

City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230



Meeting Agenda Planning Commission

Wednesday, March 27, 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: March 13, 2002**
- D. HEARING OF VISITORS - ITEMS NOT ON AGENDA - None**
- E. APPLICATIONS:**

FDP-0002-2002	807 Havens Corners Road/St. Matthew Catholic Church	Final Development Plan
	To consider a Final Development Plan for St. Matthew Catholic Church; to allow for an activity center; for property located at 807 Havens Corners Road; St. Matthew Catholic Church by Meacham & Apel Architects, Dennis J. Meacham, applicant. (Public Hearing. Advertised in RFE on 02/07/02). (Public Hearing held on 2/13/02, 3/13/02, 3/27/02).	
DR-0009-2002	807 Havens Corners Road/St. Matthew Catholic Church	Design Review
	To consider a Certificate of Appropriateness; for property located at 807 Havens Corners Road; St. Matthew Catholic Church by Catholic Diocese of Columbus, Dennis J. Meacham, architect, applicant.	
FDP-0003-2002	57 & 63 Mill Street/Mill House/Old Bag of Nails Pub	Final Development Plan
	To consider a Final Development Plan for Mill House/Old Bag of Nails Pub; to be located at 57 & 63 Mill Street; Doug Maddy/John Royer, applicants. (Public Hearing. Advertised in RFE on 03/07/02). (Public Hearing held on 3/13/02, 3/27/02).	

- V-0005-2002** **57 & 63 Mill Street/Mill House/Old Bag of Nails** **Variances**
Pub
- To consider a variance application to vary Sections 1163.02 - Minimum Number of Parking Spaces Required; to allow for no on site parking; 1165.10(a) - On-Premises Wall Signs; 1165.08 (a)(8) Prohibitions; 1165.11(a) - On Premises Projecting Signs; to accommodate the signage for two buildings, signs, and awnings in the right of way due to the building setting on the ROW/property line, and the allowance for wall signs and projecting signs on the two building; for property located at 57 & 63 Mill Street; by Doug Maddy, applicant. (Public Hearing. Advertised in RFE on March 7, 2002). (Public Hearing held on 3/13/02, 3/27/02).
- DR-0015-2002** **57 & 63 Mill Street/Mill House/Old Bag of Nails** **Design Review**
Pub
- To consider a Certificate of Appropriateness for Signage; for property located at 57 & 63 Mill Street; Doug Maddy/John Royer/Mike Purdam by George Parker & Associates, Doug Maddy, applicant.
- Z-0006-2002** **143 James Road/Dale Hall Realty** **Zoning**
- To consider a zoning change application to rezone 2.325 acres from SF-3 to CC; for property located at 143 James Road; requested zoning of CC; Dale Hall Realty, R.D. Hall, applicant. (Public Hearing. Advertised in RFE on March 13th and March 20th, 2002).
- FDP-0004-2002** **Morse & Hamilton Roads/Gahanna Properties,** **Final Development Plan**
L.L.C.
- 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,** **Variances**
L.L.C.
- 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).

V-0008-2002	Morse & Hamilton Roads/Bob Evans Farms, Inc.	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>	
CU-0003-2002	Morse & Hamilton Roads/Gahanna Properties, L.L.C.	Conditional Uses
	<p>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.</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>	
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>	
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>	
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>	

FDP-0005-2002 117 Mill Street/Creekside Phase II/City of Gahanna Final Development Plan

To consider a Final Development Plan for Creekside, Phase II; to be located at 117 Mill Street; City of Gahanna, by Karl Wetherholt, applicant. (Public Hearing. Advertised in RFE on March 21, 2002). (Public Hearing held on: March 27, 2002, and April 10, 2002).

DR-0022-2002 117 Mill Street/Creekside, Phase II/City of Gahanna Design Review

To consider a Certificate of Appropriateness; for property located at 117 Mill Street; City of Gahanna by Stilson Consulting Group, Mike Clippinger, applicant.

V-0006-2002 Beecher Road/SW Corner of Beecher Crossing N. Variances

To consider a variance application to vary Section 1165.12(a) - On-Premises Ground Signs; for property located at the SE Corner of Beecher Crossing N. and Beecher Road; to allow more than one ground sign; by Larry Canini, applicant. (Public Hearing. Advertised in RFE on March 7, 2002). (Public Hearing held on: March 27, 2002, April 10, 2002).

DR-0014-2002 Beecher Road & SW Corner of Beecher Crossing N. Design Review

To consider a Certificate of Appropriateness for Signage; for property located at the Corner of Beecher Road & Beecher Crossing N.; Canini & Pellecchia, Larry Canini by Columbus Sign Company, Rick Hiple, applicant.

Z-0005-2002 Beecher Crossing North/Canini & Pellecchia Zoning

To consider a zoning application to allow for a change in text for an L-CC zoning for 1.5 acres at Beecher & Beecher Crossing North; change allows for a right-in/right-out curb cut on Beecher Road; Canini & Pellecchia, by Larry Canini, applicant. (Public Hearing Advertised in RFE on March 13, 2002 and March 20, 2002). (Public Hearing held on: March 27, 2002 and April 10, 2002). (First Available Public Hearing date is May 20, 2002.)

F. UNFINISHED BUSINESS:

S-0001-2002 Olde Gahanna Design Guidelines Study

To consider the Olde Gahanna Design Guidelines dated 02/27/2002; to obtain public input for recommendation to Council for adoption of said plan.(Advertised in the RFE on 02/14/02 and 02/21/02). (Public Hearing held on 2/27/02, 3/13/02).

G. NEW BUSINESS:

FP-0001-2002 **W. of Ridenour Road/N. of McCutcheon/E. of Stygler Road** **Final Plat**

To consider a Final Plat application for 12.340 acres located W. of Ridenour Road; N. of McCutcheon Road; E. of Stygler Road; Rivers Edge; Canini & Pellecchia, Inc., by Larry Canini, applicant.

DR-0016-2002 **158 N. High Street/Lawrence Berk** **Design Review**

To consider a Certificate of Appropriateness; for property located at 158 N. High Street; by Lawrence Berk, applicant.

DR-0017-2002 **620 McCutcheon Road/Good Samaritan Church** **Design Review**

To consider a Certificate of Appropriateness for Signage; for property located at 620 McCutcheon Road; by Ken Garrett, applicant.

DR-0021-2002 **700 Taylor Road/Progressive Insurance** **Design Review**

To consider a Certificate of Appropriateness for Signage; for property located at 700 Taylor Road; Progressive Insurance by Branham Sign Co. Inc., Mary Miller, applicant.

H. COMMITTEE REPORTS:

Committee of the Whole

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

K. POLL MEMBERS FOR COMMENT.

L. ADJOURNMENT - 8:49 P.M.