City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Kayla Holbrook, Deputy Clerk of Council

Wednesday, August 10, 2016 **7:00 PM** **City Hall**

Commission may caucus at 6:30 p.m. in the Committee Room

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 10, 2016. The agenda for this meeting was published on August 5, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Tom Wester.

Present 6 - David K. Andrews, Donald R. Shepherd, Bobbie Burba, Kristin E. Rosan, Thomas J. Wester, and Joe Keehner

Absent 1 - Jennifer Tisone Price

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

2016-0260 Planning Commission Minutes - July 27, 2016.

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

Yes: 6 - Andrews, Shepherd, Burba, Rosan, Wester and Keehner

Absent: 1 - Price

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-0006-2016 To consider a Conditional Use application to allow an automotive rental business within the shopping center in a Community Commercial Modified (CC-2) zoning district; for property located at 1247-1257 N. Hamilton Road; Parcel ID no. 025-010785; and to allow a temporary use at 1335 Stoneridge Drive; Stoneridge Plaza Shops LLC; Charlie Fraas, applicant.

(Advertised in the RFE on 8/4/2016)

Bonnie Gard, Planning and Zoning Administrator, gave a summary of the application; looking for a temporary location authorization until March 2017; office will be permanently located at the western end; showed a map of the temporary location and the permanent location.

Chair opened the public hearing at 7:05 p.m.

Applicant, Charlie Fraas, 250 Civic Center Drive, Suite 500, Columbus; on behalf of the owners of the shopping center; looking for this company to be a tenant; has someone with operations with AVIS here tonight; all tenants are being moved in their current location for development; all build-out for permanent space will not be ready until the end of the year, early next year; here to answer questions.

Chair called for proponents; there were none. Chair called for opponents; there were none.

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

A motion was made by Burba, seconded by Wester, that this Conditional Use be Approved. The motion carried by the following vote:

Yes: 6 - Andrews, Shepherd, Burba, Rosan, Wester and Keehner

Absent: 1 - Price

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS: None.

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

Not present.

Planning & Zoning Administrator

No report.

Department of Development

Not present.

Council Liaison

No report.

CIC Liaison

No report.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS

FPU-0003-2016 A Flood Plain Use permit application for property located between 171 and 181 Academy Court; Stream Bank Stabilization; City of Gahanna/Jeffrey Feltz, applicant. Administratively approved by the Planning and Zoning Administrator on July 27, 2016.

Clerk read the application into the record.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7:11 p.m.

UPCOMING APPLICATIONS:

August 24, 2016 meeting.

Z-0001-2016 To consider an application for Zoning Change for 2.0+/- acres of property located at 870 E. Johnstown Road; Parcel ID nos. 025-001984, 025-001954, and a portion of 025-003185; current zoning a combination of Estate Residential (ER-2) and Limited-Overly Suburban Office (L-SO); requested zoning Two Family Residential (MR-1); Brookewood Construction/David Hodge, applicant.

(Advertised in the RFE 8/11/2016 and 8/18/2016)

Z-0002-2016 To consider an application for Zoning Change for 2.55+/- acres of property located at 5495, 5511, and 5505 Morse Road; Parcel ID nos. 025-011235, 025-011236, 025-011239; current zoning Neighborhood Commercial (NC); requested zoning Suburban Office (SO); Spectrum Acquisition Gahanna; LLC, David Hodge, applicant.

(Advertised in the RFE 8/11/2016 and 8/18/2016)

FDP-0011-2016 To consider a Final Development Plan application for proposed office use; for property located at 670 Cross Pointe Road; Parcel ID no. 025-012942; current zoning, Office, Commerce, and Technology (OCT); Donald Kenney, Jr., applicant.

(Advertised in the RFE on 8/11/2016)

DR-0019-2016 To consider an application for Certificate of Appropriateness for site plan, landscaping, and building design; for property located at 670 Cross Pointe Road; Parcel ID no. 025-012942; Donald Kenney, Jr., applicant.