



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

Wednesday, November 18, 2015

7:00 PM

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, November 18, 2015. The agenda for this meeting was published on November 13, 2015. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by David Andrews.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2015-0312](#)

Planning Commission Minutes - November 4, 2015

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

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

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.

[V-0017-2015](#)

To consider a variance application to vary section 1171.03(m), Fence Standards, of the Codified Ordinances of the City of Gahanna; to allow a fence to have the supporting members facing the neighboring property owner; for property located at 116 S Stygler Road; Parcel ID Number 025-001033; current zoning Community Commercial (CC); Tom Frost / Saticoy Gahanna LLC, applicant.
(Advertised in the RFE on 11/12/2015)

Blackford gave summary of the application; said this is to vary section 1171.03, Fence Standards; the fence was installed facing the adjacent property owner in this case; we have seen this case in July of last year; showed a map of the site location and a picture from the street; said there is a significant amount of vegetation in some areas; said it would be screened more in the spring and summer than the winter; said this is a requirement of our code that the structures are facing internally of the property; noted it was discussed if the fence could be finished on both sides; staff recommends approval of the request; the code requires that the internal supports face internally; we are looking at a property that is three sizes of a typical residential property; we do not want people looking at the inside of the fence; the vast majority will be seeing the finished side from the area of Stygler and Agler near City BBQ.

Chair opened the public hearing at 7:09 p.m.

Chair called for the applicant. Tom Frost, 791 Science Blvd.; would agree with Mr. Blackford; said the main reason for the fence was to stop a few of the consecutive robberies in that area; the finished side was a mistake that was made; the apartment complex has so much vegetation and screening that it does not harm that adjacent property.

Chair called for opponents. There were none.

Wester asked if this is the first fence they have put up; Frost said no, but the first in Gahanna; Wester asked if they applied for a permit to put the fence up; Frost said they did; Andrews said the instructions were provided in the packet and it should have been followed; concerned about the next person doing it this way and requesting a variance; said has a hard time approving the variance; Burba said would not like vote yes; should not make exceptions; her fence installer was adamant on the way the fence should have been put up; Frost said he was not directly involved; Burba asked when the notice was given that it was installed incorrectly; Frost said it was received on June 2, 2015 and it was installed last July; spoke with staff in the

development department and have then applied for this variance; Price asked about the safety and the robberies and the unfinished side being easier to scale; asked if that was a determining factor; Frost said it was likely not a factor; Price asked about finishing both sides; Frost said it may be a hardship to complete that with the vegetation that exists; Rosan asked if it would be more work to install a new fence or add to the other side; Frost said likely taking it down; Rosan asked Weber about approving with supporting members being installed on the east side; Weber said that is possible; Keehner asked if the code is different for fences for residents versus commercial; believes it should have been a two-sided fence in the first place; also suggested working with the apartments or installing climbing hydrangeas; Blackford said most aspects are the same for commercial and residential.

Chair closed the public hearing at 7:20 p.m.

After motion was approved; Frost asked if he can flip the supporting members or if he has to finish both sides; Rosan said yes, can always be in compliance with the code, but this variance was approved with said condition.

A motion was made by Burba, seconded by Price, that this Variance be Approved with the condition that both sides of the fence be finished on the east side of the property.

Discussion on the motion: Shepherd confirmed both sides would be finished to match.

The motion carried by the following vote:

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

[V-0018-2015](#)

To consider a variance application to vary section 1153.01(c)(2) and (3); SO Suburban Office and Institutional District, Development Standards, Side yard and Rear yard; to reduce the east and south building setback requirements as they pertain to adjacent residential zoning; for property located at 5195-5221 Morse Road; Parcel ID numbers 027-000101, 025-011232, 027-000100, and 027-000102; current zoning Suburban Office (SO); JEA Development / Rachel Rudiger, applicant.

(Advertised in the RFE on 11/12/2015)

Blackford gave summary of applications; the request is a 66 bed, 34,492 square foot, one story Alzheimer facility; will be two access points onto Morse Road; showed a map of the location of the site; the property is zoned suburban office; this use is allowed within that zoning; said there are 45 parking spaces provided with majority facing Morse Road; said there is an existing access point on the property; staff has no objections; the Triangle Plan is a recommendation, not a

mandate; would like a shared access to the west; said the large property to the east is undeveloped; the owner has stated they do not plan to develop that property anytime soon; could also have an access point on that side if requested; there is no traffic study submitted with this request; two variances have been requested along the property line in regards to the building setback; our code requires a 76 foot set back in this case; also the 16 foot wide strip to the east is owned by the applicant but zoned residential and is not usable with the size; said this is a unique situation; they are buffering their own property; a rendering was provided; is a one story building; peak at its highest is 25 feet; materials show a khaki siding and a sandy ridge trim with brick accents; this is in character and is likely improving existing character in that area; design review meets code in regards to trees; a couple trees will be preserved and a couple additional trees will be planted; said feedback from area residents show no opposition; liked the height of the building; said there was some concerns of lighting and trash screening; said the location of the dumpsters will not be seen by residents in the area; there were also some concerns about the privacy and security; would like to see a 6' tall privacy fence along the southern property line; there was also a concern of environmental features of the site; received comments from Franklin County; there are not environmental features of the site; staff recommends approval of the request with a condition that a 6' tall privacy fence be installed along the southern property line; is consistent with land use plan; variance to setback presents a unique situation.

Chair opened the public hearing at 7:37 p.m.

Chair called for the applicant. Rachel Rudiger, 13242 Galena Way, Apple Valley, Minnesota; said they do enclose the dumpsters and generators; will also provide the landscape screening; said they have a fence along over half of the southern line; want to be friendly and long-term neighbors; happy to accommodate the fence request and extend the initial fence; said in regards to safety, they are not allowed in the fenced in area unless with staff; said they are fully secure and have other buildings that have no issues.

Chair called for opponents. Karen Feters, 1320 Amberlea Drive East; said this is a condo community; said her place abuts up against the center; concerned with a plan for a fence partway across; just wanted it to go across; said have spoken with the applicant and she was able to answer all questions; they have no issues with the variance or the applications.

Shepherd asked if a traffic study will be beneficial; Priestas said a traffic study will not be warranted; peak hours they are looking at 11-15 trips; is not a heavy traffic volume use; a right turn lane analysis

was a concern of the engineers department; is a request that the applicant provide that and it be approved by our City's Engineering office; believes it should be conditional upon review of the Final Development Plan; Rudiger said they have a typical traffic study they can provide; understands the request for a right turn lane analysis; Rosan confirmed with Blackford that the fence request be with the variance; Keehner asked if they would just extend the fence along the south side; also asked Priestas about green practices and addressing the stormwater; Priestas said they made recommendations to the applicant but they will not deny anything; said they will be in compliance; Keehner said believes that would be valuable; said appreciates this has a lot of landscaping.

Chair closed the public hearing at 7:47 p.m.

A motion was made by Shepherd, seconded by Andrews, that this Variance be Approved with the condition that the 6' tall privacy fence be extended to the west and to have both sides finished. The motion carried by the following vote:

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

[FDP-0003-2015](#)

To consider a Final Development Plan application for a one story - 66 bed Gahanna Alzheimer Special Care Center; for property located at 5195-5221 Morse Road; Parcel ID numbers 027-000101, 025-011232, 027-000100, and 027-000102; current zoning Suburban Office (SO); JEA Senior Living / Development - Rachel Rudiger, applicant.
(Advertised in the RFE on 11/12/2015)

See discussion under V-0018-2015.

A motion was made by Shepherd, seconded by Wester, that this Final Development Plan be Approved with the condition that a right turn analysis be conducted and submitted for approval at the time of Final Engineering. The motion carried by the following vote:

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

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS:

[DR-0010-2015](#)

To consider a Certificate of Appropriateness application for property located at 5195-5221 Morse Road; Parcel ID numbers 027-000101, 025-011232, 027-000100, and 027-000102; JEA Senior Living / Development - Rachel Rudiger, applicant.

See discussion under V-0018-2015.

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

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

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Department of Development

No report.

Council Liaison

No report.

CIC Liaison

Burba mentioned the Economic Development 411, said we have been invited to attend this on behalf of Gahanna on December 4, 8 - 1 p.m. at Ohio State; can get with the Deputy Clerk of Council for funding to attend.

Chair

Rosan said have a nice Turkey Day.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

Keehner said he was concerned that the variance for the fence (V-0017-2015) that they can just flip the fence; Rosan said that is not up to us to approve as it is in compliance with code.

K. ADJOURNMENT: 7:52 p.m.