



# CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

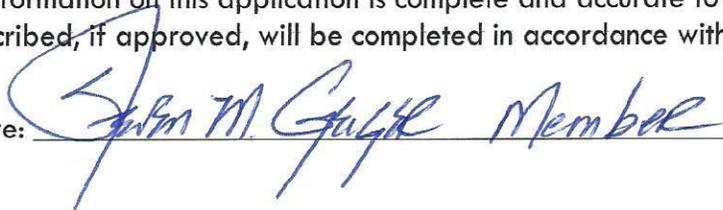
## CONDITIONAL USE APPLICATION

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: <b>1000 Bricklawn Ave</b>		Project Name/Business Name (if applicable): <b>South Park</b>	
Parcel ID No. (s) <b>025-006164-00</b>	Current Zoning: <b>OCT</b>	Total Acreage: <b>22.931</b>	
Proposed Use/Timeframe: To be allowed to retail salt and processed topsoil in addition to our current recycled concrete and asphalt.			
<b>APPLICANT INFORMATION (primary contact)</b>			
Name (please do not use a business name): <b>Steve Geiger, Member Reklamation, Llc</b>		Address: 1000 Bricklawn Ave, Po. Box 307717 Gahnna, Oh 43230	
E-Mail: <b>geigerexcavating.steve@aol.com</b>		Phone No. <b>614-778-5870</b>	
<b>ATTORNEY/AGENT INFORMATION</b>			
Name: <b>Ben Worsowicz-Lardiere McNair, Llc</b>		Address:	
E-Mail: <b>benjamin@lmcounsel.com</b>		Phone No. <b>614-534-1355</b>	
<b>ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)</b>			
Names: -Contractor: -Developer: <b>Geiger Excavating, Inc</b> -Architect:		Contact Information (phone no./email):  <b>614-373-7526</b>	
Property Owner Name: (if different from Applicant) <b>Reklamation, Llc.</b>		Contact Information (phone no./email): <b>geigerexcavating.steve@aol.com</b>	

**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:  Member

Date: 02/10/2017

INTERNAL USE ONLY

Zoning File No. \_\_\_\_\_  
PC Meeting Date: \_\_\_\_\_  
PC File No. \_\_\_\_\_

RECEIVED: \_\_\_\_\_  
DATE: \_\_\_\_\_

PAID: \_\_\_\_\_  
DATE: \_\_\_\_\_  
CHECK#: \_\_\_\_\_



# CITY OF GAHANNA

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## 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. Review Gahanna Code <a href="#">Section 1169</a> (visit <a href="http://www.municode.com">www.municode.com</a> )	✓			
	2. Pre-application conference with staff	✓			
	3. Legal description of property certified by registered surveyor (11x17" copy)				
	4. Statement of the proposed use of the property	✓			
	5. Statement of the necessity or desirability of the proposed use to the neighborhood or community	✓			
	6. Statement of the relationship of the proposed use to adjacent property and land use	✓			
	7. <b>PLOT PLAN</b> including the following: (24X36" copy of plan folded to 8.5x11" size)	✓			
	- 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				
	8. List of contiguous property owners & their mailing address	✓			
	9. Pre-printed mailing labels for all contiguous property owners	✓			
	10. Application fee (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )	✓			
	11. Application & all supporting documents submitted in digital format	✓			
	12. Application & all supporting documents submitted in hardcopy format	✓			
	13. Authorization Consent Form Complete & Notarized (see page 3)	✓			

INTERNAL USE ONLY

### 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: \_\_\_\_\_

**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 and notarized.

I, \_\_\_\_\_, the owner 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: \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO VISIT THE PROPERTY**

I, Reklamation, LLC, the owner 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: Spencer M. Gugler Member Date: 2/10/17

Subscribed and sworn to before me on this 10 day of Feb, 2017.

State of \_\_\_\_\_

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

Brittney Stewart

NOTARY



**AGREEMENT TO COMPLY AS APPROVED**

I, Reklamation, LLC, the contractor/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.

Contractor/Applicant Signature: Spencer M. Gugler Member Date: 2/10/17

Subscribed and sworn to before me on this 10 day of Feb, 2017.

State of \_\_\_\_\_

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

Brittney Stewart

NOTARY



SAVE APPLICATION

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

# EXISTING DEVELOPMENT





Rail Access Point



Topsoil Storage



Concrete Storage



Leavitt Rd Extension



Proposed Office 24'x36'



Proposed S-1 Building 60'x128'





## **Future Expansion**

Expansion of our business would eventually grow to consist of constructing storage buildings for the topsoil as well as some of the machinery at our site. Providing more screening of the outside stockpiling for the neighboring properties. And ultimately a good profitable end use for this former landfill site.

## Salt for local townships and businesses

By accessing current rail service to bring in bulk rock salt for road and driveway use we can supply local townships and businesses with a much needed commodity for the area at a reduced cost.



- **Bulk Rock Salt**
- Bulk ASTM-grade highway salt
- Rock salt is a standard, economical chemical for deicing roadways and sidewalks. As with all Central Salt deicing salts, our bulk highway salts meet the industry-standard ASTM specification.
- Rock salt - sodium chloride, or NaCl - has remained an industry standard due to its ability to melt ice at temperatures down to its eutectic point of  $-6^{\circ}\text{F}$  ( $-21^{\circ}\text{C}$ ). And because the most important variable of a deicer's effectiveness is not air temperature but pavement temperature, rock salt continues to be an effective [deicer](#) in many US locations through most of the winter season.
- Our bulk highway salt is mined and transported directly to our customers or stored at depots strategically located near snow-belt metropolitan markets for quick delivery. Depots are located in Lyons, KS; Sioux City, IA; Davenport, IA; Peru, IL; Chicago, IL; Dayton, OH; Cincinnati, OH; Louisville, KY; St. Louis, MO; Aurora, IN; Port Newark, NJ; and Pittsburgh, PA.
- Need more on Central Salt's ASTM highway grade rock salt? See the [product brochure](#) or [spec sheet](#). Looking for other [deicers](#) or information on [dust control](#)? Review our other high-performing [Products](#).

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## APPLICATION STAFF COMMENTS

**DUE: Wednesdays - 10 AM**

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:  
T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 1000 Bricklawn Avenue

**Project Name/Business Name:** 1000 Bricklawn Avenue

SUBMITTED BY:

Name: Kenneth W. Fultz Title: Chief Building Official

Department: Public Service & Engineering

Comments:

Building permits will be required for each structure.

Plumbing fixtures will be required for each structure as per OBC 2902.1.

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**Project/Property Address or Location:** 1000 Bricklawn Avenue

**Project Name/Business Name:** 1000 Bricklawn Avenue

SUBMITTED BY:

**Name:** Michael Blackford **Title:** Deputy Director

**Department:** Planning and Development

It is unclear from the submitted application materials what the ultimate plan of development is. The Conditional Use application appears to indicate that buildings are a part of the request, but then state they are future expansion. If so, then a Final Development Plan and Design Review application should be submitted and evaluated with this request. If the buildings are not part of this request, then they should be removed from the site plan in order to provide clarity of what the immediate request is. Additionally, the site plan has several other items symbols that are used but not addressed.

Since the request is for outside storage without a time limitation, the screening standards of 1155.07(c) apply. No application materials have been submitted that address these requirements.

(c) *Screening.*

- (1) *Screening from ROW and adjacent properties* - Any outdoor storage of materials shall be screened from view from the public right of way or adjacent properties by the use of a wall, fence, mounding, plant materials or combination thereof.
- (2) *Screening Requirements* - The combined height of all screening materials shall be adequate to fully screen the materials being stored. In no case shall the height of combined screening be less than a minimum of six feet in height and the maximum height of combined screening shall not exceed 10 feet.
  - A. The maximum height of walls and fence structures shall not exceed 10 feet.
  - B. Landscaping used as screening shall have a minimum of 80 percent opacity during all seasons.

At this point, Planning and Development staff is unable to determine what the immediate request is for and needs further clarification in order to properly assess and comment on.



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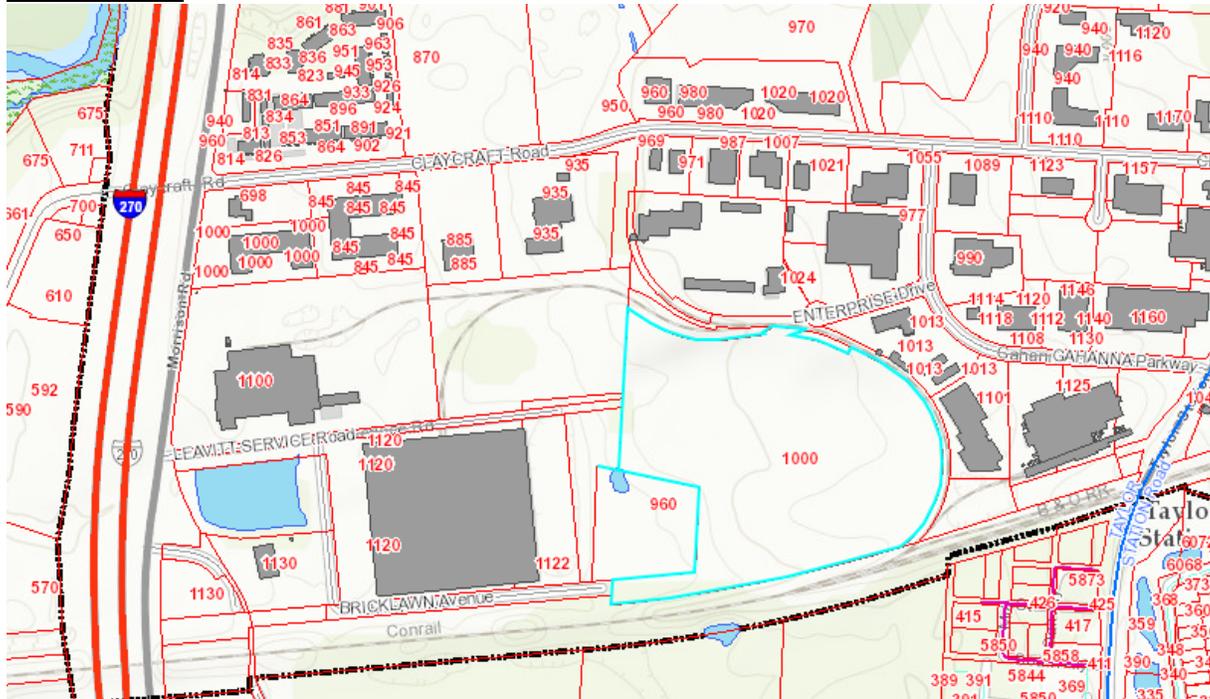
200 S. Hamilton Road  
Gahanna, Ohio 43230  
Zoning Division: 614-342-4025  
zoning@gahanna.gov

## Site Plan

-  Rail Access Point
-  Topsoil Storage
-  Concrete Storage
-  Leavitt Rd Extension
-  Proposed Office 24'x36'
-  Proposed S-1 Building 60'x128'



## Location Map



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**Project/Property Address or Location:** 1000 Bricklawn Ave.

**Project Name/Business Name:** Reclamation

SUBMITTED BY:

Name: JEFFREY B. SPENCE Title: DEPUTY CHIEF OF POLICE

Department: GPD

The Division of Police does not have any comments on this request.



# CITY OF GAHANNA

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200 S. Hamilton Road  
Gahanna, Ohio 43230  
Zoning Division: 614-342-4025  
zoning@gahanna.gov

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**Project/Property Address or Location:** 1000 BRICKLAWN

**Project Name/Business Name:** \_\_\_\_\_

SUBMITTED BY:

Name: STEVE WELSH Title: FIRE MARSHAL

Department: MIFFLIN TWP DIVISION OF FIRE

PROPERTY HAS ADEQUATE ACCESS FOR FIRE APPARATUS AND WATER SUPPLY IS AVAILABLE AT THE ENTRANCE TO THE PROPERTY FROM BRICKLAWN. NO COMBUSTIBLE STRUCTURES ARE PART OF THIS PHASE. FIRE DIVISION HAS NO ISSUES WITH THE PROJECT

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**Project/Property Address or Location:** 1000 Bricklawn

**Project Name/Business Name:** Reklamation

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

1. The application includes a site plan showing proposed buildings and roadway extensions. If these are part of the application, a final development plan shall be submitted for review and consideration by Planning Commission.
2. Site access shall be via Bricklawn Avenue until such time an access point is created from Leavitt Service Road.
3. Site shall comply will City Stormwater Management and Erosion Control requirements.

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T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 1000 Bricklawn Ave.

**Project Name/Business Name:** Reklamation Conditional Use and Variance

SUBMITTED BY:

Name: Bonnie Title: P & ZA

Department: Service

The applicant seeks approval for a Conditional Use to stockpile and sell salt and topsoil in addition to the other approved materials from the most recent Conditional Use approval in 2014. A variance request has been made to allow the height of all stockpiled materials to be 25' in height. Current code permits outdoor storage to be no greater than 10' in height.

Although roads and a future building have been shown, they are not a part of these applications, and will require a Final Development Plan and a Certificate of Appropriateness at the time of formal submission.