



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Bobbie Burba, Chair
Thomas J. Wester, Vice Chair
John Hicks
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, May 10, 2017

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, May 10, 2017. The agenda for this meeting was published on May 4, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Joe Keehner.

Present 7 - Donald R. Shepherd, Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, John Hicks, and Michael Suriano

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

Holbrook notified the Commission that she has moved CU-0001-2017 to be voted on before V-0004-2017 for 1000 Bricklawn Avenue.

C. APPROVAL OF MINUTES:

[2017-0105](#)

Planning Commission Minutes - April 26, 2017

A motion was made by Wester, seconded by Shepherd, that these Minutes be Approved. The motion carried by the following vote:

Yes: 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

[2017-0106](#)

Planning Commission Workshop Minutes - May 3, 2017

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

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

Abstain: 2 - Wester and Price

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Assistant City Attorney Kristin Rosan stated the Public Hearing Rules that would govern all public hearings this evening and administered an oath to those persons wishing to present testimony this evening.

[CU-0001-2017](#)

To consider a Conditional Use Application to allow stockpiling and retail sales of salt and topsoil in addition to the currently approved recycled materials in an Office, Commerce and Technology (OCT) zoning district; for property located at 1000 Bricklawn Avenue; Parcel ID No. 025-006164; Steve Geiger, Reklamation, LLC, applicant. (Advertised in the RFE on 4/6/2017; revised date advertised in the RFE on 5/4/2017)

Gard gave a summary of the applications;

Chair opened the public hearing at 7:06 p.m.

Applicant, Benjamin Worsowicz, 8691 Shrar Drive, Powel, said he will be representing the applicants; Wendy Geiger-Steiner, 173 James Road, said she is here on behalf of Reklamation; have expanded in topsoil and storage with past conditional use approvals; said understood the Commission believed this not to be the best use of the property; believes that is different; trying to stay competitive in this industry; this height is allowed in a close adjacent area, Columbus; serve multiple businesses in the area; have built a strong customer base; have been a Gahanna Chamber member and very involved in the community; serve the community well and are looking to expand their business; asking to be allowed to continue operations that have been on the site since 2009.

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

Shepherd said they understood they needed a cap initially; the intent has changed; that is why we made it a conditional use; Steiner said did not see anyone else in line with 4 million dollars; said we are here to stockpile over 10'; Shepherd said keep asking for it to expand; Steiner said they're business is expanding; Shepherd said they are not capping this; the intent was there but it has changed; the intention the entire time was to turn into a recycling center; Steiner said it is capped; the State of Ohio EPA came back and said they cannot do water quality sampling until May of this year; is scheduled and going

through; not leaving after building a successful business; we have capped it; Shepherd said have changed what they have asked for in the past; will not be in support of this; Wester said you are looking at retail sales of salt; what provisions or permits do you need to store salt regarding water runoff; will an EPA permit be required; Priestas said there are requirements related to the storage; they would be required to comply and get a permit; Wester asked if we were to allow a 10' or 25' pile of salt, what is the projected truck traffic in and out of that facility in a bad winter; will the roads handle that; Priestas said will be based on the volume they will sell; will need those details to further analyze; Steiner said municipalities will pick up by truck and will be delivered by rail; maintain Bricklawn Avenue to the end of the road to their property; have directed all current truck traffic as it was expressed before; Wester said heard 2012-2017, that is 5 years; have always been under the impression that the goal was to cap this and make this land ready for redevelopment; will not support this use; Price said echoes both of her colleagues; this started out as the need to stockpile; was all based on capping that; and hopefully to do that quickly; the stockpiling was used for two things - material for capping and to help purchase more materials; since then, we have seen this grow into a different business; believes that what the applicant has shared; they have grown a business and there does not seem to be an intent to cap this parcel to be redeveloped; will not support this application this evening; Hicks asked what the plans are to comply with the screening materials; Steiner clarified for the City of Gahanna; said plans to put trees in and around the other businesses; neighbors to a landscape company that stockpiles; they screen; nothing around us to screen other than that; Price said a 25' stockpile of salt, it is nearly impossible to buffer that; as the mound gets larger, will be visible from the freeway; cannot believe it can be buffered by trees alone; the shelter as part of the application is not the appropriate buffer; Steiner said the one referenced is not their property; cannot see their property from the freeway; unless you are flying Southwest; Price said there are other parcels in that area and are visible at 25'; Steiner said it would, as our current piles are; Keehner said thought we approved as a way to cap the property; a little surprised because it sounds like a whole new operation; seems like a totally different business; do not know if he can vote one way or the other; in the application there is a graphic with salt under a building; was that the plan; Steiner said topsoil and salt would go in permanent materials; not using tarps; Keehner said looks like would be approving a different business than they have in the past; not sure what that requires in terms of permits and applications; Steiner said we do topsoil in their Columbus yard across the railroad tracks; salt storage is something they want to expand into; know there would be stipulations with building; but needed the stockpiling allowance prior to moving forward; understands the Commission; understood you wanted a business in

the area that generates income, that is what we are doing; only asking for 15' extra feet; going to stay regardless, even if they are only limited to 10'; Price said the materials referenced are all subject to a sunset as they were part of a conditional use; Gard confirmed; would also like to remind the Commission that there are three options: approval with code conditions, approval with modifications, and disapprove with any reason listed in code; Steve Geiger, 6 Town Street, Pataskala, said we are all aware of the fact that this is a landfill and in the industrial park; estimated \$2 million in streets to access their street; only business in Gahanna without public access and no paved entries; not a lot of really nice things you can build on a landfill; have went to the EPA and the NFA; the Ohio EPA has problems with issuing an NFA; can't get their engineer engaged to speak on this if necessary; to close a landfill and sell with no public streets is almost impossible; would appreciate Gahanna checking maps between 1973 and the early 90s; approved but never installed; the Gahanna Engineer has never installed their ingress and egress; cannot sell land that is not ready to be redeveloped; Priestas said there is public access via Leavitt Service Road as well as Bricklawn; there is a project to construct roadway for commercial use, but not industrial use; Steiner said the issue with Bricklawn is that the city did not own the roadways; Priestas said agreements in action that will make that no longer the case; Blackford said we are not going to see commercial or office on this property; will be industrial; we partnered with the Geiger's to get this site certified; a site in this location in this condition, the development options are limited on this property; Keehner said in Blackford's report, said staff needs further clarification, does he now have what he needs; Blackford said from their standpoint, there is no real objection, is more of a timing with the applications and meeting those requirements; not clear when some of those permanent structures and screening will be in place; would be neater if all those were done at the same time to see how it will be developed; would have Planning and Development support with that information; Keehner said there needs to be an application with a long-term development attached; Blackford said that would be his opinion; would typically at this time see a final development plan with this; there is no long term concern with the use of this property; Keehner said that seems reasonable; Blackford said would want to see more specificity with screening for a long term project.

Chair closed the public hearing at 7:33 p.m.

A motion was made by Wester, seconded by Shepherd, that this Conditional Use be Approved.

Discussion on the Motion: Keehner said does not want to say no; but would like to have a final development plan; not sure how he wants to vote at this time; would hope to say no and there be another application to hash out some

of these issues.

The motion failed by the following vote:

Yes: 1 - Burba

No: 6 - Shepherd, Wester, Price, Keehner, Hicks and Suriano

[V-0004-2017](#)

To consider a Variance Application to vary Section 1155.07(b)(1), Outdoor Storage Areas, of the Codified Ordinances of the City of Gahanna; to allow stockpiles to be 25' in height; for property located at 1000 Bricklawn Avenue; Parcel ID No. 025-006164; Steve Geiger, Reklamation, LLC, applicant.

(Advertised in the RFE on 4/6/2017; revised date advertised in the RFE on 5/4/2017)

Chair opened the public hearing at 7:36 p.m.

Worsowicz said their previous presentation was combined with the conditional use.

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

Keehner said would be pleased to see a final development plan; this is a useful business; would ask if the variance is needed to be viable; appreciates what they have done in Gahanna; Wester said supports what Keehner said; have experience using salt; would like to see more information in a final development plan that would say the direction they are going with the specific site; revisit then as appropriate; Suriano concurred; would like to see more for final structures; Burba said would like to see this on a more permanent basis.

Chair closed the public hearing at 7:38 p.m.

See additional discussion under CU-0001-2017.

A motion was made by Wester, seconded by Shepherd, that this Variance be Approved. The motion failed by the following vote:

Yes: 0

No: 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

[FDP-0001-2017](#)

To consider a Final Development Plan Application for a multi-tenant retail development; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; current zoning CC (Community Commercial) and PCC (Planned Commercial Center); Hamilton Commerce Center; Ryan Fowler, applicant.

(Advertised in the Dispatch on 4/19/2017 and the RFE on 4/20/2017)

Gard this application has not changed from two weeks ago; have

additional renderings that have been submitted; the colors of the east facade have been muted from the last time the Commission saw them to more of a rust color; there was some objection to the red; parking will be at a lower grade than the road; will meet code requirements;

Chair opened the public hearing at 7:44 p.m.

Aaron Underhill, 8000 Walton Parkway, Suite 260, the attorney representing the applicant, said this project was at a Workshop Meeting last week; said their development team is here tonight to answer any questions; have tried to engage the neighbors; said they are happy in many respects and unhappy in others; end result of this is that there is a good plan here; the less impact on the natural features on the project, the better; believes this plan is good for the site; understands the traffic issues; nearing completion on a traffic study; happy to comply with a condition based on satisfaction with traffic study; have expectations that this will be fine; believe the ability to turn north on this property onto Hamilton Road will be satisfactory; the retail uses will not greatly impact traffic with their hours; added that they went with a more muted red on the east facade of one building; have a tenant driving that color; made good faith to address that; believe we have worked well with parameters in the zoning code; no variances are being requested.

Chair called for proponents, there were none.

Chair called for opponents; Ron Stahl, 1022 Ridge Crest; said he is President of the Academy Ridge Home Owner's Association; said they are not opposed to new development; concerned with some details; understands development is good; developer has met with them several times; thanked the Commission for taking this through Workshop; was able to attend last week's Workshop; number one concern that still remains is the cut out on Beecher and the traffic; Beecher Road is the only way out for these residents and access for Columbus Academy; there are several issues with traffic during certain times in the day; understands there is a traffic study in the works; if this road was built for the properties to the north and south, why weren't they developed; question the right of access off this road; should also consider the undeveloped lot south of this property; have concerns about when, and if there is development to the south of this property; understands there has been a permit that references the ravine, can it be posted on the website; concerned with a pipe and not a natural runoff; said the applicant shall provide a feasibility study; if so, can that be made part of the public record; we are against certain aspect; ask that they have time to review the traffic study, once complete.

Ron Algers, 991 Reece Ridge Drive; after meetings with developer last week, received revised plans; concerned that they do not know who will occupy the buildings; there are 81 homes in their development and Beecher is the only access road; is also a school bus route; asked about traffic to the Academy, understands it cannot be done; said Beecher is used by the traffic for Columbus Academy; there is constant traffic, the sidewalk was built in the area; said nearly every athletic team at the Academy uses that; is also used as a bike path; first asked City Engineer about widening Beecher Road; why in such a hurry to approve prior to the traffic study being approved; resident asked if time can be extended for several of them to speak; Burba said unless there is new to add, please limit comments; Shepherd asked for an additional 10 minutes; Bill Johnson, 1028 Ridge Crest Drive; provided a handout attached as "CORRESPONDENCE_public handout 5-10-17"; said the ravine was approved by others not in the city; those people are not in charge of preserving our natural resources; would like to point out that there is an issue with the ravines and parking; said eliminating 27 parking spaces could move the property north and most of the ravine could be preserved; it is a wonderful asset to Gahanna; Jane Peck, 1010 Ridge Crest Drive; said McKenna Creek begins at the north portion and curves around to the south and goes under Beecher Road and follows downstream; said Mr. Johnson refers to a ravine that runs along Beecher Road; said the source of that water is the large 48' pipe under Hamilton Road; the source of that water is unknown; is that the approved runoff from the northeast corner; there has to be some reason for that runoff; is rather deep; has the ravine become a natural detention for the water and it will eventually feed into McKenna Creek; the developer stated they have federal permission; if this happens, the force of that water during heavy rain, what will that do to the entry point; what will that eventually look like; will there be a lake there; will it erode the property around there; if you remember, the creek comes from the north; City built a retention pond; there are a lot of people that this has caused a problem for; how will this mitigate the flooding that this just resolved; would be interested in seeing how the developer plans to mitigate that situation; a pipe could impact the area negatively; do we really want a 4-way intersection here, have Police and Fire had a say on this with the traffic; said Beecher Road is a 2 way city street; Jim Wells, 988 Ridge Crest Drive; said we know the real issue with traffic here; said traffic southbound and exiting southbound is fine; if you want to go northbound, it is a little tougher; someone going northbound on Hamilton and wanting to get into the development; has anyone looked into a U-turn at Vista Drive; would like that impact studied; is it possible; would make things better; Tracie Clay, 394 Beecher Road; is worried about property values; concerned with the curb cut, said she is the second house on the right; have had issues in their neighborhood with parking on the street; those curbs were considered dangerous;

even just one side of the street; confused why we would put a curb cut there and increase traffic where there was a concern already; believe the proposed development will impact their neighborhood as the only access; understands she will be repeating things but it is important to hear; not opposed to development in Gahanna; did not move to Gahanna with the intention it was a large suburb; have kept one high school; little by little seeing green space disappear; concerned about Hamilton Road becoming like 256; does not want to blindly become Pickerington; wants to see this approved by the newly formed Area Commissions that the Mayor had a part in; lives right on Beecher Road and sees the daily traffic; believe the drivers from the new development will pull out aggressively and not pay attention to pedestrians on the sidewalk; or they will turn right into Beecher to find there is no other way out or travel through Columbus Academy; said the Academy realizes it is too late to do anything about it; has Gahanna thought through any plans due to the increase in traffic; what about the bike path and is there any wisdom on a traffic study on how many cars turn right versus left; if the study finds few cars turn left on Hamilton, this is moot; hopes her thoughts will be taken into consideration; will keep with being a Gahanna language arts teacher; read a story and asked that we close our eyes and imagine a happy neighborhood with children playing with a school in it, and then a commercial development in their area; asked if you were in that situation, what would you want your City deciding and your City Planning Commission deciding.

Rebuttal, Aaron Underhill, said knows there is a view that this is not developed as commercial; has been rezoned for 25 years or so; best answer for the neighborhood, is that nothing happens, however there are zoning rights; we meet every requirement of code; matters pertaining to runoff and traffic have been left to their professional team; have done an involved analysis that takes time; study that has been completed, they were fine with the full access movement; no reason to believe that the new study will reveal anything new; state law is very clear; we cannot do anything to increase water runoff to neighboring properties; will have to prove that to the City Engineer; that is also a very technical matter; have taken this as far as we can without an approved plan; cannot negatively impact surrounding properties; ask to please focus on the fact that there are no variances; large list of consultants there that have invested their expertise; believes this is justified.

Chair closed the public hearing at 8:20 p.m.

Keehner said his questions were addressed at the Workshop; Shepherd asked staff about the traffic flow; said Academy is the real problem here; called the City Attorney today, asked Kristin to relay

what Shane said; Rosan said legally, is a property light; no ability for the City to close that access point; Shepherd said the problem is not this project, is Academy; is an existing problem; neighbors are asking them to make this property worthless; does not believe neighbors would want their property to be undeveloped and not sold; asked Priestas who maintains any flooding; Priestas said one is the onsite and offsite runoff; will require a stormwater management plan; their end result will be a reduced peak rate; the 48' storm sewer - there are energy devices required to prevent erosion; they will have to require those in their design; Shepherd asked Gard to address eliminated parking spaces; aware there are minimum spaces required; would this still work if they took this out; Gard said they are not required, they are requested; Shepherd asked if it is required that they have two points of ingress and egress; Priestas said not required, in this instance, the secondary access is a pressure relief; the right turns will seek the path of least resistance; said there would be additional requirements if changes are made; Gard said 49 spaces are required; do not know why the number was requested; Shepherd confirmed if we knew for sure it was a restaurant, there would be more; asked Underhill about the end user; said they respect large brands; said the end user brand may not be set; Underhill said they feel strongly that they will have a lease but do not have a lease signed yet; for confidentiality; it is a corporation; own 35 units approximately; Shepherd asked if that is sufficient to have a large branding; Hicks said they enacted a tree code, does this comply; Priestas said they do comply; Underhill said that was a relatively new ordinance adopted, they were well aware of it; said the end user will be lost if they cannot maintain their branding on the building; Gallas, 245 E 1st Avenue, said does not know if the 35 is in Ohio or all; said bulk is in Ohio; is a regional chain; Wester asked if consideration has been given to speedbumps; Priestas said not sure if this concern is appropriate here; tend to steer away; said our developments are city plowed; Price said have the runoff stormwater concerns, said whatever is put in would have to comply; Priestas confirmed; Price confirmed there would not be a new pipe that emptied into McKenna Creek; Priestas said they have not completed their plans; Tyler Cullinan, 422 Beecher Road; said they will extend the pipe; will meet Gahanna and EPA requirements; Price asked if there is a plan to have a new stormwater pipe emptying into the creek; Cullinan said there will be; calculate a 25 year rainfall event; Price asked about creative ways to handle the traffic; a U-turn would create more issues on Hamilton Road; Priestas said the u-turn would not be possible with the width of Hamilton Road; not a safe movement on this roadway; Price said further north there is a property with the only right-out; asked if it is possible to have two entrances one in and one out; Priestas said the issue is the left turn movement; this has

access to a less major roadway; that is desired; Price asked about the parking spaces required for a restaurant; there are 131 now; Gard reviewed requirements for parking per square footage; Underhill said this will be a living and breathing center, and the uses will change over time, tried to accommodate all future uses which may include one or two restaurants; Price said concerned with parking and too much pavement and what it does to the environment and tree removal; interested in seeing how that can be addressed; Underhill said have reduced parking from original plan; at 36% covered with impervious service; which is relatively low; Price said her concern is even though it is lower than national averages, it is a unique parcel in terms of the ravines; when you have that type of situation, further reduction should be considered; especially if there is no specific need at this time; when we make plans and approve things based on what we think will go in, because the market shifts, the end user has a financial setback when the plans change; an example is the Shops at Rocky Fork; did not get a coffee establishment as thought; Hicks said he came up with 98 for the number of parking spaces with the square footage, but it would not change the curb cut; Underhill confirmed; Shepherd asked about waiting until the traffic study is complete before there is a vote; what is the rush for approval; Underhill said a lot of things go on behind the scenes with staff; leases can also be signed; approval will allow them to get started with approval of engineering; additional time will help get this built; said the City Engineer will make the final call based on the reported traffic study; does not believe a study will impact approval; said construction season comes and goes quickly, every bit counts; Suriano said appreciates the time; appreciates amount of trees left on the site; looking up and down Hamilton Road, especially in this area, concerned with the red and the amount of red; believe it will be a really heavy element; understand brand standards with specific tenants, would be more likely to approve efface with a less heavy color or alternative material; Shepherd asked about using brick to create the red; will add value to the site and accomplish the red; Carter Bean, 4400 N. High Street, Suite 401; said the brand of this user is the material and color presented; Suriano confirmed their brand standards dictate efface; Shepherd asked if that is abnormal; said New Albany's restaurants do not meet their brand standards; am with Suriano on this, want to try and accomplish their goal; why are they choosing a cheaper material, are they part of the funding; Bean said this is specifically prescribed by the user; we have asked the user; said their pallet is earth tones; used an iron red color; the stucco look is what they are after in addition to the color; like a variety of materials used; said it makes sense to create consistency among businesses; Shepherd asked if he suggested the people of Gahanna are too stupid to recognize a brand without that material; Suriano asked to see the

sample; Bean provided the sample to Suriano; Jason Zadeh, 245 E 1st Avenue; Wester asked if these will be painted; Bean said will be in the final finish but not painted; Zadeh said we are pain staking about how they design their buildings; this was a departure for them to work with the end user; most end users try to strike a balance between cost and their lease amount; their brand is very important at the stage in their business; larger brands like Burger King and McDonalds have established a brand and can deviate if need be; understands it is not a brick; they are very sensitive to the architecture; hopeful to work with the Commission; the photographic rendering shows a better look for the building; photos present themselves as a cement fiber board; struggled a little bit; they are building a second building that will really soften the tone.

A motion was made by Shepherd, seconded by Wester, that this Final Development Plan be Approved.

Discussion on the Motion: Keehner said a couple years ago he voted no to the Firestone on Hamilton Road near the same creek; when the Big Bear came in, it was a public referendum to allow it; that opened Hamilton Road to commercialization; is on a corridor that is now commercially developed; this is on a bus route; developer relocating speaks well that this is not a fly by night strip; cannot vote no. Price said will vote no under Code 1108.05, in opposition because of provision D; not in keeping with the area; believes we could do something better than a quasi-strip center; Hicks said sat in this traffic taking his daughter to Columbus Academy; but will be supporting this with the condition; Wester said will be supporting this; thinks the developers have done their diligence in regards to the traffic; there are issues and the City can do some calming in there; that intersection works pretty well; you do not build your way out of certain traffic problems; agree on the colors and the issues relating to the colors; the area needs something to brighten it up; the City Engineer will do a great job in reviewing the traffic study.

The motion carried by the following vote:

Yes: 6 - Shepherd, Burba, Wester, Keehner, Hicks and Suriano

No: 1 - Price

[DR-0006-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; Hamilton Commerce Center; Ryan Fowler, applicant.

See discussion under FDP-0001-2017.

A motion was made by Shepherd, seconded by Wester, that this Design Review be Approved.

Discussion on the Motion: Keehner said appreciates the developer scaling down; hopefully they will be using green infrastructure; seeing the actual

materials is not as chromatic; not necessarily bad; if it is a national brand, would impact this; a regional brand, inclined to be more liberal about that; there is an identity issue; cannot vote no for this either; Suriano said unless we can reconsider a different solution, will not be voting in favor; Burba said will be supporting this; have a long standing relationship with these builders; they have served our community well; hope to work more with them in the future.

The motion carried by the following vote:

Yes: 4 - Burba, Wester, Keehner and Hicks

No: 3 - Shepherd, Price and Suriano

[FDP-0002-2017](#)

To consider a Final Development Plan Application to complete an office building shell; for property located at 1255 Beecher Crossing North; Parcel ID No. 025-012044; current zoning L-SO (Limited Suburban Office); Larry Canini, applicant.
(Advertised in the RFE on 5/4/2017)

Gard gave a summary of the applications; said these applications are virtually unchanged to what was approved in 2016; construction was not complete and permits have expired; he is here tonight to tell you his plans for the property.

Chair opened the public hearing at 9:06 p.m.

Applicant, Larry Canini, said had a specific user that they no longer had an it was difficult to find a user and credit; area is user specific; we are back in a market where we see an opportunity to get a spec building done; have a current user that is looking to expand here; we are moving toward wanting to do this; crossing fingers this will go through; changes are due to tree code requirements; appreciates City's patience and understanding; is a sensitive market; willing to take the risk this time.

Chair called for proponents; Isobel Sherwood; 514 Mechwart Place; here representing the Board of Directors of the community; have been here before in favor of this application; have lived with the eyesore for 10 years now; would really like to see this developed and finished; as an entrance to their development, ask that this be supported.

Chair called for opponents, there were none.

Canini appreciates Sherwood's comments; will be planting additional pinewood trees for the surrounding units; will also be putting in a safety fence and keep the grass mowed, have been doing that; have turned down requests to purchase for apartments; this is a good use for this property.

Chair closed the public hearing at 9:11 p.m.

Keehner said have been through this already; said there is a lot of stucco on the north side; better than what is there now; landscaping doesn't continue to the backside to give someone in a wheelchair a feel of going into a main entrance; Canini said the end user will have wheelchairs and will be enhancing that portion; that will be the main entrance, ironically; Burba asked if this can be the last time; Canini said he is doing his best but cannot promise anything; tries to do his best in the City of Gahanna.

A motion was made by Price, seconded by Shepherd, that this Final Development Plan be Approved. The motion carried by the following vote:

Yes: 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

[DR-0007-2017](#)

To consider a Certificate of Appropriateness Application for landscaping, and building design; for property located at 1255 Beecher Crossing North; Parcel ID No. 025-012044; Larry Canini, applicant.

See discussion under FDP-0002-2017.

A motion was made by Price, seconded by Shepherd, that this Design Review be Approved. The motion carried by the following vote:

Yes: 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:

Assistant City Attorney

No report.

City Engineer

No report.

Planning & Zoning Administrator

No report.

Department of Development

Blackford said the Sherriff sale for Creekside was postponed for a couple months; there is an issue with the legal description; that is all he knows; will keep the Commission up to date.

Council Liaison

No report.

CIC Liaison

No report.

Chair

Burba asked about the 181 Granville Street building; Blackford said the intent is to demolish and extend Shull Avenue; no set plans right now; the dry cleaner property to the south west of 181 had expressed interest to purchase the property; the City's intent is to extend roadway; not set in stone; do not know of any time for demolish; Price said was looking at any benefit to salvaging any items for resale; believe it will be demolished.

I. CORRESPONDENCE AND ACTIONS

[SWP-0001-2017](#) To consider a Subdivision Without Plat Application to split .1397+/- acres of a .359+/- acre tract; for property located at 181 Granville Street; Parcel ID No. 025-0001827; City of Gahanna, Anthony Jones, applicant; administratively approved by the Planning and Zoning Administrator on April 27, 2017.

Holbrook read the application into the record.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

9:18 p.m. by Wester