



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 28, 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 28, 2021. The agenda for this meeting was published on July 22, 2021. Chair Greenberg called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Burba.

Present 5 - Thom Shapaka, Michael Greenberg, Bobbie Burba, Michael Suriano, and Thomas J. Wester

Absent 2 - John Hicks, and Michael Tamarkin

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - NONE

C. APPROVAL OF MINUTES

[2021-0140](#)

Planning Commission Minutes 7-14-2021

Motion was made by Wester, seconded by Suriano, to approve the minutes from July 14, 2021. The motion carried by the following vote:

Yes: 5 - Shapaka, Greenberg, Burba, Suriano and Wester

Absent: 2 - Hicks and Tamarkin

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-0023-2021](#)

To consider a variance application to vary Chapter 1151.15(q)(4) of the Codified Ordinances of the City of Gahanna, for a shed installation for property located at 199 Ainsworth Court; Parcel ID: 025-008103; Current Zoning PUD; Robert Seibel, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached "Staff Presentation". The variance request is to place the shed in the side yard. Proposed location has little to no impact on adjacent properties and is not visible from the street. Staff supports the variance.

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

Applicant Robert Seibel available for questions.

Chair closed the public comment at 7:09 p.m. and called for questions from the commission.

Suriano asked if the grade change on the east side of the house will have to be leveled. Seibel stated the area is level and the grade isn't an issue.

Shapaka asked the color scheme of the shed. Seibel stated the color is the same as the house.

Motion was made by Wester, seconded by Burba, that the Variance be approved. The motion carried by the following vote:

Yes: 5 - Shapaka, Greenberg, Burba, Suriano and Wester

Absent: 2 - Hicks and Tamarkin

[V-0024-2021](#)

To consider a variance application to vary Chapter 1143.09 and 1167.17(b) of the Codified Ordinances of the City of Gahanna, for a garage for property located at 154 Laura Drive; Parcel ID: 025-000694; Current Zoning SF-3, David Miller, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached "Staff Presentation". The variance request is to place a garage in the side yard. Property is almost four times larger than minimum requirements. Staff supports the variance.

Chair opened public comment at 7:18 p.m.

Applicant David Miller stated he is a collector of old cars and has three of them; for insurance purposes he needs to store the cars in the garage.

Chair closed the public comment at 7:21 p.m. and called for questions

from the commission.

Shapaka asked the capacity of the garage and if there is any intention of the garage becoming a mechanics shop. Miller stated he no longer does any mechanic work and cars are a hobby. Shapaka asked if the garage is going to match the character of the house. Miller said yes, as much as possible. Shapaka asked the foot dimensions of the proposed driveway extension. Miller stated the extension is approximately 12ft from the road and curves in front of the garage. Shapaka asked if the existing curb cut is at 12ft and if it will need to be made wider. Miller stated he will do what is necessary. Shapaka asked Blackford if the curb cut becomes a different issue. Blackford stated a right-of-way permit will be needed if anything is being done on the approach.

Suriano asked Blackford if an accessory structure is required to come back for a Design Review. Blackford stated that it is not required for residential district such as this. If there are any concerns about materials or such, it wouldn't require anything unless the Commission required it and conditioned the variance. Suriano stated he would like to keep the garage consistent with the house in terms of materials and color.

Motion was made by Wester, seconded by Burba, that the Variance be approved. The motion carried by the following vote:

Yes: 5 - Shapaka, Greenberg, Burba, Suriano and Wester

Absent: 2 - Hicks and Tamarkin

[V-0025-2021](#)

To consider a variance application to vary Chapter 1143.08(a) of the Codified Ordinances of the City of Gahanna, for a porch addition for property located at 397 McCutcheon Road; Parcel ID: 025-003404; Current Zoning SF-3, James Knox, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached "Staff Presentation". The variance request is to allow a porch in the front yard setback. The Brentwood Subdivision was platted with 30ft building line and the house was constructed at 31ft from the right-of-way. Minimum setbacks are based on zoning code requirements, not platted building lines. The open porch covering the front entry door does not affect character of the neighborhood or create a nuisance. If planning commission approves this variance it will not create a precedent; the precedent has already been set in this particular area. This might be an area where the zoning code needs reviewed; is 35ft still an appropriate set back. Staff supports the variance.

Chair opened public comment at 7:30 p.m.

Applicant Jeff Borovetz, Suncraft Corp. available for questions.

Chair closed the public comment at 7:30 p.m. and called for questions from the commission.

Shapaka asked Blackford if the applicant would need to come back if there is a roof or columns on the porch. Blackford stated he is not aware of the design; he believes the answer is no. As long as it is within the footprint of what is being approved it is ok. Shapaka asked the applicant if there is plans for a gable. Borovetz stated the porch is a small 4ft projection out from the house, 6ft wide, gable roof and two columns. Borovetz shared a copy of the porch plan with the Commission.

Motion was made by Wester, seconded by Suriano, that the Variance be approved. The motion carried by the following vote:

Yes: 5 - Shapaka, Greenberg, Burba, Suriano and Wester

Absent: 2 - Hicks and Tamarkin

[V-0026-2021](#)

To consider a variance application to vary Chapter 1151.15(q)(2) of the Codified Ordinances of the City of Gahanna, for a new addition for property located at 855 Leaflock Court; Parcel ID: 025-005482; Current Zoning PUD, Joe Schmauch, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached "Staff Presentation". The variance is to allow a home addition to extend into the front yard setback on a corner lot. The intent of the addition is for an in-law suite to provide care for a family member. The site plan shows several trees along the west property line to provide screening. There are limited areas for compliant location due to existing deck and sunroom at the rear of the house.

Chair opened public comment at 7:39 p.m.

Applicant Joe Schmauch, NJW Construction stated that a lot of thought went into the width of the addition. It is also about 7ft off the front of the house behind an egress window. The corner has existing pines that will help shield the view.

Chair closed the public comment at 7:40 p.m. and called for questions from the commission.

Suriano commented that the side yard lots tend to be problematic; it does not appear the structure is encroaching too much into the setback. In looking at the facade of that side of the house it doesn't have a lot of dimension to it and feels the addition will improve the home from the

street view.

Shapaka agrees with Suriano and commented that these houses having no window on the side of them; the intent is to have another house beside it. Having the addition on the home is good. Shapaka feels there is a missed opportunity with the window arrangement to get more of a view of the school on that side.

Motion was made by Wester, seconded by Suriano, that the Variance be approved. The motion carried by the following vote:

Yes: 5 - Shapaka, Greenberg, Burba, Suriano and Wester

Absent: 2 - Hicks and Tamarkin

[V-0027-2021](#)

To consider a variance application to vary Chapter 1151.15(q)(2) of the Codified Ordinances of the City of Gahanna, for a shed installation for property located at 893 Caroway Blvd.; Parcel ID: 025-010766; Current Zoning PUD, William McConnell, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached "Staff Presentation". The variance is to allow a shed in rear yard of a corner lot. The variance request is a result of code enforcement; the shed was installed without a permit. The shed does not appear to create a nuisance and no complaints about it despite being up for a few years.

Chair opened public comment at 7:47 p.m.

Applicant William McConell stated he and his contractor both contacted the City prior to installing the shed and was told that no permit was required. McConnell stated he was not trying to get around anything.

Chair closed the public comment at 7:49 p.m. and called for questions from the commission.

Shapaka commented that the commission looks at the placement of sheds in corner lots; it is looked at which house does it belong too, does it fit within the visual impact. Having the fence ties it into the property it belongs to. Shapaka asked if it was painted blue. McConnell stated it was painted gray to match the house.

Motion was made by Shapaka, seconded by Wester, that the Variance be approved. The Motion Carried by the following vote:

Yes: 5 - Shapaka, Greenberg, Burba, Suriano and Wester

Absent: 2 - Hicks and Tamarkin

[DR-0019-2021](#)

To consider a Design Review application for paint color, for property located at 171 North High St; Parcel ID: 025-000023; Current Zoning OG-2; C&M Leasing Co; Randall Cisler, applicant

Director of Planning Michael Blackford provided a summary of the application; see attached "Staff Presentation". The Design Review is for the main building color and trim color which is consistent with other recently approved projects. Code requires building color to be complementary with adjacent structures and approval from Planning Commission. Staff recommends approval.

Chair opened public comment at 7:54 p.m.

Applicant Randall Cisler stated he wanted to improve the property.

Chair closed the public comment at 7:56 p.m. and called for questions from the commission.

Suriano commented that while it is great to see paint samples before it is painted; this is an improvement to the property.

Greenberg agrees it is an improvement.

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

Discussion on the motion: Shapaka thanked the owner for the making the improvement and investment.

The motion carried by the following vote:

Yes: 5 - Shapaka, Greenberg, Burba, Suriano and Wester

Absent: 2 - Hicks and Tamarkin

[DR-0020-2021](#)

To consider a Design Review application for building design, for property located at 1085 E. Johnstown Road; Parcel ID: 025-011725; Current Zoning Suburban Office; Ohio Plastic Surgery Specialist; Neal Hauschild, applicant.

Director of Planning Michael Blackford provided a summary of the application; see attached "Staff Presentation". The Design Review is for the main building color and trim color which is consistent with other recently approved projects. The building is a beautiful looking building. Code does not require specific color palette; harmonious colors. Staff recommends approval.

Chair opened public comment at 8:01 p.m.

Applicant Neal Hauschild, Nth Degree apologized for painting the building prior to getting approval; didn't realize approval was needed.

Chair closed the public comment at 8:02 p.m. and called for questions from the commission.

Shapaka commented he commends them for not painting the columns and colonnade black. It is a good complement.

Burba stated it is a nice improvement.

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

Discussion on the motion: Suriano is in support

Motion carried by the following vote:

Yes: 5 - Shapaka, Greenberg, Burba, Suriano and Wester

Absent: 2 - Hicks and Tamarkin

[DR-0021-2021](#)

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

Director of Planning Michael Blackford provided a summary of the application; see attached "Staff Presentation". The applicant brought back a new application for a Design Review on paint color. The zoning code does not have specific color palettes that are recommended.

Chair opened public comment at 8:07 p.m.

Applicant Sridhar Thumma stated that the front rails and the wood fence will be painted black.

Chair closed the public comment at 8:07 p.m. and called for questions from the commission.

Suriano mentioned on the last application the mullion color of the windows needed to be different. The awning will add some contrast to the facade however it is appropriate to have some type of accent color. Suriano asked if they were getting painted or being left alone. Thumma stated that they will be painted with the heavy cream. Suriano thinks it is too much of the heavy cream. The commission has to look for the appropriateness. If you look around you do see some of that contrasting

elements in adjacent structures. Suriano recommends that the mullions be painted a contrasting color. Thumma stated he is okay with any recommendations like gray or black.

Greenberg stated that the recommendation from the previous application was to paint them black. Suriano would support a black or dark gray.

Shapaka agrees with Suriano suggestion on the mullions. He likes the idea for the awning; but is still opposed to the heavy cream color. It needs a complementary color. If there wasn't a mural on one side of the building then maybe. But it needs more hue to help frame the mural. It is not pleasing to the eye. Pick a color that will make the mural pop. Also there was discussion about the back and side of the building. The back patio should have a nice complementary color. Shapaka is happy to have the business open back up. Thumma commented that the intention is to paint the back patio the same color gray it already is. Shapaka asked if the fencing around the top of the dumpster area is also going to be gray. Thumma stated the picture shows cream, but it can be changed to gray. Shapaka is not in favor as it stands now and recommends changing the color.

Burba asked if the side without the mural is going to be painted. Thumma said yes and the mural wall is not being touched.

Greenberg asked Roth and Blackford if there was anything the Commission needed to do to formalize the color adjustment.

Wester would like to see the dumpster area improved and be more complementary of the overall area. Will there be gates in front of the dumpster, can the inside of the area be painted; will the wall at the rear of the building be painted. Thumma said the wall will be painted and currently there are no plans for a gate; however he will see about getting a gate.

Suriano asked since almost everything is going to be painted what is the rationale to changing the color palette and not make it consistent all away around the building. Thumma stated they just wanted to match it with the mural. Suriano asked why the backside was going to be painted gray. Thumma said they were painting the bar area the same. Suriano stated the areas of the building that are being painted should all be the same color to be consistent. Blackford stated the east facade should match the west, south and north.

Shapaka stated he likes one color for the three sides; just not the heavy cream. Burba agrees. Suriano asked the time frame; with some of the

recommendations it might be prudent for the applicant to come back. The palettes in Old Gahanna get scrutinized more. Thumma stated he has a contractor lined up and ready to start painting. Thumma asked if he could design it and send in an email for approval. Blackford stated it takes Planning Commission approval and the next meeting is on August 11, 2021. Blackford suggested the commission could approve it with some color palettes approved tonight. Shapaka stated that when looking at the mural there is a lot of different tones that can be pulled out of it. If the color palette was just not the background heavy cream color and another color would be fine. Greenberg asked if the other Commissioners would be satisfied with that; asked if the commission wants to see what it is going to look like or just give general direction as part of this approval. Wester would like to see what it would look like, he would like a much better feel for it.

Suriano asked Blackford if there is a precedent for administrative approval beyond commission outside of chambers or these meetings. Blackford stated that it has been done before; the design review can be approved with the conditions discussed. It needs to be on the record to be clear what the conditions are. If the commission wanted to give some direction and guidance on the color administration could do it much quicker than August 11, 2021. Staff would be comfortable with the direction that the commission gives and will work with the applicant. It needs spelled out in the motion. Roth stated the commission can give approval with modifications; code allows for it. If you are going to vote on it tonight but not as presented Roth asked that the commission very distinctly put forth what the conditions are.

Suriano made a motion to approve the Design Review on the condition that the applicant supply a paint color to the west, north and east facades that is consistent and of a neutral palette preferable a gray palette with contrasting window surrounds at the west facades as well as at the railings preferably a darker color and also with the condition that it be administratively approved.

Wester stated he would like to add the condition that the wall and the dumpster area also be painted and improved.

Suriano asked Roth since the motion has been made does it need rescinded? Roth confirmed the motion needs rescinded. Suriano rescinded the motion on the table.

Motion was made by Suriano, seconded by Wester, that the Design Review be approved with the following conditions that the west, north and east facades be painted a consistent color preferable a neutral gray color with contrasting window surrounds on the west facade as well as contrasting railing color in addition the dumpster enclosure painted to match the body of the building in the same palette. With the additional condition that it be administratively approved.

Yes: 5 - Shapaka, Greenberg, Burba, Suriano and Wester

Absent: 2 - Hicks and Tamarkin

F. UNFINISHED BUSINESS - NONE

G. NEW BUSINESS

Greenberg stated he was going to ask Blackford about code and opportunities to address sheds in code. Blackford stated that there are some opportunities and the zoning code rewrite is going to allow for an evaluation of the items that are of frequent request related to variances. When there is a light agenda it can be added and discussed. Sheds and garages need looked at as well as allowing for reduced setbacks based off of the size and with screening and things. There are some good opportunities to improve the code. It would be a great discussion to have in the very near future.

H. OFFICIAL REPORTS

Assistant City Attorney - NONE

Director of Planning - NONE

Council Liaison

Shapaka deferred to Mayor Jadwin with any comments she might have. Mayor Jadwin shared that administration has taken steps to move forward and engaged M&A Architectural firm to devise a Creekside Redevelopment Plan. For the next five months the firm will be working with the administrative staff to devise a development facing plan. It is unlike anything that has been done before. It is an implementation plan that will be coming forward. It would dictate and perhaps solve some of the issues heard tonight, it will then get rolled into the zoning code that is being rewritten. It would help address everything from scale of building to architectural style to colors, sidewalks, traffic flow, parking and really set forth a development plan for us to then actually implement and pursue. It is a very aggressive timeline. There will be a stakeholder committee and community engagement. They have already been provided with many of the plans the city has already done. The goal is not to start at level one but maybe level five. There is a detailed Land Use Plan, and Old Gahanna Vision Plan that was rolled into the Land Use Plan, a Thoroughfare Plan, the Go Forward Gahanna Strategy, and all of the surveys that went into all of those things have been provided to the consultant team.

Shapaka asked for an update on the Splash Park. Mayor Jadwin stated that the construction contract was taken for first reading, waiver and emergency to Council. If it passes and the contract is approved construction can begin in September.

CIC Liaison -NONE

Chair - NONE

I. CORRESPONDENCE AND ACTIONS - NONE

J. POLL MEMBERS FOR COMMENT - NONE

K. ADJOURNMENT

8:30 p.m.