



# City of Gahanna

## Meeting Minutes

### Planning Commission

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

*Kristin E. Rosan, Chair, Jennifer Tisone Price, Vice Chair, David K. Andrews, Bobbie Burba, Joe Keehner, Donald R. Shepherd, Thomas J. Wester*

*Kayla Holbrook, Deputy Clerk of Council*

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Wednesday, October 28, 2015

7:00 PM

City Hall

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**Commission will caucus at 6:30 p.m. in the Committee Room**

#### **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, October 28, 2015. The agenda for this meeting was published on October 23, 2015. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Bobbie Burba.

**Present** 6 - David K. Andrews, Joe Keehner, Bobbie Burba, Jennifer Tisone Price, Kristin E. Rosan, and Thomas J. Wester

**Absent** 1 - Donald R. Shepherd

#### **B. ADDITIONS OR CORRECTIONS TO THE AGENDA - None.**

#### **C. APPROVAL OF MINUTES:**

[2015-0220](#)

PC Minutes, October 14, 2015

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

**Yes:** 6 - Andrews, Keehner, Burba, Price, Rosan and Wester

**Absent:** 1 - Shepherd

#### **D. HEARING OF VISITORS - ITEMS NOT ON AGENDA**

#### **E. APPLICATIONS/PUBLIC HEARINGS:**

[V-0016-2015](#)

To consider a variance application to vary sections 1141.08 (a), Yard Requirements, of the Codified Ordinances of the City of Gahanna; to

allow an unattached accessory structure to be erected in the front yard setback; and 1161.04 (e), Discontinuance, no additional structures shall be erected in connection with such nonconforming land use; for property located at 4128 Cherry Bottom Road; Parcel ID number 025-007776; current zoning Single Family Residential (SF-2); Robert and Sandra Metzler, applicant.

(Advertised in the RFE 10/22/2015)

Blackford gave a summary of the application; is a variance request to the front yard setback; requires a 40' setback; showed the location on a map; the building on the survey predates zoning code; there is a significant amount of vegetation along the property; the site is over an acre in size; shed type structures have limited locations on the property; if located to be viewed from Cherry Bottom, it would be well screened by trees and vegetation on site; staff believes this is a special circumstance due to when it was built; will not impede vehicular mobility; granting the variance would increase the enjoyment of property rights of the neighbors; city engineer said there is a plat restriction stating you cannot build additions to the east of the existing home; plat does not speak to accessory structures; staff recommends approval of the request; said the applicants are here to answer any questions.

Chair opened the public hearing at 7:11 p.m.

Chair called for any proponents or applicant comments. There were none.

Chair called for opponents. There were none.

Chair closed the public hearing at 7:11 p.m.

Rosan asked if this is a non-conforming land use because it is zoned SF-2; Blackford said staff had that conversation; said it was questionable; said playing it safe and set up to not have to come back for another variance; Weber said both sections are in the code; Wester asked if we are varying two variances; Rosan said yes, we are asking to vary two sections; Keehner asked if the image shown was what was going to be built; Robert Metzler, applicant, of 4128 Cherry Bottom Road, showed the image of the shed they were planning to build and it matched what was given in the application packet; Keehner said it is pleasing to the eye.

**A motion was made by Burba, seconded by Price, that this Variance be Approved. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Price, Rosan and Wester

**Absent:** 1 - Shepherd

**F. UNFINISHED BUSINESS: None.****G. NEW BUSINESS:**

[SWP-0006-2015](#) To Consider a Subdivision Without Plat to split 7.44 and 4.24+/- acres; parcel ID numbers 025-004277 and 025-005537; for property located at 620 McCutcheon Road; currently zoned RID, Restricted Institutional District; City of Gahanna / Troy Euton, applicant.

Blackford gave a summary of the application; said this McCutcheon Road property was a topic of discussion months ago; the developer held a community meeting and a lot of feedback was received; this is a different plan of development; this land is to be purchased by our City; is just over 7 acres; church will keep 4 acres; existing structures must meet zoning requirements; they do at this time; the church will retain 4.2 acres; the City will own 7.4 acres; the 2015 Parks and Recreation Master Plan identified a need for additional park space in the area; this will help achieve that goal.

Troy Euton, Director of Parks and Recreation; said they are excited about this property; physical parks in the City of Gahanna are lacking in that area if you are looking at a map; is a straight forward request; complies with all zoning in terms of what is left behind.

Andrews asked if it will just be a free border line or if it will be fenced off; Euton said the local community would be engaged to develop criteria for the park; believes less fencing is better; will leave it up to the community; Andrews thanked him, as he is a resident on that side of the community; said there is a root cellar in that area and to be cautious of that; Euton said would be happy to see that someday.

**A motion was made by Andrews, seconded by Burba, that this Subdivision Without Plat be Approved. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Price, Rosan and Wester

**Absent:** 1 - Shepherd

**H. OFFICIAL REPORTS:****City Attorney**

No report.

**City Engineer**

No report.

**Department of Development**

No report.

**Council Liaison**

No report.

**CIC Liaison**

Burba said they had a CIC meeting recently; talked about 181 Granville Street; that building will be closing sometime next year.

**Chair**

No report.

**I. CORRESPONDENCE AND ACTIONS**

None.

**J. POLL MEMBERS FOR COMMENT**

Andrews said they met with the Community Reinvestment Area Housing Council (CRAHC) board for their annual meeting today.

**K. ADJOURNMENT: 7:23 p.m.****L. WITHDRAWN APPLICATION:**

[V-0015-2015](#)

\*\*\*APPLICATION WITHDRAWN\*\*\*

To consider a variance application to vary section 1165.08(b)(1), Permanent Signs, of the Codified Ordinances of the City of Gahanna; to allow a wall sign to exceed 50 square feet; for property located at 403 Agler Road; Parcel ID numbers 025-001029 and 025-012296; current zoning CC, Community Commercial; O'Reilly Auto Enterprises, LLC, applicant.  
(Advertised in the RFE 9/17/2015)