



# 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*

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Wednesday, May 11, 2016

7:00 PM

City Hall

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#### 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 11, 2016. The agenda for this meeting was published on May 6, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Bobbie Burba.

**Present** 6 - David K. Andrews, Donald R. Shepherd, Bobbie Burba, Kristin E. Rosan, Thomas J. Wester, and Joe Keehner

**Absent** 1 - Jennifer Tisone Price

#### B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

#### C. APPROVAL OF MINUTES:

[2016-0163](#)

Planning Commission Minutes - April 27th Workshop & Regular Meeting Minutes; May 4th Workshop Minutes

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

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

**Absent:** 1 - Price

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

None.

#### E. APPLICATIONS/PUBLIC HEARINGS:

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.

[FDP-0005-2016](#)

To consider a Final Development Plan application for a Columbia Gas Training Center (education center and outdoor training area); for property located at 1600 Eastgate Parkway; Parcel ID numbers 025-010847 (partial), 025-010849 (partial), 025-006924, and 025-001138; current zoning OCT (Office, Commerce & Technology); The Pizzuti Companies, c/o James J. Miller, applicant.

(Advertised in the RFE on 4/28/2016, Amended title advertised in the Columbus Dispatch on 5/4/2016)

See workshop meeting minutes 5-4-2016 for additional discussion.

Gard gave an overview of the application; this facility is proposed for the corner of Eastgate Parkway and Blatt Boulevard; includes a partial portion of two parcels and two other parcels; will be a hands on training facility; folks come in and are able to be trained in the classroom; Fire Chief Kauser is excited about this and looking forward to it; trainees will be traveling here and will put money into our hotels and restaurants; we are proud they chose Gahanna

Chair opened the public hearing at 7:08 p.m.

Glen Dugger, 37 West Broad Street, attorney representing the applicants; said there is not much to add; this is unusual; is a safety improvement project; have established a good relationship with Mifflin Fire Chief Kauser; will be the only thing like it in the state of Ohio; something Gahanna should look forward to; believes this will be a terrific project; happy to answer any questions; Jim Miller is here tonight as well to help answer any questions.

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

Keehner asked about using green infrastructure technologies; asked if that was considered; Dugger said have not had a full dialogue; they would have received notice of the hearing tonight; exchanged calls with the Director; cannot address the green components of this; the wetlands we are leaving along with the national permit; Keehner just wanted them to be aware.

Chair closed the public hearing at 7:12 p.m.

**A motion was made by Andrews, seconded by Burba, that this Final Development Plan be Approved.**

**Discussion:** Shepherd said this is an excellent project; thanked the applicant.

**The motion carried by the following vote:**

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

**Absent:** 1 - Price

## **F. UNFINISHED BUSINESS:**

### [DR-0011-2016](#)

To consider an application for a Certificate of Appropriateness for signage for property located at 246 Lincoln Circle; Parcel ID No. 025-007429; Strawberry Plaza; DaNite Sign Co.; Andrew Wineberg, applicant.

Gard gave an overview of the application; this was postponed from the April 27 meeting; said this applicant has been before the Commission previously; the sign variance was previously denied; back with a sign within code; reviewed the design.

Applicant, Andrew Wineberg with DaNite Sign Company, 1640 Harmon Avenue; lowered the sign down to the requested standards; removed the "Strawberry Plaza" name from the top as he believes some Commission members asked of.

Keehner said the sign is generic but fine; Andrews and Burba echoed Keehners comments; Rosan asked if the building was green and the sign was black; Wineberg said he was planning to do renovations to the exterior; believes he will bring the sign into the new building design; the owner of the building was unable to attend tonight; knows he wants it to be more neutral; Rosan said usually the building is approved prior to the sign; doing it backwards; fine with the sign as presented.

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

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

**Absent:** 1 - Price

## **G. NEW BUSINESS:**

### [DR-0012-2016](#)

To consider an application for Certificate of Appropriateness for site plan, landscaping, and building design; for property located at 1600 Eastgate Parkway; Parcel ID numbers 025-010847 (partial), 025-010849 (partial), 025-006924, and 025-001138; Columbia Gas Training Center; The Pizzuti Companies, c/o James J. Miller, applicant.

See discussion under FDP-0005-2016.

Gard said this is the design portion of the application just approved; have the lighting information in their packets; 29 trees will be added to the site; there is existing shrubbery; not all will be preserved but some will.

Dugger said is happy to answer any questions.

Wester said south elevation shows Columbia Gas of Ohio; Gard added that this was not part of the application; Dugger said will bring the sign back; Shepherd asked about the concerns from the airport and the flight path; Dugger said they met with Columbia Gas and there are burning gases but no explosions; said they would be happy to engage the airport; good question; Keehner concerned with the water and the neighbor; Dugger said there is a series of legislation in effect because there is a water source there; we are okay with this facility.

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

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

**Absent:** 1 - Price

[SWP-0001-2016](#) To consider a Subdivision Without Plat application to split 8.211+/- acres of an original 26.202+/- acre tract; for property located at Taylor Road and Eastgate Parkway; Parcel ID Numbers 025-010847 and 025-010849; for a Columbia Gas Project Development at 1600 Eastgate Parkway; Value Recovery Group / David Poe, applicant.

Gard said this is to enable two portions of property to be split off; see further discussion under FDP-0005-2016 and DR-0012-2016.

**A motion was made by Wester, seconded by Rosan, that this Subdivisions Without Plat be Approved. The motion carried by the following vote:**

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

**Absent:** 1 - Price

## **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**

[PWSF-0001-2016](#)

A Personal Wireless Service Facility application to allow a co-location on an existing tower; for property located at 213-215 West Johnstown Road; Parcel ID No. 025-002992; Verizon Wireless / Paul Nichols, applicant. Administratively Approved by the Planning and Zoning Administrator on 01/20/2016.

Clerk Holbrook read the title into the record.

[SWP-0002-2016](#)

A Subdivision Without Plat application to split and vacate 0.656+/- acres of a portion of right-of-way; for property located on Blatt Boulevard; for a Columbia Gas Project Development at 1600 Eastgate Parkway; City of Gahanna / Anthony Jones, applicant. Administratively Approved by the Planning and Zoning Administrator on 5/2/2016.

Clerk Holbrook read the title into the record.

**J. POLL MEMBERS FOR COMMENT**

None.

**K. ADJOURNMENT**

7:27 p.m.

