



City of Gahanna

Meeting Minutes

Planning Commission

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Kristin E. Rosan, Chair, Jennifer Tisone Price, Vice Chair, David K. Andrews, Bobbie Burba, Joe Keehner, Donald R. Shepherd, Thomas J. Wester

Jayme Maxwell, CMC, Deputy Clerk of Council

Wednesday, May 13, 2015

7:00 PM

City Hall

Commission will caucus at 6:30 in the Committee Rooms

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, May 13, 2015. The agenda for this meeting was published on May 8, 2015. Vice Chair Jennifer Price called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission Member Burba.

Present 5 - David K. Andrews, Joe Keehner, Bobbie Burba, Jennifer Tisone Price, and Thomas J. Wester

Absent 2 - Donald R. Shepherd, and Kristin E. Rosan

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2015-0099](#) Regular Meeting Minutes - April 22, 2015

Motion by Andrews, seconded by Wester, that the minutes of the April 22, 2015, meeting be approved. The motion carried by the following vote:

Yes: 5 - Andrews, Keehner, Burba, Price and Wester

Absent: 2 - Shepherd and Rosan

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Chair stated Public Hearing Rules that would govern all public hearings this evening. Assistant City Attorney Thomas L. Weber administered an oath to those persons wishing to present testimony this evening.

[CU-0002-2015](#)

To consider a Conditional Use application to allow the operation of a farm market (open display) in a Community Commercial (CC) zoning district; for property located at 380 Agler Road; Witten's Produce Patch, Inc., Julie Witten, applicant.
(Advertised in the RFE on 5/7/2015.)

Michael Blackford, Deputy Director of Development gave a summary of application; area map displayed; location is just west of Agler/Stygler; adjacent to Speedway; located in southern portion of Royal Plaza; requesting approval for 5 years; previously had 5 year approval; Code requires Conditional Use for open display; operation of a seasonal produce stand; site layout displayed; no known issues or complaints; pictures from site displayed; staff supports this request.

Chair opened the public hearing at 7:04 p.m.

Tom Witten representing Witten Produce Patch, P.O. Box 13, Beverly, Ohio 45715; this seasonal farm stand has operated under Smith Farm Market for past 5 years; haven't felt there have been any issues with parking or space; is open display so needs Conditional Use Permit; like to keep doing the fresh produce thing; lends itself to open display style; we are farmers along the Ohio River; first time going through this process with City of Gahanna.

Chair asked for opponents. There were none.

Andrews asked when the market was bought. Witten said this process is new to us; have done this in other municipalities. Andrews suggested a one-year permit and see how it goes. Gard said Wittens had part of last 5 year-period of time; took part of 5 years Kline had gotten approval for. Witten said layout will be same as last 2 years; mobile wagon; been operating as that type of site for last 2 years. Gard said we have had no complaints; would have no problem with 5 more years.

Burba asked if any changes are planned from Smith Market like flowers. Witten said we're basically a May 25-Sept. 25 operation; no flowers or pumpkins at this location. Burba asked if you bought more of the markets. Witten answered yes; another location on Winchester Pike.

Keehner said no problem with 5 years; selling produce there is a good

service; no close grocery; asked about percentage of goods from Ohio. Witten said we start out the season with southern produce and as ours comes on line, we use that; roughly 70% grown at our location; well over 90% from in-state; trucking is prohibitive; business plan was to be purchase-to-plate within 24-48 hours.

Price clarified this will be the 3rd year you're actually operating. Witten said yes. Price said this is the 3rd year with no issues; have no concern doing it for 5 years again; clean, tidy and great service.

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

A motion was made by Andrews, seconded by Keehner, that the Conditional Use be Approved. The motion carried by the following vote:

Yes: 5 - Andrews, Keehner, Burba, Price and Wester

Absent: 2 - Shepherd and Rosan

[V-0005-2015](#)

To consider a variance application to vary Section 1165.04(a)(7), Prohibited Signs, of the Codified Ordinances of the City of Gahanna; to allow an off-premises sign as defined in 1165.03(nn); for property located at 690 Morrison Road; current zoning OCT, Office, Commerce and Technology District; Jordan Fromm, applicant.
(Advertised in the RFE 5/7/15)

Blackford gave summary of application; is a variance for off-premises sign; face replacement, not a new free-standing sign; changing out existing sign face and replacing with Central Park of Gahanna; location is on Morrison and Tech Center; entryway into Central Park; very close to right of way but not in right of way; did acquire necessary owner's authorization; is an effort to increase branding of Central Park; staff is working on update to Economic Development Plan; that will have a marketing component; will include additional branding in this area; might be some similar City-initiated applications coming; staff is in support of this request; area map displayed; this area in general is Central Park; pictures of current sign and proposed sign displayed; sign will not be hazardous to passing traffic; wayfinding sign will help traffic in area; is an existing sign; just being modernized.

Chair opened the public hearing at 7:14 p.m.

Jordan Fromm, 919 Henderson Road, Columbus, Ohio 43220; said Central Park in Gahanna has been undergoing anticipated development for 7-8 years; as Tax Increment Financing (TIF) had been introduced, that began to include properties not within our ownership; Central Park has grown much larger; market has slumped and no new projects have occurred within our properties; that means no new TIF dollars; we're stepping up with new signage with our own money in hopes for future wayfinding and branding signage; haven't

had much interest in this area; intent is to reinforce City's intention to brand Central Park, spur development, and have an identity.

Chair asked for opponents. There were none.

Wester said in support of this; welcome addition to that area; marketing of that entire area is important. Keehner said initiative is valuable; upgrading sign. Andrews thanked applicant for doing this and saving the City money; great identifier. Burba agreed; attractive sign. Fromm said aim is to enhance consistency; anticipate some real exciting opportunities with development plan.

Price asked if color is the same blue that the City uses. Fromm said that is the blue that we have used for Central Park; have used it consistently within Central Park. Price said my concern is there have been a lot of variations with branding. Fromm said would welcome a condition on this if you'd prefer that. Price said if this is what you've been using, would just say if there is a way to make sure it is consistent, that is important. Blackford said it looks like what we use; do not know specific shade of blue; looks to be very close; consistency is great. Price said she wants to make sure color decided on is color used consistently in area; would we have to condition it. Weber advised it is understood; have certain administrative review. Price said if they find it is a different PMS color, they can change it to City's color. Keehner said if that blue is being used throughout Central Park, consistency has value. Price said this sign is the first sign like this in the area; better for it to match existing blue. Blackford said maybe a condition could be if future branding efforts determine these colors are the way it is going to go is to have it be consistent; could change administratively to match future branding efforts; believe we have captured intent. Fromm said would prefer one of two options; one be that we use Gahanna blue so there are no questions or condition that this sets the precedent; do not want to have to come back to change the color blue. Wester asked if sign company has background with Gahanna's blue. Rendering provided by sign company. Blackford confirmed applicant will use the color of blue referenced on application or City of Gahanna blue.

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

Motion by Wester, seconded by Andrews that the Variance Application be approved conditioned that the blue on the sign will match Gahanna's official blue. The motion carried by the following vote:

Yes: 5 - Andrews, Keehner, Burba, Price and Wester

Absent: 2 - Shepherd and Rosan

[V-0006-2015](#)

To consider a variance application to vary Section 1143.08(c), Yard

Requirements, of the Codified Ordinances of the City of Gahanna; to allow an unattached accessory use (shed) to be located closer to the side property line than the required 7.5'; for property located at 835 Dark Star Avenue; current zoning SF-3, Single Family Residential; Adam Kendrick, applicant.

(Advertised in the RFE 5/7/15)

Blackford gave summary of application; zoning is single family; side yard setback requirement is 7.5'; are some topography changes on site; existing vegetation, pool, and easement in rear yard restricts placement of shed; only place on property it could be placed; is a fence on property; property located off of Dark Star, east of Venetian Way; slopes 8-10' from roadway to rear of yard; limits where shed can be placed; variance criteria reviewed; do not believe this would adversely affect adjacent properties; staff is in favor of this request.

Chair opened the public hearing at 7:33 p.m.

Adam Kendrick, 835 Dark Star Avenue, Gahanna; said requesting shed on my lot; bought house 2 years ago; existing pool; filled in and sodded lot; need storage for pool equipment, chemicals, etc.; distributed pictures; spoke with neighbors; no concerns.

Chair asked for opponents. There were none.

Andrews asked if there is a homeowners association. Kendrick said no. Burba asked about type of shed. Kendrick said wood shed with shingles and trim matching house; have a 6' privacy fence around property; shed not visible.

Chair closed the public hearing at 7:36 p.m.

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

Yes: 5 - Andrews, Keehner, Burba, Price and Wester

Absent: 2 - Shepherd and Rosan

[Z-0003-2015](#)

To consider an application for Zoning Change for 4.19+/- acres of property located at Ridenour Road, Imperial Rise #3, Part of Reserve "A", Parcel ID #025-013236; current zoning RID, Restricted Institutional District; requested zoning SO, Suburban Office; Fred Kenimer (Land Owner's Property Coordinator), applicant.

(Advertised in the RFE 4/9/15 and 4/16/15)

Blackford gave summary of application; this is a request to zone 4.19 acres from Restricted Institutional District (RID) to Suburban Office (SO); site was previously zoned SO; changed to RID in 2008; was going to be used for church; City developed RID zoning; only uses

allowed in RID are religious institutions, public buildings and schools; typical SO uses would be banks, professional offices and senior living facilities; staff has had conversations about senior living facilities in this area; is a recommendation to Council; Land Use Map displayed; is designated Single Family on Land Use Map; property to south is SO; zoning map displayed; survey displayed; rezoning criteria reviewed; Land Use Plan is a recommendation; was a 2002 Land Use Plan; one of the policies within plan is to have compact land use pattern by avoiding leapfrog development; this property is adjacent to SO; approximately 2% of properties in City are zoned SO; most frequently requested uses are SO like senior living; traffic is something to consider; trip generation comparison displayed; staff supports this request; was previously zoned SO; area has not significantly changed; from an economic development impact, SO would have a greater financial impact to the City than RID; have received several phone calls; public hearing was previously scheduled but property was not properly advertised; concerns were fact-finding about uses and concerns about traffic; SO does allow fewer uses than straight Commercial; does not have a significant amount of commercial traffic; limits uses; believe site was zoned SO when 2002 Land Use Plan was adopted; not sure why plan called for single family; maximum impervious coverage for SO is 75%. Keehner brought up concerns about site value in water quality. Blackford said development details would come at Final Development Plan and Design Review stages.

Chair opened the public hearing at 7:47 p.m.

Fred Kenimer, 626 Waybaugh Court, Gahanna; said at time when we purchased this site from adjacent property owner to the south, we purchased it conditioned upon a Conditional Use; at that time, there was a new zoning: RID; suggestion was made that we get it rezoned as well; intention was to use it as a church; intentions have changed; would be great to have it revert back to the way it was.

Chair asked for opponents.

Michael Heitzman, 180 River's Edge Way, Gahanna; thanked Commission; appreciate this being postponed until tonight; against this proposed zoning change; recognize it is just a zoning change; has significant impact for single family homes in that area; is a single family area; am a lifelong Gahanna resident; never dreamed we'd be discussing a senior living facility there; biggest thing is traffic concerns; know with Land Use Plan it recommends single family; have to be reactive to what is there now; previous zoning is a moot point; have to look at what is there now; speed limit in this area is 15 mph; do we need more senior living in Gahanna; understand idea behind revenue; this area is a single family home area.

Danielle Fabing, 153 McCutcheon Road, Gahanna; said my home is adjacent to property; aesthetics is a concern; how close to property line can they build as well as traffic; where would entrance would be; what are the density requirements for RID; concerned about losing green space.

Dan Slyby, 3670 Olde Ridenour Road; said this is a nice rural, residential area; lived there over 10 years now; traffic is a major concern now; used as a cut-through as it is; this is an area of Gahanna that is a nice niche; slowly getting ruined; understand wants to change zoning to make it easier to sell; if you do approve it, concerned about investment in community of new owner; if SO is a one-floor place, that might be okay, but a 2-3 story place with parking garage would change aesthetic of whole place; have been to City Council a couple of times and called Police Division multiple times about speeding.

City Attorney Tom Weber issued oath for Elina Vayntraub.

Elina Vayntraub, 380 Antcliff Court, Gahanna; said my rear yard faces this property; regarding green space, how much is actually absorbing rainwater; raised concerns about stormwater; there is a creek behind property that develops during rainy season; is a bird sanctuary; wonder what would happen if this develops.

Chair asked for rebuttal. Kenimer thanked residents for coming and expressing concerns; site will develop at some point whether it develops as RID or not; will be actively seeking buyers; as stated before, it has a benefit to City from a tax standpoint to go to SO; all of these concerns will be addressed at development stage; ask to think about big picture.

Andrews said think maybe this should go to workshop when we have all members present. Burba concurred. Keehner asked if City had any vision of what would be an ideal use for that site. Blackford said other than what is referenced in Land Use Plan, there is no subarea plan; market realities dictate to a certain degree how a site will develop. Keehner said see that as some sort of public use since it is across from Golf Course; seems keeping it in same zoning isn't going to do anything relative to impervious area; churches could be a lot bigger than an office; see no problem rezoning it as long as all concerns are addressed at development point. Blackford said would have to be close consideration to aesthetic component; RID allows for same percentage of impervious area; is commercial traffic on Olde Ridenour; regarding public uses, my understanding is there is nothing in the budget that would allow the purchase of this property; would be

an appropriate site for that; City does not own it. Keehner clarified by public, meant non-residential. Blackford said aesthetic, site-specific issues including drainage will have to come before Planning Commission.

Price confirmed RID and SO would both allow 75% lot coverage; asked what lot coverage would be if this were single family. Blackford said it is Land Use Plan designated single family; does not guarantee or prohibit uses; SF-3 has a coverage maximum of 40%; 30% in SF-2; was not zoned single family.

Wester asked if anything precluded Woods at Parkside from expanding. Gard said Parkside had expressed interest in purchasing; have not spoken to them.

Price addressed stormwater; one of the challenges when we do a zoning and are anticipating a use or user, once it is rezoned, it opens it up to all kinds of uses; have at least two members who want to discuss this further at a workshop.

Chair closed the public hearing at 8:10 p.m.

Keehner said a couple of issues on the table; workshop is a good idea; City suggested rezoning to RID; if City hadn't done that, we wouldn't be having this conversation; discomfort with rezoning can be allows for greater sale and the more a buyer spends for property, the more intensely they want to develop it; feel for neighbors; with any development in the City, someone will always say, "not in my back yard"; have to balance that against whole City issues; a lot of different concerns that need to be considered; many forces at work here.

A motion was made by Wester, seconded by Andrews, that the Zoning Application be Postponed to Date Certain to Planning Commission Workshop, due back on 5/20/2015. The motion carried by the following vote:

Yes: 5 - Andrews, Keehner, Burba, Price and Wester

Absent: 2 - Shepherd and Rosan

A motion was made by Keehner, seconded by Burba, that the Public Hearing be Postponed to Date Certain to the Planning Commission, due back on 5/27/2015. The motion carried by the following vote:

Yes: 5 - Andrews, Keehner, Burba, Price and Wester

Absent: 2 - Shepherd and Rosan

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Department of Development

No report.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

8:17 p.m.; Motion by Wester.

L. POSTPONED APPLICATIONS:[Z-0002-2015](#)

To consider an application for Zoning Change for 2.71+/- acres of property located at 233-283 S. Hamilton Road and 232 Iroquois Park Place; current zoning SF-3, Single Family Residential; requested zoning CX-1, Neighborhood Commercial Mixed Use; Gallas Zadeh Development, LLC, applicant.

(Advertised in the RFE 4/9/15 and 4/16/15)

Postponed to June 24, 2015 Regular Meeting