



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

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

Wednesday, September 28, 2016

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, September 28, 2016. The agenda for this meeting was published on September 23, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Jennifer Price.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2016-0299](#)

Planning Commission Minutes - September 14, 2016 & Workshop - September 21, 2016

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

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

In accordance with Planning Commission Rules Section 6.10A, if there is more than one application pending before the Commission for a particular address at a meeting, the public hearings on each application may be consolidated and held as one.

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

[CU-0008-2016](#)

To consider a Conditional Use Application to allow a towing & auto care facility in an Office, Commerce, and Technology (OCT) zoning district, for property located at 788 Taylor Station Road; Parcel ID No. 025-003996; Ahmed Shehata, applicant.

(Advertised in the RFE on 9/22/2016)

Gard gave a summary of the application.

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

Applicant, not present.

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

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

Rosan said has driven by this property; privacy fence is up; looks a lot better than it did under the prior tenant; did not see any cars or trucks being stored there; asked Gard if there were complaints with prior use or tenant; Gard said no; Rosan said inclined to support the application; seems like a less intensive use; cannot see any future complaints with the tow truck company; as for the trailer; recommend a one year time frame; if able to finance the building, will not need to come back, if they need more time they will come back; Price asked Gard how it will be used as an impound; will it be coming to pick up a car from an impound; Gard said yes, that is exactly how it will be; Price asked if there will be security issues; Gard said that is why no one can get back to the impound lot; will not be allowed access; Price said is the fencing that is up now, is that it; Gard said chain-link will be added to the back; Price asked if it was adequately lit; concerned with safety; Gard said they could have a ten foot high fence; lighting was not discussed; believe they are very concerned with security; Gard believes the Police will adequately patrol that area.

A motion was made by Rosan, seconded by Wester, that this Conditional Use be Approved with the condition that the temporary trailer onsite only remain for a period of one year from approval. The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

[V-0009-2016](#)

To consider a Variance Application to vary section 1153.03(b), Conditional Uses, of the Codified Ordinances of the City of Gahanna; to allow a conditional use not listed for Community Commercial zoning district; for property located at 121 James Road; Parcel ID No. 025-000855; current zoning, Community Commercial (CC); Access Ohio LLC; Donald T. Plank, applicant.

(Advertised in the RFE on 9/22/2016 and 12/1/2016)

Gard said the applicant will be asking for a postponement for these two applications.

Applicant, Donald Plank, attorney for the applicant, asking for postponement to October 26, 2016; received staff report on Friday; asked for a meeting with the City; they are meeting with them either on the 13th or 14th of this month; also setting up a meeting with the neighbors; likely that we may withdraw one application; will share that with the Commission at that time.

A motion was made by Price, seconded by Wester, that this Variance be Postponed to Date Certain to the Planning Commission, due back on 10/26/2016. The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

[CU-0009-2016](#)

To consider a Conditional Use Application to allow a residential drug and alcohol rehabilitation facility in a Community Commercial (CC) zoning district, for property located at 121 James Road; Parcel ID No. 025-000855; Access Ohio LLC; Donald T. Plank, applicant.

(Advertised in the RFE on 9/22/2016 and 12/1/2016)

See discussion under V-0009-2016.

A motion was made by Price, seconded by Wester, that this Conditional Use be Postponed to Date Certain to the Planning Commission, due back on 10/26/2016. The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

[DR-0021-2016](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at 94 Granville Street; Parcel ID No. 025-000139; State Bank - Branch; Matthew Wilson, applicant.

Gard gave summary of the application.

Applicant, Matthew Wilson, 800 Cross Pointe, Gahanna; will be an improvement to the site; hired a landscape architect to improve the property.

Shepherd confirmed signs would be administratively approved; Gard said yes; Shepherd asked what additional signs there would be; Wilson said an awning on the top and what is pictured in the renderings; Shepherd confirmed the signs comply; Gard said yes; Price asked if they envision traditional banking hours; Wilson said yes; Price asked if there was any thought for this parking to be used by the public outside of general business hours; Steve Watson, owner, 4080 West Dublin Granville Road; said would have no problem outside of business hours; Price said appreciates that; history of this building with different owners and the proximity to Creekside; great to hear; Shepherd asked if this is primarily lending; Watson said virtual teller to connect to the Dublin office; Shepherd asked if you will open accounts there; Watson said not at this branch; Burba asked how many employees; Watson said 6 potentially; Andrews said heard earlier about herbs and landscaping earlier; Gard said that was in the staff comments; would that be something we can incorporate; Watson said yes; Keehner said boxwood would be herbal, they have a lot of those; Burba said discussed the ingress and egress; would not exit onto Granville Street; Rosan asked if that is something that would come in the sign package; Gard said it could be; can consider directional signage; Rosan asked if they will put a sign up or paint asphalt; Wilson said would like to hear back from the City; Rosan suggested the applicant work with staff and the City Engineer on recommendations; hard to get out on Granville in that area.

Shepherd asked when they will be open; Watson said hopefully near May.

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

Price commended the applicant for nice work on the design; looking forward to the renovations to this; thrilled they are willing to be a good partner with the community; Rosan said this was a very thorough application.

The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

[V-0007-2016](#)

To consider a Variance application to vary section 1143.08(a), Yard Requirements, of the Codified Ordinances of the City of Gahanna; to allow front setbacks to be varied from thirty-five feet (35') to twenty-nine feet (29') and +/- twenty-eight feet (28'); and to vary section 1143.09, Off-Street Parking, of the Codified Ordinances of the

City of Gahanna; to allow a garage facility to exceed 800 square feet in addition to the existing facility of 528 square feet; for property located at 305 Olde Ridenour Road; Parcel ID No. 025-007460; current zoning, Single Family Residential (SF-3); Adam Rich, applicant.

(Advertised in the RFE on 9/8/2016)

Gard said applicant requested postponement to the October 12, 2016 meeting via email.

A motion was made by Wester, seconded by Rosan, that this Variance be Postponed to Date Certain to the Planning Commission, due back on 10/12/2016. The motion carried by the following vote:

Yes: 7 - Andrews, Shepherd, Burba, Rosan, Wester, Price and Keehner

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Planning & Zoning Administrator

No report.

Department of Development

No report.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

Clerk Holbrook said the Open Town Hall survey regarding chickens that was requested last week has been finalized and is up live on the City's website; there are a total of three questions with an option to give additional feedback; this will run for 3 weeks, until October 19th; a report will come within the next few days after the survey closes and the results will be reported to the Commission at the October 26 meeting.

J. POLL MEMBERS FOR COMMENT

Andrews said there is a Community Reinvestment Area Housing Council (CRAHC) Board meeting coming up; date not set.

K. ADJOURNMENT

7:29 p.m. by Wester