



# 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*  
*Donald R. Shepherd*  
*Michael Suriano*

*Kayla Holbrook, Deputy Clerk of Council*

*The Commission may caucus at 6:30 p.m.*

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Wednesday, April 26, 2017

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, April 26, 2017. The agenda for this meeting was published on April 21, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Tom Wester.

**Present** 7 - Donald R. Shepherd, 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:

[2017-0086](#)

Planning Commission Minutes - February 22, 2017

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

**Yes:** 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

[2017-0087](#)

Planning Commission Workshop Minutes - March 22, 2017

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

**Yes:** 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

#### 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 Kristin Rosan 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.

### [V-0005-2017](#)

To consider a Variance Application to vary Section 1171.03(a), Fence Standards, of the Codified Ordinances of the City of Gahanna; to allow a fence to exceed 6' in height; for property located at 154 N. Hamilton Road; La Navona; Parcel ID No. 025-003901; Mario Nedelkoski, applicant.

(Advertised in the RFE on 4/20/2017)

Bonnie Gard gave an overview of the application.

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

Chair called for proponents; applicant Mario Nedelkoski said he is here with John Brooks; said when this was taken over, it was a very rough bar; changed to a place called FM; that project did not work; changed to a beautiful event center; host many special events at this location; very proud of this facility; much needed in Gahanna; saw a huge demand for outdoor hosting of ceremonies; brought in beautiful metal and built a nice pergola; put in a 7' fence; there is a desire for private ceremonies; once the patio was established, there was a huge demand and with the bookings they have had, there are people confirming that.

Chair called for opponents; there were none.

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

Price said the pictures do not do this place justice; a wonderful job has been done; backs up to a nice ravine; understands the need; does not see an issue; Wester asked about the request of the Fire Department; Nedelkoski said is working toward that and promises the request will be met.

**A motion was made by Wester, seconded by Price, that this Variance be**

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

**Yes:** 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

[DR-0005-2017](#)

To consider a Certificate of Appropriateness Application for site plan; for property located at 154 N. Hamilton Road; Parcel ID Nos. 025-003901; La Navona; Mario Nedelkoski, applicant.

See discussion under V-0005-2017.

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

**Yes:** 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

**Reconsideration discussion:**

Resident, Patrick Kane advised the Clerk that he wanted to speak under the DR-0005-2017 application and did not realize they were combined as one; Rosan explain to the Commission that the application can be opened with a motion to reconsider.

[DR-0005-2017](#)

To consider a Certificate of Appropriateness Application for site plan; for property located at 154 N. Hamilton Road; Parcel ID Nos. 025-003901; La Navona; Mario Nedelkoski, applicant.

Patrick Kane, 156 Oak Creek; explained he thought there would be separate discussion for the two applications; said there are 8 residents here tonight representing the condominium adjacent to the property; concerned with the noise factor; said they had an event last week; could hear them but it was not too noisy; concerned with the future; have 40 condos in the area and we face that area; this past weekend was the first time noise was heard; a 7' fence will not detract any of the noise; Shepherd said the project is already up, what you see is what will be approved; that fence is the project; it was already completed; Kane said the fence stops and goes around the property; you can walk through the area; asked the purpose of the fence; Burba said privacy; Gard said gates are not up yet, has not been installed; is for exit purposes; Price said there is an opening that will be where the gate goes; will not be any other substantial changes to the height; serves as an enclosure; Kane asked about stipulations on noise; Price said that would be governed under the noise ordinance; if there is a noise complaint, would be heard by the Police Department.

**A motion was made by Price, seconded by Shepherd, that this Design Review be opened and reconsidered. The motion carried by the following vote:**

**Yes:** 6 - Shepherd, Burba, Wester, Price, Keehner and Suriano

**No:** 1 - Hicks

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

**Yes:** 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

[FDP-0001-2017](#)

To consider a Final Development Plan Application for a multi-tenant retail development; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; current zoning CC (Community Commercial) and PCC (Planned Commercial Center); Hamilton Commerce Center; Ryan Fowler, applicant.

(Advertised in the Dispatch on 4/19/2017 and the RFE on 4/20/2017)

Bonnie Gard gave an overview of the application.

Chair opened the public hearing at 7:31 p.m.

Chair called for proponents; Aaron Underhill, said he is the attorney for the project, 8000 Walton Parkway, Suite 260; showed a visual aid of the plan; very excited about the project; has been in the works for about a year now; have had two separate meetings with neighborhood to the west; plan has evolved; proposing two buildings; site is heavily wooded; taken care of preserving trees; the developer has done a great job in preserving the amenity in the buffer; there is over 400 feet of distance between the proposed buildings and the residences; would like to stress that the site is zoned and we are meeting all requirements applicable to the property; we are adhering to all planned district standards; earlier iterations of the plan included more building square footage; we are now at less than half of the original plan; we have less lot coverage, 36%; we are greatly reducing the amount of traffic we planned; rough number is half the trips as what was previously proposed; we believe we are doing right on a number of fronts here; not capitalizing on all the zoning rights of the property; believe access here is appropriate; there is a significant buffer to separate the different land uses here; we ask for your approval of both applications; have consultants here to answer any questions;

Chair called for proponents.

Ron Stahl, 1022 Ridge Crest Drive; president of the Academy Ridge Home Owners Association; we are not opposed to new development; concerned with some details; understands development is good; thanked the development group for the involvement; ask the Commission for additional time to dig into the proposal, as it has changed; the number one concern is the cutout on Beecher; Beecher is the only way out for their 81 homes; there are serious traffic flow issues at certain times of the day; would also like to look at underdeveloped land on the south side of Beecher; sees there is

mention of this in staff comments; there has also been a switch from using this parcel as a medical facility to now a shopping center; we have enough of those in the area; the shopping center is listed as permitted use; there also appear to be conditional uses in the code to allow medical offices; a traffic study would need to be updated; the Academy Ridge Community Association Board of Directors asks for additional time and a pending traffic study to address concerns we may have.

Chair clarified he was an opponent; called for additional opponents.

Murray Orlov, 367 Beecher Road; in the developer's application, there is reference to a traffic impact study; asks if this study can be made available; Burba said yes we certainly will.

Carl Tishler, 1031 Ridgecrest Drive; adamantly opposed to a cut through on Beecher; there are numerous swimmers that come into the area in the evening most days of the week; not something normally looked at in a study; the Greater Swim Club of Ohio, has multiple swim meets; have more cars than will show in a study; many cars come to the light and there will be feeding to the lots on each side; we bought in a residential area hoping to get out with a traffic light; sometimes can take 20 minutes to get out during school let out times; not opposed to this if they can enter and exit from Hamilton Road; like they do for the assisted living down the road; they don't have a special cut through.

Amy Seymore, 355 Beecher Road; said she is also a teacher at Columbus Academy; said her children attend Columbus Academy; concern for the placement of the sidewalk; have students that have a tradition to run to Graeter's Ice Cream; hope that our students are good drivers, makes her nervous to come in and out of there with the sidewalk on the same side as the cutout.

William (Bill) Johnson, 1028 Ridge Crest Drive; handed out an attachment (labeled "CORRESPONDENCE\_public handout\_4-26-2017" in Legistar); said there is a ravine along Beecher Road; said code says the development should be laid out to reduce cut and fill and alter natural features; the map below shows the area of the ravine; 20% means 2' per 10'; said the Gahanna Code calls for protection of trees; have estimated the northern edge of the ravine showing a large number of trees reserved if the ravine is reserved.

Aaron Underhill said he will call up Tom Warner with Advanced Civil Design, 422 Beecher Road; said the ravine in question was identified early on; there is a significant ravine that wraps around; have secured a permit to fill up to 300 feet of the ravine; is more of a final

engineering practice; the ravine on part of this property has a floodplain; this ravine in question on the north side of Beecher, there is a 48' pipe across Hamilton Road that dumps into the ravine; there will be tree disturbance but we have worked to maintain most significant trees; rather stick to the corner where there is a factor of commerce that needs to take play; believe we have taken the right steps; Underhill said as far as uses are concerned, the uses are permitted; are meeting development standards; we have gone to great lengths to ensure they are not asking for any variances; the application has been filed for some time; we have Doyle Clear with Trans Associates, here to answer questions regarding traffic.

Wester asked about the various signs; a proposed monument sign is shown as well as an existing sign; asked if there are sidewalks included with this; believes there is a ramp on the corner; wondering if this shouldn't be taken to a Workshop to get more time to discuss; and time to have the traffic study made available; Underhill said the traffic study was submitted in October; has been out in the public realm for some time; reference the sidewalk, there is a pathway that will be maintained; Phil Moorehead, 243 North 5th Street, Suite 401, said we have a couple monument signs being proposed; Price asked the traffic engineer to walk through the options. Doyle Clear with Trans Associates, 941 Chatham Lane, Suite 219, said we have been working on this project for some time; said City adopted access management policies; there are designated locations where the City requested full access driveways; the opportunity for that in this area was not out on Hamilton Road; fully agree with the City's policy on that; the study was completed last May; the City had us go back out and count when school was in session; it was resubmitted in October; it included more developed square feet; opted to look at potential higher sides of uses; your City Engineer asked that the study be updated for the records; in that process now; has not been completed; the access on Beecher Road was looked at; that section was built by the developers; residential did not exist; the residential development tacked on; and then ultimately access to the school; believes they have the right of access; cars going eastbound out of this site and off Beecher Road were not to back up past that driveway; a lot of analysis was done; that access point would not be blocked and vehicles could turn in and out; looked at the property to the south being developed; with traffic volumes being cut in half as to what we have today, and with development to the south, get no difference; that cross intersection does work safely and efficiently; the Fire Department requires full access driveways; that is imperative; Wester asked if the study is available on the City's website; Priestas said we can put it there, but we do not have it posted; have responded to several public record requests; Shepherd asked when the updated study will be done; Clear said end of May; Shepherd said we typically have that;

Clear said the traffic study that was submitted was approved; Shepherd said needs to have that before he can make a judgement based on that; Underhill said would be open to a condition based on a new study revealing a negative impact; Rosan confirmed that can be a condition; Shepherd asked about the elevation study of the building; when looking at it from the front, are the buildings going to be level; Warner said we have identified they are on the same level; Shepherd asked will there be a lot of cut and fill; Warner said we are cutting down a bit into the parking lot in the front; excavation will occur; near the northwest corner, on the west side, we are at grade; we chase the grade down the slope slightly; trying to keep grades as tight as we can; will be cut and fill, both, as part of this project; is a method of cut and fill to keep building on site; Shepherd asked about right in and right out, is that where the cut will be; Warner confirmed; Shepherd said the email from David Ruetter in the staff comments mentioned trees; would like to try and provide safety for those types of trees; Warner said this new proposed development is preserving a lot of the trees; have to grade it; Shepherd said the runoff needs to be controlled so it is helpful for the environment; believes there could be some improvement on the water runoff; asked for a green approach; Werner said we had a large underground storage container that would provide stormwater retention; have adopted an open air basin; which is encouraged; believes they can be considered green; we can work with the City Engineer; Keehner asked the City Engineer if he is comfortable with the current environmental stuff; referenced him talking about best practices, the soil, and trees and covering part with ravine; Priestas said more comfortable with the development as is; they are willing and we have a unique opportunity with soils that are present on site to provide infiltration; will create green infrastructure for the development and be green; Keehner asked if there are things they can do to improve; Priestas said believes so and they are willing to work with us; Suriano asked about the sidewalk on Hamilton Road; Warner explained current locations; Suriano asked about plans for screening parking; Moorhead said did not see a requirement in code; there is a grade change that would mitigate headlight glare; grade is three feet; Suriano asked about stormwater direction; Warner said west; Suriano asked about impact for stormwater on the west; Warner said all is directed into retention basin; Price asked about the intersection; is there anything that can be done to address the situation; knows most of us weren't involved in the housing development when it went in; Priestas said that is the goal of the traffic impact study; currently it is not warranting any roadway improvements; additional turn lanes would be warranted for future development; Price asked if the turn lanes would address that or if there is anything else; Priestas said would not be the responsibility of the developer; there are things on the radar that might help the situation; Price said reference the use, it will mostly be retail space; Underhill said can be a

restaurant or office uses; Price said tough when zoning and land use plans are outdated; have concerns with additional retail going up in the City of Gahanna; would prefer to see more office; appreciates the applicant's willingness to look at best practices; since there is such a specific recommendation from the Franklin County Soil and Water District, would like additional time to review; Wester asked about a restaurant, are there any drive-thrus; Underhill said there will not be; we do not have a right to do that without a conditional use; Wester asked the operational rating of that intersection; Priestas said level B, which is high level; the build scenario would be at a level C, which is still acceptable.

Chair closed the public hearing at 8:26 p.m.

Burba said there is a desire to take this to a workshop meeting; asked if next Wednesday, May 3, is acceptable to the applicant; Underhill agreed; Rosan asked for clarification on what the Commission desires of the applicant for the workshop; Price said would like to discuss additional screening; also looking at mirroring the area and buildings across the street and their screening; Suriano agreed and asked for discussion on water retention; Wester noted a desire for discussion about the completion of the traffic study; asked Rosan to give a brief overview of the process for a workshop; Rosan explained. A resident asked how to submit questions; Rosan advised to contact the Clerk's office.

**A motion was made by Shepherd, seconded by Wester, that this Final Development Plan be Postponed to Date Certain to the Planning Commission Workshop, due back on 5/3/2017 at 6:30 PM. The motion carried by the following vote:**

**Yes:** 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

[DR-0006-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; Hamilton Commerce Center; Ryan Fowler, applicant.

Chair opened the public hearing at 8:33 p.m.

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

Chair closed the public hearing at 8:34 p.m.

Price said wanted to provide her comments on elevations; would like to look at surrounding areas and look to what would be complementary; knows we have heard that residents did not want everything to look the same but not very different; now hearing that



people want things that are more complementary; does not believe renderings are a good fit for the surroundings; would strongly consider the applicant take that into consideration and to look at a different approach for the design; Suriano said would be helpful to see 3 dimensional renderings and also material samples; have concern with durability and longevity of the materials; one rendering is showing a lot of red, the sheet representative may not be accurate; would appreciate paint samples; Wester believes on one drawing there was corrugated metal above the windows; may have read that on a drawing; also agrees with 3 dimensional drawings and material samples; Keehner said would like to see a color chip for the dramatic red; also the charcoal in the design comes off black; in terms of style, it is hard to dictate that as Gahanna has no plan in place; there is a hodge-podge of styles for the Hamilton Road Corridor.

**A motion was made by Wester, seconded by Shepherd, that this Design Review be Postponed to Date Certain to the Planning Commission Workshop, due back on 5/3/2017 at 6:30 PM. The motion carried by the following vote:**

**Yes:** 7 - Shepherd, 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**

Blackford said would like to provide an update on Area Commissions; that initiative came out of the Mayor's office; we had our first

introductory meeting with members a couple weeks ago to discuss their role; they will be reviewing rezonings, conditional uses, and annexations; they will look at those prior to staff or the application being filed; there are 5 districts; the meeting will be a discussion between the applicant and the Area Commission members; they will be asked for feedback; they are not looking at code, but providing their opinion; will be a part of those application packets in the future; his focus will be with the Area Commissions; will be less involved with Planning Commission here on out.

Reference the land use planning effort - we are in the RFP process; will be wrapping up in the next couple weeks; would like to have a member of the Planning Commission be a part of the team; do not know how many RFPs we will be receiving; Mr. Suriano was recommended; if he is willing; should not be a huge time commitment; Suriano agreed.

### **Council Liaison**

Hicks said his attendance was sparse at Council over the last month; said the April 3 meeting, they approved the changes for Chapter 11 that Planning Commission recommended.

### **CIC Liaison**

Price said no report; has been able to attend all meetings; they are doing very well, in the black.

### **Chair**

No report.

## **I. CORRESPONDENCE AND ACTIONS**

None.

## **J. POLL MEMBERS FOR COMMENT**

None.

## **K. ADJOURNMENT**

8:47 p.m. by Wester



# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230

## Meeting Minutes Planning Commission Workshop

*Bobbie Burba  
John Hicks  
Joe Keehner  
Jennifer Price  
Donald R. Shepherd  
Michael Suriano  
Thomas J. Wester*

*Kayla Holbrook, Deputy Clerk of Council*

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Wednesday, May 3, 2017

6:30 PM

City Hall, Committee Room

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### OPEN MEETING

Chair called the meeting to order at 6:30 p.m. Chair reminded the public that this is a workshop not a public hearing and questions will not be accepted; said this is to meet with the applicant and straighten out the details of the project.

**Present** 5 - Donald R. Shepherd, Bobbie Burba, Joe Keehner, John Hicks, and Michael Suriano

**Absent** 2 - Thomas J. Wester, and Jennifer Tisone Price

### APPLICATIONS:

[FDP-0001-2017](#) To consider a Final Development Plan Application for a multi-tenant retail development; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; current zoning CC (Community Commercial) and PCC (Planned Commercial Center); Hamilton Commerce Center; Ryan Fowler, applicant.

(Advertised in the Dispatch on 4/19/2017 and the RFE on 4/20/2017)

Greg Gallas, said they meet the current code and said they have done a lot of modifications to satisfy the public; Jason Zadeh, said heard feedback about the ravine impact; they have reduced the scope of the project to reduce the impact to the site; have changed their grading plan and retention plan; said they heard there could be more green initiatives; said they have great building foundation in clay but not drainage materials; is a concrete basin; Phil Morehead said there is grade separation between Hamilton Road and the parking; showed a rendering (not submitted in the application) to the Commission; explained and showed the original plans for the site; have moved the buildings back; the point of disturbance has shifted forward to reduce the impact; Burba asked what businesses will go in this location;

Zadeh said it can vary but there will be about 4 units there; they are moving their business there; Burba asked if they anticipate one restaurant; Gallas said hard to say, you go where the leasing takes you; Hicks said some members of the Commission have worked with the developers before; Suriano asked about the extra curb cut on Beecher; Gallas said it is not a curb cut, is the only way to get to the site; there is no way to get out and go north; Suriano said there are businesses on Hamilton Road in that stretch that cannot go left; Tyler Cohen said yes but there are ways to drive through and make a left; all have access to a light; Zadeh said possibly Second Sole or Sherwin Williams; said they have advanced before the medium was placed there; would not develop in that type of site because it is difficult to lease; we are in the business of leasing and keeping the space filled; did a traffic study that supported a higher square footage of business; understands that we owe the City an updated traffic study; ask that the approval be conditional; said they have significantly reduced their impact and their traffic impact by half; have a permit through the federal court to fill the stream in; have offset some of those impacts by reducing the building impacts; want to provide a sustainable project; want healthy development; Gallas said without the cut on Beecher, the project would not work; Zadeh said if we could, we would not be here; Burba said it will not have significant impact, because retail does not open until 10 and through the workday; does not see a huge impact; Shepherd asked Priestas about the traffic caused by Academy; has nothing to do with the project or the residences; remembers talk about Academy putting a road through; can we stub that and then Academy can put a road through; said the development is not the problem; Priestas said when the subdivision was platted, was dedicated to public use; could not find evidence that there was a commitment or guarantee that it would be for emergency access only; in 1990, it was part of the current thoroughfare plan; not part of the plan today; do not plan to extend the roadway; Shepherd asked if we can ever shut that off or lock it; Priestas said best approach is to talk with the schools; a lot of their students live on the east or north east section and that is the easiest entry point; Shepherd asked who would have to make that call; Priestas said would likely be a legal issue; can follow up with Shane on this; Shepherd said the conversations are around the school traffic, not the development; Suriano said can appreciate the site and traffic implications; trying to move the building up and create a larger buffer between businesses and residences; have some concern with part of the project being office; asked if it will be marketed as office or restaurant; Zadeh said all of it; example would be the Commons at Clark Hall; said primarily will be medical; do not hire a leasing team like they used to; Suriano asked about the character of the building compared to what is across

the street; Carter Bean, architect for the project, said this tenant comes with branding and have continued that to the second structure; one user will take one whole building; showed material samples; said the red in the rendering does not do the material justice; showed the samples and actual colors to the Commission; Keehner said appears to be brick; Bean said part is brick; said the sign package is specific to the composition of signage for the user in that building; is more generic for the user in the south building; showed a more photo realistic rendering of building B/north building on a projector from the south east and from the east side; Suriano asked if the materials is based on the end user; Bean confirmed; Suriano asked about the building A/south building; Bean showed a rendering; said it is showing 5 units; outcome is not confirmed; likely that there will be a smaller user on the north and south end caps and then Gallas Zadeh in the middle; Zadeh said not much different than the buildings at the Shops at Rocky Fork; Bean showed benches, bushes and landscaping around the buildings as well as space for sidewalk and trees around the building; will have nice foundation plantings; Suriano said have some concerns with the red, said it is heavy, understands it is driven by the end user; Suriano said there are some cars parked facing Hamilton Road; asked for input from the Commission on hiding the parking; Shepherd said some issue with hiding the business too much; a previous application that had a too high build up hid the building and will cause traffic accidents; satisfied that it is slightly below grade; Gard said would not require any more than a 3' bush; Hicks said Shepherd has asked a lot of his questions; Blackford said the marketing for the site; the marketing has been for medical and professional buildings with some retail; the Second Sole area, there is access there to turn left; the possibility is there; Gard said she talked to Mr. Wester; he was concerned with the red colors; wanted to make a note of that on the record; Shepherd asked about sign approval; asked Gard if we are okay with the way it is set up; Gard said it is similar to Shops at Rocky Fork.

**Next Regular Meeting/Public Hearing date: Wednesday, May 10th, 2017 at 7:00 PM**

[DR-0006-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; Hamilton Commerce Center; Ryan Fowler, applicant.

See discussion under FDP-0001-2017.

**Next Regular Meeting/Public Hearing date: Wednesday, May 10th, 2017 at 7:00 PM**

## **ADJOURNMENT**

7:13 p.m.



# 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*  
*Donald R. Shepherd*  
*Michael Suriano*

*Kayla Holbrook, Deputy Clerk of Council*

*The Commission may caucus at 6:30 p.m.*

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Wednesday, May 10, 2017

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 10, 2017. The agenda for this meeting was published on May 4, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Joe Keehner.

**Present** 7 - Donald R. Shepherd, Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, John Hicks, and Michael Suriano

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

Holbrook notified the Commission that she has moved CU-0001-2017 to be voted on before V-0004-2017 for 1000 Bricklawn Avenue.

#### C. APPROVAL OF MINUTES:

[2017-0105](#)

Planning Commission Minutes - April 26, 2017

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

**Yes:** 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

[2017-0106](#)

Planning Commission Workshop Minutes - May 3, 2017

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

**Yes:** 5 - Shepherd, Burba, Keehner, Hicks and Suriano

**Abstain:** 2 - Wester and Price

**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.

[CU-0001-2017](#)

To consider a Conditional Use Application to allow stockpiling and retail sales of salt and topsoil in addition to the currently approved recycled materials in an Office, Commerce and Technology (OCT) zoning district; for property located at 1000 Bricklawn Avenue; Parcel ID No. 025-006164; Steve Geiger, Reklamation, LLC, applicant. (Advertised in the RFE on 4/6/2017; revised date advertised in the RFE on 5/4/2017)

Gard gave a summary of the applications;

Chair opened the public hearing at 7:06 p.m.

Applicant, Benjamin Worsowicz, 8691 Shrar Drive, Powel, said he will be representing the applicants; Wendy Geiger-Steiner, 173 James Road, said she is here on behalf of Reklamation; have expanded in topsoil and storage with past conditional use approvals; said understood the Commission believed this not to be the best use of the property; believes that is different; trying to stay competitive in this industry; this height is allowed in a close adjacent area, Columbus; serve multiple businesses in the area; have built a strong customer base; have been a Gahanna Chamber member and very involved in the community; serve the community well and are looking to expand their business; asking to be allowed to continue operations that have been on the site since 2009.

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

Shepherd said they understood they needed a cap initially; the intent has changed; that is why we made it a conditional use; Steiner said did not see anyone else in line with 4 million dollars; said we are here to stockpile over 10'; Shepherd said keep asking for it to expand; Steiner said they're business is expanding; Shepherd said they are not capping this; the intent was there but it has changed; the intention the entire time was to turn into a recycling center; Steiner said it is capped; the State of Ohio EPA came back and said they cannot do water quality sampling until May of this year; is scheduled and going



through; not leaving after building a successful business; we have capped it; Shepherd said have changed what they have asked for in the past; will not be in support of this; Wester said you are looking at retail sales of salt; what provisions or permits do you need to store salt regarding water runoff; will an EPA permit be required; Priestas said there are requirements related to the storage; they would be required to comply and get a permit; Wester asked if we were to allow a 10' or 25' pile of salt, what is the projected truck traffic in and out of that facility in a bad winter; will the roads handle that; Priestas said will be based on the volume they will sell; will need those details to further analyze; Steiner said municipalities will pick up by truck and will be delivered by rail; maintain Bricklawn Avenue to the end of the road to their property; have directed all current truck traffic as it was expressed before; Wester said heard 2012-2017, that is 5 years; have always been under the impression that the goal was to cap this and make this land ready for redevelopment; will not support this use; Price said echoes both of her colleagues; this started out as the need to stockpile; was all based on capping that; and hopefully to do that quickly; the stockpiling was used for two things - material for capping and to help purchase more materials; since then, we have seen this grow into a different business; believes that what the applicant has shared; they have grown a business and there does not seem to be an intent to cap this parcel to be redeveloped; will not support this application this evening; Hicks asked what the plans are to comply with the screening materials; Steiner clarified for the City of Gahanna; said plans to put trees in and around the other businesses; neighbors to a landscape company that stockpiles; they screen; nothing around us to screen other than that; Price said a 25' stockpile of salt, it is nearly impossible to buffer that; as the mound gets larger, will be visible from the freeway; cannot believe it can be buffered by trees alone; the shelter as part of the application is not the appropriate buffer; Steiner said the one referenced is not their property; cannot see their property from the freeway; unless you are flying Southwest; Price said there are other parcels in that area and are visible at 25'; Steiner said it would, as our current piles are; Keehner said thought we approved as a way to cap the property; a little surprised because it sounds like a whole new operation; seems like a totally different business; do not know if he can vote one way or the other; in the application there is a graphic with salt under a building; was that the plan; Steiner said topsoil and salt would go in permanent materials; not using tarps; Keehner said looks like would be approving a different business than they have in the past; not sure what that requires in terms of permits and applications; Steiner said we do topsoil in their Columbus yard across the railroad tracks; salt storage is something they want to expand into; know there would be stipulations with building; but needed the stockpiling allowance prior to moving forward; understands the Commission; understood you wanted a business in

the area that generates income, that is what we are doing; only asking for 15' extra feet; going to stay regardless, even if they are only limited to 10'; Price said the materials referenced are all subject to a sunset as they were part of a conditional use; Gard confirmed; would also like to remind the Commission that there are three options: approval with code conditions, approval with modifications, and disapprove with any reason listed in code; Steve Geiger, 6 Town Street, Pataskala, said we are all aware of the fact that this is a landfill and in the industrial park; estimated \$2 million in streets to access their street; only business in Gahanna without public access and no paved entries; not a lot of really nice things you can build on a landfill; have went to the EPA and the NFA; the Ohio EPA has problems with issuing an NFA; can't get their engineer engaged to speak on this if necessary; to close a landfill and sell with no public streets is almost impossible; would appreciate Gahanna checking maps between 1973 and the early 90s; approved but never installed; the Gahanna Engineer has never installed their ingress and egress; cannot sell land that is not ready to be redeveloped; Priestas said there is public access via Leavitt Service Road as well as Bricklawn; there is a project to construct roadway for commercial use, but not industrial use; Steiner said the issue with Bricklawn is that the city did not own the roadways; Priestas said agreements in action that will make that no longer the case; Blackford said we are not going to see commercial or office on this property; will be industrial; we partnered with the Geiger's to get this site certified; a site in this location in this condition, the development options are limited on this property; Keehner said in Blackford's report, said staff needs further clarification, does he now have what he needs; Blackford said from their standpoint, there is no real objection, is more of a timing with the applications and meeting those requirements; not clear when some of those permanent structures and screening will be in place; would be neater if all those were done at the same time to see how it will be developed; would have Planning and Development support with that information; Keehner said there needs to be an application with a long-term development attached; Blackford said that would be his opinion; would typically at this time see a final development plan with this; there is no long term concern with the use of this property; Keehner said that seems reasonable; Blackford said would want to see more specificity with screening for a long term project.

Chair closed the public hearing at 7:33 p.m.

**A motion was made by Wester, seconded by Shepherd, that this Conditional Use be Approved.**

**Discussion on the Motion: Keehner said does not want to say no; but would like to have a final development plan; not sure how he wants to vote at this time; would hope to say no and there be another application to hash out some**

of these issues.

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

**Yes:** 1 - Burba

**No:** 6 - Shepherd, Wester, Price, Keehner, Hicks and Suriano

[V-0004-2017](#)

To consider a Variance Application to vary Section 1155.07(b)(1), Outdoor Storage Areas, of the Codified Ordinances of the City of Gahanna; to allow stockpiles to be 25' in height; for property located at 1000 Bricklawn Avenue; Parcel ID No. 025-006164; Steve Geiger, Reklamation, LLC, applicant.

(Advertised in the RFE on 4/6/2017; revised date advertised in the RFE on 5/4/2017)

Chair opened the public hearing at 7:36 p.m.

Worsowicz said their previous presentation was combined with the conditional use.

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

Keehner said would be pleased to see a final development plan; this is a useful business; would ask if the variance is needed to be viable; appreciates what they have done in Gahanna; Wester said supports what Keehner said; have experience using salt; would like to see more information in a final development plan that would say the direction they are going with the specific site; revisit then as appropriate; Suriano concurred; would like to see more for final structures; Burba said would like to see this on a more permanent basis.

Chair closed the public hearing at 7:38 p.m.

See additional discussion under CU-0001-2017.

**A motion was made by Wester, seconded by Shepherd, that this Variance be Approved. The motion failed by the following vote:**

**Yes:** 0

**No:** 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

[FDP-0001-2017](#)

To consider a Final Development Plan Application for a multi-tenant retail development; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; current zoning CC (Community Commercial) and PCC (Planned Commercial Center); Hamilton Commerce Center; Ryan Fowler, applicant.

(Advertised in the Dispatch on 4/19/2017 and the RFE on 4/20/2017)

Gard this application has not changed from two weeks ago; have

additional renderings that have been submitted; the colors of the east facade have been muted from the last time the Commission saw them to more of a rust color; there was some objection to the red; parking will be at a lower grade than the road; will meet code requirements;

Chair opened the public hearing at 7:44 p.m.

Aaron Underhill, 8000 Walton Parkway, Suite 260, the attorney representing the applicant, said this project was at a Workshop Meeting last week; said their development team is here tonight to answer any questions; have tried to engage the neighbors; said they are happy in many respects and unhappy in others; end result of this is that there is a good plan here; the less impact on the natural features on the project, the better; believes this plan is good for the site; understands the traffic issues; nearing completion on a traffic study; happy to comply with a condition based on satisfaction with traffic study; have expectations that this will be fine; believe the ability to turn north on this property onto Hamilton Road will be satisfactory; the retail uses will not greatly impact traffic with their hours; added that they went with a more muted red on the east facade of one building; have a tenant driving that color; made good faith to address that; believe we have worked well with parameters in the zoning code; no variances are being requested.

Chair called for proponents, there were none.

Chair called for opponents; Ron Stahl, 1022 Ridge Crest; said he is President of the Academy Ridge Home Owner's Association; said they are not opposed to new development; concerned with some details; understands development is good; developer has met with them several times; thanked the Commission for taking this through Workshop; was able to attend last week's Workshop; number one concern that still remains is the cut out on Beecher and the traffic; Beecher Road is the only way out for these residents and access for Columbus Academy; there are several issues with traffic during certain times in the day; understands there is a traffic study in the works; if this road was built for the properties to the north and south, why weren't they developed; question the right of access off this road; should also consider the undeveloped lot south of this property; have concerns about when, and if there is development to the south of this property; understands there has been a permit that references the ravine, can it be posted on the website; concerned with a pipe and not a natural runoff; said the applicant shall provide a feasibility study; if so, can that be made part of the public record; we are against certain aspect; ask that they have time to review the traffic study, once complete.

Ron Algers, 991 Reece Ridge Drive; after meetings with developer last week, received revised plans; concerned that they do not know who will occupy the buildings; there are 81 homes in their development and Beecher is the only access road; is also a school bus route; asked about traffic to the Academy, understands it cannot be done; said Beecher is used by the traffic for Columbus Academy; there is constant traffic, the sidewalk was built in the area; said nearly every athletic team at the Academy uses that; is also used as a bike path; first asked City Engineer about widening Beecher Road; why in such a hurry to approve prior to the traffic study being approved; resident asked if time can be extended for several of them to speak; Burba said unless there is new to add, please limit comments; Shepherd asked for an additional 10 minutes; Bill Johnson, 1028 Ridge Crest Drive; provided a handout attached as "CORRESPONDENCE\_public handout 5-10-17"; said the ravine was approved by others not in the city; those people are not in charge of preserving our natural resources; would like to point out that there is an issue with the ravines and parking; said eliminating 27 parking spaces could move the property north and most of the ravine could be preserved; it is a wonderful asset to Gahanna; Jane Peck, 1010 Ridge Crest Drive; said McKenna Creek begins at the north portion and curves around to the south and goes under Beecher Road and follows downstream; said Mr. Johnson refers to a ravine that runs along Beecher Road; said the source of that water is the large 48' pipe under Hamilton Road; the source of that water is unknown; is that the approved runoff from the northeast corner; there has to be some reason for that runoff; is rather deep; has the ravine become a natural detention for the water and it will eventually feed into McKenna Creek; the developer stated they have federal permission; if this happens, the force of that water during heavy rain, what will that do to the entry point; what will that eventually look like; will there be a lake there; will it erode the property around there; if you remember, the creek comes from the north; City built a retention pond; there are a lot of people that this has caused a problem for; how will this mitigate the flooding that this just resolved; would be interested in seeing how the developer plans to mitigate that situation; a pipe could impact the area negatively; do we really want a 4-way intersection here, have Police and Fire had a say on this with the traffic; said Beecher Road is a 2 way city street; Jim Wells, 988 Ridge Crest Drive; said we know the real issue with traffic here; said traffic southbound and exiting southbound is fine; if you want to go northbound, it is a little tougher; someone going northbound on Hamilton and wanting to get into the development; has anyone looked into a U-turn at Vista Drive; would like that impact studied; is it possible; would make things better; Tracie Clay, 394 Beecher Road; is worried about property values; concerned with the curb cut, said she is the second house on the right; have had issues in their neighborhood with parking on the street; those curbs were considered dangerous;

even just one side of the street; confused why we would put a curb cut there and increase traffic where there was a concern already; believe the proposed development will impact their neighborhood as the only access; understands she will be repeating things but it is important to hear; not opposed to development in Gahanna; did not move to Gahanna with the intention it was a large suburb; have kept one high school; little by little seeing green space disappear; concerned about Hamilton Road becoming like 256; does not want to blindly become Pickerington; wants to see this approved by the newly formed Area Commissions that the Mayor had a part in; lives right on Beecher Road and sees the daily traffic; believe the drivers from the new development will pull out aggressively and not pay attention to pedestrians on the sidewalk; or they will turn right into Beecher to find there is no other way out or travel through Columbus Academy; said the Academy realizes it is too late to do anything about it; has Gahanna thought through any plans due to the increase in traffic; what about the bike path and is there any wisdom on a traffic study on how many cars turn right versus left; if the study finds few cars turn left on Hamilton, this is moot; hopes her thoughts will be taken into consideration; will keep with being a Gahanna language arts teacher; read a story and asked that we close our eyes and imagine a happy neighborhood with children playing with a school in it, and then a commercial development in their area; asked if you were in that situation, what would you want your City deciding and your City Planning Commission deciding.

Rebuttal, Aaron Underhill, said knows there is a view that this is not developed as commercial; has been rezoned for 25 years or so; best answer for the neighborhood, is that nothing happens, however there are zoning rights; we meet every requirement of code; matters pertaining to runoff and traffic have been left to their professional team; have done an involved analysis that takes time; study that has been completed, they were fine with the full access movement; no reason to believe that the new study will reveal anything new; state law is very clear; we cannot do anything to increase water runoff to neighboring properties; will have to prove that to the City Engineer; that is also a very technical matter; have taken this as far as we can without an approved plan; cannot negatively impact surrounding properties; ask to please focus on the fact that there are no variances; large list of consultants there that have invested their expertise; believes this is justified.

Chair closed the public hearing at 8:20 p.m.

Keehner said his questions were addressed at the Workshop; Shepherd asked staff about the traffic flow; said Academy is the real problem here; called the City Attorney today, asked Kristin to relay

what Shane said; Rosan said legally, is a property light; no ability for the City to close that access point; Shepherd said the problem is not this project, is Academy; is an existing problem; neighbors are asking them to make this property worthless; does not believe neighbors would want their property to be undeveloped and not sold; asked Priestas who maintains any flooding; Priestas said one is the onsite and offsite runoff; will require a stormwater management plan; their end result will be a reduced peak rate; the 48' storm sewer - there are energy devices required to prevent erosion; they will have to require those in their design; Shepherd asked Gard to address eliminated parking spaces; aware there are minimum spaces required; would this still work if they took this out; Gard said they are not required, they are requested; Shepherd asked if it is required that they have two points of ingress and egress; Priestas said not required, in this instance, the secondary access is a pressure relief; the right turns will seek the path of least resistance; said there would be additional requirements if changes are made; Gard said 49 spaces are required; do not know why the number was requested; Shepherd confirmed if we knew for sure it was a restaurant, there would be more; asked Underhill about the end user; said they respect large brands; said the end user brand may not be set; Underhill said they feel strongly that they will have a lease but do not have a lease signed yet; for confidentiality; it is a corporation; own 35 units approximately; Shepherd asked if that is sufficient to have a large branding; Hicks said they enacted a tree code, does this comply; Priestas said they do comply; Underhill said that was a relatively new ordinance adopted, they were well aware of it; said the end user will be lost if they cannot maintain their branding on the building; Gallas, 245 E 1st Avenue, said does not know if the 35 is in Ohio or all; said bulk is in Ohio; is a regional chain; Wester asked if consideration has been given to speedbumps; Priestas said not sure if this concern is appropriate here; tend to steer away; said our developments are city plowed; Price said have the runoff stormwater concerns, said whatever is put in would have to comply; Priestas confirmed; Price confirmed there would not be a new pipe that emptied into McKenna Creek; Priestas said they have not completed their plans; Tyler Cullinan, 422 Beecher Road; said they will extend the pipe; will meet Gahanna and EPA requirements; Price asked if there is a plan to have a new stormwater pipe emptying into the creek; Cullinan said there will be; calculate a 25 year rainfall event; Price asked about creative ways to handle the traffic; a U-turn would create more issues on Hamilton Road; Priestas said the u-turn would not be possible with the width of Hamilton Road; not a safe movement on this roadway; Price said further north there is a property with the only right-out; asked if it is possible to have two entrances one in and one out; Priestas said the issue is the left turn movement; this has

access to a less major roadway; that is desired; Price asked about the parking spaces required for a restaurant; there are 131 now; Gard reviewed requirements for parking per square footage; Underhill said this will be a living and breathing center, and the uses will change over time, tried to accommodate all future uses which may include one or two restaurants; Price said concerned with parking and too much pavement and what it does to the environment and tree removal; interested in seeing how that can be addressed; Underhill said have reduced parking from original plan; at 36% covered with impervious service; which is relatively low; Price said her concern is even though it is lower than national averages, it is a unique parcel in terms of the ravines; when you have that type of situation, further reduction should be considered; especially if there is no specific need at this time; when we make plans and approve things based on what we think will go in, because the market shifts, the end user has a financial setback when the plans change; an example is the Shops at Rocky Fork; did not get a coffee establishment as thought; Hicks said he came up with 98 for the number of parking spaces with the square footage, but it would not change the curb cut; Underhill confirmed; Shepherd asked about waiting until the traffic study is complete before there is a vote; what is the rush for approval; Underhill said a lot of things go on behind the scenes with staff; leases can also be signed; approval will allow them to get started with approval of engineering; additional time will help get this built; said the City Engineer will make the final call based on the reported traffic study; does not believe a study will impact approval; said construction season comes and goes quickly, every bit counts; Suriano said appreciates the time; appreciates amount of trees left on the site; looking up and down Hamilton Road, especially in this area, concerned with the red and the amount of red; believe it will be a really heavy element; understand brand standards with specific tenants, would be more likely to approve efface with a less heavy color or alternative material; Shepherd asked about using brick to create the red; will add value to the site and accomplish the red; Carter Bean, 4400 N. High Street, Suite 401; said the brand of this user is the material and color presented; Suriano confirmed their brand standards dictate efface; Shepherd asked if that is abnormal; said New Albany's restaurants do not meet their brand standards; am with Suriano on this, want to try and accomplish their goal; why are they choosing a cheaper material, are they part of the funding; Bean said this is specifically prescribed by the user; we have asked the user; said their pallet is earth tones; used an iron red color; the stucco look is what they are after in addition to the color; like a variety of materials used; said it makes sense to create consistency among businesses; Shepherd asked if he suggested the people of Gahanna are too stupid to recognize a brand without that material; Suriano asked to see the



sample; Bean provided the sample to Suriano; Jason Zadeh, 245 E 1st Avenue; Wester asked if these will be painted; Bean said will be in the final finish but not painted; Zadeh said we are pain staking about how they design their buildings; this was a departure for them to work with the end user; most end users try to strike a balance between cost and their lease amount; their brand is very important at the stage in their business; larger brands like Burger King and McDonalds have established a brand and can deviate if need be; understands it is not a brick; they are very sensitive to the architecture; hopeful to work with the Commission; the photographic rendering shows a better look for the building; photos present themselves as a cement fiber board; struggled a little bit; they are building a second building that will really soften the tone.

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

**Discussion on the Motion:** Keehner said a couple years ago he voted no to the Firestone on Hamilton Road near the same creek; when the Big Bear came in, it was a public referendum to allow it; that opened Hamilton Road to commercialization; is on a corridor that is now commercially developed; this is on a bus route; developer relocating speaks well that this is not a fly by night strip; cannot vote no. Price said will vote no under Code 1108.05, in opposition because of provision D; not in keeping with the area; believes we could do something better than a quasi-strip center; Hicks said sat in this traffic taking his daughter to Columbus Academy; but will be supporting this with the condition; Wester said will be supporting this; thinks the developers have done their diligence in regards to the traffic; there are issues and the City can do some calming in there; that intersection works pretty well; you do not build your way out of certain traffic problems; agree on the colors and the issues relating to the colors; the area needs something to brighten it up; the City Engineer will do a great job in reviewing the traffic study.

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

**Yes:** 6 - Shepherd, Burba, Wester, Keehner, Hicks and Suriano

**No:** 1 - Price

#### [DR-0006-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at the northwest corner of the intersection of Beecher and Hamilton Road; Parcel ID Nos. 025-009951 and 025-009952; Hamilton Commerce Center; Ryan Fowler, applicant.

See discussion under FDP-0001-2017.

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

**Discussion on the Motion:** Keehner said appreciates the developer scaling down; hopefully they will be using green infrastructure; seeing the actual

materials is not as chromatic; not necessarily bad; if it is a national brand, would impact this; a regional brand, inclined to be more liberal about that; there is an identity issue; cannot vote no for this either; Suriano said unless we can reconsider a different solution, will not be voting in favor; Burba said will be supporting this; have a long standing relationship with these builders; they have served our community well; hope to work more with them in the future.

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

**Yes:** 4 - Burba, Wester, Keehner and Hicks

**No:** 3 - Shepherd, Price and Suriano

[FDP-0002-2017](#)

To consider a Final Development Plan Application to complete an office building shell; for property located at 1255 Beecher Crossing North; Parcel ID No. 025-012044; current zoning L-SO (Limited Suburban Office); Larry Canini, applicant.  
(Advertised in the RFE on 5/4/2017)

Gard gave a summary of the applications; said these applications are virtually unchanged to what was approved in 2016; construction was not complete and permits have expired; he is here tonight to tell you his plans for the property.

Chair opened the public hearing at 9:06 p.m.

Applicant, Larry Canini, said had a specific user that they no longer had an it was difficult to find a user and credit; area is user specific; we are back in a market where we see an opportunity to get a spec building done; have a current user that is looking to expand here; we are moving toward wanting to do this; crossing fingers this will go through; changes are due to tree code requirements; appreciates City's patience and understanding; is a sensitive market; willing to take the risk this time.

Chair called for proponents; Isobel Sherwood; 514 Mechwart Place; here representing the Board of Directors of the community; have been here before in favor of this application; have lived with the eyesore for 10 years now; would really like to see this developed and finished; as an entrance to their development, ask that this be supported.

Chair called for opponents, there were none.

Canini appreciates Sherwood's comments; will be planting additional pinewood trees for the surrounding units; will also be putting in a safety fence and keep the grass mowed, have been doing that; have turned down requests to purchase for apartments; this is a good use for this property.

Chair closed the public hearing at 9:11 p.m.

Keehner said have been through this already; said there is a lot of stucco on the north side; better than what is there now; landscaping doesn't continue to the backside to give someone in a wheelchair a feel of going into a main entrance; Canini said the end user will have wheelchairs and will be enhancing that portion; that will be the main entrance, ironically; Burba asked if this can be the last time; Canini said he is doing his best but cannot promise anything; tries to do his best in the City of Gahanna.

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

**Yes:** 7 - Shepherd, Burba, Wester, Price, Keehner, Hicks and Suriano

[DR-0007-2017](#)

To consider a Certificate of Appropriateness Application for landscaping, and building design; for property located at 1255 Beecher Crossing North; Parcel ID No. 025-012044; Larry Canini, applicant.

See discussion under FDP-0002-2017.

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

**Yes:** 7 - Shepherd, 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**

Blackford said the Sherriff sale for Creekside was postponed for a couple months; there is an issue with the legal description; that is all he knows; will keep the Commission up to date.

**Council Liaison**

No report.

**CIC Liaison**

No report.

**Chair**

Burba asked about the 181 Granville Street building; Blackford said the intent is to demolish and extend Shull Avenue; no set plans right now; the dry cleaner property to the south west of 181 had expressed interest to purchase the property; the City's intent is to extend roadway; not set in stone; do not know of any time for demolish; Price said was looking at any benefit to salvaging any items for resale; believe it will be demolished.

**I. CORRESPONDENCE AND ACTIONS**

[SWP-0001-2017](#) To consider a Subdivision Without Plat Application to split .1397+/- acres of a .359+/- acre tract; for property located at 181 Granville Street; Parcel ID No. 025-0001827; City of Gahanna, Anthony Jones, applicant; administratively approved by the Planning and Zoning Administrator on April 27, 2017.

Holbrook read the application into the record.

**J. POLL MEMBERS FOR COMMENT**

None.

**K. ADJOURNMENT**

9:18 p.m. by Wester