



# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230

## Meeting Minutes Planning Commission Workshop

*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*

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Wednesday, June 22, 2016

6:15 PM

Committee Room

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### OPEN MEETING

Vice Chair Burba opened the meeting at 6:23 p.m.

**Present** 7 - Donald R. Shepherd, David K. Andrews, Bobbie Burba, Kristin E. Rosan, Thomas J. Wester, Jennifer Tisone Price, and Joe Keehner

### APPLICATIONS:

#### [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)

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.

[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.

See discussion under FDP-0007-2016.

## ADJOURNMENT

6:49 p.m.