



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

The Commission may caucus at 6:30 p.m.

Wednesday, November 2, 2016

7:00 PM

City Hall

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 2, 2016. The agenda for this meeting was published on October 28, 2016. Chair Don Shepherd called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Bobbie Burba.

Present 6 - Donald R. Shepherd, Bobbie Burba, Kristin E. Rosan, Thomas J. Wester, Jennifer Tisone Price, and Joe Keehner

Absent 1 - David K. Andrews

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2016-0340](#)

Planning Commission Minutes - October 26, 2016

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

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

Absent: 1 - Andrews

Abstain: 1 - 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.

[V-0010-2016](#)

To consider a Variance Application to vary section 1143.08(c), Yard Requirements, of the Codified Ordinances of the City of Gahanna; to allow a building addition to encroach into the 7.5' side yard setback a distance of 4.67'; for property located at 256 Muskingum Drive; Parcel ID No. 025-001651; current zoning, Single Family Residential (SF-3); Ryan King, applicant.

(Advertised in the RFE on 10/27/2016)

Gard gave a summary of the application; for an addition to the west side of the existing home; addition would encroach into the side yard setback a distance of 4.67'; showed images of the home; can see the addition they are looking to put on would be behind the privacy fence of the neighbor to the west; would not be viewable to that property; would not be seen on the east side.

Chair opened the public hearing at 7:06 p.m.

Applicant, Ryan King, 11242 Millner Road; contractor for the homeowners; said Gard outlined everything well; the neighbor to the left has a fence; reason for the size of the mudroom is to accommodate the door; will come off the house with a uniform look in the shingles; provides another means of an ingress to the home; allows for an easier entry to the home.

Chair called for proponents. Homeowners, Laurie Wilds, 256 Muskingum Drive and Darlene Wilds, 256 Muskingum Drive; Laurie Wilds said is hopeful this is approved; would be great to have everything on one floor; has an open concept; as Ryan mentioned, there is already a 6' fence; has lived there since 1992; feels confident that it would not take away from the neighborhood; the plans are very nice. Chair called for opponents, there were none.

Keehner said assumes it will be brick; one comment questioned the need for a variance; not sure where else you would put this; Shepherd asked where the current door walks into; King said the top of the basement stairs; kitchen is to the left; the mudroom will create a larger area you can walk into; King said existing door will be removed and it will become part of the home; will be a rear door to go in and out in the

backyard; new entry will be a door facing the front; Shepherd asked if the materials are brick; King said believes we have siding on that side; painted to match; primary concern with the brick is the age; will look less suited; can match the siding profiles; Keehner asked if the floor is the same level as the dining room and the area by the stairs; King said yes will rearrange the kitchen and dining room.

Chair closed the public hearing at 7:13 p.m.

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

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

Absent: 1 - Andrews

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:

City Attorney

No report.

City Engineer

No report.

Planning & Zoning Administrator

No report.

Department of Development

Not present.

Council Liaison

No report.

CIC Liaison

No report.

Chair

Shepherd said part of planning should be planning for the future; were talking about the common area at Creekside; maybe long term plans we want to look at that and bring forward any suggestions; make those recommendations to Council; take a look at that and we will discuss in the next month or so; maybe decide to tackle that next year; possibly look at other properties at Creekside; maybe nothing, but would like to take a look.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

Keehner said possibly a wishlist of civic improvements in general; believes connectivity issues are still there; potentially recreational graveyard to Royal Manor Plaza; maybe important with street changes; lot of interesting connectivity issues; Price asked if anyone has heard anything about the redevelopment of the carwash or a food truck area; Gard said not sure that is true; Price said thought the owner had plans to make that a permanent food truck area; Gard said have not seen anything; have doubts; knows there are plans in the works for that property; Rosan said the renovated Wendy's looks fantastic; looks really good.

K. ADJOURNMENT

7:19 p.m. by Wester

POSTPONED APPLICATIONS:**[DR-0023-2016](#)**

To consider a Certificate of Appropriateness Application for site plan and building design; for property located at 789 Science Blvd; Parcel ID No. 025-013637-00; Depot Golf Center LLC, applicant.

[V-0009-2016](#)

To consider a Variance Application to vary section 1153.03(b), Conditional Uses, of the Codified Ordinances of the City of Gahanna; to allow a conditional use not listed for Community Commercial zoning district; for property located at 121 James Road; Parcel ID No.

025-000855; current zoning, Community Commercial (CC); Access Ohio LLC; Donald T. Plank, applicant.

(Advertised in the RFE on 9/22/2016 and 12/1/2016)

[CU-0009-2016](#)

To consider a Conditional Use Application to allow a residential drug and alcohol rehabilitation facility in a Community Commercial (CC) zoning district, for property located at 121 James Road; Parcel ID No. 025-000855; Access Ohio LLC; Donald T. Plank, applicant.

(Advertised in the RFE on 9/22/2016 and 12/1/2016)

[FDP-0013-2016](#)

To consider a Final Development Plan Application for six condominium buildings; for property located at 870 East Johnstown Road; Parcel ID No. 025-001984; current zoning, Estate Residential (ER-2) and Limited Overlay Suburban Office (L-SO); Brookewood Construction Company; David Hodge, applicant.

(Advertised in the RFE on 10/13/2016)

[FDP-0014-2016](#)

To consider a Final Development Plan Application for four cottage buildings containing two independent living units; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; proposed zoning currently before City Council, Limited Overlay Suburban Office (L-SO); Spectrum Acquisition Gahanna, LLC, applicant.

(Advertised in the RFE on 10/13/2016)

[SWP-0004-2016](#)

To consider a Subdivision Without Plat application to split a portion to create a 2.55+/- acre parcel to allow the development of four independent senior living cottages adjacent to the existing Three Creeks Senior Living project; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; Spectrum Acquisition Gahanna, LLC, applicant.

[DR-0022-2016](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, building design, and signage; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; Spectrum Acquisition Gahanna, LLC, applicant.

UPCOMING ITEMS:

[CC-0002-2016](#)

To recommend to Council, changes to Part Eleven - Planning and Zoning Code, to form a Chapter 1170, Regulation of Chickens, of the Codified Ordinances of the City of Gahanna.

(Advertised in the RFE on 11/10/2016)