



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Bobbie Burba, Chair
Thomas J. Wester, Vice Chair
John Hicks
Joe Keehner
Jennifer Price
Michael Suriano

Kayla Holbrook, Deputy Clerk of Council

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

Wednesday, June 28, 2017

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, June 28, 2017. The agenda for this meeting was published on June 23, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by John Hicks.

Present 5 - Bobbie Burba, Jennifer Tisone Price, Joe Keehner, John Hicks, and Michael Suriano

Absent 1 - Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

[2017-0137](#)

Planning Commission Minutes - June 14, 2017

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

Yes: 5 - Burba, Price, Keehner, Hicks and Suriano

Absent: 1 - Wester

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

City Attorney Shane Ewald stated the Public Hearing Rules that would govern all public hearings this evening and administered an oath to those persons wishing to present testimony this evening.

[DR-0012-2017](#)

To consider a Certificate of Appropriateness Application for building design; for property located at 4727 Morse Road; Parcel ID No. 025-011078; Arby's; Chad Vaughn, applicant.

Bonnie Gard reviewed the application; staff recommends for approval.

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

Applicant, Bob McDonald, 947 E. Johnstown Road; with Capital Foods, owner and operator of the Arby's; said this is a standard update from corporate; as stated in the application.

Chair called for public comment, there was none.

Price asked if there were samples of materials; McDonald said only material is stucco; have paint chips; they are what is on the application; traditional Arby's colors; brown is used to paint a textured surface; is not actual brick but will mirror a brick image; building is 65-70% stone as it is in Stoneridge; Keehner asked if he wanted to change it; McDonald said changing is fine but it's spending the money; is required; Keehner said is interesting from a preservation point of view; McDonald said it is 25 years old; is dated; Suriano clarified the materials; asked about the new product, is it a new veneer; is it sprayed on stucco; McDonald said it is part of it; the pattern of the brick is cut into the stone; from a distance it looks like brick; Suriano confirmed mortar is painted a different color; said it looks like it is white on the north elevation; Burba asked if anything will be done inside; McDonald said dining room is being remodeled as well; Price asked if there is anything being added outside; McDonald said will clean up landscaping; nothing of significance.

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

A motion was made by Hicks, seconded by Keehner, that this Design Review be Approved. The motion carried by the following vote:

Yes: 5 - Burba, Price, Keehner, Hicks and Suriano

Absent: 1 - Wester

[FDP-0005-2017](#)

To consider a Final Development Plan Application for a 12,000 sq. ft. flex building; for property located at 663-669 Cross Pointe Road; Parcel ID No. 025-013186; current zoning Office Commerce and Technology (OCT); Cross Pointe Phase 3 & Phase 4; Robert LeVeck, applicant.

(Advertised in the RFE on 6/22/2017)

Bonnie Gard reviewed the applications; is a 24,000 square foot flex building; materials and lighting will match phase 1 and phase 2 building; all parking stall numbers, sizes, and drive aisle widths are code compliant; is substantially compliant with recommendations; showed area map; reviewed lighting and elevations.

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

Applicant, Shawn Lanning, 83 Shull Ave.; is the next two phases of this project; phase 3 will be completed first and phase 4 within the next year; put additional trees in the first phases; happy to answer any questions.

Suriano asked about the Design Review; page 11 of 24; the building currently under construction, it looks different than proposal; Lanning said it is not their building, was required to take pictures of surrounding area; Keehner said is pretty straight forward; trees are not all identified; Lanning said needs to figure out the type of businesses; Price asked about the City Engineer comments and site access; recommending one access is eliminated or combined; Lanning said one is existing; not aware of any drawing that had three previously; Priestas said currently there are two existing access points; we try to eliminate the number of curb cuts for project; looked to eliminate first one and add more parking; Lanning said this is the first he has heard of it; Paul Schlegel, 2636 Berwyn Road, property owner; first he has thought of about eliminating that access; there are two dumpsters and the truck pulls straight in, not sure how that would be compromised without that there; Priestas said comfortable with it remaining; Price asked about a 5 foot sidewalk; Lanning said there are no other sidewalks on that stretch; we're not planning on it; Price said that is a tough thing, as standards change it is tough to bring them in; Lanning said the right-of-way would impact that; Priestas said we have easements for that; said if we don't ask for it now, we likely will not get them; said it is now a code requirement; Price asked Ewald if it needs to be a condition or if it has to be on a plan; Ewald said if you are going to condition an application, site it specifically; as long as it is in the motion and is clear; would condition both applications; Price asked about stormwater management, is this something that would be done at final engineer; Priestas confirmed; Price said one thing she would like to see is additional trees to provide shading and more of a green practice; Lanning said not shown but there are some trees; but understands what is being asked; can add trees; would need to reevaluate the property; Burba asked if these are spec buildings; applicant said spec; Ewald suggested a timeframe for the motion; Priestas asked expectations for final engineering plans; Lanning said first phase is ready to go; asked for 18 months for the 4th phase; can

come back for an extension if requested; Price clarified this is for the sidewalk plans; Lanning said within a month is fine; Schlegel said that strip between parking lot and roadway; said there are trees between the roadway and curb and then there are a row of crabapples; decorate small trees; immediately after the tree line, there is a slope that goes up a mound; it visually isolates the parking; not sure where a sidewalk will fit in; may not fit; Lanning asked if they could come back with a variance; Priestas said believes they can make it work; there is 30' there; Lanning said we will make it work.

Chair closed the public hearing at 7:31 p.m.

A motion was made by Price, seconded by Suriano, that this Final Development Plan be Approved with the condition that the applicant submit new drawings reflecting the five foot sidewalk as required by Code to the City Engineer for approval within 30 days.

The motion carried by the following vote:

Yes: 4 - Burba, Price, Keehner and Suriano

Abstain, COI: 1 - Hicks

Absent: 1 - Wester

[DR-0011-2017](#)

To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at 663-669 Cross Pointe Road; Parcel ID No. 025-013186; Cross Pointe Phase 3 & Phase 4; Robert LeVeck, applicant.

See discussion under FDP-0005-2017.

A motion was made by Price, seconded by Suriano, that this Design Review be Approved with the condition that the applicant submit new drawings reflecting the five foot sidewalk as required by Code to the City Engineer for approval within 30 days.

Discussion on the Motion: Keehner asked when other sidewalks will be put in; Burba said that is grandfathered; is in Code; Price said seems awkward but as we develop, have to develop based on what we want the standards to be; make sure investments are being made as parcel is developed; having walkability is important and is a goal for our City; want this for the public and employees; understands it is strange; Suriano added that the Land Use Plan dictates this today, but it may not in the future; encouraging walkability is important in case the use changes.

The motion carried by the following vote:

Yes: 4 - Burba, Price, Keehner and Suriano

Abstain, COI: 1 - Hicks

Absent: 1 - Wester

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

None.

H. OFFICIAL REPORTS:**Assistant City Attorney**

City Attorney Ewald here for Kristin Rosan; said we have pending actions before the Board of Zoning and Building Appeals; there are two dates set: July 27 and August 10; will keep you updated; appreciates time and diligence.

City Engineer

Priestas said in final phase of Hamilton Road central; paving will impact traffic flow; Price asked if it will get paving to meet curb; Priestas confirmed; Burba asked when entrance to 270N will open; Priestas said will be ongoing throughout the summer;

Planning & Zoning Administrator

No report.

Department of Development

Not present.

Council Liaison

Hicks said one item discussed in Council and Committee; a liquor permit application relating to the appeal file; Council is postponing their action pending the appeal; also the Area Commission 4 will be hearing a case before Planning Commission; interested in the process; looking forward to the outcome of the Commission; meeting is for a rezoning and is on July 6th.

CIC Liaison

Price said next meeting is in two weeks; did not attend June meeting,

was out of town.

Chair

Burba said will be caucusing from now on at 6:30 p.m.

I. CORRESPONDENCE AND ACTIONS

[SWP-0005-2017](#) To consider a Subdivision Without Plat Application to split .1397+/- acres of a .359+/- acre parcel in order to sell to the adjacent property owner; for property located at 181 Granville Street; Parcel ID No. 025-001827; City of Gahanna, Anthony Jones, applicant; administratively approved by the Planning & Zoning Administrator on 4/27/2017.

Chair Burba read the title into the record; asked if it was where the dry cleaners is; Priestas confirmed; Burba asked when it will be torn down; Priestas said does not have a timeframe; no definitive plan; have identified a capital needs assessment to extend Shull Road; there is a proposed possible plan to extend through that parcel; are no additional plans; Keehner asked if they will save the sign; Priestas said not sure; Keehner said sign is kind of nice; things that are 50+ years old can get preservation status; Priestas said will note that and take that into consideration.

J. POLL MEMBERS FOR COMMENT

None.

K. ADJOURNMENT

7:43 p.m. by Hicks