

City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230



Meeting Agenda Planning Commission

Wednesday, July 24, 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 -**
- C. APPROVAL OF MINUTES: July 10, 2002**
- D. HEARING OF VISITORS - ITEMS NOT ON AGENDA - None**
- E. APPLICATIONS:**

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; 1153.04(c)(7), lot coverage; - 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, and 7/24/02).	

- | | | |
|---------------------|--|----------------------|
| DR-0019-2002 | 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; Walgreen's by Gahanna Properties, L.L.C., Kathy Rojina, applicant.</p> | |
| V-0008-2002 | Morse & Hamilton Roads/Gahanna Properties, L.L.C | Variances |
| | <p>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).</p> | |
| DR-0020-2002 | Morse & Hamilton Roads/Gahanna Properties, L.L.C. | Design Review |
| | <p>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.</p> | |
| V-0015-2002 | Morse & Hamilton Roads/Tumbleweed Southwest Grill (Lot D) | 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/Tumbleweed Southwest Grill (Lot D) | 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 |
| | 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. | |
| SWP-0002-2002 | Morse & Hamilton Roads/Gahanna Properties, L.L.C. | Subdivisions Without Plat |
| | 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. | |
| 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. | |
| Z-0010-2002 | 1155 East Johnstown Road/City of Gahanna | Zoning |
| | To consider a zoning application on 12.646 acres of newly annexed property located at 1155 East Johnstown Road; requested zoning of Suburban Office; City of Gahanna, by Jennifer D'Ambrosio, applicant. | |
| V-0022-2002 | Olde McCutcheon Road; East of Stygler; South of Marjoram Drive/City of Gahanna | Variances |
| | To consider a variance application to vary Section 1109.02(b)(2) - Streets; for property located on Old McCutcheon; East of Stygler; South of Marjoram Drive; to vary required pavement width of 26' to 19' along the whole road of Old McCutcheon; City of Gahanna by Jennifer Chrysler, applicant. | |
| V-0023-2002 | 690-700 Taylor Road/Morrison Taylor III, Ltd. | Variances |
| | To consider a variance application to vary Section 1171.04(a)(12) - Fence Standards; for property located at 690-700 Taylor Road; to vary section that states "any fence shall be designed, constructed, and finished so the supporting members thereof shall face the property of the owner of the fence"; Morrison Taylor III, Ltd. by Todd Sloan, applicant. (Public Hearing. Advertised in RFE on 7/17/02). | |

V-0024-2002 **374 Coldwell Court/James H. & Linda S. Brown** **Variances**

To consider a variance application to vary Section 1143.08(c) - Yard Requirements; for property located at 374 Coldwell Ct.; to vary side yard setback from 7.5' to 6.8'; by James H. & Linda S. Brown, applicants. (Public Hearing. Advertised in RFE on 7/17/02).

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

FP-0002-2002 **3715 Olde Ridenour Road/Stonegate** **Final Plat**

To consider a Final Plat application for 9.025 acres located at 3715 Olde Ridenour Road; Stonegate; by Geo-Graphics, Robert E. Blackburn, applicant.

DR-0046-2002 **1181 Claycraft Road/Wood Werks Supply, Inc.** **Design Review**

To consider a Certificate of Appropriateness; for property located at 1181 Claycraft Road; by Wood Werks Supply, Inc., Todd A. Damon, applicant.

S-0002-2002 **Land Use Plan Update/City of Gahanna by Burns, Bertsch & Harris, Inc.** **Study**

To consider the Land Use Plan update; to make recommendation to Council for adoption of said plan.

DR-0047-2002 **109 N. Hamilton Road/Wesbanco** **Design Review**

To consider a Certificate of Appropriateness for Signage; for property located at 109 N. Hamilton Road; Wesbanco by DaNite Sign Co., Trent Soles, applicant.

H. COMMITTEE REPORTS:

Committee of the Whole

Gahanna Jefferson Joint Committee - Canter -

Creekside Development Team - Greenblott - No Report

I. OFFICIAL REPORTS:

City Attorney - No Report

City Engineer - No Report

Department of Development - No Report

Chair.

J. CORRESPONDENCE AND ACTIONS - No Report

K. POLL MEMBERS FOR COMMENT.

L. ADJOURNMENT.