



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Bobbie Burba, Chair
Thomas J. Wester, Vice Chair
John Hicks
Joe Keehner
Jennifer Price
Michael Suriano

Kayla Holbrook, Deputy Clerk of Council

The Commission may caucus at 6:15 p.m.

Wednesday, June 14, 2017

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, June 14, 2017. The agenda for this meeting was published on June 9, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Tom Wester.

Present 6 - Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, John Hicks, and Michael Suriano

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2017-0130](#)

Planning Commission Minutes - May 24, 2017

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

Yes: 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Assistant City Attorney Kristin Rosan stated the Public Hearing Rules that would govern all public hearings this evening and administered an

oath to those persons wishing to present testimony this evening.

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.

[DR-0008-2017](#)

To consider a Certificate of Appropriateness Application for site plan and landscaping; for property located at 817 N Hamilton Road; Parcel ID No. 025-001918; One Church; Dave Domine, applicant.

Bonnie Gard gave an overview of the application; is to consider a new parking lot; will be a total of 439 spaces onsite; showed a vicinity map and a location map; said we received a revised site plan today; they have added a planting bed in the parking lot; showed a new lighting plan with relocation of the poles; showed a revised landscape plan; received existing screening pictures; staff comments remain unchanged from the last meeting; recommend approval.

Applicant, Dave Domine, and Shawn Lanning, 83 Shull Ave; said Gard summarized things; said mimics facility across the street; changed the lighting plans and added LED lighting plans; Burba asked about the fence; Domine said have tried to connect with Mr. Ferguson; his cost is \$15K; believes they are improving the lot; not making it worse; would still request approval; said their first phase, they will go to the purple line to the east; if they do expand, will consider a fence; believe they are making it better; Burba confirmed they are doing this in phases; Domine said would like to propose not building that fence right now; Lanning said there were stormwater issues addressed; will take care of all issues during the engineering phase; said Mr. Priestas spoke with the Ohio EPA; Domine said the site drains into the pond; by lowering the level of the pond, we can achieve additional water; met with neighbors who had water problems; will do what we can to improve it; believe we can make the lowest spot lower and increase the grade; the conditions were pre-existing; did disturb a drain line that they did not know was there; everything else is as it was; Feltz said they did consult with Franklin County Soil and Water; was question about the bio infiltration; will not work; suggested making it a floodplain with specific trees.

Chair opened public comment at 7:11 p.m.

Pete Ferguson, said we like One Church; problem we have is the fence; believes it is really needed; we put in our own landscaping and trees and shrubs many years ago; cut pine trees up to allow more sunlight to come into their street; then they put in a multitude of shrubs a few years ago; does not want their owners to look at a property; believes they can get a fence put for much cheaper; totals up to

\$2,600; knows labor is expensive; hopes they would have people who would put up that small section of fence; main concern is the site landscaping; still concerned with the lighting at night; believes they have done a good job of rearranging things; believes we need the fence.

Natalie McCord, 400 Castle Pines Drive; said Pete mentioned everything but there is a green area today where the parking lot is proposed; said there are a lot of children playing in that area; if you take that area away, it will be next to the green strip; thinks balls could go into the street; said the photo shows it being quite green but it is thinner; there will be twice as many parking spots and cars in and out.

Chair closed public comment at 7:16 p.m.

Applicant, Domine, said Pete did a better job doing research on the fence; just priced the pickets and it was \$12/foot; if we can do it closer to that price, can do the fence; fence will not be as pleasing to the eye, but understands it is a preference.

Price said appreciates the applicant's willingness to investigate options after last meetings discussion; appreciates the cost the Church is looking at to do this project; once the project is started, may show different options for the landscaping/fence; hopes they keep open dialogue; seems there is a willingness to screen and a desire; suggests not making a decision now; Keehner said heard he is willing to put up a fence; Domine likes Price's idea; Keehner asked if the fence would be the whole property line; said there are two condos facing that area; asked about the children playing in the green space; trying to find a compromise; Domine said do not know exactly where the kids will be playing; will play in the playgrounds; Keehner said trying to get a picture of how it will function; Keehner said Price made a good point about the shadows; cannot speak to aesthetics for the condo association; wondered if the members of the condos would be willing to help with labor or fence; may be a way to find common ground; fences are if-y in my opinion; doesn't want to vote no because it is not a fence; Domine said happy to put a condition to work with the association and build a fence under \$5K; Keehner said landscaping is valuable; does appreciate putting a tree in the middle of the parking lot; a few more islands of trees in the parking lot would have helped the aesthetics; Domine said there are more trees in this design than there were before; Suriano asked about the house to the north of the curb cut, it will be taken down; confirmed; asked what will go in there; Domine said lawn and sign; have not submitted sign for approval yet; all of the houses on the property will be taken down; Suriano reiterated waiting on seeing the effect; feels a fence could be overkill; would look at a better landscape screening; Wester said agrees; fence seems to

be in contradiction of trimming the trees; agree with dialogue; Price said possibly street trees north of the driveway; there are options once we see the impact; prefer the residents commit to addressing this once the project is completed.

Ferguson said not opposed to a parking lot; they will also increase their school size; they will need areas to play; right now, you can see an existing fence that shields the back part of 2 condos; it has been there for the last 20 years; said the black line on the rendering is an existing fence; it runs from the back corner to the condo line; would like a new fence go north 100' and then toward Hamilton Road; does not want it to go all the way to Hamilton Road; would be just like the fence they have now; the main crux is the cost of the fence; believes the area beside them will be used by the physical education department; Domine said we are not planning to increase the size of the school; there is a waiting list now.

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

Yes: 5 - Burba, Wester, Price, Keehner and Suriano

Abstain, COI: 1 - Hicks

[V-0007-2017](#)

To consider a Variance Application to vary Section 1165.04(a)(2), Prohibited Signs, of the Codified Ordinances of the City of Gahanna; to allow an electronic message sign; for property located at 425 S. Hamilton Road; Parcel ID No. 025-002211; Shepherd Church of the Nazarene; Jan Elzey, applicant.

(Advertised in the RFE on 6/8/2017)

Gard gave an overview of the application; showed location of proposed sign; said the variance for the height was approved in 2015; this request is to be electronic; does not require that a property owner establish hardship; a similar electronic sign was approved for the High School; recommends approval.

Chair opened public comment at 7:39 p.m.

Applicant, Rob Paugh, 552 Theori Ave, pastor at the Church; does not have anything to add but here to answer any questions.

There was no further comment. Chair closed public comment at 7:40 p.m.

Keehner asked what the issue was with the old sign that never got built; Paugh said he was not here; the location changed due to the strip center that was put in across the street; the LED part was

declined; the request is for the LED; wants to communicate to the community better; had a lady say she's lived in the area the last 15 years and had no idea their church was there; a lot due to the trees off Hamilton Road; have a lot of people that do not know they are there; believes it would be a benefit; the sign they are looking at is an LED sign that you can control in every way possible; can control brightness, when it is on and off, also has an automatic sensor; can control transitions, fonts, graphics, size; will abide by any restrictions; Suriano asked how often the sign will get changed; Paugh said varies; was a pastor in another city and they had restrictions to time between transitions; not sure Gahanna has that; would be happy to comply; Suriano said it is keeping with materials of development; that area is a gateway to Gahanna; need to be careful of the type of materials and signage in this area; concerned with the look of the sign; not in keeping with surrounding; Paugh asked about the LED sign itself or the framework or the base; Suriano said the surround and the size of the LED; Hicks said the Rocky Fork and trees block the view; what advantage is there to the LED sign versus traditional sign; Paugh said two reasons, currently has a sign but it is not visible; it will allow for greater communication; allows for more signs; believes it is more current and modern; Hicks said concern with safety; last thing you see before the onramp; the McDonald's sign is in a different location; that is the only thing you see going south; Paugh said zoning standards for sign transitions would help; Burba confirmed there is a traffic light there; Wester also shares the safety concern with the LED sign; also shares Suriano's concern; looks like we are going to a pedestal mount; has history with LED signs; the school and McDonald's sign are limited and blend well; won't be supporting this application; Price said shares concerns; did not support McDonald's sign; does not believe there is a need for an electronic message board today with the technology that we have available; having that information available online removes need to have it on a sign; Burba said believes they are in a different area that is surrounded by sign; it is hard to see; does not believe you should treat the church different than any other business; will be supporting the sign; Price clarified she does not support them in general, not taking a different approach; Keehner said the proposed sign is one sided; asked about shrubs around and why none are behind; Paugh said there was stone around it, but happy to match any aesthetics; back of the sign is not visible but will put shrubs there; Keehner confirmed we approved a variance; Gard said approved sign location and height but not electronic; believes he is looking at a different sign on the property; Keehner asked if there are any regulations in code; Gard said there are not; Keehner asked if regulations will go into a condition; Rosan said can condition approval to meet certain criteria, however given they are not subject matter experts, if that is the desire recommends spending more time on the language; would need to obtain correct criteria; Paugh said would be

happy to get other city's code restrictions and a list of things the software can do; not interested in making the City look like a Las Vegas strip; want to communicate to the public; said there are thousands of people who drive by their property and do not know the Church is there.

A motion was made by Suriano, seconded by Wester, that this Variance be Approved.

Discussion on the Motion: Price said understands applicant's desire, the sign itself, without electronic addition will suffice for the desire; believes it adds to visual clutter; remain not in support; Suriano said agrees with Price; would need to see more materials that are more palatable; Hicks said agrees; information versus location sign is the difference here; opposed to electronic portion; the zoning code prohibits it currently; we have to consider whether to grant a variance; not in favor of revising the code for this application at this time; Keehner said inclined to vote yes for this; is not an irrelevant request; sees bending the rules a bit in that area given its location; difficult to vote for variances to avoid setting a precedent; this is newer technology; does not want to be anti-new technology unless there are environmental risks; it is a complex issue; would be inclined to vote on the liberal side on this specific one; Burba said other parts of Columbus, you see this, and believes it is part of the future; will be voting yes.

The motion failed by the following vote:

Yes: 2 - Burba and Keehner

No: 4 - Wester, Price, Hicks and Suriano

[SWP-0004-2017](#)

To consider a Subdivision Without Plat Application to split 1.0+/- acres of a 5.271+/- acre parcel for a new development, All R Friends; for property located on Science Boulevard, Lot 9-A; Parcel ID No. 025-013629; Jordan Fromm, applicant.

Gard gave an overview of the application; said this will be a new business; showed a one acre parcel that it is requesting to split out; recommends approval.

Applicant, Jordan Fromm, 789 Science Blvd.; this is to create a tax parcel for the following application, All R Friends; happy to answer any questions.

Chair opened public comment at 8:06 p.m. There was no public comment. Chair closed public comment at 8:06 p.m.

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

Yes: 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

[FDP-0004-2017](#)

To consider a Final Development Plan Application for a new 8,100

square foot building; for property located on Science Boulevard, Lot 9-A; Parcel ID No. 025-013620; All R Friends; current zoning L-OCT (Limited Overlay-Office, Commerce and Technology); Frank Albanese, applicant.

(Advertised in the RFE on 6/8/2017)

Gard gave an overview of the applications; said all requirements are met; showed the site location; is the location for the lot split that was just approved; showed elevations;

Applicant, Frank Albanese, 5277 Blueash Road; agrees with staff comments.

Chair opened public comment at 8:10 p.m. There was no public comment. Chair closed public comment at 8:10 p.m.

Hicks asked for an explanation of the business; Albanese said they are already in the City off Claycraft; same business use, just relocated; Wester asked if the building will meet leads standards or be LED lighted; Albanese said can do that; Price said Mifflin Township requested additional roadway requirements; asked if the applicant can speak to if those have been addressed; Gard said there should be two sets of comments in the packet, that problem has been resolved by widening the roadway in front of the building; Price asked about access; Gard said that was the question and it was addressed; Keehner said the site plan does not have a lot of details; said it does show trees; Suriano asked about elevations and material costs; Albanese clarified.

After motion was made and voted on: Price said did not see a landscape plan; Albanese said apologize for not getting the actual photos; doing a variety of pine and spruce; Price asked if there is a need for this plan to have been submitted; can it be administratively approved; Rosan said looking at 1108.03, requirements for Final Development Plan, does not indicate a requirement for a landscape plan; does ask for natural features in plan; said design review is more character of building; read the two criteria when the Commission is considering a design review application; said there is a table indicating landscaping criteria; believes staff goes through the checklist on these applications; Gard said the landscaping is shown on the site plan; Rosan said accustomed to seeing it different but code does not require it.

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

Yes: 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

[DR-0010-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located on Science Boulevard, Lot 9-A; Parcel ID No. 025-013620; All R Friends; Frank Albanese, applicant.

Keehner said assume based on renderings, there are shrubs that are not in the plan; understands code does not require a plan specifically; will assume this meets the legal requirements; is nice to see a landscape plan as part of the site plan; Rosan said on the black and white site plan, there is a landscaping plan; page 7 of the application; Keehner said talking about around the building; Albanese said that is part of their plan; will do final review with engineering; Keehner said assuming you will want landscaping around the building.

See additional discussion under FDP-0004-2017.

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

Yes: 6 - Burba, Wester, Price, Keehner, Hicks and Suriano

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:

Assistant 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

Burba thanked Keehner for volunteering for the land use plan presentation; Blackford said is scheduled for next week Monday and Tuesday.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

Wester said Clerk Holbrook sent an email to Planning Commission members for a records training; encourage everyone on the Commission to register for that; is August 4 in Dublin; Burba concurred.

K. ADJOURNMENT

8:27 p.m. by Wester