



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

Michael Suriano, Chair
Michael Greenberg, Vice Chair
Bobbie Burba
John Hicks
Thomas Shapaka
Michael Tamarkin
Thomas J. Wester

Krystal Gonchar, Deputy Clerk of Council

Wednesday, January 8, 2020

7:00 PM

City Hall, Council Chambers

Organizational & Regular Meeting

A. CALL TO ORDER BY MAYOR LAURIE JADWIN/PLEDGE OF ALLEGIANCE/ROLL CALL

Gahanna Planning Commission met for an Organizational meeting & Regular meeting in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio, on Wednesday, January 8, 2020. The agenda for this meeting was published on January 3, 2020. Mayor Laurie Jadwin called the meeting to order at 7:00 p.m., and led those in attendance, with the Pledge of Allegiance.

Present 7 - Thom Shapaka, Michael Suriano, Bobbie Burba, Michael Greenberg, John Hicks, Michael Tamarkin, and Thomas J. Wester

B. OATHS OF OFFICE:

John Hicks & Michael Tamarkin

Both Members were sworn in by Mayor Jadwin.

C. ELECTION OF CHAIR

A motion was made by Hicks, seconded by Wester, to elect Michael Suriano as Chair of the Planning Commission for the year 2020. The motion carried by the following vote:

Yes: 7 - Shapaka, Suriano, Burba, Greenberg, Hicks, Tamarkin and Wester

D. ELECTION OF VICE CHAIR

A motion was made by Hicks, seconded by Wester, to elect Michael Greenberg

as Vice Chair of the Planning Commission for the year 2020. The motion carried by the following vote:

Yes: 7 - Shapaka, Suriano, Burba, Greenberg, Hicks, Tamarkin and Wester

E. MAYOR JADWIN TURNS THE MEETING OVER TO THE CHAIR

F. ESTABLISH DAY OF REGULAR MEETINGS

A motion was made by Hicks, seconded by Greenberg, to establish the meeting dates and times for the year 2020: to meet on the second and fourth Wednesdays of the month at 7:00 p.m., as needed, with the exception of the months of November and December, when the commission will meet on the first and third Wednesdays at 7:00 p.m. The motion carried by the following vote:

Yes: 7 - Shapaka, Suriano, Burba, Greenberg, Hicks, Tamarkin and Wester

G. PLANNING COMMISSION REPRESENTATIVE ASSIGNMENT BY THE CHAIR:

Council Liaison

Chair assigned Shapaka as the Council Liaison for the year 2020.

H. APPOINTMENT MADE BY PLANNING COMMISSION:

Community Improvement Corporation (CIC)

A motion was made by Greenberg, seconded by Burba, to appoint John Hicks as the Planning Commission Appointment to the Gahanna Community Improvement Corporation (CIC) for the year 2020. The motion carried by the following vote:

Yes: 7 - Shapaka, Suriano, Burba, Greenberg, Hicks, Tamarkin and Wester

I. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.

J. SWEAR IN APPLICANTS & SPEAKERS

Assistant City Attorney Matt Roth administered an oath to those persons wishing to present testimony this evening.

K. APPLICATIONS - PUBLIC COMMENT

[DR-001-2020](#)

To consider a Design Review application for a building design for property located at 62 Mill St; Parcel ID No. 025-000084-00; current

zoning Olde Gahanna Mixed Used Neighborhood District (OG-2); The Keating Firm, LTD.; Brad Keating, applicant.

City Planner Michael Blackford, provided a summary of the application; similar request was denied in February 2019; the exterior was too dark; application was lacking details; preference for siding that was there previously; applicant was not present to answer questions at the last meeting; there are open questions from staff, there is no defined color palette; need additional info on awning details; the requested color is the same as last year; also has questions about lighting; showed images of the storefront from 2017, prior to the changes; reviewed design review criteria, for Design Review District 1, per city code.

Chair opened the public hearing at 7:18 p.m.

Brad Keating, applicant; apologized for the February 2019 meeting; misunderstood there's a requirement to attend; the big point that he would like to make this evening is that the color is very much consistent and in line with adjacent buildings on Mill Street; said if you review the application, you will see images of those other buildings, that shows how consistent the color is. The siding was rotten, warped, and falling off; the awning was molded and fraying at the corners; the main goal is to update and improve the exterior of the building; was informed by a contractor that no design review would be required; found out later that is not the case; has not been able to put up a sign and that is harmful for the business; has been applauded by neighbors for improving the building; must get approval from the commission to continue making improvements; there will be a flat, white awning, similar to Lew Griffin's office across the street; the sign will be white and the lighting will be white; that whiteness really lightens up the darkness of the building.

Chair called for comments from the public; there were none. Chair closed the public hearing at 7:23 p.m. Chair called for questions from the commission.

Tamarkin asked Keating to describe the location of the sign. Keating said between the windows and above the door; will cover approximately 2/3rds of window. Tamarkin asked if the sign will be lit. Keating said yes. Tamarkin asked about neon lights. Keating said it would be wooden.

Shapaka said he needs to see the awning. Does not think it will lighten up the building. overall the stickers appear too large, the ones currently in the window; we have been waiting for a year to get a response on this application; would expect there would be more details this time; still has issue with colors; has a hard time seeing how it ties in; the board and batten arrangement seems odd; would like another row of horizontal

lines; asked how the height of lights was determined. Keating said that's where the current electric boxes are. Shapaka said we lost a lot of character with blackening out the pediment. Keating said that was completely rotten through, the pieces were falling off.

Burba asked where the sign will go and how big it will be. Keating showed again on the image; said it will be 2'x18'. Blackford said we have not yet seen a sign application but there is a cap on the overall signage requirement. Burba said the steps still look bad; the concrete is in poor condition. Keating said they have not replaced the concrete yet or touched the steps. Keating said there are two large urns outside the stoop now. Burba said it is too dark. Keating said the image was in the shadow, that the building is lighter in person.

Hicks said he feels this is an incomplete application; would help if we have a rendering that better shows the finished product, to include awning, landscaping, etc.; don't see that this is in line with the other buildings; when looking at examples, looked at trim color too; asked how the applicant came up with color pallet. Keating said he looked at the buildings down the street; is his opinion that the colors are in the same pallet.

Wester said that he agrees with colleagues about the color and the incomplete application; asked if the building is suitable for occupancy given the mold issue; stated that applications can be appealed, but how can the commission enforce decisions when they are denied. Roth said that Chapter 1197 of the Planning & Zoning code has a penalty provision; is a criminal charge; is enforceable, has a fee associated; although, not automatic, the city must file charges; must go to mayor's court. Wester said he can't support approval.

Greenberg agrees that he would like to see another rendition of the sign before making a final judgment.

Hicks asked the applicant if he is open to another color. Keating said he will have to be if it means facing charges; said if that's what has to happen, then that's what will happen.

Suriano said he sees affinities with what's across the streets in regards to color; the photo does not do it justice; a lighter awning would help with the darkness; some detailing at the stoop does get lost when it's all black; understands that the applicant is operating with positive intent; trying to promote consistency in Olde Gahanna.

Shapaka said the building is sitting on the ground; has no problem with

black, there's just too much black; having the batten painted gray too and have black around the windows may be a better option.

A motion was made by Hicks, seconded by Shapaka, that the Design Review be Approved.

Discussion on the motion: Hicks thanked the applicant for his business in Gahanna; stated that he wanted Keating's business to succeed; believes that because the building is not stylistically compatible, and the application is incomplete; will not be in support; would like to see another rendering, which would include their suggestions. Wester said that this is in an incomplete application; will not be in support; would like to see the business succeed; believes the business is a great addition to the Olde Gahanna area; hopes that this will come back and incorporate their suggested changes, in a timely fashion.

The motion failed by the following vote:

Yes: 0

No: 7 - Shapaka, Suriano, Burba, Greenberg, Hicks, Tamarkin and Wester

[DR-002-2020](#)

To Consider a Design Review application for a site plan, landscaping plan, and building design for property located at 1195 Technology Dr.; Parcel ID No. 025-008886; current zoning Office, Commerce and Technology District (OCT); Rosen Wash Bay; Craig Smith, applicant.

Blackford provided a summary of the application; stated there is a 30'x60' addition in the back of the building, not visible from the front; there is a 40x40 storage addition; total of 3,400 sq. ft.; CMU colors will match existing building; showed images of existing building; material is slightly different but again, color does match; reviewed design review criteria for Design Review District 4; staff recommends approval.

Chair opened the public hearing at 7:48 p.m.

Greg Smith, with New Avenue Architects; based out of the Houston area; this is a petroleum company; moved to Gahanna a few years ago and brought the building back to life; work with pipeline equipment; the pipes are assembled at the facility; this wash bay has a special containment system so everything runs through the grates and catches and removes all impurities in waste water; potentially more expansions and property acquisitions in the future; the location is doing well; CMU material is more economical; again, this is not seen from the right of way.

Chair called for comments from the public; there were none. Chair closed the public hearing at 7:51 p.m. and opened the floor for questions from the commission.

Shapaka asked about the wash basin; is there an oil interceptor. Smith said yes, all water that is caught goes through a filtration system under the slab of the new addition proposed to be built; there is talk of a self-contained unit that does not empty into storm sewer system; currently working with the city engineer on that. Shapaka sees value in the block; asked if there will be split face or something smooth. Smith said smooth, but may have a band of white block. Shapaka said he would encourage that direction.

Greenberg asked Blackford, if the applicant is going to discharge water, is a city approval required for that prior to the design review. Blackford said no; that is separately administratively approved; can run concurrent, but a design review must be approved prior to those others being approved.

Suriano asked about elevation, the black band. Smith said they were going to have a blue band, but changed their mind; the dark band would line up with the existing building; would be the cream colored concrete to match another building nearby. Suriano asked about the door color. Smith said he believes it will be white. Suriano asked about a tree line, or fence. Smith said there is a fence, showed the fence line in the image; said everything behind the building is paved, no landscaping.

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

Yes: 7 - Shapaka, Suriano, Burba, Greenberg, Hicks, Tamarkin and Wester

L. UNFINISHED BUSINESS: None.

M. NEW BUSINESS: None.

N. OFFICIAL REPORTS

Assistant City Attorney

No report.

Planning & Development

Blackford said there are 8 applications prepared for the 1/22/20 meeting; said that he provided an update to CIC at their last meeting; summarized that update for the commission:

reviewed the 12 projects from 2019; for commercial industry there were 37 jobs created/retained, investment of \$3.4 million, and covered 31k sq. ft. of space; for industry there were 100 jobs created/retained with \$23.5 million invested; 345k sq. ft. of space; institutional had 140 jobs created/retained with \$24 million invested; 82k sq. ft. of space; office had 368 jobs created/retained with \$7.2 million invested; 41k sq. ft. of space; residential had 29 jobs created with \$22.1 million invested; 106 units built.

Greenberg said at the last Council meeting, heard of changes coming down the pike; asked how that will affect Planning Commission. Blackford said he's unsure how the makeup will be; he will still be attending the meetings, but will take less of a role in economic development.

Burba said she saw the old Wonder Bread building and it's moving right along, so is the animal hospital. Blackford said there is a request for the old Wonder Bread building coming up at the next meeting; is now Ohio HD.

Suriano said we used to have the city engineer come before the commission; asked if that will continue in 2020; said it was helpful in the past and beneficial to some of the decision making. Blackford said he is unsure but will ask.

Council Liaison

Burba attended the swearing in which was interesting and turned out nicely.

CIC Liaison

Hicks stated that the next meeting will be Tuesday 1/21/2020.

Chair

Suriano thanked everyone for helping him with the meeting tonight; thanked Greenberg for being Vice Chair; looking forward to the exciting year ahead.

O. CORRESPONDENCE AND ACTIONS: None.

P. POLL MEMBERS FOR COMMENT

Hicks said that there will be a BZBA appeal tomorrow night. Roth said that meeting will most likely be postponed to a later date. Hicks congratulated the Chair and Vice Chair; stated that he is looking forward to upcoming year; stated that what Blackford just presented is quite an accomplishment; we have a great commission; Blackford wore many hats this past year and that is commendable; thanked the clerk; thought the commission provided great the applicants tonight.

Suriano concurred; said the Mill Street design review application had a healthy discussion; it's important to understand that when we receive applications like that, it is important to communicate well about what we would like to see.

Wester thanked Roth and welcomed him; appreciated Roth's comments tonight; those things have been discussed here before and there has been some frustration with the process of applicants not following through with what the commission approved; thanked the clerk and Blackford.

Shapaka said Hicks has done a wonderful job as Chair and concurred that Blackford did a great job this year; said he is confident in Suriano.

Q. ADJOURNMENT

By Wester at 8:12 p.m.