



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, September 11, 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, September 11, 2019. The agenda for this meeting was published on September 6, 2019. Chair John Hicks called the meeting to order at 7:00 p.m.; a moment of silence followed, in remembrance of those lives lost on 9/11; with the Pledge of Allegiance led by Shapaka.

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

A motion was made by Wester, seconded by Burba, to postpone the Eastgate Commercial Park applications to the September 25th meeting. The commission received correspondence today, which the legal department needs to address. The motion carried by the following vote:

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

C. APPROVAL OF MINUTES

[2019-0123](#)

Planning Commission Meeting Minutes for Wednesday, August 28, 2019.

A motion was made by Wester, seconded by Burba, 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**1. Stoneridge Plaza- 1365 Stoneridge Dr.**

- a. [DR-0017-2019](#) To consider a Design Review application for a landscaping plan for Stoneridge Plaza; for property located at 1365 Stoneridge Dr.; Parcel ID No. 025-010785-00; current zoning Community Commercial modified (CC-2); Michael Moulton, applicant.

Deputy Director of Planning & Development, Michael Blackford, provided a summary of the application; showed zoning map and location of Stoneridge Plaza; said this is one of several recent requests for this property; requesting approval to change out existing landscaping; over time, landscaping needs replacement; city forester went back and forth with applicant on this application; tree list included in application; showed where plantings would be replaced; there was a visibility issue with tall hedges, those will be replaced with shorter plants; reviewed criteria for granting design review applications; has blessing of city forester; staff recommends approval.

Chair opened the Public Hearing at 7:08 p.m.

Applicant Michael Moulton; this is a redevelopment of the current landscape plan; showed images of trees that were dead and need to be removed; all trees are reaching the age where they will start dying off; reviewed list of trees from application; drought tolerant trees will be planted; the dead trees will cause damage if not removed; explained how the visibility of drivers is affected by the current landscaping.

Chair closed the Public Hearing at 7:10 p.m. and called for questions from the commission. There were none.

A motion was made by Greenberg, seconded by Wester, that the Design Review be Approved.

Discussion on the motion: Suriano stated that he will vote in favor; great to see the development and landscaping be maintained; it is often overlooked. Hlicks

said he enjoys the changes made to the shopping center to date; looks nice.

The motion carried by the following vote:

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

2. McDonald's- 298 S. Hamilton Rd.

- a. [V-0012-2019](#) To consider a Variance application, to vary section 1165.09(A)(4)-Electronic Signs, of the Codified Ordinances of the City of Gahanna, to allow for the installation of new digital menu boards; for property located at 298 S. Hamilton Rd.; Parcel ID No. 025-013435-00; current zoning Planned Unit Development (PUD); McDonald's; David Ratliff, applicant.

Blackford provided a summary of the application; there have been several applications for electronic signs in the recent past; there is no issue with this request for square footage since they are decreasing the sign square footage; replacing menu boards with digital ones; there are certain limitations on the design review; this deviates from the sign code; showed examples of electronic signs; this is not for a monument or pole sign out in the right of way; they are located within the drive-thru; will expedite the ordering process; no more visible than existing signs out there today; no more impact; in fact will be less impactful; they look cleaner and well organized; showed a street view of the location; no impact to surrounding properties; reviewed criteria for granting a variance; staff recommends approval.

Chair opened the Public Hearing at 7:17 p.m.

Applicant David Ratliff; McDonald's has always been at the forefront of change; we are in a digital age and these signs utilize digital technology; you will see a lot of competitors moving towards this technology; we are invested in the community; the information is the same, just smaller and more concise; design is to make customer experience better; easier to read; the signs give off less illumination than current signs; similar to an LED tv; can be auto-dimmed when not in use; default setting is 20% max illumination; the menu will change twice per day, one for breakfast, one for lunch/dinner; increases safety because no one has to walk through the parking lot to change the signs manually.

Chair closed the Public Hearing at 7:21 p.m. and called for questions from the commission.

Suriano asked if the dimming to 20% affects visibility. Ratliff said it lights

up when the car drives up. Hicks asked if the monument sign at the road will change. Ratliff said no.

Ratliff said this process has been great and the city has been helpful through this process and they were easy to work with.

A motion was made by Wester, seconded by Shapaka, that the Variance be Approved.

Discussion on the motion: Suriano said he will be voting in favor; this is an update to something that has a neutral effect; this is more informational in nature; no flashing, etc. Hicks said this will be a good improvement.

The motion carried by the following vote:

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

3. Eastgate Commercial Park- 6579 Taylor Rd.

- a. [FDP-0006-2019](#) To consider a Final Development Plan for Eastgate Commercial Park; for property located at 6579 Taylor Rd.; Parcel ID No. 027-000008-00; current zoning Office, Commerce & Technology (OCT); Robert LeVeck, applicant.
Postponed to date certain, due back September 25, 2019.
- b. [V-0013-2019](#) To consider a Variance application to vary sections 1155.04(c)(1)(A)- Parking Setback and 1163.06(a)- Lighting, of the Codified Ordinances of the City of Gahanna; for property located at 6579 Taylor Rd.; Parcel ID No. 027-000008-00; current zoning Office, Commerce & Technology (OCT); Robert LeVeck, applicant.
Postponed to date certain, due back September 25, 2019.
- c. [DR-0016-2019](#) To consider a Design Review application for a Site Plan, Landscaping Plan, and Building Design for Eastgate Commercial Park; for property located at 6579 Taylor Rd.; Parcel ID No. 027-000008-00; current zoning Office, Commerce & Technology (OCT); Robert LeVeck, applicant.
Postponed to date certain, due back September 25, 2019.

Variance Requiring Council Action:

- d. [V-0014-2019](#) To consider a Variance application to vary sections 1108.01(f) & 1107.01(d) - Sidewalks, of the Codified Ordinances of the City of

Gahanna, to allow for a delay in constructing a sidewalk; for property located at 6579 Taylor Rd.; Parcel ID No. 027-000008-00; current zoning Office, Commerce & Technology; Robert LeVeck ,applicant.

Postponed to date certain, due back September 25, 2019.

F. UNFINISHED BUSINESS

- Approval of Recommended Changes to the City of Gahanna Land Use Plan

A motion was made by Suriano, seconded by Shapaka, that the changes to the Land Use Plan be Recommended to Council for Approval.

The motion carried by the following vote:

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

[ORD-0081-2019](#) AN ORDINANCE ADOPTING THE CITY OF GAHANNA COMPREHENSIVE LAND USE PLAN.

G. NEW BUSINESS: None.

H. OFFICIAL REPORTS

Assistant City Attorney:

No report.

Planning & Development:

No report.

Council Liaison:

No report.

CIC Liaison:

The next meeting will be next Tuesday.

Chair

Hicks said last week he indicated that Jefferson Twp. was considering a development for residential hotels, also known as apartments; attended that meeting and it was approved; wanted to reiterate that the township is

starting to approve developments that harm the future of the city's economic development; hard to encourage OCT development in the city, when near apartments in the township.

I. CORRESPONDENCE AND ACTIONS: None.

J. POLL MEMBERS FOR COMMENT

Wester said regarding comments from Hicks about the development; read in the news that the township would see \$70,000 for the development; residential development does not pay the bills; looking at OCT, we need the jobs, not the rooftops; must consider that in the long and short terms.

K. ADJOURNMENT

By Suriano at 7:28 p.m.