

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, February 25, 2009

Commission may meet in workshop prior to 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 25, 2009. The agenda for this meeting was published on February 19, 2009. Chair P. Frank O'Hare called the meeting to order at 7:00 PM with the Pledge of Allegiance led by Deputy Clerk of Council Maxwell.

Members Present: P. Frank O'Hare, David K. Andrews, Jennifer T. Price, Kristin E. Rosan, David B. Thom, Donald R. Shepherd and Robert C. Westwood

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

None.

C. APPROVAL OF MINUTES: January 28, 2009 Regular Meeting

A motion was made by Vice Chair Andrews, seconded by Thom, to approve the minutes of the regular meeting on January 28, 2009. The motion carried by the following vote:

Yes 7 Vice Chair Andrews, Price, Rosan, Thom, Shepherd, Westwood and Chair O'Hare

February 11, 2009 Regular Meeting

A motion was made by Vice Chair Andrews, seconded by Thom, to approve the minutes of the regular meeting on February 11, 2009. The motion carried by the following vote:

Yes 7 Rosan, Thom, Shepherd, Westwood, Chair O'Hare, Vice Chair Andrews and Price

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.

None.

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-0002-2009

To consider a zoning application to rezone 1.00 acre of property located at 698 East Johnstown Road; current zoning SF-2, Single Family Residential; requested zoning as SO, Suburban Office; Carol G. Colvert, applicant. (Advertised in the Rocky Fork Enterprise on 1/15 & 1/22/09).

Matt Huffman, City Planner stated the application is as stated by the Chair; located in north central Gahanna; aerial view displayed; just south of Ohio Health building; is currently zoned SF-2; Staff has some concerns; since it is only a 1 acre parcel, if you apply the building standards of Suburban Office, will have a very limited developable parcel; Heartland Plan calls for aggregation of at least 6 parcels; Staff does not support this application.

Chair opened the public hearing at 7:05 PM

Brent Rosenthal, attorney for applicant, 366 E. Broad Street; stated this is a rather straightforward application; she has owned this property since 1974; as you can tell, office building sits right on top of it; has no plans to develop; can't do anything as it is; believes only way to make it worth anything to her or her heirs is to zone it similar to parcel to north in case someone wanted to aggregate.

Chair asked for opponents; there were none.

Rosenthal stated not asking for any variances for development; understand not really developable on it's own.

Thom asked have you attempted to talk to any of your neighbors for putting any parcels together; this 1 acre lot makes it difficult to build on as suburban office.

Carol Colvert, 8508 Big Walnut Road; stated the building is right on top of my property; really not a residential property anymore; been that way since they put this building in; there was a property on Hamilton Road that could not sell because they put condos in right next to it; it sold only because it was rezoned and they put in more condos. Rosenthal added Colvert does not have the resources to aggregate properties.

Westwood stated looks like there are 6 properties here that are kind of landlocked; what do you propose that can be done with these properties. Gard stated according to the Heartland Plan, they were to remain residential in character and that was at the behest of Council; Heartland Plan came after Ohio Health. Rosenthal stated using single family as a buffer between uses to south and north probably was not a long term solution; see this as the first of some of the difficulties people are going to face. Chair asked have we had other instances where we have not aggregated the lots. Gard stated no; any redevelopment that has occurred we have impressed upon the developer that they aggregate and they have. Chair stated this is the first we've heard of one property owner coming in; makes it a unique thing in my eyes; if it was zoned as suburban office, we'd still have to go through many procedures to build on it. Gard stated Heartland Plan called for 150' setback; if you do that and the setbacks for residential, you would have a very small buildable portion; end up with an undevelopable parcel using current guidelines of Heartland Plan and Code. Chair asked assuming this is developed as suburban office, what would your position be with regard to variances. Rosenthal stated she has no intention of developing; wants to rezone with the thought that someone would come along and purchase.

Shepherd stated you could sell the property with the value you want or expect; is a large lot; people that want to live in Gahanna with access to the freeway; may have more value than she might suspect; when somebody else comes in, that would be the appropriate time to come in; she could make it known that she'd be willing to participate in the process. Thom stated if we do it suburban office, it may not remain that way; think overall, you need to put something together in order to make this thing work and meet some Heartland Plan guidelines.

Chair closed the public hearing at 7:19 PM

Shepherd stated am not in support; not sure what it accomplishes at this time; spot zoning for no effective purpose. Thom stated agree with Shepherd's comments; it does not meet Heartland Plan; difficult to rezone this piece of property and make anything

work. Rosenthal stated not spot zoning as defined by Ohio Law.

Sherwood advised the applicant of right to appeal with Clerk's office within 14 days; would go on to Council in the form of an appeal.

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

Yes	0	
No	7	Rosan, Thom, Shepherd, Westwood, Chair O'Hare, Vice Chair Andrews and Price

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

2009-0008

A request from Parks and Recreation for discussion of Pizzurro Dog Park Phase I and II. Discussion pursuant to Gahanna City Charter Section 11.03.

Troy Euton, Deputy Director of Parks and Recreation; stated in the Fall of 2007, we relocated the dog park from Hannah Park to Pizzurro Park; constructed first phase; did not come before you at that time; promised to come back before we continued with further development of this park; here with Master Plan of this park that represents phase 1 and proposed phase 2; existing is one large open area for dogs, agility area, and a small dog area; installed a walking trail to provide paved access into dog area and a collector path for people in the parking lot; proposing later this spring or early summer to do phase 2 that would provide additional fenced area for the large dogs to play; plan shows creek access; propose to improve that in a natural way; utilize a contractor with some expertise in that area; provide dogs and their owners access to the creek; another item on this plan that is under construction is the playground.

Thom asked are you going to bring in portable restrooms. Euton stated they are there now and we are keeping them there all year round; no utilities to this site; no water or electric; long term in Parks and Recreation staff's line of thinking is that as future development may occur on neighboring sites, it may bring utilities closer to site; in the future a restroom facility could be brought onto the site; do have a plan to install a seasonal water line to run from Hamilton Road to provide drinking water during warm months; traffic the park has been seeing since the change is significant. Chair asked how Columbus' bike plan affects this park; don't want dogs chasing bikes. Euton stated there has been some discussion on this matter; when the park originally changed to Pizzurro, Council approved a temporary ordinance to make it all off-leash; saw at the time no adverse impacts; that temporary ordinance expired; this past Fall, Council did not renew off-leash zone of whole park; now there are two zones that can be off-leash: in the fenced area or in the creek; don't foresee it being a big issue in future; master plan is consistent with long range Big Walnut bike trail plan. Price asked about people with vicious dog breeds, would they still be able to have their dogs off leash. Euton stated operationally, our rules do not limit any breeds; there is a dog park advisory board that meets regularly and is reviewing that issue. Andrews asked are there waste receptacles. Euton answered yes. Andrews asked who patrols that for enforcement. Euton answered the Police Department. Euton stated Parks & Recreation has conversations with police about law enforcement and be happy to issue a reminder about this. Thom asked for a history of the dog park.

Lynn Vermillion, 647 Ridenour Road; stated at Hannah Park when it was opened, it was one large open area; issue we saw there was that we didn't have a small dog area; volunteer group collected money and fenced off small dog area; too much traffic at that park; Hannah Park had a problem with mud; when proposed to move it to Pizzurro, we knew we'd be moving into a floodplain; we knew we wouldn't be sharing the park with a

City Engineer.

No report.

Department of Development.

Gard concurred with King.

Chair.

No report.

J. CORRESPONDENCE AND ACTIONS.

None.

K. POLL MEMBERS FOR COMMENT.

Thom wished Clerk best of luck. Price stated sad to see Clerk go; very welcoming and informative to me as a new member. Andrews stated as a newer member you've been a great help. Rosan stated will miss Clerk; try to stay in touch. Westwood agrees with everyone else; you helped with Board of Zoning Appeals and getting me on Planning Commission. Shepherd stated I will remember is that you are always perky and happy; so nice to work with somebody that is always pleasant; always there to help and you make it seem like a privilege to do something that you are asked. O'Hare stated thank you for all you have done over the years; been a real asset to the City of Gahanna.

L. ADJOURNMENT.

The meeting adjourned at 8:11 PM

M. MONITOR ITEMS:

Jayne Maxwell
Deputy Clerk of Council

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

P. Frank O'Hare
Chair