



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Thomas J. Wester
John Hicks
Bobbie Burba
Rick Duff
Thomas Shapaka
Donald R. Shepherd
Michael Suriano

Krystal Gonchar, Deputy Clerk of Council

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

Wednesday, January 9, 2019

7:00 PM

City Hall, Council Chambers

ORGANIZATIONAL & REGULAR MEETING

A. CALL MEETING TO ORDER BY MAYOR THOMAS R. KNEELAND- PLEDGE OF ALLEGIANCE/ROLL CALL

Gahanna Planning Commission met for an Organizational and Regular Meeting in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio, on Wednesday, January 9, 2019. The agenda for this meeting was published on January 4, 2019. Mayor Tom Kneeland called the meeting to order at 7:01 p.m. followed by the pledge of allegiance led by John Hicks.

Present 6 - Thomas J. Wester, Michael Suriano, John Hicks, Bobbie Burba, Donald R. Shepherd, and Rick Duff

B. OATHS OF OFFICE:

- Rick Duff & Thomas Shapaka

Mayor Kneeland informed those in attendance that Rick Duff was sworn in during the 6:30 p.m. Caucus, and that Thomas Shapaka would be sworn in prior to the next Planning Commission meeting.

C. ELECTION OF CHAIR

Mayor Kneeland turned the meeting over to Chair Hicks, after the motion to appoint him as Chair.

A motion was made by Shepherd, seconded by Burba, to appoint John Hicks as Chair. The motion carried by the following vote:

Yes: 6 - Wester, Suriano, Hicks, Burba, Shepherd and Duff

D. ELECTION OF VICE CHAIR

A motion was made by Shepherd, seconded by Duff, to appoint Michael Suriano as Vice Chair. The motion carried by the following vote:

Yes: 6 - Wester, Suriano, Hicks, Burba, Shepherd and Duff

E. ESTABLISH DAY OF REGULAR MEETINGS

Meetings for the 2019 will be held at 7:00 p.m., on the second and fourth Wednesdays of the month, for the months January through October, and on the first and third Wednesdays of the month in November and December.

F. PLANNING COMMISSION REPRESENTATIVE ASSIGNMENTS BY THE CHAIR:

- Council Liaison

Chair Hicks assigned Bobbie Burba to be the Council Liaison for the Planning Commission.

G. APPOINTMENTS MADE BY PLANNING COMMISSION

- Community Improvement Corporation (CIC)

A motion was made by Wester, seconded by Suriano, to appoint John Hicks to the Community Improvement Corporation (CIC). The motion carried by the following vote:

Yes: 6 - Wester, Suriano, Hicks, Burba, Shepherd and Duff

H. ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

I. APPROVAL OF MINUTES

[2018-0243](#)

Planning Commission Meeting Minutes for December 19, 2018.

A motion was made by Duff, seconded by Wester, that the Minutes be

Approved. The motion carried by the following vote:

Yes: 6 - Wester, Suriano, Hicks, Burba, Shepherd and Duff

J. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney, Kristin Rosan, administered an oath to those persons wishing to present testimony this evening. Rosan stated the rules for the public comment portion of the meeting. Chair Hicks reminded those in attendance to complete a speaker slip if they would be speaking tonight.

K. APPLICATIONS - PUBLIC COMMENT

[DR-0031-2018](#)

To consider a Design Review Application for landscaping and building design for proposed renovation of garage in rear of property; for property located at 153 N High Street; PID# 025-000325; current zoning, OG-2; The Mug & Brush Barber Shop; Amanda Morris, applicant.

Deputy Director of Planning & Development, Michael Blackford, provided a summary of the application; an application was approved in April of last year, but the applicant has made revisions and is seeking approval for those revisions; the materials changed slightly; reviewed code requirements; staff recommends approval.

Chair opened public comment at 7:10 p.m.

Applicant, Amanda Morris, 3590 Clotts Rd.; has nothing to add to the presentation; will use this extra space for the business; would even do small art events; also have a campus location and hosts music events there and would like to bring that here too.

No public comments.

Chair closed public comment at 7:12 p.m.

Wester asked staff how sanitary and water will be managed for the building. Priestas said that will come at a later date; there are facilities in the area though.

Suriano asked about the roof; standing seem metal; what will the siding be. Morris said the siding is wood and stained a charcoal color; will have

metal accents.

A motion was made by Shepherd, seconded by Suriano, that the Design Review be Approved. The motion carried by the following vote:

Yes: 6 - Wester, Suriano, Hicks, Burba, Shepherd and Duff

[DR-0032-2018](#)

To consider a Design Review Application for the site plan for 8' high link fence installation to secure Franklin County Transportation Vans; for property located at 500 N Hamilton Rd; PID# 025-001809; current zoning, Restricted Institutional District (RID); Larry Rancour, applicant.

Blackford provided a summary of the application; reviewed Design Review criteria; staff concerns include fencing of parking because it is unusual on Hamilton Road; concerned with proximity to residences; concerned with 8' fence being out of place; although the height is permissible by code.

Chair opened public comment at 7:19 pm.

Applicant, Larry Rancour from Schorr Architects, 230 Bradenton Ave. and Dot Yeager, Chief Business Officer with Franklin County Board of Developmental Disabilities, Johnstown Rd.; Rancour provided updated drawings; proposed to use a black fence due to it blending in better; cited example of a 4' high chain link fence; due to security, chose the 8' height; the Board purchased new vans and has a need to secure them. Yeager stated that historically they try to fit in with the neighbors; open to adding landscaping with fence.

No public comment.

Chair closed public comment at 7:23 p.m.

Wester said there was a fence issue before; in past 24 months, black vinyl was put up at the walking path along the golf course because it blended in better; would like black versus green; asked applicant if anything like barbed wire or a slant will be at the top of fence. Applicant said no. Wester said would opt for 6' fence to better blend in.

Duff said for securing vehicles, 8' height is fine; cited a school with 8' fence and that one is silver; this looks nicer; 8' would deter people from

attempting to climb.

Suriano said indifferent to height but wants to see black instead of green; there's mostly green space back there so no need for landscaping; may even highlight fence more if landscaping were added.

Hicks asked if there's an existing issue with theft. Yeager said not at that site; on Johnstown Rd. have had parts of vehicles removed; since we are buying new vans we want to ensure they are secure.

A motion was made by Burba, seconded by Duff, that the Design Review be Approved with the specification that the vinyl fence be black. The motion carried by the following vote:

Yes: 6 - Wester, Suriano, Hicks, Burba, Shepherd and Duff

870 Claycraft Road

[V-0027-2018](#)

To consider a Variance application to vary the Overlay Standards set forth in ORD-0069-2009, Section 5(A)(3), Main Façade Materials and Section 6A, Building Landscape; and Section 1163.08, Interior Landscape Requirements, of the Codified Ordinances of the City of Gahanna, for property located 870 Claycraft Rd; Parcel ID Nos. 025-013638 and 025-013639; current zoning: Office, Commerce, and Technology (OCT); Limited Overlay (L); Trevi Enterprises, LLC, applicant.

(Advertised in the Dispatch on 1/4/2019)

Blackford provided a summary of the applications; FDP will develop 17 acres with a new 262,500 sq. ft. warehouse building; zoned OCT with overlay; showed site plan; project to left was approved as an extended stay facility; the other development is similar due to industrial manufacturing; land fill is to the north; there's a golf course near the site; overlay has different setbacks; showed elevations; north faces golf course; landscaping and berm allows for some shielding from golf course; paint color choices are roman column beige with red accents; reviewed criteria for FDP, Variance, and Design Review; no specific land use plans for the area; application meets FDP criteria; landscaping should be used to maximize interest; variance to the main facade overlay requires 50% stone; request is for 0%; reviewed landscaping requirements; request is for less than the minimum required; variance to interior landscaping requirements; proposing no trees in parking; code

section 9.14 requires certain amount of trees be planted due to the amount of impervious surface; not typical that we run into issues with inabilities to meet requirements; will be 1 of 5 largest buildings in the city; not many trees to preserve here on site so there's a difficulty in meeting the requirements; only option is to vary the ordinance; code allows for payment into the tree fund; staff supportive of variance request due to special circumstances; showed images of area buildings.

Chair opened public comment at 7:42 p.m.

Applicant; David Poe, 919 Old Henderson Rd.; landowners; this is our 4th project in the past few months.

No public comments.

Chair closed public comment at 7:43 p.m.

Duff asked if this is similar in style to those buildings near the airport; will this house multiple business. Applicant said yes; similar look because they are using the same builder.

Wester asked if the owner has submitted in writing that the owner does not object; Poe stated for the record that the owner has no objection. Blackford said 1 project that Poe referenced could not meet facade standards so a variance was granted; similar variances have been approved.

Wester said there's a note in the document that references a tree species; will there be a varied species of trees. Blackford said the city forester was involved in this more than most applications and she was satisfied with the species. Wester asked Priestas if there is an issue with the detention pond location, and asked how that will be handled. Priestas said the details will be settled in the final engineering plans. Wester confirmed that it is being addressed. Priestas confirmed.

Burba asked if these will be spec warehouses, will there be different units. Applicant confirmed; Poe said as of today there are no leases.

Shepherd asked for an explanation about why the applicant is not in compliance with the 50% tone. Applicant said the intended use is warehouse so to have glass or other materials would be a safety issue with tenant; precast concrete is acceptable in OCT and built this to model those.

Suriano asked about the red color selection in the elevation photo, because this is a large building a more muted color may be appropriate. Applicant said open to changes.

Wester asked about the concrete, what is the process to make sure the paint sticks. Applicant said unsure. Wester said retaining walls on interstates show flaking, even at 10 years old; would hate to see peeling paint with that large of a building. Applicant stated they don't want to see peeling either.

A motion was made by Suriano, seconded by Wester, that the Variance be Approved.

Discussion on the motion: Hicks said after review, all 3 conditions for granting a variance have been met, therefore will be in support. Suriano agreed; said there is consistency with surrounding properties.

The motion carried by the following vote:

Yes: 6 - Wester, Suriano, Hicks, Burba, Shepherd and Duff

FDP-0015-2018

To consider a Final Development Plan to develop a site on the North Side of Claycraft Road to Support a New 262,500 Square Foot Warehouse Building, for property located 870 Claycraft Rd; Parcel ID Nos. 025-013638 and 025-013639; current zoning: Office, Commerce, and Technology (OCT); Limited Overlay (L); Trevi Enterprises, LLC, applicant.

(Advertised in the Dispatch on 1/4/2019)

See discussion above.

A motion was made by Suriano, seconded by Wester, that the Final Development Plan be Approved. The motion carried by the following vote:

Yes: 6 - Wester, Suriano, Hicks, Burba, Shepherd and Duff

[DR-0030-2018](#)

To consider a Design Review application for a site plan, landscaping plan, building design; for property located 870 Claycraft Rd; Parcel ID Nos. 025-013638 and 025-013639; current zoning: Office, Commerce, and Technology (OCT); Limited Overlay (L); Trevi Enterprises, LLC, applicant.

See discussion above.

A motion was made by Suriano, seconded by Wester, that the Design Review be Approved with the condition that the red paint color listed in the application be an alternate paint color, approved by city staff. The motion carried by the following vote:

Yes: 6 - Wester, Suriano, Hicks, Burba, Shepherd and Duff

L. UNFINISHED BUSINESS

None.

M. NEW BUSINESS

None.

N. OFFICIAL REPORTS

Assistant City Attorney

Assistant City Attorney, Kristin Rosan, provided an update on the Access Ohio Appeal; Planning Commission denied their application and BZBA upheld that decision. The BZBA decision was upheld at the trial court; the time for appeal is still open.

City Engineer

No report.

Planning & Development

No report.

Council Liaison

Burba said Council continues to discuss the 2019 Budget.

CIC Liaison

Hicks said CIC will meet next Tuesday.

Chair

No report.

O. CORRESPONDENCE AND ACTIONS

None.

P. POLL MEMBERS FOR COMMENT

Suriano said he's excited for the 2019 year. Chair Hicks thanked everyone for their confidence in him, and for appointing him as Chair.

Q. ADJOURNMENT

By Suriano at 7:57 p.m.