



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

John Hicks, Chair
Michael Suriano, Vice Chair
Bobbie Burba
Michael Greenberg
Thomas Shapaka
Michael Tamarkin
Thomas J. Wester

Krystal Gonchar, Deputy Clerk of Council

Wednesday, August 28, 2019

7:00 PM

City Hall, Council Chambers

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 28, 2019. The agenda for this meeting was published on August 23, 2019. Chair John Hicks called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Greenberg.

Present 7 - Thom Shapaka, Thomas J. Wester, Michael Suriano, John Hicks, Bobbie Burba, Michael Greenberg, and Michael Tamarkin

B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.

C. APPROVAL OF MINUTES

[2019-0119](#)

Planning Commission Meeting Minutes for August 14, 2019.

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

Yes: 7 - Shapaka, Wester, Suriano, Hicks, Burba, Greenberg and Tamarkin

D. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney Kristin Rosan, administered an oath to those persons wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT

[V-0010-2019](#)

To consider a Variance application to vary section 1165.08(b)(1)-Permanent Signs, of the Codified Ordinances of the City of Gahanna, to allow for an increase in allowable window sign square footage; for property located at 959 East Johnstown Road; Parcel ID No. 025-008948; current zoning Community Commercial District (CC); Matthew Walker, applicant.

Deputy Director of Planning & Development Michael Blackford, provided a summary of the application; showed zoning location and site plan; reviewed criteria for sign square footage; cited code; the ask is for 8-9 signs; showed images of sign design included in the application; no building permit required so there are similar signs throughout the city; showed examples of signs that are busier, bigger, etc.; the applicant is trying to do things the proper way by asking for a variance; reviewed criteria for granting variances; staff recommends approval but asks Planning Commission to make consideration on reducing number of signs or reduce size.

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

Applicant, Matt Walker; said the business has a 25% walk-in customer base; this is in line with the franchise.

Chair closed the public hearing at 7:10 p.m.

Chair called for questions from the Commission.

Greenberg asked if the view is blocked from inside due to signs. Walker said basically, you can just see shadows.

Shapaka said when the police drive by to view activity, they cannot see through the decals; understands need for privacy, but curious if PD commented. Blackford said there were no comments from the PD submitted in the application. Shapaka asked if the black portion is glass. Walker confirmed that it is shaded in the image but in reality that is frosted glass, not decal. Shapaka said the bottom panels are not part of the image either. Blackford confirmed that those panels are frosted glass. Shapaka asked what's in the space inside. Walker said there is a lobby area immediately inside the building, but the exam rooms are in the back. Shapaka asked if applicant is opposed to moving the clouds down. Walker said he is not the sole decision maker and would have to see it and get approval; said the doors are unlocked during normal business hours, if the PD wanted to check in. Hicks asked if any of this has been installed yet. Walker said no. Hicks asked if shades would have to be pulled down for privacy without these decals. Walker confirmed. Hicks said the applicant may need to look at the signs for ads

that are currently near the road, to see if they are in the right-of-way, unrelated to the application.

A motion was made by Tamarkin, seconded by Burba, that the Variance be Approved.

Discussion on the motion: Wester applauded the applicant for doing the right thing, coming before the Commission; in support of the Variance. Suriano agreed with Wester; is in favor of the Variance; the business is distant from the road and there is an issue with visibility; does not think someone doing the right thing should be punished. Shapaka said this is in elegant sign and would be in favor of approving this over some others that are out there; stated he is approving it based on the quality.

The motion carried by the following vote:

Yes: 7 - Shapaka, Wester, Suriano, Hicks, Burba, Greenberg and Tamarkin

AEP Telecom Lab- 850 Tech Center Dr.

[FDP-0004-2019](#)

To consider a Final Development Plan application for AEP Telecom Lab; for property located at 850 Tech Center Drive; Parcel ID No. 025-011486-00; current zoning Office, Commerce & Technology (OCT); Eric Sauer, applicant.

Blackford, provided a summary of all three applications associated with the project; showed location and zoning map; AEP has a few different buildings out there; this is the one story building; this is more in our office area as opposed to the technology portion of the OCT district; original building was built in 1997 and the city had a different code back then; showed existing layout of the site; showed proposed site plan; showed elevations; intent is to match current building; code requires that there's a larger percentage of glass surface, but due to sensitive nature of electronics being stored there, asking for a variance; flat roofs are not permitted unless they have a parapet wall; facade to the south does not meet standards; request for variance to parking is to allow for 9'x19' space on east side only; still meet parking requirements as a whole; half foot candle average intensity is required and the applicant is asking for an average of 2.7; along Tech Center drive there is an average of 1, so there's no light pollution issue; planting greenery to shield property; reviewed criteria for granting variances; reviewed criteria for Final Development Plans; no undesirable affects; staff recommends approval of all three applications.

Chair opened the public hearing at 7:29 p.m.

Applicant Jesse Lee (engineer) & Melissa Ratermann (architect), 2221 Schrock Rd.; wanted to clarify a few things; close to the loading dock, the

area is mostly used for loading equipment for startup; don't anticipate any extra traffic from this; provided additional screening down Tech Center Dr.; east side of building will get new stalls; the reason for the variance request is due to security of the space; same materials etc. for everything else.

Chair closed the public hearing at 7:32 p.m.

Chair called for questions from the Commission.

Suriano asked for explanation behind idea of security for the lab; will people be working in there. Rattermann said it's a telecom lab. Suriano asked if there will be desks. Ratterman said no.

Burba said the arborist left a comment, that the plan called for an ash tree, but ash trees were being removed due to emerald ash borer; asked if the tree was replaced. Lee said they reviewed the comment and the intent is to replace those with a red sunset maple which is similar to the tree on the south.

Tamarkin asked about the development in the front; there's a drop off near the road. Lee said the road will be right up to the building; the screening along Tech Center Dr. will be around 6', per code, for screening height; that will block view into facade; some other trees may be 8' tall.

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

Yes: 7 - Shapaka, Wester, Suriano, Hicks, Burba, Greenberg and Tamarkin

[V-0009-2019](#)

To consider a Variance application to vary sections 1155.04, 1155.05, 1163.01, and 1163.06, of the Codified Ordinances of the City of Gahanna; to allow for variances to the lighting, parking, roof, window, and door requirements; for property located at 850 Tech Center Drive; Parcel ID No. 025-011486-00; current zoning Office, Commerce & Technology (OCT); Eric Sauer, applicant.

(See discussion above, under file FDP-0004-2019)

A motion was made by Greenberg, seconded by Suriano, that the Variance be Approved. The motion carried by the following vote:

Yes: 7 - Shapaka, Wester, Suriano, Hicks, Burba, Greenberg and Tamarkin

[DR-0014-2019](#)

To consider a Design Review application for a site plan, landscaping

plan, and building design; for property located at 850 Tech Center Drive; Parcel ID No. 025-011486-00; current zoning Office, Commerce & Technology (OCT); Eric Sauer, applicant.

(See discussion above, under file FDP-0004-2019)

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

Yes: 7 - Shapaka, Wester, Suriano, Hicks, Burba, Greenberg and Tamarkin

Ohio HD Video- 350 W. Johnstown Rd.

[FDP-0005-2019](#)

To consider a Final Development Plan application for a new building, for property located at 350 West Johnstown Road; Parcel ID No. 025-000936-00; current zoning Community Service District (CS); Ohio HD Video; Scott Handel, applicant.
(address change: 145 S. Stygler Rd.)

Blackford, provided a summary of all three applications associated with the project; reviewed surrounding zoning; showed location and site plan; the zoning classifications are unique to this area; this is for a new 11,000 square foot building; recent code changes allow for this type of use in this zoning; no buffer required around most of the property because it is not in a residential district; new parking spaces will be added; this was previously two separate parcels; combined to make a larger footprint; showed rendering of the building; there are 5 variances; reduced front yard setbacks are recommended in the land use plan; this new construction gets us closer to what that plan envisions; asking for 41' setback for front yard; 9'x19' parking; has 16 fewer parking spaces than code requires; 93 total parking spaces required for 30,000 sq. ft.; not a lot of traffic generation; staff in favor of fewer spaces than required; half foot candle required and ask is for 1.7; lighting intensity is minor; parking setback request is for 17' to keep with existing parking setback on Stygler and Johnstown Rd.; reviewed criteria for granting variances; no negative impact; staff recommends approval for all three applications.

Chair opened the public hearing at 7:50 p.m.

Applicant, Dan Cline; said he is here on behalf of the applicant; stated everything was covered in the staff report; will answer any questions.

Chair closed the public hearing at 7:51 p.m.

Chair called for questions from the Commission.

Burba asked about the purpose of the building. Cline said applicant, Scott, bought the original building to do productions and rented out a

portion; now needs to expand for his own business. Burba thought it would be rented out to another media business. Cline said gym was going to be moved from existing building and would move to new one, and would build more studio space in the old.

Shapaka asked which side applicant thinks is the front. Cline said they have been discussing which side is front; wondered if entrance would be on Stygler, but too crowded there, so moved to Johnstown. Shapaka said for comment on future vision for streetscape, has no problem with moving building closer but then there should be a change in elevation to reflect more of a front on Stygler. Cline said they have discussed overhead doors facing south side and putting them on east side also; moved so close because existing apartment building hangs over into their property; does not want to be in front of windows on that property; trying to move out of their way and keep a large tree. Shapaka said according to the image, this would help tie the complex together.

Burba asked if more employees will be hired. Cline said he's sure they will. Burba said she is interested for tax payers.

Suriano asked if the current siding is corrugated metal; Cline confirmed; will try to match as close as possible.

A motion was made by Shapaka, seconded by Burba, that the Final Development Plan be Approved.

Discussion on the motion: Tamarkin said he walked the property today and would encourage the applicant to clean the place up; repave entire parking lot; but will approve because this will be a nice improvement.

The motion carried by the following vote:

Yes: 7 - Shapaka, Wester, Suriano, Hicks, Burba, Greenberg and Tamarkin

[V-0011-2019](#)

To consider a Variance application to vary sections 1153.05, 1163.01, 1163.02, 1163.06, and 1167.15 of the Codified Ordinances of the City of Gahanna; to allow for variances to parking, setback, and lighting requirements; for property located at 350 West Johnstown Road; Parcel ID No. 025-00936-00; current zoning Community Service District (CS); Ohio HD Video; Scott Handel, applicant.
(address change: 145 S. Stygler Rd.)

(See discussion above, under file FDP-0005-2019)

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

Yes: 7 - Shapaka, Wester, Suriano, Hicks, Burba, Greenberg and Tamarkin

[DR-0015-2019](#)

To consider a Design Review application for a site plan, landscaping plan, and building design for property located at 350 West Johnstown Road; Parcel ID No. 025-000936-00; current zoning Community Service District (CS); Ohio HD Video; Scott Handel, applicant.
(address change: 145 S. Stygler Rd.)

(See discussion above, under file FDP-0005-2019)

A motion was made by Shapaka, seconded by Burba, that the Design Review be Approved.

Discussion on the motion: Shapaka said that he will not be voting in favor of the Design Review; the front of the building needs to be readdressed. Suriano said that he is not as concerned with the front of the building, given the orientation, but it would benefit to have the glass doors.

The motion carried by the following vote:

Yes: 6 - Wester, Suriano, Hicks, Burba, Greenberg and Tamarkin

No: 1 - Shapaka

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS

Blackford provided an update on the changes made to the Land Use Plan after it went to Council; reviewed new items that came up during the Committee of the Whole Meetings; Council wanted to change some maps regarding mixed use areas and wanted to change them to park land to match existing use; within the next 10 years, it is not likely that the City will redevelop park land; Shull park, Shull Park Reserve, and Rocky Fork Reserve would all be affected; Stoneridge Plaza would change from mixed use to community commercial; showed graphic of changes on zoning map; Rock Park was requested to be changed, but is already designated park use.

Suriano asked what it means to designate an area as park land. Blackford said staff would recommend to interested developers that the area is designated as park land, would not be ideal for development, and staff would not recommend since it is not in line with the city vision; but this is not a binding legal document, so developers could still move forward.

Hicks said the purpose of bringing this up this evening was to see if there were any objections to these changes; asked that the record reflect that there was a general consensus that there was no objection to the changes requested by Council. Rosan said that the Commission should make a motion to formalize that there were no objections to the changes

recommended by Council.

Hicks called for a motion to recommend changes made to the Land Use Plan for approval.

A motion was made by Greenberg, seconded by Burba, that the changes to the Land Use Plan be Recommended for Approval.

Discussion on the motion: Suriano said they are reasonable amendments and do not affect the spirit of the Land Use Plan; hopes to move forward to establish a vision for the city.

The motion carried by the following vote:

Yes: 7 - Shapaka, Wester, Suriano, Hicks, Burba, Greenberg and Tamarkin

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

Planning & Development

Blackford said at the next meeting, expect to have a project with three applications, similar to the last two.

Council Liaison

No report.

CIC Liaison

Hicks said that the CIC met last Tuesday; received the resignation announcement for Anthony Jones.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS: None.

J. POLL MEMBERS FOR COMMENT

Hicks said there's a meeting going on right now in Jefferson Twp.; regarding residential hotels that are essentially apartments; this has a

direct impact on our city development; this encroaches in our OCT district; if approved, this could impact our ability to develop office, technology and industry; hopes to make it there before the meeting is over; the development passed through their planning commission, and the County Commissioners; now before the Trustees.

Blackford said that is a legitimate concern.

Suriano said it seems that people would not want to reside there; hard to tell which impacts the other more; not compatible uses. Wester said there are some apartment complexes up on the east side of Taylor Station Rd.

K. ADJOURNMENT

By Wester at 8:22 p.m.