

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Wednesday, April 8, 2009

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
Stacey L. Bashore, 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 April 8, 2009. The agenda for this meeting was published on April 2, 2009. Chair P. Frank O'Hare called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission Member Jennifer Price.

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: Regular Meeting March 25, 2009

A motion was made by Vice Chair Andrews, seconded by Shepherd, to approve minutes of March 25, 2009 meeting. The motion carried by the following vote:

Yes	7	Chair O'Hare, Vice Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood
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D. HEARING OF VISITORS - ITEMS NOT ON AGENDA: None.

E. APPLICATIONS:

Chair stated public hearing rules that would govern this evening.

CU-0002-2009

To consider a Conditional Use application to allow an Animal Medical Center to operate in a M-1 Manufacturing zoned district; for property located at 610 Morrison Road; Gary Rybka, DVM, applicant. (Public Hearing advertised in RFE on 4/2/2009) (Public Hearing held on 4/8/09).

Huffman gave an administrative overview of this application; stated it is in the southeast section of the City; the proposed location is a freestanding building with extended stay hotels directly to the north and other medical uses to the south; currently zoned M-1 although in the area proposed to be OCT; in M-1 this is not a permitted use but is a conditional use.

Chair opened public hearing at 7:06 p.m.

Gary Rybka, 2562 South Hamilton Road, Columbus, stated he has been a veterinarian in the Columbus area for 13 years; currently have 2 practices - one on Bethel Road and the location on South Hamilton Road; one on Bethel Road has been there for 24 or 25 years and Hamilton Road for about 10 years; our lease is up and find that area is not very encouraging to our clientele; looking at different spots to come to and this is our first choice.

Chair asked for opponents. There were none.

Shepherd asked about the hours; note application said something about different hours.

Rybka stated normal office hours are 8:00 a.m. to 7:00 p.m. weekdays and 8:00 a.m. to 4:00 p.m. on Saturday; just started at Bethel location staying open to 10 and it is getting off to a good start; think that is a positive; Columbus is fortunate to have 2 very good emergency services but they are expensive; we wish to offer an alternative to that especially since majority of clients and pets don't really need the emergency big guns for their problem; want to provide care till 10:00 p.m.; if we end up moving here we would move evening hours from Bethel to this location since it is more accessible than Bethel.

Westwood asked what is your primary business to be; going to be medical primarily for pets. Rybka stated it is medical and surgical for small animals; there is a current tenant in left hand end of building which is a women's health center; would like for her to stay and think she will; other 4,700 sf will be devoted to pet care; we are a full service veterinary hospital; would have some animals stay overnight although we are not a boarding facility; if you are a client and your animal was ill and your animal needs overnight care we would do it; boarding is a funny word; technically if someone spends the night they are boarding; if your animal is ill it would stay overnight but it would not be for an extended period of time; ran into this same question at the Bethel location years ago; we do not do long term boarding; we don't do any housing of animals outside and we do not have dog runs.

Price asked what plans are for outside exercise. Rybka stated that in every location we have been in never housed an animal outdoors; do they get to go out for green space yes; they are taken out individually on a leash by an employee. Price asked if there would be any fenced area. Rybka stated they were not planning on having an enclosed area but can if that is required. Price asked as practice grows how many animals would you anticipate keeping overnight. Rybka stated other hospital is a bigger location by about 2,000 sf; we do cats as well as dogs and pocket animals; say there might be 8 animals and most of them would be surgical patients and would go home the next day; pocket animals are hamsters, gerbils, snakes, etc.

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

A motion was made by Rosan, seconded by Shepherd, that this matter be Approved. The motion carried by the following vote:

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

O'Hare stated this application was approved and welcomed Dr. Rybka to the City of Gahanna.

F. UNFINISHED BUSINESS:

CC-0007-2008

To recommend to Council changes to Chapter 1171, Fences; of the Codified Ordinances of the City of Gahanna.

Gard stated we are working with version printed 4/02/09 which you received electronically; only one change was made from when you recommended at last meeting and that was the addition back into code of requirement for combination or key lock for access gates to swimming pools; stated that gates had to be locked when pool is not in use; that is the only change from last time; request your recommendation to Council.

Recommended to Council for Approval

A motion was made by Thom, seconded by Rosan, to recommend to Council the amendment of our previous recommendation for Chapter 1171 fences to be the updated version dated 4/02/09. The motion carried by the following vote:

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

CC-0001-2009

To recommend to Council amendment to Chapter 1155, M-1 Manufacturing Districts; Chapter 1155, Office, Commerce, and Technology District, of the Codified Ordinances of the City of Gahanna.

Gard requested postponement of this particular section of code to May 13; want to discuss at cOnneCT meeting next Thursday with folks owning property or businesses in current M-1 district; also am planning on having a public involvement meeting for those affected so they can see what this code means to them as far as changes; they will then have the opportunity to come to Planning Commission and voice concerns or support; request this be postponed to May 13 along with allied codes that have to be changed.

Thom asked that Planning Commission be notified of the dates of these meetings.

Discussed

CC-0002-2009

To recommend to Council amendment to Chapter 1153, General Commercial Districts; of the Codified Ordinances of the City of Gahanna.

Gard stated that after discussion with Weber we changed wording under civic to "colleges, universities, and ancillary school uses"; felt that was appropriate to describe one particular condition we will be dealing with; that was only change made to that section of code from when you discussed last week; ask for your recommendation to Council for Section 1153.07, mixed use district.

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

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

CC-0003-2009

To Amend the following Chapters of the Codified Ordinance of the City of Gahanna to add Office, Commerce & Technology to coincide with Chapter 1155, Office, Commerce, & Technology.

- 559, Noise Control
- 913, Landscaping for Accessory Buildings
- 1108, Final Development Plan Procedure
- 1135, Districts and Zoning Map
- 1151, Planned Districts
- 1157, Planned Industrial Park Districts
- 1165, Signs
- 1167, General Development Standards
- 1171, Fences
- 1181, Personal Wireless Service Facilities
- 1197, Design Review

O'Hare stated this item will be postponed to May 13 as previously requested by Planning and Zoning Administrator.

Discussed

G. NEW BUSINESS: None.

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:

O'Hare stated it was nice to see everybody back; congratulations Ms. Rosan.

J. CORRESPONDENCE AND ACTIONS: None.

K. POLL MEMBERS FOR COMMENT:

All Planning Commission members offered congratulations to Rosan and welcomed her back; also good to have Shepherd back. Rosan thanked everyone for warm wishes and gift; glad to be back.

L. ADJOURNMENT: 7:22 p.m. - Motion by Andrews.

M. POSTPONED APPLICATIONS: None.

**Stacey Bashore
Deputy Clerk of Council**

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

**P. Frank O'Hare
Chair**