

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, February 11, 2009**

**Commission may meet in workshop prior to Regular Meeting.**

**7:00 PM**

**City Hall**

## **Planning Commission**

*P. Frank O'Hare, Chair  
David K. Andrews, Vice Chair  
Jennifer Tisone Price  
Kristin E. Rosan  
Donald R. Shepherd  
David B. Thom  
Robert C. Westwood  
Jayme D. Maxwell, CMC, Deputy Clerk of Council*

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO HAVE A COURT REPORTER PRESENT, AT THE APPLICANT'S EXPENSE, IF THEY WISH TO HAVE A VERBATIM TRANSCRIPT OF THE MEETING. COUNCIL OFFICE SHOULD BE ADVISED IN ADVANCE IF A COURT REPORTER IS GOING TO BE PRESENT.**

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

*Gahanna Planning Commission met in Regular Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, February 11, 2009. The agenda for this meeting was published on Friday, February 6, 2009. Chair Frank O'Hare called the meeting to order at 7:00 PM with the Pledge of Allegiance led by Commission Member Westwood.*

**Members Present:** P. Frank O'Hare, David K. Andrews, Kristin E. Rosan, David B. Thom, Donald R. Shepherd and Robert C. Westwood

**Members Absent:** Jennifer T. Price

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA.**

**A motion was made by Vice Chair Andrews, seconded by Rosan, to add DR-0020-2008 under F. Unfinished Business. The motion carried by the following vote:**

<b>Yes</b>	<b>6</b>	Rosan, Thom, Shepherd, Westwood, Chair O'Hare and Vice Chair Andrews
<b>Absent</b>	<b>1</b>	Price

**C. APPROVAL OF MINUTES:**

*Chair stated there are no minutes for approval.*

**D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.**

*Gerry Bird, Bird Houk Collaborative Architects, 600 Creekside Plaza; stated just wanted a few minutes to let you know what we are working on regarding the Gahanna Lincoln High School Granville/Hamilton site (Kroger site); we anticipate making formal application in the next few months; wanted to keep you informed as to what we are working on; aerial drawing displayed; working with Administration regarding zoning category; collectively not ready to make application at this time; bringing building closer to street; bringing parking to rear; anticipated as a 3 story building; upper 2 levels are planned as an education facility to coordinate with programs of high school; first floor would be retail and would be multi-tenant; about 19,000 square feet of that proposed; architectural concept drivers are the scale of the building vertically and horizontally; need to break building up vertically into smaller components and vertically to create a 2 story edge with 3 story cap to that; street scape to appear similar to Creekside; pedestrian friendly; consistent with well developed urban area; building materials would be predominantly brick with some EIFS or stucco; rendering in news was presented to schools; was presented to community at state of schools address on Monday; excited about concept; extremely unique to have this kind of function integrated with retail; getting students to have a different environment; really innovative.*

**E. APPLICATIONS:**

*Chair stated Public Hearing Rules that would govern all public hearings this evening. Assistant City Attorney Ray King administered an oath to those persons wishing to present testimony this evening.*

**Z-0001-2009**

To consider a zoning application to rezone 190.3 acres of property bounded by Taylor Road, Morrison Road, Claycraft Road and Science Blvd., known as Central Park of Gahanna; current zoning M-1 Manufacturing; requested zoning as L-M1, Limited Overlay, Manufacturing; Value Recovery Group II, LLC; Dwight McCabe, applicant.

*Chair opened the public hearing at 7:10 PM.*

*Keith Conroy, Value Recovery Group II, 919 Old Henderson Road, Columbus; stated McCabe is flying back from Washington DC so I am filling in; worked with Staff in making recommended changes with regard to our zoning text overlay; here to help answer any questions; proposed text is fundamentally the same as Office, Commerce and Technology (OCT) zoning; made a number of adjustments to that text since it did not appear that the OCT would be approved in the time frame we needed; will enhance the existing zoning of the area; encourage energy efficiency and design; clarified setback requirements; eliminated some uses; do have some prospects that are looking at property and they are looking for these changes to give them a level of comfort as to how the area around the park is going to be developed; have received unsolicited support from neighboring property owners.*

*Chair asked for opponents; seeing none, closed the public hearing at 7:15 PM.*

**A motion was made by Rosan, seconded by Vice Chair Andrews, that this matter be Recommended to Council for Approval. The motion carried by the following vote:**

<b>Yes</b>	<b>6</b>	Rosan, Thom, Shepherd, Westwood, Chair O'Hare and Vice Chair Andrews
<b>Absent</b>	<b>1</b>	Price

**FDP-0001-2009**

To consider a Final Development Plan for Central Park of Gahanna; property located at 811 Science Boulevard; by VRG II, LLC as agent for the Central Ohio Community Improvement Corporation. (Advertised in RFE 2/5/09)

*Huffman stated application is as stated by the Chair; located in area just recommended for overlay in southeast Gahanna; aerial view of site displayed; overlooking former Bedford I Landfill that has been closed by EPA; applicant is proposing to take a former train station from Prospect, Ohio and transport it to this site for clubhouse; will build an addition that will house kitchen, restrooms and entrance; lot of architectural aspects will be retained; is the ultimate green building because it is a reuse of existing building; artist's rendering displayed; original bench and ticket window will be maintained; a lot of unique features of building retained; Staff also hoping it will help drive foot traffic during slower golfing months.*

*Chair opened the public hearing at 7:19 PM.*

*Ralph E. Griffith, Value Recovery Group (VRG) II, 919 Henderson; stated we have several representatives here tonight; Eric Shafer did stormwater and general engineering; Tom Shapaka from F.A. Goodman Architects; originally we had a prefab building; have a limited budget, found out there were several non-conforming items in that; wanted to look at some alternatives; VRG has ownership of depot in Prospect, Ohio; going to be able to take this building down and transport it here in Gahanna; will build around it; put in new roof and on back will have new lobby and kitchen area; will still hold traditional look; not trying to put a train depot and make it look like that here; making it look like an old golf clubhouse; believe we have met most of the requirements*

*of Staff; some funding coming from County; ask for approval of applications.*

*Chair asked for opponents; there were none.*

*Thom asked about asphalt shingles versus standing seam. Shafer stated to separate the existing depot from the newer addition, it will have a standing seam roof; 1,500 SF will be the train station. Thom confirmed you will tear it down and reconstruct it on site. Shafer stated our target opening date is July 1, 2009.*

*Thom stated this has come a long way since the landfill; great opportunity for the City; not anything like this anywhere in Central Ohio; makes this very unique; going to be very proud when complete. Andrews stated really excited about this; great idea; beautiful. Chair stated this is a real gem that Gahanna is getting from Prospect.*

*Chair closed the public hearing at 7:25 PM.*

**A motion was made by Rosan, seconded by Thom, that this matter be Approved contingent upon City Council approval of Z-0001-2009. The motion carried by the following vote:**

<b>Absent</b>	<b>1</b>	Price
<b>Yes</b>	<b>6</b>	Shepherd, Westwood, Chair O'Hare, Vice Chair Andrews, Rosan and Thom

**DR-0002-2009**

To consider a Certificate of Appropriateness for Site Plan, Landscaping and Building Design; for property located at 811 Science Boulevard; property known as Central Park of Gahanna; by VRG II, LLC as agent for the Central Ohio Community Improvement Corporation.

*See discussion of FDP-0001-2009.*

**A motion was made by Rosan, seconded by Thom, that this matter be Approved contingent upon City Council approval of Z-0001-2009. The motion carried by the following vote:**

<b>Yes</b>	<b>6</b>	Vice Chair Andrews, Rosan, Thom, Shepherd, Westwood and Chair O'Hare
<b>Absent</b>	<b>1</b>	Price

**V-0001-2009**

To consider a variance application to vary Section 1143.08 of the codified ordinances of the City of Gahanna; to allow a 3' 2" encroachment into the 35' front yard setback; current zoning SF-3; for property located at 511 Hamilton Court; Labocki Homes, Inc. by Jordon Labocki, applicant. (Advertised in RFE 2/5/09)

*Huffman stated application is as stated by Chair; located in north central Gahanna; aerial view displayed; property to east is on tonight's agenda to be zoned ER-1.*

*Chair opened the public hearing at 7:29 PM*

*Jordon Labocki, Reynoldsburg; stated the owners purchased this property and fell in love with lot and location and are excited about building a new home there; left with a pinch situation to get a garage entrance on this property; got a water main that runs from cul-de-sac back to Clotts Road; there is a 10' easement on north property line; owners wanted a ranch and that's what architect came up with; had to encroach on front setback; big thing is the front line is curved because it is on a cul-de-sac; asking for 7.5 square foot encroachment on front setback due to situation of lot and curving setback line.*

*Chair asked for opponents; there were none.*

*Labocki stated have had verbal and written letters of support; Dr. Shahade on Lot 6 approved; George Parker, developer, is in approval; Sickles on lot 10 are in favor.*

*Westwood asked did you consider downsizing garage or storage area to be within setback. Labocki stated yes but when you pull a car out, you would hit the steps; downsizing the garage, they've got kids with cars and there is limited off-street parking.*

*Allen Dillman, owner, 511 Hamilton Court; stated this was designed as a two-suite model for aging parents and handicapped sister; part of garage is to allow for handicapped accessible van.*

*Chair closed the public hearing at 7:35 PM.*

*Thom stated we sometimes do not care for variances but there is a reason the variance portion of the Code is in place; is a small encroachment; irregular sized lot; not causing any great problems; will support this.*

*Shepherd stated will not be in support of variance; is a huge lot with a huge house and huge garage; this will be the first of many asking for variances using this one as an example; want too much house on that lot.*

*Chair stated have a problem; we asked the people who plat these if the lots are buildable; they assured us they are; sympathetic about storage needed but there are other ways to put that one here; will not be supporting this; think architect should have his feet held to the fire; he knew the setbacks.*

**A motion was made by Thom, seconded by Vice Chair Andrews, that this matter be Approved. The motion failed by the following vote:**

<b>Yes</b>	<b>2</b>	Thom and Westwood
<b>No</b>	<b>4</b>	Shepherd, Chair O'Hare, Vice Chair Andrews and Rosan
<b>Absent</b>	<b>1</b>	Price

**F. UNFINISHED BUSINESS:**

**DR-0020-2008**

To consider a Certificate of Appropriateness for Building Design, Landscaping, and Site Plan for property located at 367 Granville St., 367 Granville St. LLC; by Louis Altman applicant.

*Chair noted that the Commission has received an email from applicant asking for application to be withdrawn.*

**Withdrawn**

**G. NEW BUSINESS:**

**Z-0003-2009**

To consider a recommendation to Council on an initial zoning for 3.9 acres annexed to the City of Gahanna; initial zoning of ER-2, Estate Residential 2; for property located at 4705 E. Johnstown Road; Edward J. Doersam, owner.

*Sherwood stated this property was annexed to City in July of last year and we neglected to bring forward initial zoning as required by Code; appropriate zoning is ER-2.*

**A motion was made by Shepherd, seconded by Vice Chair Andrews, that this matter be Recommended to Council for Approval. The motion carried by the following vote:**

**Yes**      **6**      Shepherd, Westwood, Chair O'Hare, Vice Chair Andrews, Rosan and Thom

**Absent**      **1**      Price

**Z-0004-2009**

To consider a recommendation to Council on an initial zoning for 6.3 acres annexed to the City of Gahanna; initial zoning of ER-1, Estate Residential 1; for property located at 3891 Clotts Road; Billy G. & Vanietta Decker, owners.

*Sherwood stated this property was annexed to City; was just completed last month; is in final holding period for that annexation to be in effect; by Code, zoning for property 6.3 acres is ER-1; requesting recommendation to Council.*

**A motion was made by Vice Chair Andrews, seconded by Rosan, that this matter be Recommended to Council for Approval. The motion carried by the following vote:**

**Yes**      **6**      Vice Chair Andrews, Rosan, Thom, Shepherd, Westwood and Chair O'Hare

**Absent**      **1**      Price

**Z-0005-2009**

To consider a recommendation to Council on an initial zoning for 1.5 acres annexed to the City of Gahanna; initial zoning of ER-2, Estate Residential 2; for property located at 4301 Johnstown Road; Mifflin Township, owner.

*Sherwood stated this property was annexed to City back in November of 2007; was discussion at that time that the Township would be bringing forward a zoning application; they have chosen not to file; requesting initial zoning as stipulated by Code as ER-2.*

**A motion was made by Westwood, seconded by Rosan, that this matter be Recommended to Council for Approval. The motion carried by the following vote:**

**Yes**      **6**      Westwood, Chair O'Hare, Vice Chair Andrews, Rosan, Thom and Shepherd

**Absent**      **1**      Price

**H. COMMITTEE REPORTS:**

**Committee of the Whole**

*No report.*

**Olde Gahanna Visioning Committee**

*No report.*

**I. OFFICIAL REPORTS:**

**City Attorney.**

*No report.*

**City Engineer.**

*No report.*

**Department of Development.**

*No report.*

**Chair.**

*No report.*

**J. CORRESPONDENCE AND ACTIONS.**

*None.*

**K. POLL MEMBERS FOR COMMENT.**

*Thom stated welcome back Gaylon Vickers.*

**L. ADJOURNMENT.**

*The meeting adjourned at 7:44 PM*

**M. MONITOR ITEMS:**

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**Jayne Maxwell**  
**Deputy Clerk of Council**

*APPROVED by the Planning Commission, this  
day of 2009.*

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**P. Frank O'Hare**  
**Chair**