

# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230



## Meeting Agenda Planning Commission

Wednesday, April 11, 2001

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.*

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*Cynthia G. Canter, Chair*

*Jane Turley, Vice Chair*

*P. Frank O'Hare*

*Richard A. Peck*

*Phillip B. Smith*

*Othelda A. Spencer*

*David B. Thom*

*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: March 28, 2001**
- D. HEARING OF VISITORS - ITEMS NOT ON AGENDA - None**
- E. APPLICATIONS:**

<b>Z-0001-2001</b>	<b>93 South Stygler, 101 South Stygler, 111 South Stygler/Gary Cheses</b>	<b>Zoning</b>
	To consider a zoning change application to rezone 3+ acres currently zoned CC and CS; for properties located at 93 South Stygler, 101 South Stygler, 111 South Stygler; to allow for office use; Gary Cheses, applicant. (Public Hearing held on March 28, 2001 and April 11, 2001).	
<b>FDP-0004-2001</b>	<b>160 South Hamilton Road/Gahanna Jefferson Public Schools</b>	<b>Final Development Plan</b>
	To consider a Final Development Plan for the Gahanna Jefferson District Administration Building; to allow for an addition to the administration building located at 160 South Hamilton Road; Gahanna Jefferson Public Schools, Bob Mehl, applicant. (Public Hearing held on March 28, 2001 and April 11, 2001).	
<b>DR-0015-2001</b>	<b>160 South Hamilton Road/Gahanna Jefferson Public Schools</b>	<b>Design Review</b>
	To consider a Certificate of Appropriateness; for property located at 160 South Hamilton Road; Gahanna Jefferson Public School by McDonald, Cassell & Bassett, Inc., Alan McDonald, applicant.	

- CU-0002-2001**                      **4706-4598 North Hamilton Road/Giant Eagle**                      **Conditional Uses**
- To consider a conditional use application to allow for a drive thru pharmacy on the west elevation; to add fuel kiosks; for property located at 4706-4598 North Hamilton Road on the east side of North Hamilton Road, CC2 Zoning District; Giant Eagle by Continental Real Estate, Sean Cullen, applicant. (Public Hearing held on January 10, 2001, February 28, 2001, March 14, 2001, March 28, 2001 and April 11, 2001).
- V-0002-2001**                      **4706-4598 North Hamilton Road/Giant Eagle**                      **Variations**
- To consider a variance application to vary Section 1153.03(c)(3) Development Standards--Side Yard), Section 1165.09(a)(b) Determining Permitted Display Surface, Section 1165.10(a)(b) On-Premises Wall Signs; for property located at 4706 to 4598 North Hamilton Road; to permit signage to illustrate services offered within the Proposed Giant Eagle store and to minimize the rear (south) setback to provide adequate circulation for emergency and service vehicles; Continental Real Estate by Sean Cullen, applicant. (Public Hearing held on February 28, 2001, March 14, 2001, March 28, 2001, April 11, 2001).
- FDP-0002-2001**                      **East side of North Hamilton Road/Giant Eagle**                      **Final Development Plan**
- To consider a final development plan for the Gahanna Giant Eagle to be located on the east side of North Hamilton Road approximately 900 feet south of Morse Road; Giant Eagle by Sean Cullen, applicant. (Public Hearing held on January 10, 2001, February 28, 2001, March 14, 2001, March 28, 2001, April 11, 2001).
- DR-0004-2001**                      **4706-4598 North Hamilton Road/Giant Eagle**                      **Design Review**
- To reconsider a Certificate of Appropriateness; for property located at 4706-4598 North Hamilton Road; by Continental Real Estate, Sean Cullen, applicant.
- SWP-0003-2001**                      **1241 North Hamilton Road/Sherwin-Williams**                      **Subdivisions Without Plat**
- To consider a Subdivision Without Plat application to allow a split of .52 acres to create two parcels from a 132' x 610' deep parcel to enable potential future development on the separately deeded rear portion of the property; for property located on 1241 North Hamilton Road; Sherwin-Williams by Thomson-Mohler, Ltd., applicant.
- FDP-0005-2001**                      **1241 North Hamilton Road/Sherwin Williams**                      **Final Development Plan**
- To consider a Final Development Plan to allow construction of a Sherwin-Williams store; for property located at 1241 North Hamilton Road; current zoning CS, Community Service; Sherwin-Williams by Thomson-Mohler, Ltd, applicant. (Public Hearing Advertised in RFE on April 5, 2001). (Public Hearing held on April 11, 2001, April 25, 2001).

**DR-0018-2001                      1241 North Hamilton Road/Sherwin-Williams                      Design Review**

To consider a Certificate of Appropriateness; for property located at 1241 North Hamilton Road; Sherwin Williams by Thomson-Mohler, Ltd, applicant.

**Z-0002-2001                      Chadwood Drive in Taylor Falls/Doug Maddy                      Zoning**

To consider a zoning application to rezone .55 acres currently zoned L-AR; for proposed use as a Suburban Office; for lots 17-24 including and part of Reserve "A"; for property located on Chadwood Drive in Taylor Falls; 4-M Partners, LTD. by ; Brookwood Construction, Doug Maddy, applicant. (Public Hearing. Advertised in RFE on March 29 & April 5, 2001). (Public Hearing held on April 11, 2001, April 25, 2001).

*Postponement requested by applicant.*

**F. UNFINISHED BUSINESS:**

**DR-0017-2001                      249 Lincoln Circle/Rees Flowers & Gifts                      Design Review**

To consider a Certificate of Appropriateness; for property located at 249 Lincoln Circle; by Rees Flowers & Gifts, Gayle A. Rees, applicant.

**G. NEW BUSINESS:**

**SWP-0004-2001                      425 Beecher Road (Beecher Center)/Canini & Pellecchia, Inc.                      Subdivisions Without Plat**

To consider a Subdivision Without Plat application to allow a split of 1.071 acres; for property located on 425 Beecher Road (Beecher Center); to create tax parcel for County Auditor and remove site from previous parcel; Canini & Pellecchia, Inc., Larry Canini, applicant.

**DR-0019-2001                      550 Officecenter Place/Montana Mining Company                      Design Review**

To consider a Certificate of Appropriateness; for property located at 550 Officecenter Place; by Montana Mining Company, Anthony Canovi, applicant.

**H. COMMITTEE REPORTS:**

**Committee of the Whole - None**

**C.I.C. - Thom.**

**Gahanna Jefferson Joint Committee - Thom.**

**Creekside Development Team - Turley.**

**Olde Gahanna Design Review Committee - Turley - No Report**

**I. OFFICIAL REPORTS:**

**City Attorney.**

**City Engineer.**

**Development Department. - None**

**Chair. - None**

**J. CORRESPONDENCE AND ACTION - None**

**K. POLL MEMBERS FOR COMMENT.**

**L. ADJOURNMENT - 8:45 P.M.**