



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Planning Commission Workshop

*Bobbie Burba
John Hicks
Joe Keehner
Jennifer Price
Michael Suriano
Thomas J. Wester*

Kayla Holbrook, Deputy Clerk of Council

Wednesday, July 26, 2017

6:15 PM

Committee Room

OPEN MEETING

Chair Burba opened the meeting at 6:15 p.m.

Present 6 - Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, John Hicks, and Michael Suriano

ITEMS

1. Set discussion items and topics for upcoming meetings

Holbrook said understands there is a desire to identify items to discuss in addition to approving applications on future agendas; would like to come up with a list.

Hicks said may come from Land Use Plan; out of meeting with the Mayor were a couple topics; Blackford said the cell tower changes tonight are very minor; may be more robust changes to consider; Price said as they relate to technology; residents are concerned with safety and visual impacts; how do stay ahead of technology; asked if there is a consultant working on the cell towers; Blackford said there is; there was a new code adopted last fall; thinks the code has been rewritten to encourage small cells; consultant now was not heavily involved in writing the code; Price asked how we encourage things that are slightly more expensive by the carrier but better for citizens; also proactively identifying City locations; Priestas said that is part of the bigger picture; one thing our consultant is helping with is the new bill; is part of the bigger picture; Price said our code in regards to enforcement; cheaper sometimes to be out of compliance and pay a fine; what our code looks like in terms of enforcement; Burba asked if we fine people if they do not get a building permit; Priestas said will make them come into compliance, and then their fees are doubled for all they did not achieve; Price said funding for enforcement is at the City Council level; general consensus from enforcement is that they

are swamped; Wester said energy efficiency and lighting for new buildings; Suriano asked Blackford where we sit with the land use selection; Blackford said have selected a firm this afternoon; will go with OHM; interviewed three firms; all were going to provide a similar product; cost difference was substantial; meeting with OHM Friday to start contract discussions; Suriano said that deliverable will be important; one thing that was disappointing about a recent development request, was that things were not consistent in Gahanna; one thing that is important, in building out a set of rules or characteristics of a vision for Gahanna; Blackford said that will be a big component; the GoForward Gahanna result identified updating land use plan standards; underlying theme for new standards is that there is no common theme; not everyone wants that but people want to see more of a uniform look; Suriano said not just about architectural characteristics; more so it comes from a master planning standpoint; very high-level; we are very reactive in this City; we look at it from a checklist point of view; we don't have a framework in place that allows us to be holistic in our thinking; put something into place that helps when talking to constituents; Wester said streetscapes, beautification, traffic-calming; sidewalks, we are doing a better job of; any renovation; should be part of the code; Blackford said some of those can be in code now; Priestas said believes sidewalks were added; Wester said believes City lost control with Granville Hamilton intersection widening; Burba said would like to not have any more developments in with only one-way in and one-way out; Wester said traffic problem generated by an institution; Price and Blackford said an expiration on site specific zonings; Wester asked what it takes to put that in the code in the next 90 days; have talked about signs for 5.5 years; believe you have to set a date; Rosan said there is a property right for zoning; have requirements to fill; reminded Wester of the RIDs; each one has to have a hearing; Wester said the Beecher/Hamilton area has been green for many years; what right does the City have; Rosan said the owner gets the right to a hearing; Price asked what would need to be done to have that process; Rosan said a code change; said Council would have to identify certain parcels and they would go through the hearing process; Blackford said good discussion that should be discussed in more detail.

1. Signage
2. Cell Towers / How do we stay on top of/ahead of technology in regards to cell towers
4. Code enforcement; code language in regards to enforcement
5. How to shape the high-level vision for Gahanna with rules or standards
6. Streetscapes, beautification, traffic-calming, architectural character
7. One-way in and one-way out with developments
8. Site specific zoning expirations/identify parcels that could be

rezoned

9. Conditional use expirations

2. Planning Commission Rules of Procedure

Not discussed; will move to another agenda.

ADJOURNMENT

6:48 p.m.