



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, October 12, 2016

7:00 PM

City Hall

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, October 12, 2016. The agenda for this meeting was published on October 6, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by David Andrews.

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:

[2016-0318](#) Planning Commission Minutes- September 28, 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 THE 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.

[V-0007-2016](#)

To consider a Variance application to vary section 1143.08(a), Yard Requirements, of the Codified Ordinances of the City of Gahanna; to allow front setbacks to be varied from thirty-five feet (35') to twenty-nine feet (29') and +/- twenty-eight feet (28'); and to vary section 1143.09, Off-Street Parking, of the Codified Ordinances of the City of Gahanna; to allow a garage facility to exceed 800 square feet in addition to the existing facility of 528 square feet; for property located at 305 Olde Ridenour Road; Parcel ID No. 025-007460; current zoning, Single Family Residential (SF-3); Adam Rich, applicant.

(Advertised in the RFE on 9/8/2016)

Gard gave an overview of the application; said applicant has submitted additional information since the last meeting; has been reduced to 720 square feet; encroachment is one foot less; vegetation has been added to the site plan; location of driveway has also been added to the site plan;

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

Applicant, Adam Rich, 305 Olde Ridenour Road; met with Michael Blackford with the City prior to this meeting; made the changes based on discussion.

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

Keehner asked if neighbors are okay with this; Rich said both are; Keehner said problematic with the hill; Shepherd asked from his neighbors property up Chapelfield, will that be cut into; will it be re-graded; will be downhill; might have been designed for water; Priestas said it is not a designated flood route for the property; could have been designed that way; Shepherd said not sure if the previous owners brought dirt in for a flooding reason; Rich said the garage will be less than 15 feet per regulations; said the bottom four feet will be underground and buried down in; the plan on the south end is to add drainage to handle the water run-off; Shepherd said he put in suggestions, appreciates the pictures; said they were all with a double door; will he do that or have two separate doors; Rich said will do one large 18' wide single; will match them to materials on the house; will use a lot of stone on the front of the garage; remainder will match the colors of the house; Shepherd asked about the roof; Rich said a pitched roof; low pitch; 3 and 12 or 5 and 12; Shepherd asked about windows and side entrance door; Rich said will have one side door on

the garage; no other windows; Keehner asked if the door will be on the north or south side; Rich said the north side due to the slope; no windows planned on the garage.

Chair closed the public hearing at 7:11 p.m.

A motion was made by Burba, seconded by Andrews, that this Variance be Approved as Amended.

Rosan said her concerns are special circumstances applying to the land; do appreciate the applicant making the garage slightly smaller; still have not received evidence there is a special circumstance; other than the convenience of the homeowner; Wester said he shares Rosan's concerns; thinks the structure will overwhelm the neighborhood; thinks this structure is going to be out of place; confused where the 24' dimension and where the 30' are; Shepherd said 24 is across the front; Wester said width of building looks different; have concerns; will not be supporting this; Shepherd said he will too not be in support of the application; mirrors Rosan's concerns; does not see a special hardship created by this; we have these laws and ordinances for the betterment of the whole neighborhood; does not fit within that neighborhood; not one to have variances; sounds like the applicant has a property need that does not fit the neighborhood; Keehner said is not against it; would be nice to have windows on the south side and it would look less like a garage; moving it would look more like it's part of the property; no issues on lack of hardship.

The motion failed by the following vote:

Yes: 1 - Keehner

No: 6 - Andrews, Shepherd, Burba, Rosan, Wester and Price

[DR-0023-2016](#)

To consider a Certificate of Appropriateness Application for site plan and building design; for property located at 789 Science Blvd; Parcel ID No. 025-013637-00; Depot Golf Center LLC, applicant.

Gard gave an overview of the application; this is in Central Park; the overlay code states their building cannot be more than 25% of the gross floor area; does not meet the requirements of the overlay; knows the applicant, Jordan Fromm is here to speak to this application; proposed structure is metal; not visible from the Golf Depot.

Applicant, Jordan Fromm, 789 Science Boulevard; this proposal is for a storage shed for lawn mowers; they need adequate storage; at this point in time and going back four years, have had 13 suspicious trespasses on their equipment; did not incorporate storage initially; find it necessary at this point to keep the course functional; this facility will not be visible from the street or the Golf Depot; will be hidden by trees; will be concealed completely by development in the predicted future; the limitation text applies to sheds near a home; recognize that it does not meet design recommendations; those were recommended by them to the City; applied primarily to office spaces; this is now

being looked at in the same way; no other zoning district would be this scrutinized.

Keehner said understands they cannot get a variance based on text; staff agreed; Keehner asked how we can vote on this; Rosan asked what the basis is for saying the limited overlay cannot be varied; Gard said the only way to change that is through a rezoning; Rosan asked where that comes from in code; Gard checking; Fromm said the only other alternative is to rezone; timeframe would exceed the winter season; Shepherd asked if the main concern is vandalism or weathering; Fromm said numerous things; they are being asked to retain gravel and sand; weather and vandalism; overall security is a significant concern; aesthetic of having equipment outside is a concern; a couple years late because they were not prepared to be in this place with the facility; Shepherd asked if there is any other option for storage like an open structure; trying to think outside the box; Gard said something without walls would not be considered to be a building; Shepherd suggested fencing around something that is opened; is there a type of structure that could work; Gard said something with plastic drop down walls; maybe a temporary structure until the text can be amended; Shepherd said it cannot go in because of the overlay text; said it will not pass; let's find a solution; Fromm said we have investigated other product types; the amount of wind and attention on this site; cannot risk equipment getting damaged; is a significant investment that will be housed here; a structure like this allows anchors and will stand winds; believe this is appropriate for the neighborhood; their zoning text is overdone for this type of thing; would not be comfortable in investing in a temporary structure; Wester asked about going higher; Fromm said that is expensive and would not work; Shepherd asked if there is an adjacent property they could purchase; Fromm said they own 200+ acres all under this limitation; Gard came back to Rosan's question reference a variance for the overlay text; said it is 1152.02(h); Rosan said reads that different; would like to have our assistant city attorney give an opinion; to go through process to rezone this, if that is not necessary, we are obligated to vet that out; asked applicant if he can wait two weeks to look through code; Shepherd in support; Keehner said proposed square footage is over 50%; asked if he could have two sheds under the 25%; is it per shed; Gard said it says accessory structures; Fromm said they based their expectations to see if this is permissible; if not, will go through a rezoning; the two week delay, will do that out of respect.

Fromm asked if this was approved contingent; Weber explained the process; said they will likely need a variance.

A motion was made by Rosan, seconded by Price, that this Design Review be Postponed to Date Certain to the Planning Commission, due back on

10/26/2016. 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

No report.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7:40 p.m.