



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Agenda Planning Commission

Donald R. Shepherd, Chair
Bobbie Burba, Vice Chair
David K. Andrews
Kristin E. Rosan
Thomas J. Wester
Jennifer Price
Joe Keehner

Kayla Holbrook, Deputy Clerk of Council

The Commission may caucus at 6:30 p.m.

Wednesday, November 16, 2016

7:00 PM

City Hall

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

C. APPROVAL OF MINUTES:

[2016-0353](#) Planning Commission Regular Meeting & Workshop Minutes - November 2, 2016

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

E. APPLICATIONS/PUBLIC HEARINGS:

[V-0011-2016](#) To consider a Variance Application to vary Section 1152.02(g), Limited (L) Overlay District, of the Codified Ordinances of the City of Gahanna; to allow a variance to a limitation specifically identified and imposed in the development plan referenced in the Ordinance passed by Council, to specifically allow an accessory use storage facility to exceed in size 25% of the main Golf Depot building and to allow the deviation from the prescribed exterior finishes to a metal building with a metal roof; for property located at 789 Science Boulevard; Parcel ID No. 025-013637; current zoning, Limited Overlay-Office, Commerce, and Technology (L-OCT); Jordan Fromm, applicant.

(Advertised in the RFE on 11/10/2016)

- [DR-0023-2016](#) To consider a Certificate of Appropriateness Application for site plan and building design; for property located at 789 Science Blvd; Parcel ID No. 025-013637-00; Depot Golf Center LLC, applicant.
- [DR-0024-2016](#) To consider a Certificate of Appropriateness Application for demolition; for property located at 79 Mill Street; Parcel ID No. 025-000108; Lew Griffin, applicant.
- [DR-0027-2016](#) To consider a Certificate of Appropriateness Application for building design; for property located at 134-162 N Hamilton Road; Parcel ID No. 025-003901; Rocky Fork Plaza; Brandon Doherty - Bass Studio Architects, applicant.
- [DR-0026-2016](#) To consider a Certificate of Appropriateness Application for building design; for property located at 82 Granville Street; Parcel ID No. 025-000093; Gahanna Grill; William J Palumbo, applicant.
- [FDP-0013-2016](#) To consider a Final Development Plan Application for six condominium buildings; for property located at 870 East Johnstown Road; Parcel ID No. 025-001984; current zoning, Estate Residential (ER-2) and Limited Overlay Suburban Office (L-SO); Brookewood Construction Company; David Hodge, applicant.
- (Advertised in the RFE on 10/13/2016)
- [DR-0025-2016](#) To consider a Certificate of Appropriateness Application for site plan, landscaping, and building design; for property located at 870 E Johnstown Road; Parcel ID Nos. 025-003185, 025-001984, and 025-001954; Pinnacle Point Villas; Brookewood Construction Company/David Hodge, applicant.
- [FDP-0014-2016](#) To consider a Final Development Plan Application for four cottage buildings containing two independent living units; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; proposed zoning currently before City Council, Limited Overlay Suburban Office (L-SO); Spectrum Acquisition Gahanna, LLC, applicant.
- (Advertised in the RFE on 10/13/2016)
- [DR-0022-2016](#) To consider a Certificate of Appropriateness Application for site plan, landscaping, building design, and signage; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; Spectrum Acquisition Gahanna, LLC, applicant.

[SWP-0004-2016](#) To consider a Subdivision Without Plat application to split a portion to create a 2.55+/- acre parcel to allow the development of four independent senior living cottages adjacent to the existing Three Creeks Senior Living project; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; Spectrum Acquisition Gahanna, LLC, applicant.

[V-0009-2016](#) To consider a Variance Application to vary section 1153.03(b), Conditional Uses, of the Codified Ordinances of the City of Gahanna; to allow a conditional use not listed for Community Commercial zoning district; for property located at 121 James Road; Parcel ID No. 025-000855; current zoning, Community Commercial (CC); Access Ohio LLC; Donald T. Plank, applicant.

(Advertised in the RFE on 9/22/2016 and 12/1/2016)

Applicant requested postponement to 12/7/2016

[CU-0009-2016](#) To consider a Conditional Use Application to allow a residential drug and alcohol rehabilitation facility in a Community Commercial (CC) zoning district, for property located at 121 James Road; Parcel ID No. 025-000855; Access Ohio LLC; Donald T. Plank, applicant.

(Advertised in the RFE on 9/22/2016 and 12/1/2016)

Applicant requested postponement to 12/7/2016

[CC-0002-2016](#) To recommend to Council, changes to Part Eleven - Planning and Zoning Code, to form a Chapter 1170, Regulation of Chickens, of the Codified Ordinances of the City of Gahanna.

(Advertised in the RFE on 11/10/2016)

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

H. OFFICIAL REPORTS:

City Attorney

City Engineer

Planning & Zoning Administrator

Department of Development

Council Liaison

CIC Liaison

Chair

I. CORRESPONDENCE AND ACTIONS

J. POLL MEMBERS FOR COMMENT

K. ADJOURNMENT