



City of Gahanna

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes

Planning Commission Workshop

*Thomas Wester, Chair, Kristin Rosan, Vice Chair, David. Andrews, Bobbie Burba,
Joe Keehner, Jennifer Price, Don Shepherd*

*Donna L. Jernigan, MMC
Sr. Deputy Clerk of Council*

Wednesday, July 16, 2014

6:30 PM

City Hall

ROLL CALL:

Chair called the meeting to order at 6:56 p.m.

Present 5 - Bobbie Burba, Joe Keehner, Jennifer Tisone Price, Kristin E. Rosan, and Thomas J. Wester

Absent 2 - Donald R. Shepherd, and David K. Andrews

ADDITIONAL ATTENDEES:

Karl Wetherholt, Bonnie Gard, Michael Blackford, Clerk McWilliams, Glen Dugger, Marti Worth, Becky Meravy, Glen Goldsmith, Douglas Bender, Richard Roggenkamp

Applications

6:30 [Z-0001-2014](#)

To consider an application for Zoning Change for 4.63+/- acres of property located at 5495, 5505, 5511 and 5515 Morse Road, Franklin County Parcel No. 025-011234, and 4721 East Johnstown Road; current zoning ER-1 Estate Residential; requested zoning NC Neighborhood Commercial; New Albany Company; Glen Dugger, agent.

Blackford said we're here to discuss some traffic related issues; City Engineer is here.

Dugger displayed site map; can have traffic discussion; number of issues raised by this project; one is access management to Morse Road; second is overall traffic volumes; are we dispersing traffic problems; don't want additional traffic lights on Morse Road.

Bender said we went over draft traffic study last time; refresher is senior living site is the known part of the site; remainder to Johnstown Road more speculative; originally some commentary about connections; showing three driveways on Morse; one on Johnstown Road; looked out 10 years; seeing poor level of service on two

driveways (middle and far east); have prohibited left out at Spectrum site; Morse Road project coming within a year to provide a 3-lane section here; left turn lanes that would be provided as part of Morse Road project; northeast bound left turn already there on Johnstown; no extra turn lanes beyond what was mentioned; concerns about what traffic is already there on Morse Road; 15,000-16,000 existing daily trips on Morse Road; 2 lane road handles between 10,000-15,000 depending on drives; 15,000-18,000 requires 3 lane road; roundabouts here tend to make it work fairly efficiently; lights would not work as well there; daily traffic generated by this site is 2,300; not all of that is on Morse Road; could be done under current classification and land use plan would generate closer to 5,500 daily trips; substantial reduction compared to what could be added; in terms of PM peak, this proposed site and what was assumed for rest of site will generate 247 trips; current classification would generate 545; these things all bode well for keeping traffic at a reasonable level; this definitely has good characteristics compared to what might show up there.

Chair asked for build schedule. Dugger said there are 2 approvals before you as part of Spectrum piece; they are in contract and are the farthest ahead; have to go forward with rezoning for portion of that property; also conditional use; rezoning has to go through Council after this process; then back with a Final Development Plan; that gets done between now and Thanksgiving; could start engineering and submit for building process; probably be looking at a start next spring; takes 10 months to build one of these facilities; very end of 2015; maybe first quarter of 2016; the neighborhood service retail is being worked on; that part is as the market dictates; would be built user based; speculate that would run year and year and a half after Spectrum; would fill in fairly quickly based on interest. Wetherholt said that would be when Columbus would be doing that improvement. Chair said thought that was beginning construction early 2015. Bender said middle driveway would be constructed with senior living and that is only thing built on that part of the site. Chair asked when access on 62 would be built. Dugger said would be built as eastern half would be developed. Rosan asked more about timing. Dugger said they know exactly what they want to build; not a fast process; already through the process with The New Albany Company; adds some time to this; probably expect groundbreaking end of first or beginning of second quarter next year for Spectrum; eastern portion would lag behind one year to 18 months. Chair asked all access to Spectrum on Morse Road. Dugger said yes. Rosan asked about roundabout at Preserve Crossing. Dugger said Columbus has said no to any roundabout there; not in actual plans for this section of Morse Road. Rosan asked if there would be road there then. Dugger said not on our plans; problem for us is our property boundary does not get to Preserve Crossing.

Rosan said the drawings we have show a roundabout. Roggenkamp said we caused that confusion with initial drawings submitted; took an expansive look at road systems; showing things Columbus did not want and things we had no control over; have since removed those items. Rosan said that is disappointing because it is a perfect solution. Dugger and Wetherholt agreed. Dugger said unfortunately City of Gahanna does not control that portion of the improvement; have fought that fight and not won; have been offering to put some of these in Tax Increment Finance (TIF) District. Wetherholt said Jones put the whole North Triangle area in a TIF; gap of Morse Road from Hamilton Road to Trellis could possibly be covered in a TIF. Dugger said we thought North Triangle TIF was meaningful; this is a very high value building; \$30 million building; TIF throws off a lot of money pretty quickly; non-school reimbursement TIF; generates good money to the City; just the Spectrum piece which we know is committed to going here; this is a game changer for the City; by us agreeing to go into the TIF, City of Gahanna can bring money to the table when meeting with the City of Columbus. Rosan said TIF money would go for widening Morse to Trellis. Wetherholt said could be for intersection improvement there at Preserve and Morse Road; development of that tract of land is what makes intersection improvement possible. Rosan asked if you are developing the site such that that vacant tract of land to west is developed, you can build a driveway to Preserve Crossing to the south. Dugger said we originally showed that; didn't want to presume that property owner would do that; think that makes all the sense in the world. Rosan said that makes sense to me. Roggenkamp said in an earlier iteration of this plan internally, we talked about showing a stub of Perimeter Road on this west side; opted not to because we weren't sure when that might happen. Dugger said we just went through this in Powell; had exact same relationship with neighboring properties; stubbed into adjacent properties; rather do that at Final Development Plan; be shocked if Spectrum disagreed; been speaking with this person for a long time; don't want to presume anything with that property owner; if and when this property comes in, you will do exactly what we're talking about; more than willing to accommodate that type of thing. Rosan said think that is good planning to stub it off; our job is to make sure the site is developed in such a way that presuming Morse Road develops and neighboring owner sells, we're going to be able to tie in; is a perfect solution. Dugger said this amounts to going east, around the roundabout to go left; if we mass our movements, we probably end up with a light; may or may not be the right thing to do; short enough distance between Preserve Crossing and roundabout you could end up stacking to roundabout. Dugger said there have been a series of zonings on north side of the road; Preserve does outlet to Thompson Road; that is a right out; we should probably bring a bigger map that shows those do go north to Thompson; all access Morse but do have alternatives.

Dugger said we have this traffic study that is applicable to three applications; my assumption is that the zoning and conditional use for suburban office is really not problematic; this is helpful to plan access points; Spectrum would like to proceed while this is pending before Council.

Rosan said EMH&T report references drawings that depict roundabout on Morse Road, Preserve Crossing, etc.; are we sure EMH&T considered this plan you've got up instead of what we have here; it appears EMH&T did traffic study based on drawings no longer before us. Bender said we have at no point in report process assigned traffic to those accesses; did not assume they were there; assigned volumes to 3 driveways on Morse Road and access on 62.

Rosan said if we're not going out on Preserve Crossing, how are we turning left out of Spectrum. Bender said access further east will be built at time of Spectrum. Dugger outlined phasing on map; detention basin and access built with the first phase; we will go back and clean up text to clean up exactly what you're talking about. Rosan suggested site plan for Spectrum be updated. Dugger said like to do that verbally. Wetherholt said there is a whole driveway along there; leave it open to someplace along there. Dugger said we'd say if at such time Preserve Crossing gets extended to south; we don't have access to that; City would have to get us access to that; have to be some cross easements; we are willing to do that; just did that exact same thing in Powell with Final Development Plan there.

Keehner confirmed drive 1 is right in, right out; 2 and 3 are full movement. Dugger said if you eliminate 3 you likely warrant a light at 2. Bender said 1 is all in, right out only; left turn lane would be provided with Morse Road project; traffic generation is lower at Spectrum; traffic generation will be more from 3; want to spread traffic out on site as well; don't want a traffic signal at drive 2 that close to a roundabout. Dugger said historically we've aggregated driveways to get a light; adds value to a developer; here, the opposite is true; completely contrary to the way we've done things; here we're spreading things out to avoid a light. Keehner said you also have 2 public entities involved. Dugger said Gahanna's Triangle Plan has stayed consistent; what has changed is what has happened north of Morse Road; significant density dumped north of Morse Road; Gahanna can't influence road in Columbus; Gahanna hasn't had a pot of money to influence Columbus; will happen with TIF there; lag time between starting construction and revenue hitting City.

Rosan said at last public hearing there were comments about water onto neighboring properties. Roggenkamp said water table in this area

is generally high; when we get substantial amounts of rain, water has no place to go; on the auditor's map, parcels to the south show streams in the middle of those parcels; contours are at 2' intervals surrounding; whole area wants to drain to stream that goes under 62; that is natural topography of the way the water wants to go; don't know how much water from New Albany site flows south; believe as part of development of Spectrum site will be stormwater management; that should be improved as result of the development; all go into detention pond and outlets into stream that it wants to go into anyway. Dugger said it does not address ponding behind houses because it just wants to sheet flow over to that creek; theoretically you could do an improvement there that gets the water to that stream; all those homes were built some time ago.

Rosan said testimony said development of condos caused that. Dugger said is no outlet from that property into their backyards; these properties are picking up their stormwater and taking it to 62.

Gary Goldsmith said live there and the water absolutely runs off that development onto my property; rain from last meeting washed out my woodchip nature trail; don't see evidence of water management from that development.

Rosan said this development maybe marginally makes it better; doesn't fix it; doesn't make it any worse. Wetherholt said we typically investigate complaints like this; was it built to plan; has something subverted it.

Chair asked Wetherholt to have staff to look into it; those 6 pieces of property are all one big flat spot. Rosan said for the application, I'm satisfied this project will not make the problem worse; may help it. Wetherholt agreed.

Clerk noted petitions were received from residents.

RECOMMENDATION: On Regular Agenda, July 23, 2014.

[CU-0005-2014](#)

To consider an application for Conditional Use to allow Professional Use for a Senior Living facility; current zoning ER-1 Estate Residential; to be zoned SO Suburban Office and Institutional District; for property located at 5435, 5445, and parts of 5495 and 5505 Morse Road; Spectrum Acquisitions Gahanna, LLC, applicant.

See discussion of previous agenda item.

RECOMMENDATION: On Regular Agenda, July 23, 2014.

[Z-0002-2014](#)

To consider an application for Zoning Change for 5.178+/- acres of

property located at 5445 Morse Road, and parts of 5495 and 5505 Morse Road; current zoning ER-1 Estate Residential; requested zoning SO Suburban Office and Institutional; Spectrum Acquisitions Gahanna, LLC; Glen Dugger, Agent.

See discussion of previous agenda item.

RECOMMENDATION: On Regular Agenda, July 23, 2014.

7:00 [V-0011-2014](#)

To consider a variance application to vary Section 1165.04(a)(2) of the Codified Ordinances of the City of Gahanna; to allow an electronic price panel on 2 existing signs; and to vary Section 1153.03(c)(4) of the Codified Ordinances of the City of Gahanna; to allow an existing building to encroach into the rear yard setback and to allow 2 cooler additions to be built with 0 rear yard setback; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Rosan said saw the pictures; think it's fine; it is nice to see it just to be sure.

Blackford said besides the elevation, the other item discussed was the sign; was there any chance to make it a monument sign; staff has received nothing on that.

RECOMMENDATION: On Regular Agenda, July 23, 2014.

[DR-0014-2014](#)

To consider a Certificate of Appropriateness for Site Plan and Signage; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

See discussion of previous agenda item.

RECOMMENDATION: On Regular Agenda, July 23, 2014.

Jayme Maxwell, CMC, Reporting