



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, November 6, 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, November 6, 2019. The agenda for this meeting was published on November 1, 2019. Chair John Hicks called the meeting to order at 7:00 p.m. and then led the Pledge of Allegiance.

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

[2019-0153](#)

Planning Commission Meeting Minutes for Wednesday, October 9, 2019.

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

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

Abstain: 1 - 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-0016-2019](#)

To consider a Variance application, to vary section 1143.09 - Off Street Parking, of the Codified Ordinances of the City of Gahanna, to allow for the addition of a garage; for property located at 221 James Rd.; Parcel ID Nos. 025-000871-00, 025-000966-00, 025-001174-00; current zoning SF-3; Mitchell Manley, applicant.

Interim Director of Planning & Development, Michael Blackford, provided a summary of the application; showed images of the zoning map, site plan and location of the proposed project; the proposed addition is to the rear of the property; the garage addition will be 24'x32'; city code permits 800 sq. ft. or 1/3 of total floor area of the home; must be the lesser of the two; the home measures 1,246 sq. ft.; 415 sq. ft. is the maximum allowable size for this property; reviewed criteria for granting a variance; staff does not object; 2.5% of the property would be occupied by the garage; visibility of the garage is limited; there are no residential zoning permits for a garage of this size; showed renderings.

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

Pete Rauchenstein, 223 James Rd.; stated that he is the neighbor; lives behind the applicant's house; concurs with Blackford's statements; even when the trees are bare, you cannot see the applicant's home from his yard; said he and his wife would be the ones most effected by the view, and they have no objections; said the applicant works on cars as a hobby and needs more space to do it.

Applicant; Mitch Manley, 221 James Rd.; stated that this will not be a commercial garage, nor a repair shop; reiterated that he works on cars as a hobby; wants to store cars out of site and out of weather.

Chair closed the public hearing at 7:13 p.m. and called for questions from the commission.

Greenberg asked about colors and materials; will they be similar to existing structures. Applicant said it would be stucco to match existing. Shapaka asked how long he has been a resident at the home. Applicant stated 4-5 years. Shapaka asked how long he has been a resident of Gahanna. Applicant said this is the second home he has owned in Gahanna, so around 20 years; this will be his forever home; no intent to

move. Shapaka asked if he currently parks cars outside. Applicant said no.

A motion was made by Greenberg, seconded by Suriano, that the Variance be Approved.

Discussion on the motion: Suriano stated that he would be in favor due to the low visibility of the structure; the proposed structure is not seen as negative to the parcel. Shapaka said he will also be voting in favor; stated that it is nice to have a neighbor come before the commission in support; it is nice to see.

The motion carried by the following vote:

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

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS: None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

Planning & Development

Blackford said there are a few major projects nearly ready for the next meeting.

Council Liaison

Burba stated that the Mill Street apartments continue to be a discussion at Council. Greenberg said there's another public hearing planned for Council on 11/18, for the vacation of North St., which is part of that project.

CIC Liaison

Hicks stated that the next meeting would be Tuesday, November 19, at 7:30 a.m.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS: None.

J. POLL MEMBERS FOR COMMENT

No comments.

K. ADJOURNMENT

At 7:19 p.m.