REPORTS:**

**City Attorney**

No report.

**City Engineer**

No report.

**Planning & Zoning Administrator**

Not present.

**Department of Development**

Blackford said the Mayor has a ten-point plan and we have a strategic

plan; they identify a need and creation of area commissions; four will follow where wards are in the City; nearing completion; will have four new community based bodies that will give feedback; will need about 5-7 members for each ward commission; if you have anyone who may be interested, will be looking at a select type of planning applications before they come to the Commission for approval; please send any potential applicants to him. Rosan asked if this would be similar to Columbus; Blackford said that was the example mentioned previously; believe they just give non-binding feedback; which is what our area commissions will do; will probably be a select few applications; not set in stone; like rezonings, annexations, cell tower codes; will be just recommendations; believe it was modeled after City of Columbus; also will not be here July 27.

**Council Liaison**

No report.

**CIC Liaison**

Not present.

**Chair**

No report.

**I. CORRESPONDENCE AND ACTIONS**

None.

**J. POLL MEMBERS FOR COMMENT**

None.

**K. ADJOURNMENT**

7:53 p.m.