



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.

Wednesday, August 23, 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, August 23, 2017. The agenda for this meeting was published on August 18, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Don Shepherd.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

A motion was made by Hicks, seconded by Wester, to add CC-0001-2017, Chapter 1165, to Unfinished Business and postpone to 9/13/2017. The motion carried by the following vote:

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

C. APPROVAL OF MINUTES:

[2017-0179](#)

Planning Commission Minutes - August 9, 2017

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

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

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.

[SWP-0008-2017](#)

To consider a Subdivision Without Plat Application to split 1.001+/- acres of a 1.475+/- acre parcel; for property located at 698 Morrison Road; Parcel ID No. 025-006687 and 025-006688; Stana Krivda, Assurance Title Agency, applicant.

Priestas gave an overview of the applications; showed site location; staff recommends for approval.

John Wilkerson, 366 E. Broad Street, Columbus; here on behalf of the applicant; will split the two pieces and combine with a parcel with the owner of several properties in the area; Burba asked if they will sell off and make a bigger lot; Wilkerson said combining per regulations with adjacent parcel; same entity owns both parcels.

Chair opened public comment at 7:08 p.m.; there was none. Chair closed public comment at 7:08 p.m.

Keehner asked the purpose; Wilkerson said to sell the corner lot.

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

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

[FDP-0006-2017](#)

To consider a Final Development Plan Application for commercial self-storage warehouses; for property located at 1509 Blatt Boulevard; current zoning Office, Commerce, and Technology; Commercial Self Storage, Ohio; Jim Sapp, applicant.

(Advertised in the RFE on 8/17/2017)

Priestas gave an overview of the applications; for commercial self storage; will be 14 separate buildings; will be one ingress/egress from Blatt Blvd.; showed a vicinity map; recommended for approval;

Applicant, Nick Elmasian, 9260 Weigela Ct, Plain City; is the civil engineer for the project; no additional comments.

Chair opened public comment at 7:13 p.m.; there were none. Chair closed public comment at 7:13 p.m.

Keehner confirmed these would be for businesses; Elmasian said yes;

Shepherd said there are additional parking spaces than code required; Elmasian said some intended to be for carpeting or some retail; Shepherd said that makes sense; asked if there will be exterior vehicle storage; Elmasian said not to his knowledge; Shepherd asked if we want to oppose RV's or boats being stored outside; Price said echo some issues with storage for vehicles; external and personal storage should not be allowed; easy with boats to become a waste land and they sit for years; Hicks asked if retail is appropriate in this zoning; Priestas said commercial uses are permitted; Shepherd said someone could set up desks and sell out of the warehouses; Priestas confirmed; Elmasian said owners are based out of Indiana and there are several there; just branching out to Ohio; some in Columbus; can have him produce additional material as to what has been done previously in Indiana; Price said would like some further information on what the use would be; some concerns staff brought up on landscaping; read it to be commercial storage whether it was inventory or seasonal merchandise; if it is more of a use, like we have a mattress sale or discounted furniture, would be concerned with that; Elmasian said understands that is not the case, more for samples or windows and carpeting, something that there is a need for larger storage space; Price said seems to be a trend on Craigslist to sell excess overstock furniture in these facilities; could be high level traffic or transactions; not sure how we can verify what the use will be; Blackford said staff did not look at this as a retail use; setbacks and parking would be different; looked at it with industrial storage; if the main use changed, would be serious issues with meeting code requirements; talk about outside storage, that is a conditional use; staff is not aware of that, and it would require additional standards that are not in place today; would have to be back before the Commission; Shepherd said since this brings up parking, we may require more if it were to be a more commercial type use; in the past condos were built for this use, was rented and not bought; thinks we need more information; requested the applicant work with staff until the next meeting; Price said when a use changes, and changes over time, it is hard to scale it back; having more clarity around the intended use would be helpful; Blackford asked if there is something specific the Commission is requesting; a statement or revised application; Price said acknowledgement of not allowing outside storage; Rosan said one option in approving a final development plan, can approve with a modification, which can be a requirement that there be no retail sales; if they want that in the future, would come back for approval of a revised application; said both issues can be addressed tonight with outdoor storage and retail sales; Hicks asked if applicant can withdraw application and resubmit; Rosan said if it is the pleasure of the Planning Commission to approve tonight with modification with no retail sales, they can resubmit; sounds like applicant wants to proceed tonight; Keehner said retail sales would be problematic with parking; the open

space, there is not a lot for outdoor storage; don't see where it is a big issue; Shepherd said if we approve with no retail sales and that were the intent, they would have to reapply; Rosan asked the applicant; Price said if we took action tonight would likely prohibit retail sales; would then have to do a new application; or we can wait and continue this for two weeks; Shepherd said if retail sales is something they want, they have to amend their application regardless; Rosan said they will generally allowed retail sales as an accessory use; if it were the singular use, it would not be compliant with zoning; Shepherd said can restrict to no retail at all; Elmasian said just spoke with manager, said there is no intent for retail at this location; would like to move forward with the application as is; no intent for retail; Price said if there is a high comfort level with that, wants the applicant to understand they are not meeting code for retail; want to make sure they do not invest and start construction for something that needs amended if the use changes; Elmasian said will communicate with him tonight; Suriano said note of fire access in application, only see one curb cut; Priestas said they are okay with the one access point; will work through in final engineering; Wester asked about sidewalk mentioned; Priestas said would like to see that installed; Rosan said would need that in the motion; Price said several questions were addressed, there were questions about green infrastructure; confirmed that was in final engineering; Priestas said purely a recommendation; details of those will be in final engineering; Price said revised site plan did not meet chapter 914 in terms of tree preservation; Priestas said it is now compliant; Blackford said that was a typo; they do meet the requirements and updated staff comments did not make it into the report.

A motion was made by Shepherd, seconded by Hicks, that the Final Development Plan be Approved with the modifications that there be no retail permitted on site, no outdoor storage, and sidewalk complete per City Engineer on front of property. The motion carried by the following vote:

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

[DR-0013-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at 1509 Blatt Blvd.; Jim Sapp, applicant.

See discussion under FDP-0006-2017.

A motion was made by Shepherd, seconded by Suriano, that the Design Review be Approved.

Discussion on the motion: Wester confirmed sidewalk will also be included here.

The motion carried by the following vote:

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

F. UNFINISHED BUSINESS:[CC-0001-2017](#)

To recommend to Council, changes to Part Eleven - Planning and Zoning Code, Chapters 1181, Personal Wireless Service Facilities, 1149, Multi-Family Residential District, 1153, General Commercial Districts, 1163, Parking Regulations, and 1165, Signs, of the Codified Ordinances of the City of Gahanna.

(Advertised in the RFE on 7/20/2017).

Recommended to City Council on 7/26/2017 with the exception of Chapter 1165, Signs, that was postponed to 8/9/2017.

A motion was made by Hicks, seconded by Shepherd, that the CC-0001-2017, Chapter 1165, be Postponed to Date Certain to the Planning Commission, due back on 9/13/2017. The motion carried by the following vote:

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

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:**Assistant City Attorney**

Rosan said attended the Board of Zoning and Building Appeals (BZBA) meeting on August 10th; Reklamation appealed Variance Application, not Conditional Use; BZBA permitted modification to approve Variance until expiration of current Conditional Use which is until February 2018 and the applicants will need to come back to Planning Commission; Burba asked when Creekside is going to auction; Rosan said August 25; will be downtown; all auctions start at 9am; website will list auctions in order; may have changed or been withdrawn since the last meeting; Blackford said what Rosan said today is correct.

City Engineer

Priestas said next Wednesday, August 30th at 10 a.m. will hold a ribbon cutting ceremony at Peace Lutheran Church for Hamilton Road Central.

Planning & Zoning Administrator

Not present.

Department of Development

Blackford said we had a meeting with Area Commissions last Thursday; one item was an annexation, one was a rezoning off Johnstown Road; north of the River; 1.19 acres he believes; for a daycare; area becoming a hotbed for daycares; was well received; another item was off Taylor Road, adjacent to the solar car port request a few years ago; large single family zoned lots; was a rezoning request for a senior living facility; several members of the public expressed concerns; received additional feedback from residents since then; may be additional projects before the Planning Commission in the future; Area Commission process is free and does not have requirements; some applicants may chose not to move forward.

Council Liaison

No report.

CIC Liaison

Price said met last Tuesday; one concept was the marijuana use; some discussion with what implications could be; reassured that staff and administration is following issues very closely; interesting discussion; many things are contingent upon federal laws with money; can't take revenue through banking system; great to know our city leaders and business leaders are on top of this should Gahanna be approached in the future.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

[SWP-0007-2017](#) To consider a Subdivision Without Plat Application to split 0.003+/- acres of a .024+/- acre parcel; for property located at 870 E. Johnstown Road; Parcel ID No. 025-004244; Doug Maddy, Brookewood Construction, applicant; administratively approved on August 10, 2017.

The Commission was notified of the approval of SWP-0007-2017.

J. POLL MEMBERS FOR COMMENT

Wester asked if we will specify requirements for sidewalks for wheelchair ramps; could there be a wheelchair ramp required; Priestas said there

are two codes; one thorough ADA; sidewalk will need to comply; second component is Ohio Building Code; multiple components; private drives, curb cuts are not required.

K. ADJOURNMENT

7:47 p.m.