



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

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

Pam Ripley, Deputy Clerk of Council

Wednesday, July 14, 2021

7:00 PM

City Hall, Council Chambers

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

Gahanna Planning Commission met in regular session on July 14, 2021. The agenda for this meeting was published on July 8, 2021. Chair Greenberg called the meeting to order at 7:00 p.m. Vice Chair Tamarkin led the Pledge of Allegiance.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

C. APPROVAL OF MINUTES

[2021-0122](#)

Planning Commission Meeting Minutes for June 23, 2021

Motion was made by Hicks, seconded by Burba, to approve the minutes from the June 23, 2021 meeting.

Motion carried by the following vote:

Yes: 6 - Greenberg, Hicks, Tamarkin, Burba, Suriano and Wester

Abstain: 1 - Shapaka

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

[V-0016-2021](#)

To consider a Variance Application to vary Chapter 1151.15 & 1167.17 of the Codified Ordinances of the City of Gahanna, for a shed installation, for property located at 503 Beaverbrook Dr.; Parcel ID No. 025-007359-00; Current Zoning PUD; Shana Swartz, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. Blackford stated that the item was originally heard before the commission on June 23, 2021; the commission requested the applicant provide some screening to the shed. The applicants have submitted a fence permit; which was approved.

Chair opened public hearing at 7:05 p.m.

Applicant Shana Swartz had no comments for the commission.

Chair called for questions from the public. There were none. Chair closed public hearing at 7:06 p.m. Chair called on questions from the commission.

Tamarkin asked if the shed will remain in the same location but be shielded with the fence and landscaping. Swartz confirmed that is correct.

Motion was made by Wester, seconded by Hicks, that the Variance application as amended be approved.

Discussion on the motion: Hicks is in support and the fence and landscaping look great. Shapaka was not in favor of the original submittal; however thanked the owner for making the adjustment for the screening.

Motion carried by the following vote:

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

[V-0022-2021](#)

To consider a variance application to vary code section 1143.08(b) of the Codified Ordinances of the City of Gahanna, for a new deck installation for property located at 382 Emory St.; Parcel ID 025-007771; Current Zoning SF-3; Mike Chekanoff, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation.

This variance is to allow a deck in the rear yard of a corner lot. There is an existing deck that has a larger encroachment into the setbacks than the proposed deck.

Chair opened public hearing at 7:13 p.m.

Mike Chekanoff, applicant stated that the imprint of the proposed deck is

reduced from the current deck.

Chair called for questions from the public. There were none. Chair closed public hearing at 7:14 p.m. Chair called on questions from the commission.

Shapaka stated the original deck had a privacy screen above it; will there be a screen over the new portion. Chekanoff stated there will be a screen however it will not be as tall and top heavy. Tamarkin asked if any of the trees will be removed. Chekanoff stated no trees will be removed.

Motion was made by Burba, seconded by Shapaka, that the Variance be approved.

Motion carried by the following vote:

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

[DR-0018-2021](#)

To consider a Design Review for property located at 94 Mill St; Parcel ID: 025-000143; Current Zoning OG-2; Signatures Tavern; Sridhar Thumma, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached staff presentation. The applicant is requesting to change the exterior paint and the awning color.

Chair opened public hearing at 7:20 p.m.

Applicant Sridhar Thumma was not in attendance.

Chair called for questions from the public. There were none. Chair closed public hearing at 7:21 p.m.

Chair called on questions from the commission. Wester asked why the applicant is only painting three quarters of the building. Wester would like to see the back of the building upgraded. He saw a lot of construction debris behind the fence that needs cleared out; the site needs to be kept cleaner.

Suriano asked if the mullions were the same color as the brick. From October of 2020 the mullions appear to be black; not sure if the current rendering is a mistake or if their intent is to paint those cream colored like the facade. Suriano is not in support of that and the applicant is not here to answer.

Shapaka concurs with Suriano. Shapaka stated in order to do the mural justice maybe a darker color should be chosen. Shapaka is not in favor of the heavy cream and would agree that the rear portion of the building

needs to be updated also. Shapaka said maybe the commission should hold off on a vote.

Hicks stated it is a moot point since the applicant is not in attendance; although not part of this application are there any improvements to the patio or parking, or any other exterior improvements coming.

Burba stated the side of the building also needs painted and some housekeeping on the back.

Motion was made by Shapaka, seconded by Wester, that the Design Review be approved .

Discussion on the Motion: Hicks stated that there was a similar issue a couple doors down from this property where a design review application was presented and the applicant wasn't present to answer the Commission's questions; it makes it hard to be in support. Hicks is not in support of the application. Tamarkin seconds Hicks, he is not in support of this application but would be with some amendments in regards to the windows and painting all of the building. Suriano is not in favor for a lack of clarity on few things regarding the painting. This is one of the more visible areas in Gahanna and it is worth the scrutiny. Shapaka stated that the application is within the OG-2 zoning; which is on the commission's radar. The applicants need to show up; Shapaka is not in favor of the application.

Motion failed by the following vote:

Yes: 0

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

Columbus Metropolitan Library

At 7:28 p.m. Suriano recused himself from this portion of the meeting and left the room. Suriano returned to the meeting at 8:09 p.m. after the commission voted on the Columbus Metropolitan Library applications.

[V-0020-2021](#)

To consider a Variance Application to vary code section 1167.15, and 1167.20 (b) (1) of the Codified Ordinances of the City of Gahanna, for property located at 306, 310, 326 Granville St.; Parcel IDs No. 025-000300, 025-000328, 025-001079, 025-000283, & 025-000792; Current Zoning SO & CC; Columbus Metropolitan Library, Wendy Tressler Jasper, applicant.

In accordance with Planning Commission Rules Section 7.4.1.1., if there is more than one application on the same project, they may be discussed

as one.

Director of Planning Michael Blackford provided a summary of the applications; see attached staff presentation. There are three applications for the new library. New development footprint similar to existing footprint. The FDP does not show easements; so the easements for the reasonable access for the purposes of constructing, replacing and maintaining a multi-use trail are not shown. The City has not yet identified an exact location or exactly what a bike path or pedestrian amenities would look like. The goal is to have that and have it connect to Shull Park. Staff would ask that if the commission approves the project that there would be a condition that the applicant shall work with the city staff for the reasonable access for the purposes of constructing, replacing and maintaining a multi use trail. Staff has had conversations with the library staff and they did say it sounds amenable to them. The FPD does show bike racks at the library. Staff recommends approval of the three applications.

Greenberg thanked Blackford for pointing out the bike racks and hopefully this will alleviate some of the concerns that were received prior to the meeting. Greenberg requested the commission keep in mind that if there is an approving motion that they consider the construction of a multi-use trail under the FDP.

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

Applicant, Wendy Tressler Jasper, CML, Qian Gao, MBBJ Landscaping, and Danny Yontz, MBBJ Landscaping. Tressler Jasper thanked the Commission for their consideration on the project. Tressler Jasper commented that CML is in full support and excited about a trail connection to Shull Park, they believe it would be a great amenity to the space and all CML libraries have bike racks.

Tom Liskay 457 Tresham Road, Gahanna spoke in favor of the project; it will be a fantastic addition to our library system. Liskay wanted to speak very strongly in favor of the multi-use trails.

Naresh V. Pasalkar 866 Cobble Hill, Gahanna is in support of this particular building and looks forward to having this library in our city.

Patricia Kovacs 527 Haversham Drive, Gahanna agreed with what Liskay said and is happy to see the multi-use trail in the plans. It will be great.

Chair closed public hearing at 8:00 p.m. Chair called on questions from

the Commission.

Wester stated this is exciting; new construction and it could be the catalyst for development along Granville St. The conversation on biking opens the door for the city to give consideration to Road Diet on Granville St. Road Diet is a reallocation of the right-of-way to consider all forms of transportation; it's pedestrians walking, having a bike lane and cars along a road. Wester is in support.

Shapaka asked the applicant to expand on the design thought of the building; there is nothing like the design on the street. Tressler Jasper stated that one of the design principles for all of the library facilities is iconic design. It is modern and they like transparency, where you can see in to the building. There will be lots of natural daylight in the building. There are three sections that identify the Three Creeks and is where the design inspiration came from. "Three into one" is in essence, for the City of Gahanna. Shapaka stated that it is difficult for water to get out from behind the property; has any measures been made to help alleviate that issue. Tressler Jasper stated that they are putting in some remediation so that it drains better. Gao stated that the new technology they are using is a hydro mat to minimize the erosion along the banks as well as west of the site. There will also be a significantly sized retention pond on the west side of the parking lot in order to maintain the storm water.

Hicks directed his comments to the Commission and Assistant City Attorney Roth. "We have before us a potential modification to an application and in the past we would make that modification or condition as part of the motion to approve". If you consider our Rules of Procedure, that's not really one of the options. The question is wouldn't it be better for the commission to make the motion to approve the application as submitted and then have a motion to amend the condition or modification included that would give us an opportunity to discuss the amendment. Hicks stated he doesn't think there will be any contention on this one, but in recent meetings there have been applications where there was a potential modification and the commissioners were not all on the same page. Roth agreed this was a good way to handle it; make a motion to approve everything in the positive then before the vote on that make a motion to amend and have the discussion on that.

Hicks offered to the Chair that's how the commission address or consider conditions or modifications to applications. Greenberg agreed doing that going forward.

Greenberg is very pleased with the application and is in support and it's going to be a huge improvement in the area and it may be the beginning

of a trend to develop Granville St a little differently than it is now. Greenberg noticed the three in one right away.

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

Discussion on the motion: Shapaka is in favor of the variance request. Tamarkin thanked everyone for the comments and believes this is a great project for Gahanna. Hopefully its the start of bigger and better things along Granville Street and sets a precedent for the look in Gahanna. It is a great asset to the community. Fully in support of the bike trails and connecting the library and all of Granville Street. Hopefully someday connecting Creekside and Gahanna to the Greater Franklin County trail network.

Motion carried by the following vote:

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Wester

Absent: 1 - Suriano

[FDP-0007-2021](#)

To consider a Final Development Plan for property located at 310 & 306 Granville St; Parcel IDs No. 025-000300 & 025-000328; Current Zoning SO & CC; Columbus Metropolitan Library; Wendy Tressler Jasper, applicant.

Chair opened public hearing at 8:03 p.m. and called for questions from the public; there were none. Chair closed public hearing at 8:03 p.m. and called for questions from the Commission; there were none.

Wester made a Motion, seconded by Shapaka, to amend the Final Development Plan where the applicant shall work with the City Staff for reasonable access for the purpose of constructing, replacing and maintaining a multi-use trail associated with this project.

Motion carried by the following vote:

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Wester

Absent: 1 - Suriano

Motion was made by Hicks, seconded by Burba, that the Final Development Plan be approved as amended.

Motion carried with the following vote:

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Wester

Absent: 1 - Suriano

[DR-0017-2021](#)

To consider a Design Review for a site plan, landscaping plan, and building design for property located at 310 & 306 Granville St; Parcel IDs No. 025-000300 & 025-000328; Current Zoning SO & CC; Columbus Metropolitan Library, Wendy Tressler Jasper, applicant.

Chair opened public comment at 8:06 p.m. and called for questions from

the public. There were none. Chair closed public comment at 8:06 p.m. and called for questions from the Commission.

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

Discussion on the motion: Wester stated it is a striking building and is a great addition along Granville Street and will set new expectations within the City. Shapaka stated that there was a lot of time and care that went into the application; he is excited to see that level of attention to detail. Shapaka stated the commission reviewed the application in detail and they are proud to have this building. Greenberg is in favor of the application and stated it is a great new facility for the City of Gahanna and is going to be a gem.

Motion carried by the following vote:

Yes: 6 - Shapaka, Greenberg, Hicks, Tamarkin, Burba and Wester

Absent: 1 - Suriano

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS - NONE

H. OFFICIAL REPORTS

Assistant City Attorney

Assistant City Attorney Roth stated that he likes the idea making the motion on the submitted application and voting on a modification if needed and go forward after that.

Director of Planning

Blackford introduced Zach Cowan the new Planning & Zoning Administrator. Blackford showed the commission the new Rezoning signs.

Council Liaison - No report.

CIC Liaison

Hicks stated the next meeting is July 20, 2021.

Chair - No report.

I. CORRESPONDENCE AND ACTIONS - NONE**J. POLL MEMBERS FOR COMMENT**

Wester stated that in the near future there will be a new high school and the conversation the commission had on access mobility bike trails, pedestrians, etc. A couple years ago MORPC presented a workshop to the commission on access. Wester questioned if any of that has been incorporated into the new high school. He would like to see it included in the planning; there are benefits to be had.

Hicks thanked the commission and Roth for the consideration of polishing up the Rules of Procedure. Hicks asked Blackford if there is any news on a food truck depot. Blackford said that they have several applications in review for multiple food truck locations; they will be on a future agenda.

Burba asked Blackford about the storage facility on Morse Road and the apartments on W. Johnstown Road. Blackford said that as far as he knows the Morse Road project is moving forward and W. Johnstown Road multi-family project is in review.

K. ADJOURNMENT

At 8:21 p.m.