



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, November 16, 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, November 16, 2016. The agenda for this meeting was published on November 9, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by David Andrews.

*Jennifer Price left the meeting at 8:52 p.m.

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:

[2016-0353](#)

Planning Commission Regular Meeting & Workshop Minutes - November 2, 2016

A motion was made by Andrews, seconded by Wester, 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. City Attorney Shane Ewald administered an oath to those persons wishing to present testimony this evening.

[V-0011-2016](#)

To consider a Variance Application to vary Section 1152.02(g), Limited (L) Overlay District, of the Codified Ordinances of the City of Gahanna; to allow a variance to a limitation specifically identified and imposed in the development plan referenced in the Ordinance passed by Council, to specifically allow an accessory use storage facility to exceed in size 25% of the main Golf Depot building and to allow the deviation from the prescribed exterior finishes to a metal building with a metal roof; for property located at 789 Science Boulevard; Parcel ID No. 025-013637; current zoning, Limited Overlay-Office, Commerce, and Technology (L-OCT); Jordan Fromm, applicant.

(Advertised in the RFE on 11/10/2016)

Gard reviewed the applications; code reads that the storage facility cannot be greater than 25% of the original building; overlay text governs this particular property; will not see this facility from the Golf Depot itself; more toward the Claycraft side of the building.

Chair opened the public hearing at 7:05 p.m.

Applicant, David Poe, 919 Old Henderson Road, Columbus; here to answer any questions.

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

Keehner said all issues from last time have been resolved; Gard said yes, they have asked to vary the code; Keehner said does not see this as an unreasonable request; Andrews said agrees with Keehner; understands them being in the golf business; Shepherd said he too agrees; only place he knows that does not have at least somewhere to store their equipment; will support this application; encourages working on the overlay zoning text to avoid any requests for variances in the future.

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

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

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

[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; Depot Golf Center LLC, applicant.

See discussion under V-0011-2016.

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

Discussion on the Motion: Shepherd said these designs do not agree with original design parameters but will match nicely.

The motion carried by the following vote:

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

[DR-0024-2016](#)

To consider a Certificate of Appropriateness Application for demolition; for property located at 79 Mill Street; Parcel ID No. 025-000108; Lew Griffin, applicant.

Gard summarized the application; code requires this application; Mr. Griffin does not have a pen and paper plan for this property; there is a vision.

Applicant, Lew Griffin, 2737 Colts Neck, Blacklick; the financial side, it is a 4 wall building; windows need replaced; roof needs attention; could build something with more advantages; we need parking in the area as well; taking this lot, which will accommodate 50+ parking spaces, cannot have a paid parking facility that will assist the restaurants; will not have just a paved parking lot; envision a view from Mill Street straight back to the falls and bridge at Creekside; have had conversations with City officials; will function as an activity area and a parking lot; possibly have water features and video signs.

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

Keehner said it would be interesting to have a pedestrian friendly connection; one that doesn't require steps; seems appropriate; building is generic at this point; Price asked if the building is on a separate parcel; Griffin said yes; Price asked if the City should look at improving this; Blackford said their department has looked at these options; nothing specific has been vetted at this time; considering various options; other initiatives are going on in the area but there are multiple options;

Shepherd asked him to walk him through a timeline of what he will do; are you leaving the slab or removing it; Griffin said want to complete before the end of the year; have been working with the Development Department on a possible restaurant; parking was an issue; once demolition approval, will complete by the end of the year; will be graded; concrete slab will be removed; likely too late for pavement; will have plans set for spring; Keehner said redeveloping that not as a building, would consider storm water retention and things; also have to address the view to the north; have the utility drive-in; Griffin said if you envision removing that building, you will become neighbors will Pigskin; there is a wall to protect any water; visually not sure what to do; open to suggestions; Rosan confirmed there is not a definite plan of redevelopment; confirmed that one part of evidence must be submitted to meet requirements in code; confirmed we have what we need; Gard confirmed.

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

Discussion on the Motion: Andrews said that is the one building that does not have any value; commended the applicant; thanked him for doing his other building; trust what he will do with it; have no issue with demolition.

The motion carried by the following vote:

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

[DR-0027-2016](#)

To consider a Certificate of Appropriateness Application for building design; for property located at 134-162 N Hamilton Road; Parcel ID No. 025-003901; Rocky Fork Plaza; Brandon Doherty - Bass Studio Architects, applicant.

Gard gave a summary of the application; limited demolition of the existing glass canopy; update will do much to refresh the center and make it more inviting; happy for the property owner to make this investment.

Applicant, Brandon Doherty, 36 King Avenue, Columbus; will remove glass canopy above entry of Dollar General; updating the rest of the storefront to have a complementary feel to what La Navona has already done; also painting and a pattern along existing brick; have paint swatches to share if interested; trying to update the strip-center.

Chair called for proponents, there were none. Chair called for opponents, Vallee Wiggins, 752 Jonsol Court; asked what is appropriate for the entire area; seems every change that is made is unique; seems like it would be better if there was a common appearance for our City; seems things should be done in uniform.

Rosan said the light color is modern, the light color brick remains; asked if there were thoughts in updating the light tan of the building bricks; interested in the thought process and not painting the brick so the whole color scheme is consistent; Doherty said partially will be painted; the entire building painted looked dull; wanted the warm brick; Price said shares concerns with Wiggins; understands residents who came that said they did not want that look; want unique-ness; asked if there is a chance to revisit that idea; Blackford said this project falls within the Hamilton Road corridor plan; doesn't require certain architectural concerns; was a topic of discussion for the GoForward initiative; do have an initiative to revisit the standards; there are folks that love consistency and there are folks that like things unique; want unique but uniform; as a City we are likely divided; that is a longer term goal at this point; the GoForward initiative is on-deck for around 2019; ultimately there will be code changes; will explore this in more detail; process will start in 2017; not sure when the end date is set for; will be public input at that point; Keehner said he is glad there was that comment from the public; is an issue; create a distinctive character in Gahanna.

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

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

[DR-0026-2016](#)

To consider a Certificate of Appropriateness Application for building design; for property located at 82 Granville Street; Parcel ID No. 025-000093; Gahanna Grill; William J Palumbo, applicant.

Gard gave a summary of the application; this is for exterior modifications to an existing building; stone to match the existing wall will fill in the removed door spaces.

Applicant, William J Palumbo, 5440 Green Oak Ct, Hilliard; the existing windows are blocked currently by signs; will match stones to make the same size windows; fascia will be replaced; stucco will be repainted the same color as well;

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

Rosan asked if stoops are coming out; Palumbo said that is the plan; Rosan asked if fascia will be recessed; Palumbo said the trim on the outside will be replaced; Rosan said idea is that the fascia will not dip in, will look like a seamless wall; asked how they will match the stone; Palumbo said looked very hard; will have to remove some stone and blend it in; stone will not be identical; idea is to feather it in; other treatments they may also do; Price said they also discussed tying brick into the front of the building, rather than having the large expansion of

stone; asked if there was any thought; Palumbo said not sure what was considered; came in late to these drawings; Price said already looking at cutting out some existing stones; if the bottom could be cut out maybe that stone could be used to fill in what is on the patio; adding to the aesthetics; will eliminate the look of "that used to be a door"; cutting up the stone will be labor intensive and also structural; Shepherd asked if the sign is coming down; Palumbo said sign is staying there for now; possible that he will put an awning up in the future; at that point sign will come down; Gard said if he is sure you will do it then you have to include it in the application; Shepherd asked if that is expected in the next 6 months; Gard said can approve administratively.

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

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

[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)

Gard reviewed the applications.

Chair opened the public hearing at 7:49 p.m.

Applicant, David Hodge, 8000 Walton Parkway, Suite 260, New Albany; property is now zoned MR-1; will have six doubles; there is considerable vegetation; intent is to come in and preserve the property; the City has a relatively recently adopted tree code; this will meet the requirements; using all natural materials; terrific architecture; very consistent with other recently approved residential projects; great to have a little diversity in the units; believes it will fill a niche that is needed in Gahanna; will be expensive units; said Mr. Maddy, applicant is also with him.

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

Wester asked about water and sewer lines; will they be board or cut; Priestas said will work on that through the construction plan; Keehner said cannot say anything about it; asked what the resale market is for a one bedroom; Hodge said 400K for unit; Keehner asked what the resale market is; Hodge said he has a one bedroom condo in German Village; market has changed and he could sell that condo if he wished; Keehner asked if you could make them more neighborhood friendly; have

basically garages and a big driveway; asked if they considered anything like public spaces in between; Hodge said this is not the first of the site-plan; is a two-acre site; perimeter minimizes things; want to provide the right type of reasonably quiet environment; Keehner said no issues, just wondered; Price said in Priestas comments, noticed sidewalk frontage requests; did not see that in the plan; can that be done; Hodge said thought that was in reference to Clotts Road; not sure there is any connection to the south or east; Price said likes the inclusion of side porches and front porches; believes they are more interacting; pleased to see that; Burba asked if there is room for on-street parking for guests; Hodge said no, the area below provides for overflow parking; each unit also has an interior two-car garage; cars can certainly stack behind the garage doors; and there is overflow parking; believe there is adequate parking; street parking would be too narrow; Keehner said they also have the option across the street from this location to park and walk across the street; Shepherd said Gard has staff comments, she is requesting additional foliage and a barrier; Blackford said that was their comment; the land use plan suggested density be limited to 5 units per acre; if Planning Commissions prerogative is 6 units; would like consideration given to screening; would be appropriate to mitigate those concerns; Shepherd asked if they can promise to maintain the foliage; Hodge said absolutely; said dead and diseased trees can be removed for utility crossings but absolutely; Blackford said along the roadway is where the visual impact will be; there is a lot of vegetation; no point in keeping diseased and dying trees; believes it should be part of the motion; Ewald agrees they make it part of the motion and to work with City arborist.

Chair closed the public hearing at 8:07 p.m.

A motion was made by Rosan, seconded by Keehner, that this Final Development Plan be Approved. The motion carried by the following vote:

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

[DR-0025-2016](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at 870 E Johnstown Road; Parcel ID Nos. 025-003185, 025-001984, and 025-001954; Pinnacle Point Villas; Brookewood Construction Company/David Hodge, applicant.

See discussion under FDP-0013-2016.

A motion was made by Rosan, seconded by Keehner, that this Design Review be Approved with the condition that the applicant work with City arborist on tree preservation and with the caveats mentioned by the applicant in the discussion.

The motion carried by the following vote:

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

[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)

Gard reviewed the applications.

Chair opened the public hearing at 8:09 p.m.

Applicant, David Hodge, 8000 Walton Parkway, Suite 260, New Albany; this is a stretch of road and property that you have seen a lot of lately; property is after some right-of-way dedication; just a smidge over 2 acres; to the east is the Goddard School; in between the two uses is this proposal for cottages; access is from Morse Road; access road may extend to the east; said the Spectrum building is under construction; these plans are intended to complement those buildings; these are very elegant buildings; predominately brick; similar to previous project discussed tonight on Clotts Road; believes this is a great project; exceed tree preservation ordinance; great use and necessary use adjacent property.

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

Chair closed the public hearing at 8:12 p.m.

A motion was made by Rosan, seconded by Wester, that this Final Development Plan be Approved. The motion carried by the following vote:

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

[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.

See discussion under FDP-0014-2016.

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

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

[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.

Gard said the lot split should be discussed first; this was discussed prior to the Final Development Plan. See discussion under FDP-0014-2016.

A motion was made by Rosan, seconded by Wester, that this Subdivision Without Plat be Approved. 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)

Applicant has requested postponement to December 7, 2016.

A motion was made by Burba, seconded by Rosan, that this Variance be Postponed to Date Certain to the Planning Commission, due back on 12/7/2016. 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)

Applicant has requested postponement to December 7, 2016.

A motion was made by Andrews, seconded by Wester, that this Conditional Use be Postponed to Date Certain to the Planning Commission, due back on 12/7/2016. The motion carried by the following vote:

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

[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.

(Advertised in the RFE on 11/10/2016)

Ewald said we received input from residents over the last few weeks; discussed maximum number of animals allowed without a kennel; input received that the 65 square foot ceiling was not specific as to how much space you need per chicken; another issue under 1170.07 was for permits; what should be in the permits; does not go into the format or timing; may want to consider those items or leave to policy.

Shepherd said if we do recommend this to Council will need the code complete and ready to recommend; will not only make the recommendation to consider, it will be much more specific; the Commission would like to postpone this for several weeks to make sure what will be voted on to recommend will be ready to go to Council; trying to craft a code that works for everyone; items discussed are things they need to work out as a Commission; want to make sure we touch on this; Rosan said Ewald brought forward issues that we need to discuss; interested in hearing residents feedback for those that are here tonight; we do have a draft code; last version was August 25; question is what changes, if any, do we need to make.

Chair opened the public hearing at 8:21 p.m.

Shepherd said we are trying to learn from the public; opened public comment.

Jeannie Hoffman, 708 Waybaugh Drive; has done her research on chickens; all concerns are legitimate; main concerns are being addressed through the writing of code; did see a request for an additional part-time code enforcement officer; that should alleviate some concerns that have been raised; annual permit recommendation should be of some comfort to residents; chickens have had the highest number of responses since the City started using the Open Town Hall forum; the next highest topic was "how can the City improve its public outreach communications"; a lot of people weighed in on this topic; would be appropriate to recommend this for further review; am 100% confident legislation can be written in a way that is satisfactory to residents; have to look at majority; would like to see salmonella vaccination addressed; no protocol for vaccinations; likelihood of getting salmonella is minimal; simple hand washing will alleviate this.

Donna Perry, 1321 Haybrook Drive; gave a powerpoint presentation; said she had chickens in 2011; the code was very confusing; did not know it was illegal; called City Hall and the woman she spoke with said as long as there were no roosters it was okay; her variance request was denied; then she started bugging Mr. Renner; now owns them on a farm outside of Gahanna; owns 40 chickens; owned chickens and raised them

from state to state and almost her whole life; very interested in it being sustainable; Gahanna leans toward the gardening community; bug control and weed control exist; have people telling her she cannot have chickens but chemicals are allowed to be sprayed all over; chickens close the loop for the home gardener; they are raised humanely in the backyard; if they say cage-free they are just crammed in a warehouse; reviewed the nutrients of eggs; they are all around better for you; we deserve a healthy alternative to those in the store; debate on pets versus farm animals; dogs can be farm animals as well; chickens have accessories like outfits, leashes, etc.; said her chickens come on demand; they identify with a person; they develop a relationship with an owner; waste and odor issues on the survey - 10 chickens make less manure than a 40 pound dog; chickens do not eat the same things dogs do; have two coops with 20 in each coop; the middle smells like wood chips; if the coop is maintained, there is no odor; the waste is wet and when that is absorbed, there is not a smell; predators - that was another concern on the survey; there are already predators around going through racoons and rabbits; they are more attracted to open field areas; has a 30 acre farm and does not have foxes; chicken waste will not attract; if food is contained properly, there will not be an issue with mice and other rodents; mouse droppings is the leading reason for salmonella; from rodents carrying it; noise levels - a hen at the loudest is 70 decibels; human talking is 60; a barking dog is 90; a parrot is 135; they also do not make noise all day; her neighbor did not know she had chickens; they are not noisy animals; if your chicken had salmonella, you can wash your hands; it is so very rare; have never come across anyone with salmonella; higher risk of getting it from factory farms; it used to be a responsibility to keep chickens; was in World War II times.

Shepherd asked Perry if she still lives in Gahanna; Perry said yes she has a second home; said she buys chickens from a hatchery; now hatches her own; they test for these diseases; vaccines are very difficult to give chickens; there are three vaccines for one chicken; very few vets do them; Shepherd asked if you can occasionally get a rooster; how do you dispose; Perry said that happened to her and it was not hard to find a home; hard to tell the difference; but it is 95% accurate; had a family friend take it; would open the offer to take any roosters from anyone; their elementary school hatches eggs; they got 7 of the chickens; four of them were roosters; Rosan asked about the space; how much space does she recommend; Perry said 2-3 square feet per chicken; the run would be more like 8 square feet; the run would be the attached area; if they are too close they will peck each other; Keehner said he read 4 square feet on the internet; Perry said 4 is recommended what she has; 2-3 is minimum; the run can be 8-10 square feet; hers are free range; Keehner asked if we should specify minimum space; Perry said absolutely; if it is

too big they will have trouble with heat in the winter; minimum and maximum; Keehner said chickens lay for 2-3 years; do you have them for supper after; Perry said there are butchers that will take them but you can keep them for a pet; part of being a responsible pet owner is finding where they will go after they stop producing; there is an option to send chickens as pets to a retirement home; Keehner said code is allowing more chickens for more acreage, would be better for those who want to keep pets; Price said had concerns at the last meeting about how to make sure chickens are being cared for in a humane way; one question was if the permit holder is not in compliance and they must be removed, what would the City would do with these chickens; Perry said have seen chickens at the humane society; would suggest finding a farm to take them to; Price asked for language in the code on how to remove a chicken; Perry said knows people would be willing to be on a list of locations that they are taken to; Price asked about information on how other cities regulate this; said Columbus does it under their Board of Health; they have a public health veterinarian; next step is that information; said it is on the agenda item for this application; Perry said she has a list of veterinarians in the area that check in with chickens; can provide that list; Price asked Perry to look at that and report back her thoughts on those issues; guessing Franklin County probably has a public health veterinarian; Keehner asked if healthy clean chickens are less likely to get diseases; do you know of other areas that were concerned of vaccinations; and opened a day to do chicken vaccinations; said bee-hives in the City is a way to preserve them from going extinct; wonders if there are advantages to have backyard chickens; are there other varieties that are more appropriate; Perry said heritage breeds are going extinct right now; her rooster is a layer that lays a lot of eggs; said the breed will get big enough for a meat bird; your type of chicken is dependent on your situation; there are also endangered breeds; some hatcheries do not breed for standard quality; you have to go to a personal breeder; Keehner asked if you want fertilized eggs, have to have a rooster; Perry said backyard chickens in Gahanna will not be fertilized.

Nancy McGregor said was at the Summit on Sustainability by MORPC; hears a lot about people being able to get back to doing things themselves; just heard in Council that 97% of people thought Gahanna was a good or excellent place to live; one thing we were low in was having a supply of food in a disaster event; said there is a large gardening group in Gahanna on Facebook; said some chickens are sex-linked to a rooster; the salmonella issue, said her son had 14 chickens and he is a nurse and in the military; he is very health conscious; he distributed 100s of dozens of eggs where he worked and there was never an issue of salmonella; you just wash your hands; the

burden on the zoning officer; if the permit was annual; he would not have to check all chickens with their permits at a set time.

Vallee Wiggins, 752 Jonsol Court; has lived here since 1965; said he works on a chicken farm; said there were comments on taking care of chickens; problem is, people do not always take care of their chickens; asked who Brian Reynolds is; Gard explained he is the code enforcement officer; said he wrote a letter to a neighbor about overgrown shrubs; said the owner of that property has been there for 6 years and has never cut anything; said he cut his grass four times this summer; if you have a code enforcement officer, asked how many you expect to have chickens in the City; Shepherd said less than 50; Wiggins asked how much it will cost to add an additional part-time code enforcement officer; said the officer has not returned to check on the shrubs from the letter; said nothing will happen if people are in violation; guarantees there are mice in his yard; they apparently carry salmonella; said he works on a chicken farm and they stink; recommends we put this to a vote to the people of the community.

Megan Rogers, 400 Fenstock Court; in response to Mr. Wiggins; have a different opinion; have a different ideology on the community and how it should operate; said yes, you will always have people that do not take care of things; at the same time, we should operate from a perspective of not being exclusive; if we operate by the theory that they "might" mess it up; should we not allow bushes in yards because people might not cut them; people should be able to do what they want to do in life; has to be respected and addressed; sounds like we are trying to do that with limiting code; doubts there are a lot of people who want chickens in the City; should operate from the standpoint of being inclusive; unfair to say to those who want chickens that they cannot take care of them and that they are not allowed.

Karen Bailey, 476 Coronation; would welcome the Commission to visit her home; has chickens; they do not smell; cleans her coop once a week or more; please come during the day.

Catherine Cunningham, 667 Ridenour Road; used to live in Clinton Township in Columbus; a few doors down from people who had chickens in their backyard; did not hear or smell them; they were good neighbors; also wants to look at this from a practical standpoint and from a real estate perspective; is a real estate agent; there are some people who look for homes that will consider or rule out an area that they cannot raise their own food; thinks it would be an attribute for Gahanna to allow this; Keehner said perception is that home value will be decreased; Cunningham said cannot say she has data on this; can look and send

them; that empirical data may not exist; said it is an advantage to have a local code and enforcement.

Chair closed the public hearing at 9:12 p.m.

A motion was made by Shepherd, seconded by Andrews, that this Proposed Code Change be Postponed to Date Certain to the Planning Commission, due back on 12/7/2016. The motion carried by the following vote:

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

Absent: 1 - Price

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

None.

J. POLL MEMBERS FOR COMMENT

Andrews said attended the Community Reinvestment Area Housing Council (CRAHC) Board Committee with Burba; just wanted to mention that; Keehner said went to a symposium last week; learned a few new things; one thing discussed what the centralization of telecommuting; younger generation has different interests; if you are developing your town, following the money was not as important as following the brains; interesting overlap in what a city allows.

K. ADJOURNMENT

9:15 p.m. by Wester

*APPROVED by the Planning Commission, this
day of 2016.*

Donald R. Shepherd