



# City of Gahanna

## Meeting Minutes

### Planning Commission

200 South Hamilton Road  
Gahanna, Ohio 43230

*Michael Tamarkin, Chair*  
*Thomas Shapaka, Vice Chair*  
*Michael Greenberg*  
*John Hicks*  
*James Mako*  
*Michael Suriano*  
*Thomas J. Wester*

*Pam Ripley, Deputy Clerk of Council*

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Wednesday, June 8, 2022

7:00 PM

City Hall, Council Chambers

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

Gahanna Planning Commission met in regular session on June 8, 2022. The agenda for this meeting was published on June 2, 2022. Chair Michael Tamarkin called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Shapaka.

**Present** 5 - Michael Tamarkin, Michael Suriano, Thomas J. Wester, Michael Greenberg, and Thomas W. Shapaka

**Absent** 1 - John Hicks

#### B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

#### C. APPROVAL OF MINUTES

[2022-0165](#)

Planning Commission minutes 5.25.2022

**Motion was made by Suriano, seconded by Greenberg, that the Minutes be approved.**

**Motion carried by the following vote:**

**Yes:** 4 - Tamarkin, Suriano, Greenberg and Shapaka

**Absent:** 1 - Hicks

**Abstain:** 1 - Wester

#### D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney Matt Roth administered an oath to those persons wishing to present testimony this evening.

**E. APPLICATIONS - PUBLIC COMMENT**

[SWP-0004-2022](#) To consider a Subdivision Without Plat Application for property located at 3721 Stygler Road; Parcel IDs: 025-004297; Current Zoning SF-3; Marlyn Ramirez, Applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. The applicant is requesting to split a vacant lot of 0.918-acre parcel in half, creating two 0.459-acre parcels. The request meets the minimum requirements of lot frontage and lot size. Previously the lot was two parcels. Staff recommends approval of the lot split.

Chair opened public comment at 7:06 p.m.

Applicant Marlyn Ramirez is available for questions.

Clerk confirmed there were no comments from the public.

Chair closed the public comment at 7:06 p.m.

Questions from the Commission; Tamarkin asked Blackford if the property is in the floodplain. Blackford said it is not flood plain and this does not authorize construction. If they apply for a new construction permit for single family homes, building and engineering will evaluate it to find out what kind of waterway it is.

**Motion was made by Greenberg, seconded by Suriano, that the Subdivision Without Plat be approved.**

**Discussion on the motion: Suriano is in favor for all the reasons staff outlined.**

**Motion passed with the following vote:**

**Yes:** 5 - Tamarkin, Suriano, Wester, Greenberg and Shapaka

**Absent:** 1 - Hicks

[DR-0009-2022](#) To consider a Design Review Application for property located at 259 Granville St.; Parcel ID: 025-007431; Current Zoning CC; Mighty Lion Express Wash; Richard Reed Dietz, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. The parcel has three different frontages, two of them on Lincoln Circle and one on Granville St. The site is under new ownership. They want to do some updates to the

site, such as painting the façade white, adding a new roof, and adding some pay stations so it is automated and has vacuums. Originally, they had requested a variance for parking and setbacks. In 1990 there was a variance request approved for parking and setbacks. The amount of parking it was approved for is the exact same amount of parking that they have on the site plan and the setbacks were for less of a distance and they are not changing, but the setbacks also apply to the pay stations. The pay stations are outside of the setback that was previously granted. They do not need any variances. Blackford attempted to contact the applicant last week to let them know and he didn't hear back. He does not think they are in attendance tonight. The building is a very similar setup to the existing building. There has been an alteration permit submitted that is being reviewed by the building department. There are some internal improvements in the car wash area that are being proposed. Staff recommends approval of the application.

Chair opened public comment at 7:16 p.m.

Applicant was not in attendance. Clerk confirmed the applicant was emailed on June 1, 2022 that they would be on this evening's agenda.

Clerk confirmed there were no comments from the public.

Chair closed the public comment at 7:16 p.m.

Questions from the Commission; Wester asked if Blackford knows the hours of operation. Blackford does not have that information. Suriano asked Blackford if there is any latitude with not the branding but the coloration of the pay stations. They are shown as blue in the image. The color scheme is neutral on the building and should extend to the pay stations as well. Blackford said that the design review can be approved with conditions if the commission wishes.

**Motion was made by Wester, seconded by Shapaka, that the Design Review be approved with the condition the color of the vacuum stations and pay stations be consistent or complementary with the exterior colors of the building.**

**Discussion on the motion: Tamarkin stated for the record he is typically not in favor of an applicant not showing up, even though there is no commentary or significant commentary for this applicant. In the future, he will vote no if there are any questions for the applicant and they are not present.**

**Motion passed with the following vote:**

**Yes:** 5 - Tamarkin, Suriano, Wester, Greenberg and Shapaka

**Absent:** 1 - Hicks

**F. UNFINISHED BUSINESS - NONE****G. NEW BUSINESS - NONE****H. OFFICIAL REPORTS****Assistant City Attorney - none****Director of Planning**

Blackford shared that the next meeting would have more applications on the agenda.

**Council Liaison**

Blackford said the Planning Department will be updating Council on the rental registration program

**Chair**

Tamarkin requested updates from the Mayor. Mayor Jadwin shared that on June 9, 2022 will be a public presentation of the Creekside redevelopment strategy. There will be a detailed discussion on what the city has been doing for the last 10 months and provide an opportunity to start the conversation with residents around how we want to see the Creekside District be redeveloped. It will help create the roadmap that will help dictate a little bit more what happens in that area so that we get the types of businesses that we want and see that area grow as the community wants to see it grow. There is a meeting on June 29, 2022 that includes the Parks & Recreation Department, the Gahanna Arts Council, the Gahanna Historical Society, Visit Gahanna, Make Gahanna Yours, and several other organizations within the city. These organizations are working on an event for the unveiling of a dedication marker to commemorate the location of the Big Walnut Country Club. Getting the marker made was led by Kevin Dengel and Tom Gregory as well as the Big Walnut Country Club Vision Committee. There will be an unveiling ceremony later in the fall. At the meeting they will talk about what the ceremony looks like and what comes after that. They are looking toward identifying a special recognition of that important piece of our City's history as having one of the first black country clubs in the country. It is significant and how we memorialize and honor that piece of our history is going to be important for everyone.

Tamarkin congratulated the city on the Economic Development event with Lt. Governor John Husted. He said it was very well done and lots of great comments.

**I. CORRESPONDENCE AND ACTIONS - NONE**

**J. POLL MEMBERS FOR COMMENT**

Shapaka stated that when an applicant does not appear for a commission meeting, he is leaning towards not being in favor of their application. Greenberg agrees with Shapaka.

**K. ADJOURNMENT**

There being no further business the meeting adjourned at 7:26 p.m.