



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Krystal Gonchar, Deputy Clerk of Council

Wednesday, January 13, 2021

7:00 PM

City Hall, Council Chambers

***Organizational/Regular Meeting**

Call in details: 513-306-4583 Conference ID: 759012235#

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

Gahanna Planning Commission met in virtual session via Microsoft Teams on January 13, 2021. The agenda for this meeting was published on January 6, 2021. Mayor Laurie Jadwin called the meeting to order at 6:45 p.m. and led the Pledge of Allegiance.

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

B. OATHS OF OFFICE

Bobbie Burba, Michael Suriano, Tom Wester

Reappointed Planning Commission members Burba, Suriano, and Wester were sworn into office by Mayor Jadwin for terms ending December 31, 2023.

C. ELECTION OF CHAIR

A nomination was made by Wester, to appoint Greenberg as Chair. No other nominations were made.

A motion was made by Wester, seconded by Tamarkin, to elect Greenberg as Chair of Planning Commission. The motion carried by the following vote:

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

D. ELECTION OF VICE CHAIR

A nomination was made by Burba to appoint Tamarkin as Vice Chair. No other nominations were made.

A motion was made by Burba, seconded by Suriano, to elect Tamarkin as Vice Chair of Planning Commission. The motion carried by the following vote:

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

(Mayor to turn over meeting to newly elected Chair)

E. ESTABLISH DAY/TIME OF REGULAR MEETINGS

A motion was made by Hicks, seconded by Wester, to establish the days/time of Regular Planning Commission meetings for the year 2021 as follows: For months January-October, 2nd and 4th Wednesdays of the month, at 7:00 p.m. and for months November-December, 1st and 3rd Wednesdays of the month, at 7:00 p.m.

The motion carried by the following vote:

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

F. PLANNING COMMISSION REPRESENTATIVE ASSIGNMENT**Council Liaison**

Chair appointed Shapaka to serve as the Council Liaison.

G. PLANNING COMMISSION APPOINTMENT**Community Improvement Corporation (CIC)**

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

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

H. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.**I. APPROVAL OF MINUTES**

[2021-0009](#)

Planning Commission Meeting Minutes for December 2, 2020.

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

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

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

[V-0001-2021](#)

To consider a Variance Application to vary sections 1143.08 and 1143.09 of the Codified Ordinances of the City of Gahanna, for the construction of a detached garage, for property located at 768 Citation Court; Parcel ID No. 025-005312-00; Current Zoning SF-3; Daniel Gladieux, applicant.

City Planner Michael Blackford provided a summary of the application and provided the presentation attached as "Staff Presentation."

Blackford reviewed zoning code requirements for this area; discussed criteria for approving variances. Stated that if the applicant were to reduce the size of the garage, that would eliminate one of the three variances; from research there were 5 similar variances to encroachment; 4 of the 5 were approved; in 2018 a detached garage was approved for these same variances (in Harrison Pond).

Chair opened public comment at 7:08 p.m.

Daniel Gladieux, applicant; stated that the intention is to be able to park a car in there; reason for the build is that his wife is an artist; with working from home due to COVID, they need more space; will have cabinets to store supplies, will have tables for workspace, and store tools. The reason for the side yard setback is due to alignment with the house and adjoining deck on the back of the house.

James Caldwell, neighbor; opposed to construction of garage; has been here 30 years and there are no other detached garages in the area; will obstruct backyard views for him and neighbors.

Juanita Marshall, 762 Citation Court, requested that the Clerk read her comments submitted via email into the record. Clerk read the following: the resident's concerns are that the garage would block the view adjacent to her back porch and would put a wall between the properties; a water drain between the properties could cause flooding in her backyard if

damaged during construction; would set a precedent for the neighborhood; the value of her home could decrease even though the applicant's home value could increase.

Applicant stated that the overall square footage is not much larger than what's allowed; they could build the structure without the variances.

Chair closed public comment at 7:14 p.m. and called for questions from the commission.

Wester: the drawings reference an easement; what is the easement for. Applicant said it is for drainage referenced by Ms. Marshall. Wester asked if there's a section in lot 181. Applicant said unsure; was advised not to encroach in that easement. Wester asked Blackford if this area experiences drainage problems. Blackford could not confirm, but neighboring property also has a 5' easement for drainage; applicant could have a slightly reduced garage and would meet code; engineers review as part of permit process; would still have to meet city requirements. Wester asked where roof would drain too. Applicant said both eaves would angle to back of structure; will not do underground drainage but there would be grading; thinks it's called a French drain.

Tamarkin: struggling with the 5' setback; there are no other detached garages in the area; 5' is close to the neighbor's property line; would be dumping water runoff from roof onto the neighbor's property. Asked what would happen if applicant had to comply with the 7.5' requirement per code. Applicant stated he would have to move the structure over 2.5' which would crowd the deck; there's a back door off that porch; trying to keep access from driveway and yard; would otherwise have to walk all the way around or through the house. Tamarkin asked if the yard would be fenced or if they would install a gate. Applicant said there would be a gate and no fence.

Shapaka: asked for confirmation that the garage could be constructed without variances. Applicant and Blackford confirmed. Shapaka said all other houses on the street have garages at a certain setback, asked if the applicant considered constructing in line with those. Applicant said no. Shapaka said when looking at site plan, we are sensitive to the neighbors; if the garage would be closer into the applicant's yard it would be detrimental to them, and if it were moved out closer to the neighbors then it would be detrimental to them. If it were moved closer to the front then it would be more favorable to those neighbors.

Hicks: asked applicant if they intend to use the structure to operate a business. Applicant said no; his wife is an art teacher but does not make

art to sell; it may be possible that she would want to teach an art lesson out of the garage. Hicks asked if construction began. Applicant said no, was waiting on the variances. Hicks asked if this would be a 2-car structure. Applicant said garage door would be 10' wide and would probably only fit one car; has 2 children who will eventually drive and could store their car in there.

Burba: asked how close the new garage would come to the neighbor's deck. Applicant said the neighbor has a 3-season room but would guess 25-30'.

Suriano: asked if applicant intends to put footings on foundation. Applicant said he has a quote that says there will be a 3' standard block foundation. Suriano said he asks because of abutting the 5' easement and how it could affect drainage; footers could interfere underground. Asked if applicant considered going deeper, just to make the garage narrower. Applicant said that was considered but there is a large tree and roots could interfere, also wanted to offset the roof line of the house.

Greenberg: asked if the applicant met with neighbors to discuss the project and was there thought on how to address concerns. Applicant said he did speak with the Marshalls, who shared concerns about the view; showed sketches and explained their intention; would do everything possible to make it a good experience. Stated that they discussed what would be blocked from their 3-season room; whether it's moved forward or back, it would still block some of the view; thinks the neighbor is more at peace now with the project after explaining why they want it.

Wester: along the lines of what Shapaka brought up, has thought been made to make garage in line with existing garage door, which would still give access to side door. Applicant said concern was to have access to the walkway and not have to go around the structure.

Tamarkin: has concerns about the variance for the 5' setback; too close to neighbors, will have water issues; will not support; not concerned with other variances. Wester said he echoes those concerns and won't be supporting that variance; the size of the garage can be reduced by a foot or so on the length; other arrangements could be considered.

Suriano: asked for clarification on the new garage square footage. Blackford explained that the 800 total sq. ft. includes current garage sq. ft. Hicks stated that there is but one variance application before them, and that the commission needed to be intentional about voting for one or more of the variances.

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

Discussion on the motion: Shapaka said he is inclined to be against the variance due to concerns from the neighbors. Wester said he will not be in support due to drainage concerns, siding of the building, and shares Shapaka's concerns. Hicks said he agrees that having a 4-car garage is out of character with the neighborhood, the applicant has shown the need for it; in the spirit of the property rights of the owner, these variances do not seem unreasonable. Burba said she would have to agree with Hicks. Suriano said he supports the applicant's right to build the garage but does not believe the hardship has been proven; with small modifications the variances would not be necessary, but would be in favor of the variance on height since it won't cause much difference with shadows, etc. Tamarkin said it would be a bad precedent for the area to put structures on property lines. Greenberg said he agrees with those not in favor.

The motion failed by the following vote:

Yes: 1 - Hicks

No: 6 - Shapaka, Greenberg, Tamarkin, Burba, Suriano and Wester

[DR-0001-2021](#)

To consider a Design Review Application for a sign, for property located at 101 Mill St.; Parcel ID No. 025-013393; Current Zoning OG-2; The Stadium; Oliver Holtsberry, applicant.

Blackford provided a summary of the application and provided the presentation attached as "Staff Presentation." Stated that the Creekside area has a master sign plan, which regulates the number and type of signs as well as the location. The proposed sign is not flush against the wall; applicant would prefer it be suspended above the doorway. Applicant has permits in the review process and asks for approval of a 4th sign instead of the allowed 3. Property owner has given blessing on these changes and staff recommends approval.

Chair opened public comment at 7:50 p.m.

Oliver Holtsberry, applicant; on the first floor, because of the windows, you can't put a wall sign there; we are working with an odd position; wanted to make it easy for people to find; now there are smaller logos on the awning so they need something larger. The tenant panel would be a last resort since it's so small.

Chair closed public comment at 7:52 p.m. and called for questions from the commission.

Shapaka: said the marquee sign out front, is it flat or intended to be

arced to mimic the glass. Applicant said it would be flat and not wrap around. Shapaka said it would be easier to read and compliment the architecture better; having more signage for this dominate spot at Creekside would seem warranted. Also asked if there would still be signage on the awnings. Applicant said new names were already installed on both those awnings.

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

Discussion on the motion: Tamarkin said signage is important to a business and will be in support. Shapaka said he does see a hardship and identifying the main entrance would benefit the tenant; does not believe the small sign on the main street sign is so small to be considered a sign; would recommend to arc the sign for architectural integrity.

The motion carried by the following vote:

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

[DR-0002-2021](#)

To consider a Design Review Application for a building design, for property located at 1365 Stoneridge Dr.; Parcel ID No. 025-004272-00; Current Zoning CC-2; Kroger; Nathan Fields, applicant.

Blackford provided a summary of the application and provided the presentation attached as "Staff Presentation." Stated that the commission recently saw an almost identical application for another Kroger off S. Hamilton Rd. The main change is the parking lot revision and minor facade improvements. Applicant is moving grocery pickup. Internal improvements require building permits. Staff recommends approval.

Chair opened public comment at 8:02 p.m.

Nathan Fields, applicant; this is a relocation for current pick up spaces in the back of the store; there are only 3 spots which limits the number of people who can pick up and creates a headache; will expand capacity and have a designate door for employees to transport; provides more opportunities for people who don't want to shop in store. Usually for these types of applications, they receive questions about traffic; for these pickups there are designated time slots.

Chair closed public comment at 8:04 p.m. and called for questions from the commission.

Wester: same concerns from the other Kroger application regarding traffic; would also be concerned about the prescription drop off in the

parking lot due to traffic patterns.

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

Discussion on the motion: Tamarkin stated that this is a nice improvement and customers should not be in the back of the store; in favor. Shapaka echoed Tamarkin's comments, said Kroger usually does a good job; will be good for the community; in favor. Hicks said he is a customer of the Hunters Ridge Kroger and the improvements they made there have helped with the flow of traffic; wanted to thank those applicants for cleaning up the storage; the community needs this and it's the right thing to do. Greenberg echoed those comments.

The motion carried by the following vote:

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

L. UNFINISHED BUSINESS: None.

M. NEW BUSINESS: None.

N. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Planner

No report.

Council Liaison

Shapaka stated that Council postponed the Crescent at Central Park project.

CIC Liaison

Hicks stated that the next CIC meeting will be next Tuesday morning, and it will be their organizational meeting.

Chair

No report.

O. CORRESPONDENCE AND ACTIONS: None.**P. POLL MEMBERS FOR COMMENT**

Wester said he is looking forward to a great year; we have a great group; glad everyone is back and healthy. Tamarkin seconded those comments; congratulated Greenberg and thanked Suriano for a job well done last year. Greenberg thanked him for agreeing to be Vice Chair. Shapaka also thanked Tamarkin for being Vice Chair and said Greenberg has done a wonderful job tonight. Hicks congratulated Greenberg for a successful first meeting and looking forward to a good year with him as Chair; congratulated Tamarkin on being Vice Chair; we have a strong group and work well together. Burba said she echoes all those comments; will be a good year. Suriano echoed everyone else's comments; looking forward to the year and excited to see everyone back; will be unveiling the new Gahanna Library building tomorrow, virtually; tune in.

Q. ADJOURNMENT

at 8:12 p.m.