



# 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*

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Wednesday, August 12, 2020

7:00 PM

TELECONFERENCE MEETING

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**\* Members of the public who wish to attend may call 614-342-4465. You may submit comments by email to [planningcommission@gahanna.gov](mailto:planningcommission@gahanna.gov), up to one hour prior to the start of the meeting.**

#### **A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL**

Gahanna Planning Commission met virtually for a Regular Session on Wednesday, August 12, 2020. The agenda for this meeting was published on August 5, 2020. Chair Michael Suriano called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

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

#### **B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.**

#### **C. APPROVAL OF MINUTES**

[2020-127](#)

Planning Commission Meeting Minutes for July 22, 2020.

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

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

#### **D. SWEAR IN APPLICANTS & SPEAKERS**

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

**E. APPLICATIONS - PUBLIC COMMENT**

**A motion was made by Wester, seconded by Burba, to suspend rules 7.4.4 & 7.4.5 of the Planning Commission Rules of Procedure. The motion carried by the following vote:**

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

**DR-016-2020**

To consider a Design Review application for a site plan, for the construction of a pavilion, for property located at 485 Cherry Bottom Road; Parcel ID No. 025-001929; Current Zoning SO; Jon Fenn, applicant.

City Planner Michael Blackford, provided a summary of the application (see attached file: *Staff Presentation*). Stated that the city built a bike path through the area. The applicant wants to replace the open air pavilion; the review is simple; will have metal siding and roof; meets setback requirements; the structure is not visible from walking path or roadway. Reviewed criteria for granting approval for design reviews; no specific color pallet or materials for this; staff recommends approval; no comments from other departments.

Chair opened public comment at 7:09 p.m.

Jon Fenn, applicant, had no additional comments to add.

Chair closed public comment at 7:11 p.m.

Shapaka wanted to clarify the color; asked if it will have a green roof and the gable portion at the roof line will be white. Applicant confirmed.

**A motion was made by Burba, 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

**V-015-2020**

To consider a Variance application to vary section 1143.08(a) of the Codified Ordinances of the City of Gahanna, to allow for the construction of a covered porch; for property located at 946 Peppercorn Place; Parcel ID No. 025-008607; Current zoning SF-3; Suncraft Corporation; Jeff Borovetz, applicant.

Blackford provided a summary of the application (see attached file: *Staff Presentation*). Staff believes this is a special circumstance based on the rules it was originally platted on; would make more sense to allow a

variance to make it consistent with other development in the area.

Jeff Borovetz, applicant; extending existing porch, not going closer to the road.

Clerk read the comments from Nancy Radke, 954 Peppercorn Pl., into the record: Ms. Radke has no objection to the neighbor adding on their existing porch; asked for the Commission to please approve the variance.

Chair closed the public comment at 7:19 p.m.

Tamarkin thanked the applicant for appearing.

Shapaka asked when looking at skirting, is that going to allow ventilation under the deck. Applicant stated the skirting is tight together, no ventilation. Shapaka asked if this will go through a building permit process afterwards. Blackford confirmed. Shapaka said he would assume they need 20% ventilation; deck is off ground and no railing proposed; appreciates the simplicity; no railing required unless 30" off ground; assumes color will be similar to the house. Applicant confirmed. Shapaka said image appears to have appropriate amount of space from window to the ledge.

Greenberg said that he was pleased to have a neighbor submit comments. Suriano reiterated that; said there are no major issues with the request; is appropriate.

**A motion was made by Shapaka, seconded by Burba, that the Variance be Approved.**

**Discussion on the motion: Suriano stated that he was in support of the variance, given the circumstances and that it is relative to other properties.**

**The motion carried by the following vote:**

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

**F. UNFINISHED BUSINESS: None.**

**G. NEW BUSINESS: None.**

**H. OFFICIAL REPORTS**

**Assistant City Attorney**

No report.

**Planning & Development**

Blackford stated that he believes the next agenda will be light, but we do have 20 different applications in review for 10 different projects; anticipates September and October to be more complicated agendas, to include more moving parts.

**Council Liaison**

Shapaka talked about the DORA discussion from the last Council Meeting; hears most people think it is a wonderful idea.

**CIC Liaison**

No report.

**Chair**

No report.

**I. CORRESPONDENCE AND ACTIONS: None.****J. POLL MEMBERS FOR COMMENT**

Greenberg stated that he has been on the Planning Commission for over a year and it's a great process; we tackle a lot; we had a discussion at one point of having administrative approval for minor things; thought we would have more discussion on that; interested in having Blackford talk about city priorities in the commercial district in relation to future land use; asked if there's an opportunity to have those types of discussions at the meetings.

Chair said he is open to those discussions.

Blackford said the code is complex and requires significant review; is in the process of that; stated from day one, it has been the administration's goal to modify and simplify the code; no one wants these changes more

than we do; will be meeting with consultants for the design review portion of code tomorrow; this is no quick fix like the fence code, but assures the Commission that we are in the process.

Chair said we will work through discussions to bring topics forward for future agendas; said from the pre-meeting caucus, it sounds like in-person meetings are off the table for the near future.

Clerk stated that if the agendas are going to be more complex, as Blackford suggests, the Commission should reevaluate how to hold virtual meetings; will defer to Council's direction on that.

#### **K. ADJOURNMENT**

At 7:35 p.m.