



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, October 26, 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, October 26, 2016. The agenda for this meeting was published on October 21, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Tom Wester.

Present 6 - David K. Andrews, Donald R. Shepherd, Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, and Joe Keehner

Absent 1 - Kristin E. Rosan

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2016-0331](#)

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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, Wester, Price and Keehner

Absent: 1 - Rosan

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:[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)

Applicant requested postponement to 11/16/2016

A motion was made by Andrews, seconded by Wester, that this Variance be Postponed to Date Certain to the Planning Commission, due back on 11/16/2016. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Wester, Price and Keehner

Absent: 1 - Rosan

[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)

Applicant requested postponement to 11/16/2016

A motion was made by Andrews, seconded by Burba, that this Conditional Use be Postponed to Date Certain to the Planning Commission, due back on 11/16/2016. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Wester, Price and Keehner

Absent: 1 - Rosan

[DR-0023-2016](#)

To consider a Certificate of Appropriateness Application for site plan and building design; for property located at 789 Science Blvd; Parcel ID No. 025-013637-00; Depot Golf Center LLC, applicant.

RECOMMENDATION: Postpone to 11/16/2016 - Variance application currently being processed and expected to be on the 11/16/16 Agenda.

A motion was made by Andrews, seconded by Burba, that this Design Review be Postponed to Date Certain to the Planning Commission, due back on 11/16/2016. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Wester, Price and Keehner

Absent: 1 - Rosan

[FDP-0013-2016](#)

To consider a Final Development Plan Application for six condominium buildings; for property located at 870 East Johnstown Road; Parcel ID No. 025-001984; current zoning, Estate Residential (ER-2) and Limited Overlay Suburban Office (L-SO); Brookewood Construction Company; David Hodge, applicant.

(Advertised in the RFE on 10/13/2016)

RECOMMENDATION: Postpone to 11/16/2016 - Application needs further review by staff.

A motion was made by Andrews, seconded by Burba, that this Final Development Plan be Postponed to Date Certain to the Planning Commission, due back on 11/16/2016. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Wester, Price and Keehner

Absent: 1 - Rosan

[FDP-0014-2016](#)

To consider a Final Development Plan Application for four cottage buildings containing two independent living units; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; proposed zoning currently before City Council, Limited Overlay Suburban Office (L-SO); Spectrum Acquisition Gahanna, LLC, applicant.

(Advertised in the RFE on 10/13/2016)

Related Zoning Ordinance Postponed by City Council.

RECOMMENDATION: Postpone to 11/16/2016

A motion was made by Andrews, seconded by Burba, that this Final Development Plan be Postponed to Date Certain to the Planning Commission, due back on 11/16/2016. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Wester, Price and Keehner

Absent: 1 - Rosan

[DR-0022-2016](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, building design, and signage; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; Spectrum Acquisition Gahanna, LLC, applicant.

Related Zoning Ordinance Postponed by City Council.

RECOMMENDATION: Postpone to 11/16/2016

A motion was made by Andrews, seconded by Burba, that this Design Review be Postponed to Date Certain to the Planning Commission, due back on 11/16/2016. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Wester, Price and Keehner

Absent: 1 - Rosan

[SWP-0004-2016](#) To consider a Subdivision Without Plat application to split a portion to create a 2.55+/- acre parcel to allow the development of four independent senior living cottages adjacent to the existing Three Creeks Senior Living project; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; Spectrum Acquisition Gahanna, LLC, applicant.

Related Zoning Ordinance Postponed by City Council.

RECOMMENDATION: Postpone to 11/16/2016

A motion was made by Andrews, seconded by Burba, that this Subdivisions Without Plat be Postponed to Date Certain to the Planning Commission, due back on 11/16/2016. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Wester, Price and Keehner

Absent: 1 - Rosan

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

Not present.

Planning & Zoning Administrator

No report.

Department of Development

Not present.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

Open Town Hall Survey Results -

Holbrook said that the Open Town Hall Backyard Chicken Survey has concluded; the results are uploaded; at this time, the Commission can set a public hearing date and set the next steps for finalizing a code to be voted on.

Shepherd said this will be discussed next Wednesday; meetings change to the 1st and 3rd in November and December; will meet to discuss prior to next meeting; will hold a public hearing on November 16, 2016; Keehner said he went to the MORPC Summit on Sustainability last week; was on local foods; spoke with the Agricultural Specialist for MORPC; said he could ask questions; said Powell is considering; Whitehall and Columbus and a few other cities allow this; interesting that it is so controversial; local food is important to many individuals.

[CC-0002-2016](#)

To recommend to Council, changes to Part Eleven - Planning and Zoning Code, to form a Chapter 1170, Regulation of Chickens, of the Codified Ordinances of the City of Gahanna.

TO BE DISCUSSED AT A WORKSHOP MEETING ON NOVEMBER 2, 2016 at 6:15 PM; PUBLIC HEARING SET FOR NOVEMBER 16, 2016 AT 7:00 PM.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7:10 p.m. by Wester