

CONDITIONAL USE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 1000 Bricklawn Ave.		Project Name/Business Name (if applicable): Southpark	
Parcel ID No.(s): 025-006164	Current Zoning: OCT	Total Acreage: 23	
Proposed Use/Timeframe: Request for 6 month extension to current conditional use CU-0001-2016 for the purpose of completing applications for variance, conditional use, design review and final development plan to include this parcel and parcels 025-013680/025-006161 STAFF USE ONLY – Conditional Use:			
APPLICANT Name (primary contact) -do not use a business name: Steven M. Geiger		Applicant Address: 6 Town Street Pataskala, OH 43062	
Applicant E-mail: geigerexcavating.steve@aol.com		Applicant Phone No.: 614-373-7526	
BUSINESS Name (if applicable): Reklamation, Llc			
ATTORNEY/AGENT Name: Ben Worsowicz		Attorney/Agent Address: 3956 Brown Park Dr. Suite B Hilliard, OH 43062	
Attorney/Agent E-Mail: ben@lmcounsel.com		Attorney/Agent Phone No.: 614-534-1355	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor Developer Architect		Contact Information (phone no./email): 614-310-0180	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: Steven M. Geiger Member Date: 1/16/18
THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. _____
PC Meeting Date: _____
PC File No. _____

RECEIVED: _____
DATE: _____

PAID: _____
DATE: _____
CHECK#: _____

CONDITIONAL USE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Have you gone through the Area Commission process? Area Commission Meeting date held: <u>Dec 17, 2018 Blackford</u>		X		
	2. Review Gahanna Code Section 1169 (visit www.municode.com)	X			
	3. Pre-application conference with staff	X			
	4. Legal description of property certified by registered surveyor (11"x17" copy)	X			
	5. Statement of the proposed use of the property	X			
	6. Statement of the necessity or desirability of the proposed use to the neighborhood or community	X			
	7. Statement of the relationship of the proposed use to adjacent property & land use	X			
	8. PLOT PLAN including the following: (24"x36" copy of plan folded to 8.5"x11" size)	X			
	- The boundaries and dimensions of the lot				
	- The size and location of existing and proposed buildings and/or structures				
	- The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping				
	- The relationship of the proposed development to the development standards				
	- The use of land and location of structures on adjacent property				
	9. List of contiguous property owners & their mailing address	X			
	10. Pre-printed mailing labels for all contiguous property owners				
	11. Application fee (in accordance with the Building & Zoning Fee Schedule)				
	12. Application & all supporting documents submitted in digital format				
	13. Application & all supporting documents submitted in hardcopy format				
	14. Authorization Consent Form Complete & Notarized (see page 3)				

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: _____

Date: 2/1/18

INTERNAL USE

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, STEVEN M. GEIGER, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: Steven M. Geiger Member Date: 1/16/18

AUTHORIZATION TO VISIT THE PROPERTY

I, STEVEN M. GEIGER, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: Steven M. Geiger Member Date: 1/16/18

Subscribed and sworn to before me on this 16th day of Jan, 2018
State of Ohio County of Franklin
Notary Public Signature: Brittney Stewart



BRITNEY STEWART
Notary Public, State of Ohio
My Commission Expires 08-07-2021

AGREEMENT TO COMPLY AS APPROVED

I, STEVEN M. GEIGER, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: Steven M. Geiger Member Date: 1/16/18

Subscribed and sworn to before me on this 16th day of Jan, 2018
State of Ohio County of Franklin
Notary Public Signature: Brittney Stewart



BRITNEY STEWART
Notary Public, State of Ohio
My Commission Expires 08-07-2021

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1 North, Range 16 West, United Military Lands, also being part of Reserve "D" of the "INDUSTRIAL ZONE" as shown and delineated upon the recorded plat thereof in Plat Book 54, Pages 84 thru 90, Recorder's Office, Franklin County, Ohio being more particularly described as follows:

Being all of the above referenced Reserve "D" of the "THE INDUSTRIAL ZONE" (being 29.623 acres) excepting out the following three parcels of land shown of record in the Franklin County Recorder's Office, Franklin County, Ohio:

Situate in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 3, Township 1 North, Range 16 West, United States Military Lands and being Part Reserve "D" as shown on "THE INDUSTRIAL ZONE" of record in Plat Book 56, Pages 86 thru 90, inclusive, also known as the original 40 acres (First Tract) conveyed to the Columbus Clay Manufacturing Company of record in Deed Book 459, Page 577, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

PART ONE

Beginning at a point in the westerly line of the aforesaid "THE INDUSTRIAL ZONE" at the northwesterly corner of said Reserve "D" and the southerly line of the Railroad Utility easement shown on said Plat, said point being located SOUTH, a distance of 596.63 feet from a point in the southerly line of Claycraft Road (60 feet in width) at the northwesterly corner of Lot Number 13 of said "THE INDUSTRIAL ZONE" plat;

Thence the following five (5) courses and distances along the northerly line of aforesaid Reserve "D":

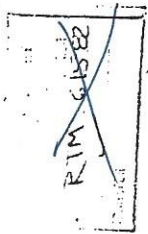
- 1) Thence along a curve to the right having a radius of 521.31 feet, a central angle of $18^{\circ} 22' 24''$, the chord to which bears $S 65^{\circ} 22' 00'' E$, a distance of 166.46 feet to a point of reverse curvature;
- 2) Thence continuing along a curve to the left having a radius of 445.00 feet, a central angle of $27^{\circ} 36' 45''$, the chord to which bears $S 69^{\circ} 59' 13'' E$, a distance of 212.39 feet to a point;
- 3) Thence $N 6^{\circ} 12' 25'' E$, a distance of 15.00 feet to a point on a curve;
- 4) Thence along a curve to the left having a radius of 430.00 feet, a central angle of $10^{\circ} 24' 01''$, the chord to which bears $S 88^{\circ} 59' 36'' E$, a distance of 77.95 feet to a point of tangency;
- 5) Thence $N 85^{\circ} 48' 24'' E$, a distance of 146.56 feet to a point on a curve to the northerly line of a 3.564 acre tract (Parcel No. 3) conveyed to the City of Gahanna of record in Deed Book 3666, Page 43;

Thence along a northerly line of the aforesaid 3.564 acre tract with a curve to the left having a radius of 405.00 feet, a central angle of $6^{\circ} 27' 04''$, the chord to which bears $S 54^{\circ} 25' 02'' W$, a distance of 45.58 feet to a corner of said 3.564 acre tract;

Thence $S 38^{\circ} 48' 30'' E$, a distance of 7.61 feet, along a westerly line of aforesaid 3.564 acre tract;

Thence the following five (5) courses and distances across the aforesaid Reserve "D":

- 1) Thence $S 85^{\circ} 48' 24'' W$, a distance of 146.56 feet;



82-195
M-95-AA
0.803 ACRES
G16A
GAHANNA

4) Thence N 61° 38' 48" W, a distance of 100.00 feet to a point of curvature;

5) Thence along a curve to the left having a radius of 365.28 feet, a central angle of 1° 14' 25", the chord to which bears N 62° 15' 59" W, a distance of 7.91 feet to a point in the westerly line of the aforesaid Reserve "D";

Thence NORTH, a distance of .81.02 feet, along the westerly line of said Reserve "D" to the point of beginning, containing 0.803 acres, more or less, and being subject to all easements and restrictions of record.

PART TWO

Beginning, for reference, at a point in the northerly line of the aforesaid Reserve "D" at the northeasterly corner of the aforesaid Part One, said point also being in the southerly line of the aforesaid City of Gahanna 3.564 acre tract;

Thence the following two (2) courses and distances along the northerly line of said Reserve "D" crossing the aforesaid 3.564 acre tract:

1) Thence N 85° 48' 24" E, a distance of 3.57 feet to a point of curvature;

2) Thence along a curve to the right having a radius of 585.00 feet, a central angle of 12° 53' 53", the chord to which bears S 87° 44' 40" E, a distance of 131.41 feet to a point in a southerly line of aforesaid 3.564 acre tract, said point being the point of true beginning for the herein described tract;

Thence continuing along the northerly line of aforesaid Reserve "D" with a curve to the right having a radius of 585.00 feet, a central angle of 14° 47' 38", the chord to which bears S 73° 53' 54" E, a distance of 150.63 feet to a point of tangency;

Thence S 66° 30' 05" E, a distance of 40.00 feet, continuing along the northerly line of aforesaid Reserve "D" to a point;

Thence the following three (3) courses and distances across the aforesaid Reserve "D":

1) Thence S 23° 29' 55" W, a distance of 30.00 feet to a point;

2) Thence N 66° 30' 05" W, a distance of 40.00 feet to a point of curvature;

3) Thence along a curve to the left having a radius of 555.00 feet, a central angle of 20° 48' 38", the chord to which bears N 76° 54' 24" W, a distance of 200.48 feet to a point on a curve in the southerly line of the aforesaid 3.564 acre tract;

Thence along a southerly line of the aforesaid 3.564 acre tract with a curve to the right having a radius of 345.00 feet, a central angle of 4° 55' 59", the chord to which bears N 67° 43' 30" E, a distance of 29.69 feet to a point of tangency;

Thence N 76° 11' 30" E, a distance of 37.23 feet, continuing along a southerly line of the aforesaid 3.564 acre tract to the point of true beginning, containing 0.149 acres, more or less, and being subject to all easements and restrictions of records.

~~82-196
M-95-AA
0.149 ACS.
OUT OF
6164
GAHANNA~~

R.D. ZANDE AND ASSOCIATES, Ltd.

Jimm P. Shorben
Registered Surveyor No. 4702

June 12, 1980
Job No. 934
Dwg No. E-934
LWP/cjt
Revised 11/24/81 LWP

PARCEL 3:

33620A17

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1 North, Range 16 West, United States Military Lands, and being a part of that original 8.00 acre tract as conveyed to the Columbus Clay Manufacturing Company of record in Deed Book 459, Page 578, Recorder's Office, Franklin County, Ohio, and also being a 5.740 acre tract of land conveyed to the City of Gahanna by deed shown of record in Official Record 1835-G06, Recorder's Office, Franklin County, Ohio, being more particularly described as follows:

Beginning at a point at the southwesterly corner of that 3.707 acre tract (Lot No. 19 "The Industrial Zone" of record in Plat Book 54, Page 86 thru 90, inclusive) as the same was conveyed to the City of Gahanna of record in Deed Book 3693, Page 857, said point of beginning also being in the northerly line of the Baltimore and Ohio and Penn Central Transportation Company right-of-way;

Thence S 81° 32' 33" W a distance of 306.42 feet along the southerly line of the aforesaid original 8.00 acre tract and the northerly right-of-way line of the aforesaid railroad to a point at the southwesterly corner of the aforesaid original 8.00 acre tract and the southeasterly corner of that original 231.05 acre tract as conveyed to Elizabeth Pizzuro of record in Deed Book 1662, Page 303;

Thence N 00° 56' 59" W a distance of 737.93 feet along the westerly line of the aforesaid original 8.00 acre tract and an easterly line of the aforesaid original 231.05 acre tract to a point at the northwesterly corner of the aforesaid original 8.00 acre tract;

Thence N 81° 41' 28" E a distance of 397.93 feet along the northerly line of the aforesaid original 8.00 acre tract and a southerly line of the aforesaid original 231.05 acre tract to a point at a southeasterly corner of the aforesaid original 231.05 acre tract;

Thence SOUTH a distance of 307.06 feet crossing the aforesaid original 8.00 acre tract to a point in the northerly line of the aforesaid 3.707 acre tract (Lot No. 19);

Thence the following two (2) courses and distances continuing to cross the aforesaid original 8.00 acre tract and along the northerly and westerly lines of the aforesaid 3.707 acre tract (Lot No. 19):

- 1) Thence N 81° 41' 50" W a distance of 86.90 feet to the northwesterly corner of the aforesaid 3.707 acre tract (Lot No. 19);
- 2) Thence S 00° 56' 59" E a distance of 455.82 feet to the point of beginning and containing 5.740 acres, more or less, being subject to all easements, restrictions, and rights-of-way of record.

The above description was prepared in the office of the Franklin County Engineer by David L. Pearson, P.S., Ohio Registered Surveyor No. 7298, from recorded courthouse documents in September, 1996 for the auditor's auctioning of tax parcel number 025-6164.



M-095-A
ALL OF
(025)
006164

~~M-095-A~~
~~ALL OF 6164~~
GDB 025

~~ALL OF~~
~~025-6164~~

~~11/18/96~~



Together with reasonable access to platted Enterprise Drive as set forth in Warranty Deed from Columbus Clay Limited, an Ohio Limited Partnership and Gahanna Community Improvement Corporation, as filed in Official Record Volume 1825

STATEMENT OF PROPOSED USE OF PROPERTY

To use the next six months to finalize engineering and architectural plans and submit a final development application, design review applications, and building application in addition to a conditional use application for outdoor storage and a variance application to permit outdoor storage not to exceed 25'. Allowing us to finalize the development of the Southpark property into a more neighbor friendly recycling facility.

STATEMENT OF NECESSITY OF USE

Since purchasing the property in 2009 Reklamation, Llc. and Geiger Excavating, Inc. have used this land as a recycling center to aid in the landfill closure and development of the property. This has lead to the development of a profitable business for Geiger Excavating, Inc. in the recycling of concrete, asphalt and dirt. Now Geiger Excavating, Inc. is looking to develop the 2 smaller parcels of the property with buildings but remain in operations by being able to recycle and stockpile materials on the Reklamation, Llc. parcel. This 270/Port Columbus area has proven to be a central point for recycling centers and concrete and asphalt plants. And due to Reklamation's parcel being a closed landfill the land use becomes extremely limited and the cost of development can be more than 10x above average. This parcel also is challenged with being directly in the flight path of the Port Columbus south runway making high density buildings not feasible. Many businesses and cities Gahanna/New Albany/Columbus utilize Geiger Excavating's recycled materials. Even neighboring properties benefit from our location. Hedge Landscape recycles and purchases recycled materials. Usalco rents Geiger Excavating our current equipment storage building, and we have an ongoing relationship with Kahiki Foods for parking lot maintenance at their site.

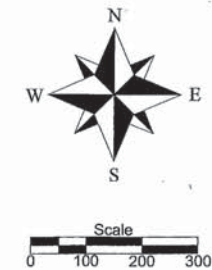
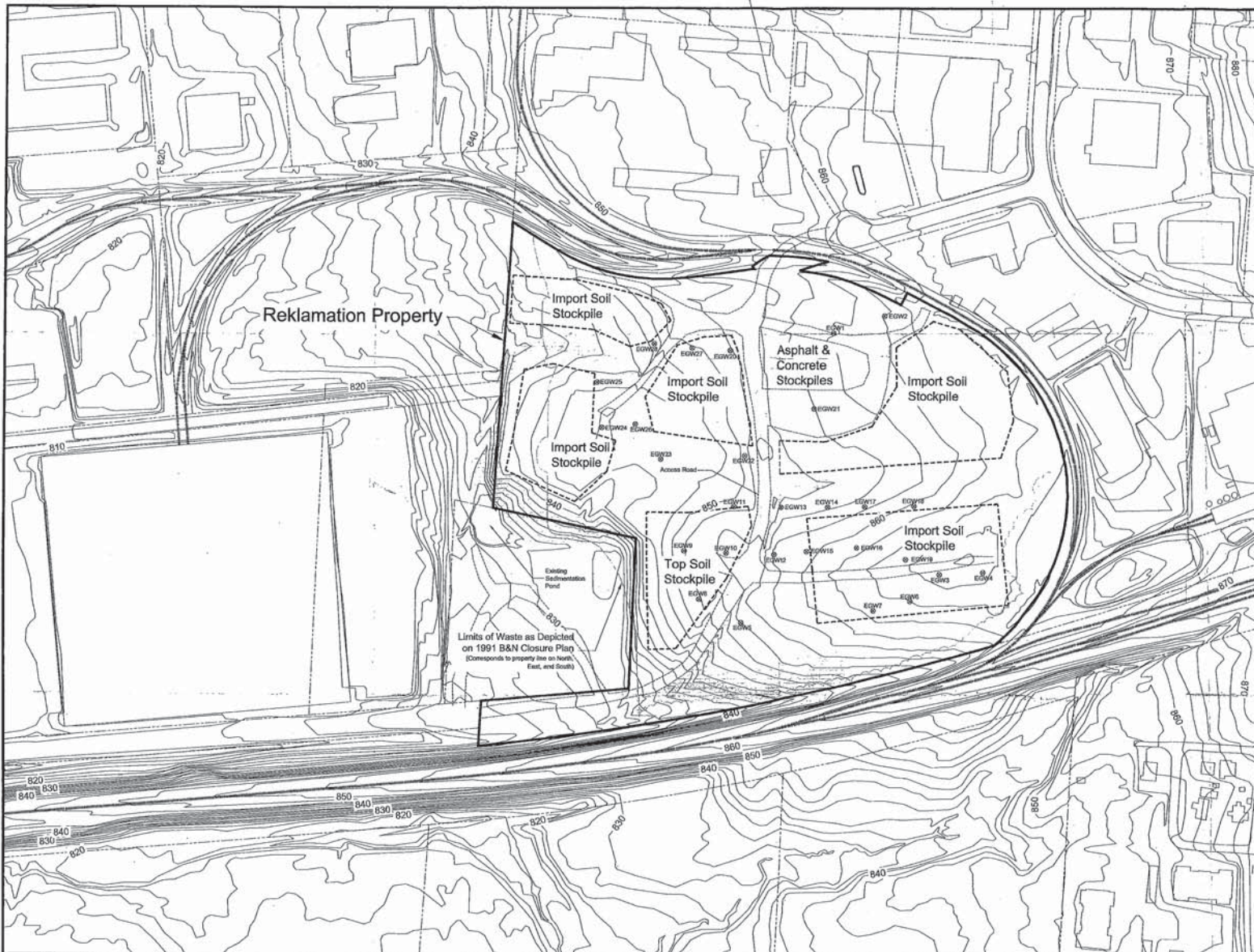
STATEMENT OF THE RELATIONSHIP TO PROPOSED USE TO ADJACENT PROPERTY AND LAND USE

Since being set up as part of the Industrial Zone in 1979 by the city of Gahanna this property has been used by various companies for industrial use and landfill purposes until finally being closed "capped" by Reclamation, Llc. in 2009. It is now being used as a recycling center. The surrounding Industrial Zone properties have various uses listed below:

- | | |
|------------------------------|--|
| 1- 025-006142 | 1089 CLAYCRAFT RD.- PRECISION BROADBAND-CABLE |
| 2- 025-006143 | 990 GAHANNA PKY.- ADVANCED PLASTICS |
| 3- 025-006165/
025-007810 | 1100-1140 GAHANNA PKWY.- INDUSTRIAL RENTAL UNITS |
| 4- 025-006145 | LANDRUM CT.- GROTE |
| 5- 025-006162 | LANDRUM CT.- GROTE |
| 6- 025-006170 | 1160 GAHANNA PKWY.- GROTE |
| 7- 025-006148 | 1125 GAHANNA PKWY.- RTP PLASTICS |
| 8- 025-006149 | 1125 GAHANNA PKWY.- RTP PLASTICS |
| 9- 025-006150 | 1125 GAHANNA PKWY.- RTP PLASTICS |
| 10- 025-013645 | 1101 GAHANNA PKWY-MID STATE SALES |
| 11- 025-006152 | 1013 GAHANNA PKWY-HEDGE LANDSCAPE |
| 12- 026-190717 | USALCO |
| 13- 025-006154 | 969-971 CLAYCRAFT RD- COMPUTER POINT |
| 14- 025-006155 | 987 CLAYCRAFT RD.- SIGNARAMA |
| 15- 025-006156 | 1007 CLAYCRAFT RD.- KMOTS |
| 16- 025-006157 | 1055 CLAYCRAFT RD.- CENTRAL OHIO METAL STAMPING |
| 17- 025-006158 | 977 GAHANNA PKWY- ADB AIRFIELD SOLUTIONS |
| 18- 025-006159 | 1020 ENTERPRISE DR.- ADB AIRFIELD SOLUTIONS |
| 19- 025-0061610 | GEIGER EXCAVATING, INC.-VACANT LAND* |

*Previously used by craft steel in lease with city of Gahanna for Steel Yard.

MOST VISIBILITY ON SITE



- Property Lines
- Railroad
- 10-Foot Contour
- 2-Foot Contour
- - - Tree Line
- EGW7 (Explosive Gas Vent # 7)
- - - - - Stockpile Boundary
- ▭ Seeded Areas
- ▭ Buildings

NOTE:
Gas Vents impacted by stockpile locations to be extended up through stockpiles using like and kind PVC materials.

RECEIVED
JUN 22 2010
OHIO EPA/CDO



5-12-2010
SOLID WASTE APPROVED
OHIO ENVIRONMENTAL PROTECTION AGENCY
JUL 28 2010
AS EVIDENCED BY COPY OF
LETTER OF APPROVAL
HERE TO ATTACHED

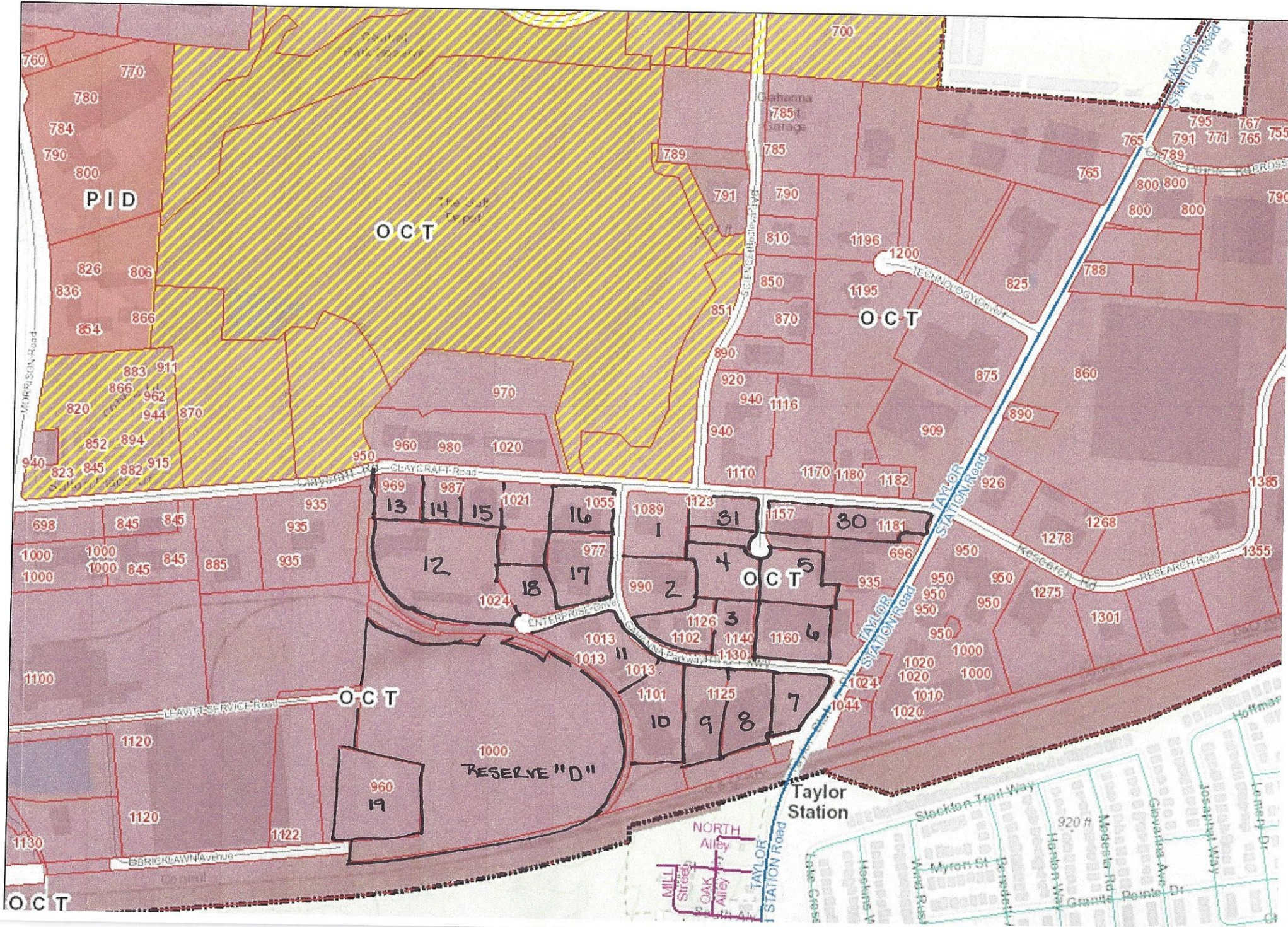
Prepared for Reklamation LLC
File # 1204.002.001
Date: May 6, 2010
Revised May 12, 2010 per CEPA request.

Copyright © 2010 Dam & Landfill Onsite Engineering Services, LLC all rights reserved.

Dam & Landfill Onsite Engineering Services, LLC
2417 Spring Creek Ave., Grove City, Ohio 43123
Phone (614) 539-5256 Fax (614) 539-5773

Plate 1
Stockpile Locations
Bedford II Landfill Property
Gahanna, Ohio

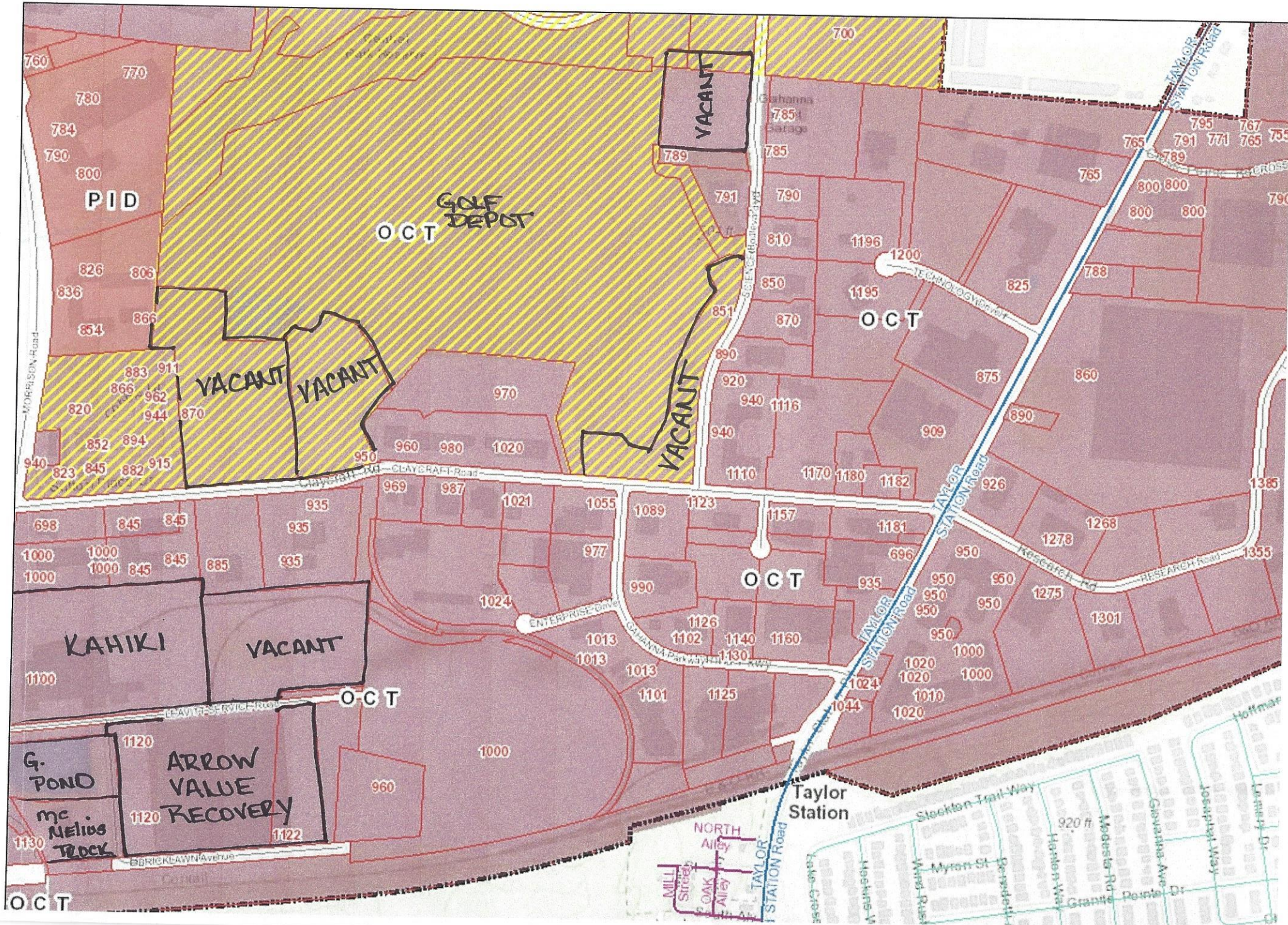
INDUSTRIAL ZONE Zoning Finder New



Zoning Finder New



Zoning Finder New



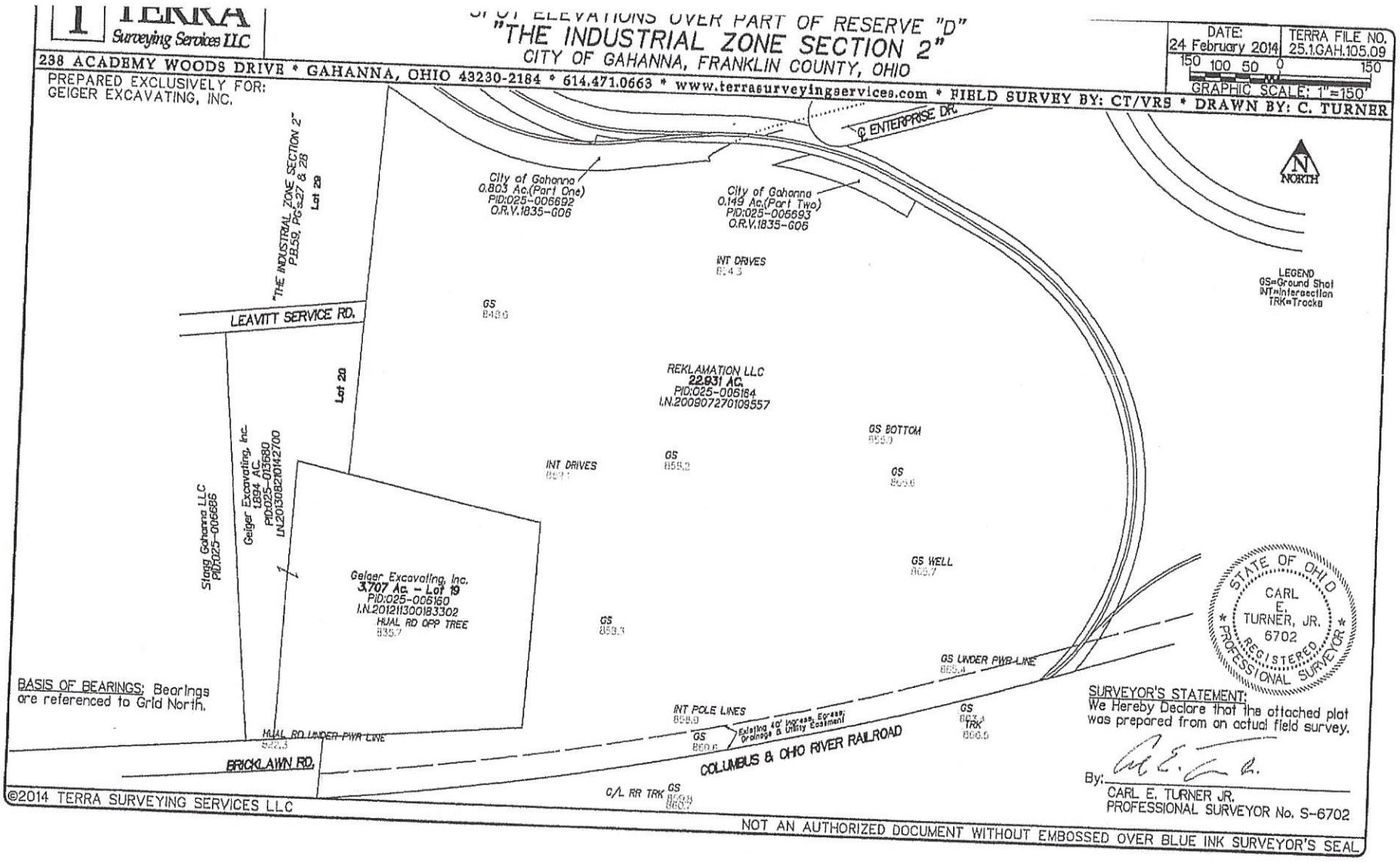
TERRA
Surveying Services LLC

OF ELEVATIONS OVER PART OF RESERVE "D"
"THE INDUSTRIAL ZONE SECTION 2"
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

DATE: 24 February 2014
TERRA FILE NO. 25.1GAH.105.09
GRAPHIC SCALE: 1"=150'

238 ACADEMY WOODS DRIVE * GAHANNA, OHIO 43230-2184 * 614.471.0663 * www.terrasurveyingservices.com * FIELD SURVEY BY: CT/YRS * DRAWN BY: C. TURNER

PREPARED EXCLUSIVELY FOR:
GEIGER EXCAVATING, INC.



LEGEND
GS=Ground Spot
INT=Intersection
TRK=Tracks



SURVEYOR'S STATEMENT:
We Hereby Declare that the attached plot was prepared from an actual field survey.

By: *Carl E. Turner, Jr.*
CARL E. TURNER, JR.
PROFESSIONAL SURVEYOR No. S-6702

BASIS OF BEARINGS: Bearings are referenced to Grid North.

©2014 TERRA SURVEYING SERVICES LLC

NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL

Contiguous Property Owners for Parcel 025-006164-0

City of Gahanna
200 S Hamilton Rd.
Gahanna, OH 43230

Parcels: 025-004267-00, 025-006473-00
025-006693-00, 025-006692-00

Rob & Denise Freiheit
PO Box 2332
Granite Bay, CA 95746

Parcels: 026-190717-00, 025-006689-00

Geiger Excavating, Inc.
PO Box 307717
Gahanna, OH 43230

Parcels: 025-013680-00, 025-006160-00

Columbus & Ohio River RR Co. Parcel: 025-004266-00
STE 300
47849 Papermill Rd.
Coshocton, OH 43812



200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

January 25, 2018

Reklamation LLC
Po Box 307717
Columbus, OH 43230

RE: Project 1000 Bricklawn Ave Conditional Use

Dear Reklamation LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Parks - Complete

1. I don't see any reason not to give a extension as long as no additional site work is being done during that extension period. Per Rob Wendling

Building - Complete

2. No Comment per Ken Fultz

Public Safety - Complete

3. No comments or concerns from the PD. Per Sheila Murphy

Fire District - Complete

4. NO Comment per Steve Welsh

Soil & Water Conservation District - Complete

5. No comments were received.

Public Service & Engineering - Complete

6. Site access shall be via Bricklawn Avenue or Leavitt Service Road.
7. The applicant shall apply for all appropriate applications that are required for future development and use of the site.

Community Development - Complete

8. A site plan is required to be submitted with the application. The site plan shall depict certain elements of the proposed use such as access, stockpile areas, materials to be stored, etc. The site plan that was previously submitted with the 2016 conditional use application is appropriate to resubmit if it still accurately reflects the intended activities.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

The applicants are requesting a six month extension of the previously approved conditional use. CU-1-2016 was approved on February 10, 2016 for a timeframe of two years. The applicant provides that the extension is necessary as they prepare applications to make the stockpiling activities a permanent use. Historically, stockpiling has been on a temporary basis as the site was being capped as part of the remediation of an old landfill.

In 2017, the applicants requested conditional use and variance approval to permit stockpiling and sales of salt and topsoil in addition to recycled materials. Those applications were denied by Planning Commission. The variance application was appealed to the Board of Zoning and Building Appeals (BZA). The BZA voted to modify the denial of the variance by Planning Commission. The variance was granted on the condition of natural screening on the north side of the property and that the variance would expire February 10, 2018.

The 2016 conditional use had the following conditions:

1. Two year timeframe.
2. Adherence to the road maintenance and dust control procedures document previously provided by the applicant.
3. Signage will be added to ensure that trucks are not existing on Enterprise Drive.
4. A progress report shall be provided every six months documenting progress to achieving the No Further Action letter.
5. Within 14 days of this hearing the applicant will provide a copy of the deed that will show Enterprise right-of-way issue.
6. Staff may require the replacement of the no truck sign on Enterprise Drive if staff receives a complaint.

Conditional Use

Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



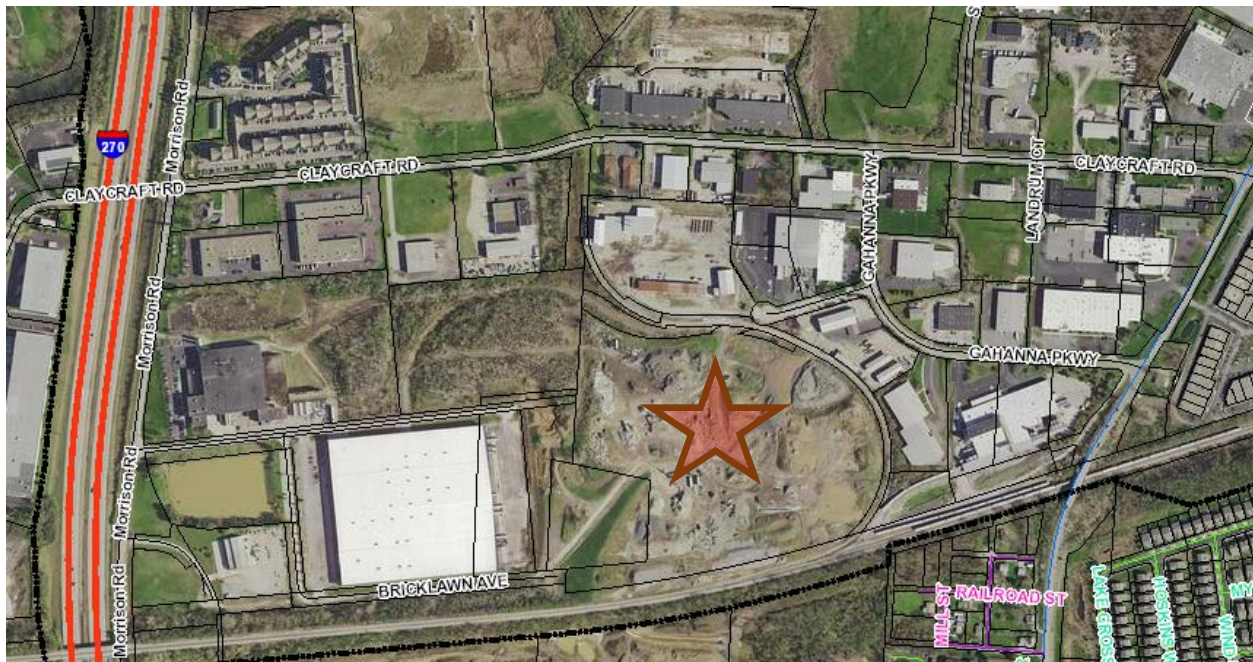
CITY OF GAHANNA

It is staff's opinion that the request meets the four conditions of approval and therefore recommends approval of the request. Staff recommends that conditions #2, #3, and #6 of the 2016 approval be conditions of this approval along with a timeframe of six months.

Area Commission

Requests for a conditional use typically are required to be considered by the area commissions prior to filing an application. However, since this request is for an extension of an existing conditional use, it was determined that a meeting with the area commissions was not required. Future requests for conditional uses are subject to the area commission process.

Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV