



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, September 7, 2016

7:00 PM

City Hall

SPECIAL MEETING

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

Gahanna Planning Commission met in Special Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio, on Wednesday, September 7, 2016. The agenda for this meeting was published on September 1, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by David Andrews.

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. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

D. APPLICATIONS/PUBLIC HEARINGS:

In accordance with Planning Commission Rules Section 6.10A, if there is more than one application pending before the Commission for a particular address at a meeting, the public hearings on each application may be consolidated and held as one.

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.

[FDP-0012-2016](#)

To consider a Final Development Plan application for a new facility to house truck repair and sales as well as a small retail area for truck parts; for property located on Taylor Road; Parcel ID No. 025-013633; current zoning, Limited Overlay Manufacturing (L-M-1); Bell Equipment; Drew Gatliff, applicant.

(Advertised in the Dispatch on 8/31/2016 and the RFE on 9/1/2016)

Michael Blackford, Deputy Director of Planning & Development, gave a summary of the applications; 2.95 acre parcel; 12,645 square foot building; proposing to have outdoor storage of equipment and containers; storage to be screened by wood slat fence; property has an overlay; showed the location on a map of their current location; said that site is 1.5 acres; they are full; building will be about the same size but the parcel is much larger for the proposed location; showed an image of their current location; standard for that area on Science Boulevard; can see some materials that are being stored; showed a rendering of their proposed building; exterior is charcoal colored brick with bone white and charcoal gray siding; showed a rendering of the landscape plan; some shrubs and plantings along the front phased; meets the planting requirements; if this were a commercial site, would see more trees planted; new tree code planting requirement will be in effect soon; staff recommends approval of these three applications; this project represents \$1.8 million investment and the retention of 8 jobs; project is located within the Central Park TIF that has several infrastructure needs; staff met with Bell Equipment in February and learned of their outgrowing current facility and have worked with them to accommodate this project;

Chair opened the public hearing at 7:07 p.m.

Drew Gatliff, 775 Yard Street, Suite 325, Columbus; thanked the Commission for having a special meeting; reiterated that they are in the overlay district and are required nicer things than in the OCT district; a lot of the tree growth already existing will still be there; not shown on the landscape plan.

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

Keehner said building is about 10% of the property; asked if the trees will be preserved; said it does not show on the map; said specific plants are not articulated; Andrews said this is really well done; nice plan with everything laid out; impressed with it; Wester asked the

number of drives for this facility; Priestas said 2; recommends to permit one access; believes there is adequate room on the parcel for shared access; Wester asked about sidewalks; Gatliff said that was in the staff comments; wanted to propose that they have in writing as development happens either east or west, they will install a sidewalk; there is not a sidewalk in the area; having a small sidewalk not connecting to anything will not serve a purpose, but will install this if that is built in the future; can provide a legally drawn up letter; Priestas said understands the request; can be lost in time; believes it is best to add at this time; Wester said that is his preference; asked for input from the Commission; Rosan said the flipside is, 20 years later, if nothing is ever built, it is a waste of resources; may never be a sidewalk on that side; Gatliff said there would be a moderate amount of repair that would be required if it is a lengthy period of time before connecting sidewalks are built; asked Weber; Weber said can be a letter of commitment under one of the applications; Rosan asked about recording it; the commitment is lost with the use or the applicant; wants it to run with the land; Weber said understands the request, but hard to tag it with the land; Burba said not sure how you would hold them to that legally; Rosan said could hold Bell to that as long as they own the property; cannot hold the next owner; said these plans do not run with the land; Burba asked if Priestas said they would require anyone who is building to put in a sidewalk; Priestas said that is a goal; Rosan asked if there are plans for that; Priestas said the goal is to have sidewalks on every roadway of the City; Keehner asked if they are having trees screen the storage area; Gatliff showed the site; Keehner said tree preservation is in the back of the property; Gatliff showed on the map where the trees would be maintained; Keehner said landscape plan did not specify species of plants; requested herbs; Gatliff said the backing fence; general public would not be able to swing in and around the site; thought was to provide two access points for general public but does not provide parking in front of the building; trying to highlight the architecture.

Chair closed the public hearing at 7:20 p.m.

A motion was made by Rosan, seconded by Wester, that this Final Development Plan be Approved with the condition that applicant provide a letter, acceptable to staff, that they will construct a sidewalk if at some future point in time a sidewalk is constructed east or west. The motion carried by the following vote:

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

Absent: 1 - Price

[CU-0007-2016](#)

To consider a Conditional Use application to allow truck repair, sales facility, and retail of truck parts in a Limited Overlay Manufacturing (L-M-1) zoning district; for property located on Taylor Road; Parcel ID No. 025-013633; Bell Equipment; Drew Gatliff, applicant.

(Advertised in the RFE on 9/1/2016)

See discussion under FDP-0012-2016.

A motion was made by Andrews, 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

[DR-0020-2016](#)

To consider an application for Certificate of Appropriateness for site plan, landscaping, building design and signage; for property located on Taylor Road; Parcel ID No. 025-013633; Bell Equipment; Drew Gatliff, applicant.

See discussion under FDP-0012-2016.

A motion was made by Andrews, seconded by Burba, that this Design Review be Approved.

Discussion on the Motion: Keehner said he is voting yes, but this was rushed through; hopes administration will monitor as it is close to condos and apartments; would like to see more of what it would look like and more of a comprehensive landscape plan; assuming the exterior landscape will be good as the building is.

The motion carried by the following vote:

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

Absent: 1 - Price

E. OFFICIAL REPORTS

None.

F. POLL MEMBERS FOR COMMENT

Rosan said the City of Columbus has something regarding the requirement of sidewalks; recommends administration work on a plan; possibly have Parks come in and show their request, future plans and efforts; the information may have helped them feel more comfortable; could have gone either way; want to see the connectivity; does seem like a waste of resources if in 20 years there is nothing added.

G. ADJOURNMENT

7:25 p.m. by Wester.