

City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230



Meeting Agenda Planning Commission

Wednesday, June 12, 2002

City Hall - 7:00 PM

GAHANNA'S VISION is...

... to be an innovative model community that values its rich heritage, pursues high standards, and promotes respect among its citizens.

GAHANNA'S MISSION is...

... to ensure an exceptional quality of life by providing comprehensive services, financial stability, and well-planned development which preserves the natural environment, in order that city government will continue to be responsive, accessible and accountable to our diverse and growing community of citizens.

*Richard A. Peck, Chair
Jane Turley, Vice Chair
Cynthia G. Canter
Candace Greenblott
P. Frank O'Hare
Donald R. Shepherd
Othelda A. Spencer
Tanya M. Word, Deputy Clerk of Council*

All meetings and meeting agendas are subject to last minute changes. Please contact the Clerk's Office at 614-342-4090 to confirm the date and time of this meeting or to request any special accommodations.

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.**
- B. ADDITIONS OR CORRECTIONS TO THE AGENDA - None**
- C. APPROVAL OF MINUTES: - None**
- D. HEARING OF VISITORS - ITEMS NOT ON AGENDA - None**
- E. APPLICATIONS:**

Z-0007-2002	N. Side of Taylor Road immediately East of Rice Ave./Homewood Coproration	Zoning
	To consider a zoning application on 38.8 acres of annexed property located on the North side of Taylor Road immediately east of Rice Avenue; requested zoning of SF-3 ROD; Homewood, by J.C. Hanks, applicant.	
V-0016-2002	1284 Totten Drive/Hoy Surveying Services - John Gallagher	Variances
	To consider a variance application to vary Section 1141.08(c) - Yard Requirements; for property located at 1284 Totten Drive; to reduce the required side yard minimum on the north side of lot 66 from 5.0' to 4.3' to accommodate house that was improperly surveyed by applicant; by Hoy Surveying Services, Inc., John C. Gallagher, applicant. (Public Hearing. Advertised in RFE on 5/16/02). (Public Hearing held on 5/22/02).	
CU-0003-2002	Morse & Hamilton Roads/Gahanna Properties, L.L.C.	Conditional Uses
	To consider a Conditional Use application for a double lane drive-thru pharmacy; for property located at Morse and Hamilton Roads; Gahanna Properties, L.L.C., Kathy Rojina, applicant.	

FDP-0004-2002 **Morse & Hamilton Roads/Gahanna Properties, L.L.C.** **Final Development Plan**

To consider a Final Development Plan for Gahanna Properties, L.L.C. to be located at Morse and Hamilton Roads; Gahanna Properties, L.L.C., by Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 3/21/02). (Public Hearing held on 3/27/02, 6/12/02, 6/26/02).

V-0007-2002 **Morse & Hamilton Roads/Gahanna Properties, L.L.C.** **Variances**

To consider a variance application to vary Sections 1165.10(a) - On-Premises Wall Signs (Number Permitted; Purpose); to increase the number of wall signs on the primary and secondary frontage from one to five; to add a directional sign on the east elevation; 1165.10(b) - On-Premises Wall Signs (Permitted Display Surface); 1153.04(c)(7) - CC-2 Community Commercial Modified District; for property located at Morse and Hamilton Roads; Walgreen's by Gahanna Properties, L.L.C., Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 03/21/02). (Public Hearing held on 3/27/02, 6/12/02, 6/26/02).

DR-0019-2002 **Morse & Hamilton Roads/Gahanna Properties, L.L.C.** **Design Review**

To consider a Certificate of Appropriateness; for property located at Morse and Hamilton Roads; Walgreen's by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

V-0008-2002 **Morse & Hamilton Roads/Gahanna Properties, L.L.C.** **Variances**

To consider a variance application to vary Sections 1165.10 - On-Premises Wall Signs; to increase the total number of wall signs for more than one sign; 1163.02(a) - Minimum Number of Parking Spaces Required (Schedule of Parking Spaces); to allow less than the minimum number of parking spaces required; for property located at Morse and Hamilton Roads; Bob Evans Farms, Inc. by Gahanna Properties, L.L.C., Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 3/21/02). (Public Hearing held on 3/27/02, 6/12/02, 6/26/02, and 7/24/02).

DR-0020-2002 **Morse & Hamilton Roads/Gahanna Properties, L.L.C.** **Design Review**

To consider a Certificate of Appropriateness for Site Development; for property located at Morse and Hamilton Roads; Bob Evans by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

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| V-0015-2002 | Morse & Hamilton Roads/Gahanna Properties, L.L.C. | Variances |
| | <p>To consider a variance application to vary Sections 1165.10(a) - On-Premises Wall Signs; (Variance to increase wall signs on primary (Hamilton) and secondary (Giant Eagle Drive) frontage to two; Primary wall is Hamilton; secondary is Morse; 1163.02(a) - Minimum Number of Parking Spaces Required; for property located at Morse & Hamilton Roads (Lot D); to allow two wall signs; to allow less than the minimum number of parking spaces; Tumbleweed Southwest Grill by Gahanna Properties, L.L.C., by Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 5/16/02). (Public Hearing held on 5/22/02, 6/12/02, 6/26/02, and 7/24/02).</p> | |
| DR-0032-2002 | Morse & Hamilton Roads/Gahanna Properties, L.L.C. | Design Review |
| | <p>To consider a Certificate of Appropriateness; for property located at Morse and Hamilton Roads (Lot D); Tumbleweed Southwest Grill by Gahanna Properties, L.L.C., Kathy Rojina, applicant.</p> | |
| DR-0018-2002 | Morse & Hamilton Roads/Gahanna Properties, L.L.C. | Design Review |
| | <p>To consider a Certificate of Appropriateness for a strip center; for property located at Morse and Hamilton Roads; by Gahanna Properties, L.L.C., Kathy Rojina, applicant.</p> | |
| SWP-0002-2002 | Morse & Hamilton Roads/Gahanna Properties, L.L.C. | Subdivisions Without Plat |
| | <p>To consider a Subdivision Without Plat application to allow a split of 8.963 of acres; for property located at Morse and Hamilton Roads; Gahanna Properties, L.L.C., Kathy Rojina, applicant.</p> | |
| V-0017-2002 | 690 Affirmed Court/Charles & Sherry Breitenbach | Variances |
| | <p>To consider a variance application to vary Section 1143.08 - Yard Requirements; for property located at 690 Affirmed Court; to allow a fence in a no-build zone; by Charles & Sherry Breitenbach, applicants. (Public Hearing. Advertised in RFE on 6/6/02). (Public Hearing held on 6/12/02 and 6/26/02).</p> | |
| V-0018-2002 | 338 Avonwick Place/Gordon McKay | Variances |
| | <p>To consider a variance application to vary Sections 1171.04(a)(12); 1171.04(a)(7) - Fence Standards; for property located at 338 Avonwick Place; to allow a decorative privacy fence to face property owner; by Gordon McKay, applicant. (Public Hearing. Advertised in RFE on 6/6/02).</p> <p><i>Application withdrawn by applicant on 6/5/02.</i></p> | |

V-0019-2002 703 Turcotte Court/Debra & Jeffrey Hollenbach Variances

To consider a variance application to vary Section 1143.08(d) - Yard Requirements; for property located at 703 Turcotte Court; to allow for a six foot privacy fence in a no-build zone; by Debra & Jeffrey Hollenbach, applicants. (Public Hearing. Advertised in RFE on 6/6/02). (Public Hearing held on 6/12/02 and 6/26/02).

CU-0005-2002 1050 Beecher Crossing N./Crossing Center Conditional Uses

To consider a Conditional Use application to allow a drive thru window; for property located at 1050 Beecher Crossing N; by Canini & Pellecchia, Inc., Larry Canini, applicant.

FDP-0009-2002 1050 Beecher Crossing N./Crossing Center Final Development Plan

To consider a Final Development Plan for Crossing Center; to allow for retail usage; for property located at 1050 Beecher Crossing N.; by Canini & Pellecchia, Inc., Larry Canini, applicant. (Public Hearing Advertised in RFE on 6/6/02). (Public Hearing held on 6/12/02, 6/26/02).

DR-0038-2002 1050 Beecher Crossing N./Crossing Center Design Review

To consider a Certificate of Appropriateness; for property located at 1050 Beecher Crossing N; by Canini & Pellecchia, Larry Canini, applicant.

Z-0009-2002 East of Hamilton Road & South of Morse Road/The Stonehenge Company Zoning

To consider a zoning application on 21.353 acres of newly annexed property located East of Hamilton Road and South of Morse Road; contiguous to The Woods at Shagbark; requested zoning of L-AR; The Stonehenge Company, Mo Dioun by Smith & Hale, Glen A. Dugger, applicant.

F. UNFINISHED BUSINESS:

DR-0033-2002 471 Morrison Road, Suite K/Revealty Design Review

To consider a Certificate of Appropriateness for Signage; for property located at 471 Morrison Road, Suite K; Revealty by Larry Schottenstein; Sign-A-Rama, Steve Thomson, applicant.

DR-0034-2002 133 N. Hamilton Road/Wedding Gown Specialist Design Review

To consider a Certificate of Appropriateness for Signage; for property located at 133 N. Hamilton Road; Wedding Gown Specialist by Advanced Screen Printing, Ken & Cindi Schillig, applicants.

G. NEW BUSINESS:

DR-0036-2002 166 N. Hamilton Road/US Bank Design Review

To consider a Certificate of Appropriateness for Signage; for property located at 166 N. Hamilton Road; US Bank by DaNite Sign, Jill Waddell, applicant.

DR-0037-2002 1130 Stoneridge Drive/Taco Bell/Pizza Hut Design Review

To consider a Certificate of Appropriateness for Signage; for property located at 1330 Stoneridge Drive; Taco Bell/Pizza Hut by Kessler Sign, Eric Laeuffer, applicant.

H. COMMITTEE REPORTS:

Committee of the Whole - No Report

Gahanna Jefferson Joint Committee - Canter - No Report

Creekside Development Team - Greenblott - No Report

I. OFFICIAL REPORTS:

City Attorney - No Report

City Engineer - No Report

Department of Development.

Chair.

J. CORRESPONDENCE AND ACTIONS.

SWP-0005-2002 676 Brook Hollow/4-M Partners, LTD Subdivisions Without Plat

To consider a Subdivision Without Plat application to allow a split of 0.672 + .055 acres; for property located at 676 Brook Hollow; 4-M Partners, E.E. Maddy, applicant. (Approved administratively by Zoning Officer, Bonnie Gard on May 23, 2002).

SWP-0006-2002**1288 Totten Drive/Hoy Surveying Services, Inc. -
John Gallagher****Subdivisions Without Plat**

To consider a Subdivision Without Plat application to allow a split of 0.0011 acres; for property located at 1288 Totten Drive; Hoy Surveying Services, Inc., John Gallagher, applicant. (Approved administratively by Zoning Officer, Bonnie Gard on May 23, 2002).

K. POLL MEMBERS FOR COMMENT.**L. ADJOURNMENT. 8:40 P.M.**