



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Krystal Gonchar, Deputy Clerk of Council

Wednesday, April 22, 2020

7:00 PM

***TELE-MEETING:** Members of the public who wish to attend may call 614-342-4465. You may submit comments by email to planningcommission@gahanna.gov, up to one hour prior to the start of the meeting.

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Gahanna Planning Commission met via tele-conference for regular session on Wednesday, April 22, 2020. The agenda for this meeting was published on April 15, 2020. Chair Michael Suriano called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.

C. APPROVAL OF MINUTES

[2020-066](#)

Planning Commission Meeting Minutes for approval.

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

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

D. SWEAR IN APPLICANTS & SPEAKERS

Chair Suriano stated that due to the nature of this remote meeting, public comments were accepted via email up to one hour before the start of the meeting. For practical purposes, requested that a motion be made to suspend the public comment portion of the meeting.

Assistant City Attorney Matt Roth, administered an oath to the applicant and property owner, ahead of their testimony.

A motion was made by Wester, seconded by Shapaka, to suspend rules 7.4.4 & 7.4.5 of the Planning Commission Rules of Procedure. The motion carried by the following vote:

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

E. APPLICATIONS - PUBLIC COMMENT

[V-006-2020](#)

To consider a Variance application to vary section 1153.01(a)(1) Permitted Uses, of the Codified Ordinances of the City of Gahanna, to allow for the construction of building additions; for property located at 402 Liberty Way; parcel ID No. 025-013687-00; current zoning Suburban Office (SO); Otterbein Senior Life; Dan Rhodes, applicant.

City Planner Michael Blackford provided a summary of the application (application and Administration Presentation attached). Reviewed the criteria for granting approval of variances and design reviews. Informed the Commission that staff recommended approval due to the special circumstances surrounding the property; this use was previously allowed; there are no negative effects on the area; no known issues; this property is a benchmark for compatibility.

Chair opened the public hearing at 7:13 p.m. Applicant had no further comments. Chair closed the public hearing at 7:14 p.m. Chair asked the Clerk if any comments were received via email. Clerk confirmed that no comments were received. Chair called for questions from the Commission.

Wester asked if letters were sent to contiguous property owners, and if a legal ad was posted in the newspaper. Clerk confirmed that those were sent two weeks ago, and the ad was published in last week's edition of the Rocky Fork Enterprise. Wester asked if we have heard from any of the neighbors. Clerk confirmed that no responses were received.

Suriano asked if these were single family homes or multi-tenant units. Rhodes stated that each unit contains 10 residents; these new additions will allow for two more tenants per unit, for a total of 12 residents.

* Jane Peck, contiguous property owner, was in attendance and though she was unable to speak during the meeting, she spoke with the Clerk after the meeting and wanted to inform the Commission and applicant that Otterbein has been a very good neighbor, and she is in support of these applications.

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

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

DR-007-2020

To consider a Design Review application for a site plan and building design for the construction of building additions; for property located at 402 Liberty Way; parcel ID No. 025-013687-00; current zoning Suburban Office (SO); Otterbein Senior Life; Dan Rhodes, applicant.

See discussion above, under file V-006-2020.

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

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

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS: None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

Not present.

Planning & Development

Blackford informed the Commission that he had a new title change; as of April 1, he is no longer serving as Interim Director of Planning & Development; as the City Planner, will also focus on all permitting processes.

Council Liaison

Shapaka informed the Commission that Council discussed cancelling the Creekside Blues & Jazz festival. Mayor Jadwin, who was in attendance, confirmed that it was cancelled this year.

CIC Liaison

Hicks informed the Commission that the CIC had not met since the Governor issued a Stay At Home Order.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

[FPU-0001-2020](#)

A Floodplain Use Permit Application for a cell tower installation off Olde Ridenour Road; parcel ID No. 025-00004341-00; TowerCo OH0376, for Verizon Wireless; William Atkinson, applicant; administratively approved on March 11, 2020.

Clerk informed the Commission that the FPU was filed, and administratively approved by the Planning & Zoning Administrator; no further action needed by the Commission.

J. POLL MEMBERS FOR COMMENT

Greenberg told everyone to stay safe. Hicks- congratulated Blackford; new position is well deserved. Burba seconded that; with Suriano also congratulating him. Suriano thanked everyone; said he hopes everyone is staying safe and doing well; said this is an interesting time for everyone; is encouraged that we are able to keep city processes moving; thinks it's important to maintain momentum; thanked everyone for being patient.

K. ADJOURNMENT

By Wester at 7:25 p.m.