

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, March 24, 2010

Commission may caucus prior to Regular Meeting

7:00 PM

City Hall

Planning Commission

David K. Andrews

Anthony Penn

Jennifer Price

Kristin Rosan

Donald R. Shepherd

David B. Thom

Robert Westwood

Stacey L. Bashore, Deputy Clerk of Council

IT IS THE RESPONSIBILITY OF THE APPLICANT TO HAVE A COURT REPORTER PRESENT, AT THE APPLICANT'S EXPENSE, IF THEY WISH TO HAVE A VERBATIM TRANSCRIPT OF THE MEETING. COUNCIL OFFICE SHOULD BE ADVISED IN ADVANCE IF A COURT REPORTER IS GOING TO BE PRESENT.

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 S. Hamilton Road, Gahanna, Ohio, on Wednesday, March 24, 2010. Chair David K. Andrews called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission member, Donald Shepherd.

Members Present: Anthony L. Penn, David K. Andrews, Jennifer T. Price, Kristin E. Rosan, David B. Thom, Donald R. Shepherd and Robert C. Westwood

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

There were none.

C. APPROVAL OF MINUTES: March 10, 2010

A motion was made by Rosan, seconded by Shepherd. The motion carried by the following vote:

Yes	7	Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood
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D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.

There were none.

E. APPLICATIONS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. Assistant City Attorney Ray King administered an oath to those persons wishing to present testimony this evening.

Z-0001-2010

To consider a Zoning application to zone 2.368 acres located at 4251 E. Johnstown Road; current zoning CC (Community Commercial), requested zoning L-AR (Limited Overlay, Multi-Family Residential); Buckeye Community Hope Foundation, applicant. (Advertised in the RFE on 3/11/2010 and 3/18/2010)

Huffman stated the application is as stated by chair; located in north central Gahanna; currently zoned Community Commercial; applicant has provided some renderings as to how the building would fit on the property; they are only for reference as to how the building could fit in with surrounding uses.

Dylan Collier, 3021 East Dublin Granville Road; stated he was representing Buckeye Community Hope Foundation; we are non-profit affordable housing; tax credit housing orchestrated through Ohio Housing Funding Agency; we currently have 43 projects with close to 2000 units; have projects in Kentucky, Indiana; we have special needs housing, new construction, adaptive reuse and mixed income projects; our experience spans all ranges; we are excited to see this project get to this stage; familiar with the area; one of the largest factors when we are picking a location is the demand for this type of housing; one of the main tools is a market study; looks at how many people are needing this type of housing; there are approximately 1,440 income and age eligible residents right here in

Gahanna; there are plenty of people who have the need and demand; looking forward to solving a need; we did submit this to OHFA under the name Gahanna Senior Housing; project will have restrictions to people age 55 or older with equal or less to 50% of the area median income; seems to meet the needs of the senior citizens in the Gahanna area.

John Hadis, 3021 E Dublin Granville Road; stated he was the architect for the project; know that we are dealing with the zoning at this point; hope this will give some insight into how the building will fit on the site; don't know if there are other ways to put the building on this site; double loaded corridor with a two story building; has an elevator; 1 and 2 bedroom units; will have a site manager's office; a community and gathering space; exercise room; small kitchenette in each apartment; residents will prepare their own food; will not have a central kitchen or dining area; every apartment has its own; 2 bedroom units have a bath and half; laundry in the building; sunroom in south of building; we encourage residents to garden so we have some land set aside for that; all first floor apartments have patios; 2nd floor have balconies off their living rooms; we are providing 51 parking spaces which is over 1 per unit; usually the on site staff is 1 manager and 1 maintenance person; may have a service coordinator depending on need of residents.

Thom asked about the canopy covered entrance. Hadis stated the canopy extends out to the driveway where residents can walk in. Thom asked if the applicant was aware of the Water Resource Engineer's comments; site presents signs of low quality wetlands; we would like to discuss alternative with site design engineer. Hadis stated they were not aware of that, but would be willing to work with them. Westwood asked about visitor parking. Collier stated that in their other units they have found almost half of the units don't have a car; normally only have half of the spots taken; we encourage car pooling and we bring buses in and offer accessibility; on average only 60% of the residents had cars so this should be adequate parking; wanted to keep as much green space as possible. Westwood asked what about location for dumpster saw it in corner; is that accessible from parking lot for garbage trucks. Hadis stated it is at west end of site; the entrance would be off Silver Lane. Thom asked what the total requirement was for parking. Gard stated it is 2 spaces per unit; there is a 30 parking stall deficit. Price asked about the income eligibility; what would the income level be. Collier stated for a 1 bedroom unit, 50% of the median income would be \$24,000 and for a 2 bedroom it is \$27,000. Penn asked who the management company would be. Collier stated it would be RLJ management. Penn asked if there was a back up plan if the OHFA doesn't come through. Collier stated if it is unsuccessful we will resubmit in 2011. Shepherd stated according to the development text the materials may include stone, stucco and vinyl; not sure where vinyl would fit in. Hadis stated we understand that this is a zoning request so we are flexible on the materials; will have a lot of brick. Shepherd stated he felt that should be reworded; would like to know what the percentage of brick and stone will be; want to know that this is going to be something of quality and not a vinyl sided wood building; with look of the layout you talked about trees in the area; not sure how many would actually be saved; would like to see a survey on how many would be saved. Hadis stated we could do a tree survey. Shepherd stated the drawings showed large trees; not going to be putting in 40 foot trees. Hadis stated we will plant to your standards and caliper size; even though you haven't seen the back of the building we will use the same material as the front. Shepherd asked if we require 2 ingress and egress. Wetherholt stated that would be a Fire Dept. requirement. Shepherd stated they may bring up a second means of ingress; so you may need to plan for that. Shepherd asked about light spillage. Gard stated that will be part of the Final Development Plan. Thom asked for clarification on whether this would be limited to Gahanna residents only. King stated you cannot limit housing to a certain geographic area. Hadis stated we are required by law to have an open application; we cannot limit who we take applications from.

RECOMMENDATION: To be discussed in workshop on April 7 at 6:15 p.m.

Postponed to Date Certain to Planning Commission

V-0002-2010

To consider a variance application to vary Section 1163.02(a) of the codified ordinances of the City of Gahanna; to allow fewer than 2 parking spaces per dwelling unit; current zoning CC-Community Commercial; for property located at 4251 E. Johnstown Road; Buckeye Community Hope Foundation, applicant. (Advertised in the RFE on 3/18/2010)

See above discussion.

Postponed to Date Certain to Planning Commission

PL-0001-2010

To make a recommendation to Council for park land dedication requirement; for development of property located at 4251 E. Johnstown Road; Buckeye Community Hope Foundation, applicant

See above Discussion.

Postponed to Date Certain to Planning Commission

CU-0001-2010

To consider a Conditional Use application for the purpose of continued use of the rear of the property for storage of no more than 8 rental trucks for a period of 5 years; for property located at 146 N. Hamilton Road; current zoning CC- Community Commercial; by ABCO Gahanna, LLC, W. Craig Pannier, applicant. (Advertised in RFE on 3/18/2010)

Matt Huffman stated the application is as stated by chair; located just north of City Hall; located behind shopping center; along south side of property line; properties are commercial to east and south; the day pictures were taken there were 3 trucks there; existing vegetation and trees; occasional areas of privacy fence blocking the parking lot from the condos view.

Craig Pannier, 146 N. Hamilton stated he has been a Gahanna business owner for more than 15 years; have rented trucks there for about 15 years; last time we talked to Zoning was in 1998; on average we have 5 trucks; never have had a complaint; we also do printing and shipping; because of economy we are diverse; moving trucks gives us an edge because people are moving more in the summer; in winter time truck business is not so good; would like to continue.

Chair asked for opponents. Barb Smith at Gahanna Oak Condominiums stated there is a privacy fence south of the parking lot; there is one privacy fence from what the condos see; we are a lot closer in proximity; it is a senior condo association for people over 55; unfortunately we have a really good view of this area because it is not closed in; we hear the noise of the trucks coming and going; would like to see several fence panels in this area; separate parking from condos; we would be glad to discuss it with ABCO and come to an agreeable arrangement. Thom asked when the noise occurred; is it daytime or evening. Smith stated it is at different times; no set times; people are bringing the trucks back at different times. Andrews asked when customers can bring the trucks back. Pannier stated we have a 24/7 truck drop off policy.

Chair called for rebuttal.

Pannier stated we have 10 foot and 15 foot trucks and one 24 foot diesel; they do not create a lot of noise; nothing like what a semi would produce; have never received a complaint on noise; most people bring trucks back in the day time; we start trucks all the time; diesel truck would make more noise; 10 and 15 foot trucks have regular engines; there are pine trees; can tell you right now that the landlord won't spend the money; now is not the time to complain when business is bad. Westwood asked how many trucks

that sit in the parking lot. Pannier stated on average it is anywhere from 1 to 6 trucks; have seen up to 8 but only on a big day; only complaint we receive is we never have enough trucks; we turn down rentals all the time; we agreed to 8; but usually will only have 4 or 5 on the lot. Westwood asked how many times a day the trucks are moved around. Pannier stated the weekends are the biggest time; most Saturdays we put out at least 4 trucks out by 9:30 a.m.; have never put numbers to it; average in winter is around 3 trucks a week; summer is 5 or 6 a week. Westwood stated we are trying to get a feel on how much traffic there is. Pannier stated it is such a big parking lot; we have a tremendous amount of people come in our store and we try to protect that; we don't have a big problem; the truck noise is a shock to me; most people bring it back that evening; some by 9:00 the next morning; there is no idling unless it is in the winter; try to warm trucks up; don't do it for too long. Price asked if there was another area where the trucks could possibly be parked. Pannier stated it didn't matter to him where he parked them. Price stated it may address some of the concerns of the condo owners. Pannier stated he didn't know if it would be that much of a difference; not sure it would solve their problems. Price clarified that the trucks were not rented before 8:00 a.m. Pannier stated that most people come in between 9:00 and 10:00; we already have those trucks lined up to expedite moving them out fast; usually by 10:00 a.m. all the trucks are out. Price asked if the ladies from the condos could respond to the compromise. Smith stated they looked up the cost for the fence panels and they are \$45.97 for each panel and they would match what is existing; then it takes 50 pounds of cement; we are close to where the trucks park; if you look out the back of our windows our condos are directly across from the church. Andrews asked if the trucks were moved would that be acceptable. Smith stated we could consider it; the idea is to coexist as pleasantly as possible. Shepherd asked do you understand that Mr. Pannier doesn't own the building; cannot improve someone else's property; the owner may not want to do something. Smith stated he hasn't been asked either; we felt the need to address this. Shepherd stated that the owner may not do anything and may not want anything done to it; he may not have an option to put something up because it's not his choice. Smith stated that it seems like someone can step up to the plate. Thom asked how long the condos have been there. Audience member said 14 years. Thom asked if there had been any complaints to the City from the original conditional use approved back in 1998. Gard answered no. Smith stated that the residents have changed; not all are the original owners; have had people look at empty condos and see this view of trucks and parking lot and they are not very pleased. Andrews asked if people have their own privacy screens or if the condos put them up. Smith stated the fences were erected by the condo association, but not sure how long they have been there.

Price stated this business has been using this for quite some time; may have instances of slight noise with diesel truck; business owner is willing to try to minimize that by moving trucks further away from condos and not starting them before 8 or 9 in the morning; see no problem with moving forward; hope residents feel comfortable speaking to owners about their issues.

Thom stated he believed the center has been there for 30 years; it does have tractor trailers going back there that would create more noise than these.

A motion was made by Penn, seconded by Price, that this matter be Approved for a period of no more than 5 years. The motion carried by the following vote:

Yes 7 Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood

V-0003-2010

To consider a variance application to vary Section 1171.03(f) of the codified ordinances of the City of Gahanna; to allow a 6 foot privacy fence to be built ahead of the building line; current zoning SF-3-Single Family Residential; for property located at 227 Glenhurst Ct.; Suzanne Salisbury, applicant. (Advertised in the RFE on 3/18/2010.)

Suzanne Salisbury stated when she moved in 2003 there was a privacy fence along Cherry Bottom; added a couple of fence panels when I moved in because that was what I needed; got a puppy last summer and I am worried about the coyotes in the area; had 4 at one time in my yard; felt the need for fencing; couldn't get a permit because the existing fence shouldn't have been built where it is; only want to attach to it; property backs up to Academy Woods and there are a lot of deer; would like to put deer fencing across there and attach to end of that.

Chair asked for opponents and there were none. Chair asked for proponents.

Bill Smith, 223 Glenhurst Ct. stated he thinks her idea is a good one; she has a mother who lives with her that is on the frail side; have had as many as 4 coyotes in her yard; talked to Columbus Academy and they have no interest in trying to control those animals; we have been concerned about coyotes; could potentially get attacked; she is an avid gardener; substantial number of deer; I have no issues with her building the fence; especially given the fact that the existing fence has been there for quite a long time. Shepherd asked if there was a way that the fence can be erected and still comply with setback. Gard answered yes, it could be put along the 35 foot building line. Shepherd stated if you are worried about the coyotes you could still enclose a substantially large yard and still be in compliance; there would be no need for a variance. Thom stated but then the existing gazebo would be on the outside of the fence. Gard stated we don't have the original fence permit, but we have it on a log sheet; even it was issued in error it was issued by the City; that indeed could be a special circumstance. Price asked what portion was going to need the variance. Smith stated it would only be 18 to 20 feet. Price asked if the gazebo would have had to been built at the same time. Gard stated it would have been separate; we are only required to keep residential permits for 5 years. Penn asked if the decision to issue the original fence permit may have been made in error, is that something to take into consideration. King stated you are not bound by that, but you should take that into consideration; the fact is the fence is already there that was approved by the City; this lady bought the property with this fence existing and believing it was proper; it is a factor that would indicate in favor of the applicant. Shepherd asked when you purchased the property were you given a survey that showed the fence was in the setback. Salisbury answered no not that she was aware of. Shepherd stated that the title company would have to have shown you it was in error. King clarified that the title company might not have. Shepherd stated everyone has a reason for wanting a fence; but it suddenly affects the whole neighborhood; hate to set a precedent; heard that everyone would like to put up fences through there; suddenly we are hit with a bunch of fences; you get coyotes and deer in a wooded area; part of the eco system; have a hard time accepting variance when there are other alternatives. Salisbury stated it will cost more money. Gard stated that the survey only shows the encroachment of the gazebo; she may not have been aware of that. Rosan asked can you think of another instance a City mistake has been interpreted to be a special circumstance. Gard stated she is not saying they haven't been made; not sure how many have been used as a reason to grant a variance; this is beyond her control; up to you whether you feel that is enough of a special circumstance. Rosan stated she understand from Code section that we have to find all 3 criteria for granting a variance; one of them is a special circumstance; what are some examples of things where variances are granted. Gard stated there can be a lot of situations; when City has previously granted something we have honored it; the burden has been upon us. Rosan clarified that it has been where there aren't a lot of other choices to the homeowner. Shepherd stated he will not be in support of this; think there is an alternative way to comply with City guidelines; understand property rights, but I don't want to set a precedent where people start to use you as an example for their variances.

A motion was made by Price, seconded by Penn, that this matter be Approved. The motion

carried by the following vote:

Yes **4** Penn, Price, Thom and Westwood

No **3** Chair Andrews, Rosan and Shepherd

S-0001-2010

To consider a recommendation to Council to update the previously approved Gahanna Bikeway Master Plan; Gahanna Parks and Rec Department, applicant.

Tony Collins; Parks and Rec director; introduced Lee Tucker, Tom Liszkay and Trish Kovacs; have been working on updating the City's bikeway master plan; group started and focused on a bikeway master plan; allows us to be prepared for the future; in 1999 we put the plan together with help of the engineering department. Collins gave a power point presentation. (COPY AVAILABLE IN COUNCIL OFFICE)

Thom asked about bike lanes being a striped area that is 5 ft wide. Collins stated that would be over Big Walnut Creek; will be constructed this summer; have to go through ODOT on it. Thom asked what the multi use trails are. Collins stated that would be the Big Walnut Trail connectors. Thom stated he was on Planning in 1999; we have come a long way since then; when do you think this plan will be complete. Collins stated with the City's financial situation it is very challenging; the projects are all out of grant funds; very pessimistic in terms of construction; as far as bikeway signage, that will only be around \$5,000. Thom asked if the grant funds were starting to dry up. Collins stated that so far it has been okay; the difficult thing has been for us to match funds. Price stated she is very excited to see this plan; share the pessimism, but this is so important to the community; understand that other services may be more crucial; but it is so important for citizens health and environment; also it is a boost to the economy by giving people alternate ways to travel around the city; kids need safe routes to school; hope this can stay on the forefront; understand there is a lot of competition for crucial city services; but this is so beneficial and important. Collins stated he would only disagree that this is a crucial service; if we don't improve quality of life we won't be able to pay for other services; companies locate because of quality of life and our income stream can dry up; for the communities that have made the investment, you'll see that the economy is there; big belief of mine that if we start drawing back and reducing that investment we will have to spend more on police services; the ratios get insurmountable; not a nicety its an essential service. Thom stated not a week goes by that he doesn't get a resident remark that they have walked or ridden their bicycles through Creekside; remember go back as far as riding my bike down along Creekside paths were alot different. Collins stated this is a very important and critical part of where we go as a community; it has changed and communities around us have changed; going back and forth; the safety aspects are important from signage components; environment and health components. Westwood stated since you have all the different types of bike paths have you thought of a bicycle training program to help people navigate them. Collins stated we do plan on a multifaceted education approach; we want to do things with videos on website; communicate through all of our social media; we do multiple levels of training; Kovacs helps with our daycamp kids and has done Scout programs; she has lots of certifications for training.

RECOMMENDATION: To be discussed in workshop on April 7, 2010 at 6:45 p.m.

Discussed

G. NEW BUSINESS:

F. UNFINISHED BUSINESS:

H. COMMITTEE REPORTS:

Olde Gahanna Visioning Committee

No report.

Hamilton Road Corridor Committee

Westwood stated there would be an open house on April 22nd.

I. OFFICIAL REPORTS:**City Attorney.**

No report.

City Engineer.

No report.

Department of Development.

No report.

Chair.

No report.

J. CORRESPONDENCE AND ACTIONS.

There were none.

K. POLL MEMBERS FOR COMMENT.

Thom announced he was going to be a grandpa again. Price stated she went to the road improvements meeting; Engineering Dept. did a great job; helped me understand it better; helped the residents. Andrews thought the road improvements meeting was very good; going to be a nice change.

L. ADJOURNMENT.

Adjourned at 8:44; Motion by Price.

M. POSTPONED APPLICATIONS:

Stacey Bashore
Deputy Clerk of Council

*APPROVED by the Planning Commission, this
day of 2010.*

David K. Andrews
Chair