



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Thomas J. Wester, Chair
John Hicks, Vice Chair
Bobbie Burba
Joe Keehner
Jennifer Price
Donald R. Shepherd
Michael Suriano

Kayla Holbrook, Deputy Clerk of Council

The Commission may caucus at 6:30 p.m.

Wednesday, April 11, 2018

7:00 PM

City Hall, Council Chambers

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, April 11, 2018. The agenda for this meeting was published on April 5, 2018. Chair Tom Wester called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Michael Suriano.

Present 5 - Bobbie Burba, Thomas J. Wester, Joe Keehner, John Hicks, and Michael Suriano

Absent 2 - Jennifer Tisone Price, and Donald R. Shepherd

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES

[2018-0070](#)

Planning Commission Minutes - 3/28/18

A motion was made by Burba, seconded by Hicks, that the Minutes be Approved. The motion carried by the following vote:

Yes: 5 - Burba, Wester, Keehner, Hicks and Suriano

Absent: 2 - Price and Shepherd

D. SWEAR IN APPLICANTS & SPEAKERS

E. APPLICATIONS - PUBLIC COMMENT

[CC-0001-2018](#)

To recommend to Council, changes to Part Eleven - Planning and Zoning Code, Chapter 1150, Olde Gahanna District, Sections 1150.05(a) Permitted Uses and 1150.05(b) Conditional Uses, of the Codified Ordinances of the City of Gahanna.

(Advertised in the RFE on 4/5/2018)

Blackford showed zoning map for Olde Gahanna (OG-2); only changes tonight impact that colored area; proposing change because of requests for uses in OG-2; this was trying to fix some of the code related issues with uses; the redline version is provided to the Commission; requesting to add to permissible uses and one conditional use; overnight boarding for animals is currently permissible but would make it conditional; we are slowly going through Zoning Code update; how we categorize uses will be something we look at but this request should not wait; this is a recommendation to Council; Suriano asked about musical groups and if it is temporary now; Blackford said does not believe there is any permitting right now; has been successful in that area; Keehner asked about other artists; Blackford said the definition and clarity; limited by music and artists; others may be in other sections of code; Burba said in late 1990s, early 2000s, City passed code change allowing churches in only certain districts; why exception for this district; that was all taken care of; Blackford said our code allows for churches in that zoning and other zonings; are religious organizations now in OG-2; believe changing the code to allow religious organizations will not have a detrimental effect; will not create a lot of new church developments in that area; Burba expressed concern with overnight boarding; Blackford said this makes them more restrictive; would like to at least make it a conditional use vs. allowed by right; Hicks asked why not exclude; Blackford said has to do with the code number; it has to do with about 15 other uses; not sure if we want to prohibit them all or not; do we want to allow a doggie daycare; to change this would require re-advertising; Suriano said the way it is, we would still see the application; Hicks said the public has taken parcel; this code change relates to that parcel; are there pending inquires; Blackford said no; Keehner said clarified the allowable uses regarding pets; Blackford said can add more permitted uses to conditional uses; Wester said in last year, Westerville has been dealing with massage parlors, where do they fall; are they excluded; Blackford looked in the codes; said we use different references in our code; not simple; is permitted right now; a lot of this discussion is because of the way uses are coded throughout code; will look at these as we rewrite the zoning code; Keehner said this is discussing Olde Gahanna right now.

A motion was made by Keehner, seconded by Hicks, that the Code Change be Recommended to Council for Approval.

Discussion on the motion: Wester said want to protect City and residents; staff did a good job.

The motion carried by the following vote:

Yes: 5 - Burba, Wester, Keehner, Hicks and Suriano

Absent: 2 - Price and Shepherd

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

No report.

Planning & Development

Blackford said will have extremely full agenda for next meeting; 10-12 items.

Council Liaison

Area Commission meeting on 3/19; Blackford said 2 items are both within Area Commission 2; one on North Hamilton just south of Giant Eagle; someone interested in developing all 3 parcels with a mixed use project; another project is off Johnstown Road; two different parts of the City.

CIC Liaison

Not present.

Chair

Wester said all should give thought to fencing issue on the 9th of May.

I. CORRESPONDENCE AND ACTIONS

None.

rJ. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7:55 p.m.