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
Donald R. Shepherd
Michael Suriano

Kayla Holbrook, Deputy Clerk of Council

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

Wednesday, September 13, 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, September 13, 2017. The agenda for this meeting was published on September 8, 2017. Chair Bobbie Burba called the meeting to order at 7:00 p.m.

Present 7 - Bobbie Burba, Thomas J. Wester, Jennifer Tisone Price, Joe Keehner, John Hicks, Michael Suriano, and Donald R. Shepherd

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

C. APPROVAL OF MINUTES:

2017-0193 Planning Commission Minutes - August 23, 2017

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

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

V-0008-2017

To consider a Variance Application to vary section 1155.04(b)(2)(A), Site Planning, Side Yard, of the Codified Ordinances of the City of Gahanna; to vary the side yard setbacks from 25' to 16'; for property located at 1601 Eastgate Parkway; Parcel ID No. 025-012947; Virginia E. Favazzo c/o Christopher A. Rinehart, applicant.

(Advertised in the RFE on 9/7/2017)

City Attorney Ewald read the rules for the public hearing.

Michael Blackford said variance to eastern property line; zone district 25' proposed at 16'; building located on Eastgate Parkway; electric solutions is adjacent property; most affected; existing building was approved in 2016; was built with 16' set back; other building is 25'; zoning district OCT is 25'; general side yards vary on size of buildings; substantially larger setback requirement; request applies to second structure; rear of property; didn't receive permits to complete process; three options are grant variance, tear down building or require additional property; not feasible; staff recommends approval; special condition it was built without proper process; it won't look out of character.

Public Hearing opened at 7:09 p.m.

Applicant Christopher Rinehart said staff did good job explaining process; read letter dated Sept 12 from Electric Solutions that supports this variance; worked with City to get any matters resolved; here to answer any questions.

No Proponents or opponents.

Closed PH at 7:12 p.m.

Shepherd asked why the original setback was in place; he said typically storage such as this site get lumped into industrial which has a larger setback; based on today's use; basically not hazard materials; not something that will create a lot of impact; Shepherd said careful not to impact area and set precedent; was a staff comment to do additional plantings along the eastside; Blackford said it was a suggestion if there were any issues that could mitigate any impact; Keehner said he didn't have a problem since the neighbor does not; not unreasonable; Suriano has no issue; wasteful to tear down property; Wester asked what we do to avoid this situation in the future; how do we ensure compliance in the

future; Priestas said the FDP was inaccurate; realized the discrepancy.

A motion was made by Hicks, seconded by Shepherd, that the Variance be Approved. The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

CC-0001-2017 To recommend to Council, changes to Part Eleven - Planning and Zoning Code, Chapters 1181, Personal Wireless Service Facilities, 1149, Multi-Family Residential District, 1153, General Commercial Districts, 1163, Parking Regulations, and 1165, Signs, of the Codified Ordinances of the City of Gahanna.

(Advertised in the RFE on 7/20/2017).

Recommended to City Council on 7/26/2017 with the exception of Chapter 1165, Signs, that was postponed to 8/9/2017.

No action necessary; Priestas said will talk about signs at later date; this is before Council and the sign language was not included in current recommendation to Council.

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

RULES-004-2017 Planning Commission Rules of Procedure - revised September 2017

A motion was made by Hicks, seconded by Shepherd, that the Rules of Procedure be Amended. The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

A motion was made by Hicks, seconded by Wester, that the Rules of Procedure be Adopted as Amended. The motion carried by the following vote:

Yes: 7 - Burba, Wester, Price, Keehner, Hicks, Suriano and Shepherd

H. OFFICIAL REPORTS:

Assistant City Attorney

Ewald said two appeals were filed one in municipal and one in common pleas.

City Engineer

None.

Planning & Zoning Administrator

None.

Department of Development

Discussed Land Use Plan with Council; moving quickly; Council was very receptive; will create steering committee; will call on members to be involved; more to come at a later date.

Council Liaison

Hicks said there is a property 4200 Johnstown Road; will come before them.

CIC Liaison

Price said last meeting discussed sister cities; looked at WOW agreement; serve more people; went over records; basic housekeeping items.

Chair

None.

I. CORRESPONDENCE AND ACTIONS

None.

J. POLL MEMBERS FOR COMMENT

Hicks said there is a property 4200 Johnstown Road; will come before them. Hicks said we have launched new website.

K. ADJOURNMENT

by Hicks at 7:25 p.m.

APPROVED by the Planning Commission, this day of 2017.

Bobbie Burba