

SWP APPLICATIONS

Check application for completeness of documents ✓

Look for original deeds ✓

Enter into Legistar (Make sure numbering is correct) ✓

Set up File (Grey) (Site Address/Business Name) ✓

AFTER PLANNING COMMISSION ACTION ON SWP APPLICATION

Findings of Fact to Applicant ✓

Put copy of Minutes and Power point from meeting in file ✓

Put all items in file in chronological order ✓

Give File to Isobel so deeds can be signed and approved ✓

Put Checkmark on front of file then put away

DESCRIPTION OF 36.034 ACRES
FROM LANDS OWNED BY
ANDRE M. BUCKLES
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

Situate in Lot Number 6, of the David Taylor Subdivision, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, City of Gahanna, County of Franklin, State of Ohio, and being a 36.034 acre tract of land, all out of the remainder of that 220.064 acre tract of land owned by Andre M. Buckles, of record in Deed Volume 3700, Page 120, said 36.034 acre tract being more particularly described as follows:

The **Point of Reference** being a P.K. nail set in the top of a concrete curb, being located at the intersection of the easterly Right of Way line of Hamilton Road, with the northerly Right of Way of Morrison Road, and being located at Station 19+40.00, 120.00 feet right of the Centerline of Hamilton Road as depicted upon the ODOT Centerline Survey Plat FRA-270-28.30 N, FRA-317-16.67, recorded in Plat Book 50, Page 32, and being an easterly line of a 34.364 acre tract of land owned by the State of Ohio, of record in Deed Volume 3255, Page 559 which encompasses a portion of the Right of Way of said Hamilton Road and Interstate 270, and being at the northerly tip of a 3.057 acre tract of land owned by The City of Gahanna, of record in Official Record Volume 13363 E07; Thence from said **Point of Reference** South 56°06'07" East, along a northerly line of said 3.057 acre tract, being the westerly perimeter of the remainder of said Buckles tract, a distance of 120.93 feet to an iron pin set; Thence South 19°28'35" East, along an easterly line of said 3.057 acre tract, being the westerly perimeter of the remainder of said Buckles tract, a distance of 31.67 feet to an iron pin set and being the **True Place of Beginning** of the herein described 36.034 acre tract;

Thence 466.12 feet along the arc of a curve to the left, having a radius of 1060.00 feet, a central angle of 25°11'41", the chord of which bears North 74°05'31" East, a chord distance of 462.37 feet to an iron pin set at a point of reverse curvature;

Thence 758.40 feet along the arc of a curve to the right, having a radius of 1440.00 feet, a central angle of 30°10'33", the chord of which bears North 76°34'56" East, a chord distance of 749.66 feet to an iron pin set;

Thence South 01°40'13" West, being radial to the previous curve, a distance of 20.00 feet to an iron pin set;

Thence 66.27 feet along the arc of a curve to the right, having a radius of 1420.00 feet, a central angle of 2°40'26", the chord of which bears South 86°59'34" East, a chord distance of 66.26 feet to an iron pin set;

Thence North 04°20'39" East, being radial to the previous curve, a distance of 20.00 feet to an iron pin set;

Thence 113.04 feet along the arc of a curve to the right, having a radius of 1440.00 feet, a central angle of 4°29'51", the chord of which bears South 83°24'26" East, a chord distance of 113.01 feet to an iron pin set;

Thence South 49°24'56" East, a distance of 929.67 feet to an iron pin set in the southerly perimeter of the remainder of said Buckles tract, being a northerly line of a 19.808 acre tract of land owned by the City of Gahanna, of record in Deed Book 3672, page 441;

Thence South 88°52'20" West, along the southerly perimeter of the remainder of said Buckles tract, being a northerly line of said 19.808 acre tract, a distance of 88.46 feet to an iron pin found;

Thence South $03^{\circ}16'42''$ West, along the southerly perimeter of the remainder of said Buckles tract, being a westerly line of said 19.808 acre tract, a distance of 429.00 feet to a point in the general center of Big Walnut Creek, being the southwest corner of said 19.808 acre tract, and being in the northerly perimeter of a 91.119 acre tract of land owned by the City of Columbus, of record in Deed Book 1685, Page 464;

Thence the following seven courses along the southerly perimeter of the remainder of said Buckles tract, being the northerly perimeter of said 91.119 acre tract, North $88^{\circ}09'06''$ West, a distance of 161.50 feet to a point;

Thence North $89^{\circ}05'58''$ West, a distance of 400.12 feet to a point;

Thence North $87^{\circ}41'18''$ West, a distance of 314.12 feet to a point;

Thence South $85^{\circ}16'02''$ West, a distance of 203.96 feet to a point;

Thence North $73^{\circ}29'38''$ West, a distance of 406.08 feet to a point;

Thence North $80^{\circ}24'18''$ West, a distance of 98.10 feet to a point;

Thence North $72^{\circ}38'10''$ West, a distance of 205.12 feet to a point at the southeasterly corner of said 3.057 acre tract owned by the City of Gahanna;

Thence the following four courses along the southerly perimeter of the remainder of said Buckles tract, being the easterly perimeter of said 3.057 acre tract North $18^{\circ}33'38''$ East, a distance of 116.96 feet to an iron pin set;

Thence 325.69 feet along the arc of a curve to the right, having a radius of 260.00 feet, a central angle of $71^{\circ}46'21''$, the chord of which bears North $35^{\circ}33'16''$ West, a chord distance of 304.81 feet to an iron pin set at a point of tangency;

Thence North $01^{\circ}52'48''$ East, a distance of 56.76 feet to an iron pin set;

Thence North $19^{\circ}28'35''$ West, a distance of 142.97 feet to said True Place of Beginning and containing 36.034 acres of land.

For the purpose of this description, a bearing of North $04^{\circ}09'11''$ East was used on an easterly line of that 34.364 acre tract of land owned by the State of Ohio, of record in Deed Volume 3255, Page 559, on file in the Office of the Recorder, Franklin County, Ohio. Said line being the easterly Right of Way line of Hamilton Road, as delineated upon the Ohio Department of Transportation "Centerline Survey Plat" FRA-270-28.30 N, FRA-317-16.67, recorded in Plat Book 50, Page 32, on file in the Office of the Recorder, Franklin County, Ohio.



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors

John W. Evers P.S. 7869
John W. Evers 12-14-2009

DESCRIPTION OF 7.369 ACRES
FROM LANDS OWNED BY
ANDRE M. BUCKLES
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

Situate in Lot Number 6, of the David Taylor Subdivision, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, City of Gahanna, County of Franklin, State of Ohio, and being a 7.369 acre tract of land, all out of the remainder of that 220.064 acre tract of land owned by Andre M. Buckles, of record in Deed Volume 3700, Page 120, said 7.369 acre tract being more particularly described as follows:

The **True Place of Beginning** being a P.K. nail set in the top of a concrete curb, being located at the intersection of the easterly Right of Way line of Hamilton Road, with the northerly Right of Way of Morrison Road, and being located at Station 19+40.00, 120.00 feet right of the Centerline of Hamilton Road as depicted upon the ODOT Centerline Survey Plat FRA-270-28.30 N, FRA-317-16.67, recorded in Plat Book 50, Page 32, and being an easterly line of a 34.364 acre tract of land owned by the State of Ohio, of record in Deed Volume 3255, Page 559 which encompasses a portion of the Right of Way of said Hamilton Road and Interstate 270, and being at the northerly tip of a 3.057 acre tract of land owned by The City of Gahanna, of record in Official Record Volume 13363 E07;

Thence North 04°09'11" East, along the perimeter of said 34.364 acre tract, being the Limited Access Right of Way of Hamilton Road, and the westerly line of the remainder of said Buckles tract, a distance of 22.22 feet to an iron pin set;

Thence into the remainder of said Buckles tract 515.80 feet along the arc of a curve to the left, having a radius of 940.00 feet, a central angle of 31°26'22", the chord of which bears North 77°12'51" East, a chord distance of 509.35 feet to an iron pin set at a point of reverse curvature;

Thence 832.00 feet along the arc of a curve to the right, having a radius of 1560.00 feet, a central angle of 30°33'28", the chord of which bears North 76°46'24" East, a chord distance of 822.17 feet to an iron pin set;

Thence North 02°03'08" East, a distance of 20.00 feet to an iron pin set;

Thence 84.27 feet along the arc of a curve to the right, having a radius of 1580.00 feet, a central angle of 3°03'21", the chord of which bears South 86°25'12" East, a chord distance of 84.26 feet to an iron pin set;

Thence South 05°06'29" West, a distance of 20.00 feet to an iron pin set;

Thence 280.80 feet along the arc of a curve to the right, having a radius of 1560.00 feet, a central angle of 10°18'47", the chord of which bears South 79°44'08" East, a chord distance of 280.42 feet to an iron pin set at a point of reverse curvature;

Thence 956.64 feet along the arc of a curve to the left, having a radius of 1157.34 feet, a central angle of 47°21'35", the chord of which bears North 81°44'29" East, a chord distance of 929.64 feet to an iron pin set at a point of tangency;

Thence North 58°03'41" East, a distance of 2.74 feet to an iron pin set in an easterly line of the remainder of said Buckles tract, being the westerly line of said 34.364 acre tract of land owned by the State of Ohio, of record in Deed Volume 3255, Page 559, said line being a portion of the Limited Access Right of Way of Interstate Route 270, and being referenced by an iron pin found in said Limited Access Right of Way which bears North 31°35'29" West, at a distance of 289.94 feet;

Thence South 31°35'29" East, along an easterly line of the remainder of said Buckles tract, being the westerly line of said 34.364 acre tract, a distance of 120.00 feet to an iron pin set, and being referenced by an iron pin found in said Limited Access Right of Way which bears South 31°35'29" East, at a distance of 153.10 feet;

Thence South 58°03'41" West, into said Buckles tract, a distance of 2.01 feet to an iron pin set at a point of curvature;

Thence 1055.83 feet along the arc of a curve to the right, having a radius of 1277.34 feet, a central angle of 47°21'35", the chord of which bears South 81°44'29" West, a chord distance of 1026.03 feet to an iron pin set at a point of reverse curvature;

Thence 278.40 feet along the arc of a curve to the left, having a radius of 1440.00 feet, a central angle of 11°04'38", the chord of which bears North 80°07'03" West, a chord distance of 277.96 feet to an iron pin set;

Thence South 04°20'39" West, a distance of 20.00 feet to an iron pin set;

Thence 66.27 feet along the arc of a curve to the left, having a radius of 1420.00 feet, a central angle of 2°40'26", the chord of which bears North 86°59'34" West, a chord distance of 66.26 feet to an iron pin set;

Thence North 01°40'13" East, a distance of 20.00 feet to an iron pin set;

Thence 758.40 feet along the arc of a curve to the left, having a radius of 1440.00 feet, a central angle of 30°10'33", the chord of which bears South 76°34'56" West, a chord distance of 749.66 feet to an iron pin set at a point of reverse curvature;

Thence 466.12 feet along the arc of a curve to the right, having a radius of 1060.00 feet, a central angle of 25°11'41", the chord of which bears South 74°05'31" West, a chord distance of 462.37 feet to an iron pin set in a westerly line of the remainder of said Buckles tract, being an easterly line of a 3.057 acre tract of land owned by The City of Gahanna, of record in Official Record Volume 13363 E07, being the Right of Way of that portion of Morrison Road included in the improvements of Hamilton Road and Interstate 270;

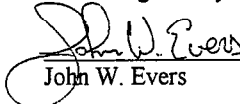
Thence North 19°28'35" West, along a westerly line of the remainder of said Buckles tract, being the easterly perimeter of said 3.057 acre tract, a distance of 31.67 feet to an iron pin set;

Thence North 56°06'07" West, along a westerly line of the remainder of said Buckles tract, being the easterly perimeter of said 3.057 acre tract, a distance of 120.93 feet to said True Place of Beginning and containing 7.369 acres of land.

For the purpose of this description, a bearing of North 04°09'11" East was used on an easterly line of that 34.364 acre tract of land owned by the State of Ohio, of record in Deed Volume 3255, Page 559, on file in the Office of the Recorder, Franklin County, Ohio. Said line being the easterly Right of Way line of Hamilton Road, as delineated upon the Ohio Department of Transportation "Centerline Survey Plat" FRA-270-28.30 N, FRA-317-16.67, recorded in Plat Book 50, Page 32, on file in the Office of the Recorder, Franklin County, Ohio.



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors

 P.S. 7869
John W. Evers 12-14-2009

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT: Andre M. Buckles, married, Grantor herein, as a donation under Ohio Revised Code Section 5501.33 and pursuant to the terms of a Contribution Agreement between Grantor and Grantee herein dated March 26, 2010 (the "Contribution Agreement"), does hereby grant, convey, release, and forever Quit Claim to the City of Gahanna, an Ohio municipal corporation, the Grantee herein, all right, title and interest in fee simple in the following described real estate:

A PORTION OF PARCEL: 025-003905-00; 7.369 ACRE TRACT FOR ROAD RIGHT-OF-WAY PURPOSES

FRA- TECH CENTER DRIVE

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Prior Instrument Reference: Vol. 3700, Page 120, Franklin County Recorder's Office.

To have and to hold said property unto Grantee, except (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable.

The property conveyed herein is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair and/or maintenance of a public road.

Pursuant to the terms of the Contribution Agreement, in the event that Grantee decides not to use the property conveyed herein for the above-stated purpose or does not complete the construction of a public road and open the road to public use on or before the date required under the Contribution Agreement, Grantor may repurchase the property for the sum of Ten Dollars (\$10.00).

In addition, Grantee agrees that it shall not transfer the property or any portion thereof to a third party except a successor entity which is either a political subdivision of the State of Ohio or an organization otherwise described in Section 170(c) of the United States Internal Revenue Code as being eligible to receive a charitable contribution.

The interest in real property being donated herein is being acquired prior to adoption of an environmental document prepared by Grantee for this highway project, and as a result, the following rights shall apply: (A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969", 83 Stat. 852, 42 U.S.C.A. 4321 et seq. as amended. (B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including a decision relative to the need to construct the project or selection of its specific location. (C) The donated interest shall revert to Grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

Pamela K. Buckles, the spouse of Andre M. Buckles, hereby relinquishes to Grantee, its successors and assigns, all rights and expectancies of Dower in the above described premises.

IN WITNESS WHEREOF Andre M. Buckles, Married, and Pamela K. Buckles, Wife, have hereunto set their hands on the ____ day of _____, 2010.

Andre M. Buckles, Married

Pamela K. Buckles, Wife

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on the _____ day of _____, 2010 before me the subscriber, a Notary Public in and for said state and county, personally came the above named Andre M. Buckles, Married, and Pamela K. Buckles, Wife, who signed or acknowledged the signing of the foregoing instrument to be their voluntary acts and deeds.

IN TESTIMONY WHEREOF, I have hereunder subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

QUIT CLAIM DEED

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A PORTION OF PARCEL: 025-003905-00; 36.034 ACRE TRACT FOR PARKLAND
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF

Prior Instrument Reference: Vol. 3700, Page 120, Franklin County Recorder's Office.

To have and to hold said property unto Grantee, except (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable.

The property conveyed herein is being acquired by Grantee for a public purpose, namely the establishment, construction and operation of the property for Parkland purposes.

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on the _____ day of _____, 2010, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Andrew M. Buckles, Married, and Pamela K. Buckles, Wife, who signed or acknowledged the signing of the foregoing instrument to be their voluntary acts and deeds.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC
My Commission expires:

QUIT CLAIM DEED

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FRA- TECH CENTER DRIVE

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Pursuant to the terms of the Contribution Agreement, in the event that Grantee decides not to use the property conveyed herein for the above-stated purpose or does not complete the construction of a public road and open the road to public use on or before the date required under the Contribution Agreement, Grantor may repurchase the property for the sum of Ten Dollars (\$10.00).

In addition, Grantee agrees that it shall not transfer the property or any portion thereof to a third party except a successor entity which is either a political subdivision of the State of Ohio or an organization otherwise described in Section 170(c) of the United States Internal Revenue Code as being eligible to receive a charitable contribution.

The interest in real property being donated herein is being acquired prior to adoption of an environmental document prepared by Grantee for this highway project, and as a result, the following rights shall apply: (A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969", 83 Stat. 852, 42 U.S.C.A. 4321 et seq. as amended. (B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including a decision relative to the need to construct the project or selection of its specific location. (C) The donated interest shall revert to Grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

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Andre M. Buckles, Married

Pamela K. Buckles, Wife

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on the _____ day of _____, 2010 before me the subscriber, a Notary Public in and for said state and county, personally came the above named Andre M. Buckles, Married, and Pamela K. Buckles, Wife, who signed or acknowledged the signing of the foregoing instrument to be their voluntary acts and deeds.

IN TESTIMONY WHEREOF, I have hereunder subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

QUIT CLAIM DEED

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STATE OF _____)
) ss.
COUNTY OF _____)

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IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC
My Commission expires:

outfields; league has their own equipment for the fields which is being stored in our Service facility; this building would allow them to move their equipment to the park. Westwood asked how far the Service facility is from the park. Euton stated it is 3 to 4 miles from the park. Westwood asked Mr. Kobel how many people signed the petition and how many of those people are living there now. Mr. Kobel stated 38 people signed it in 2002, but some of the people have changed; however the building hasn't changed and it was deemed unacceptable in 2002; not sure what makes it acceptable now; neighbors feel this is too big. Westwood asked how far Mr. Kobel's property was from the building. Mr. Kobel stated he went out and looked to see what he would be able to see; can see basketball courts from back porch; not sure how far it is; also think it would be important for this Commission to communicate with the neighbors about the phases; we are not getting a full impact of what is being planned; needs to be played out in writing; nobody has ever complained about the little buildings, we are complaining about the big building. Westwood asked if the dotted areas on the floor plan were for shelving. Euton stated that it is; everything is stored by age group; very organized. Rosan asked about a covered area that was mentioned in a preliminary meeting. Euton stated that since then the league has worked with architects and addressed it by phase one and phase two. Rosan asked for a copy of what was provided previously so we can have a fresh understanding of what is now being proposed. King clarified that the only thing before the Commission is Phase 1; any additional phases would have to come back for approval.

RECOMMENDATION: To be heard in workshop at 6:15 on May 12, 2010 prior to Regular Meeting

Postponed to Date Certain to Planning Commission

DR-0005-2010

To consider a Certificate of Appropriateness for Site Plan, Landscaping and Building Design for property located at 1201 Cherrybottom Rd., (Academy Park); City of Gahanna, applicant.

See above discussion.

Postponed to Date Certain to Planning Commission

SWP-0001-2010

To consider A Subdivision Without Plat to allow for the split of a 36.034 acre parcel and a 7.369 acre parcel for the purchase of property for road and parkland; property located at 940 S. Hamilton Road; City of Gahanna, Karl Wetherholt; applicant.

Wetherholt stated this is a request for a lot split from the existing Buckles Tract between Hamilton Road and I-270; provides the land for the Tech Center Drive extension; trying to get that ready; dedicates to the City 36 acres of parkland in flood plain area; this is property dedication for Tech Center Drive; required to be done in order to meet federal highway requirements and ODOT requirements so project can be completed; it can be put into construction this time next year.

A motion was made by Price, seconded by Shepherd, that this matter be Approved. The motion carried by the following vote:

Absent 1 Thom

Yes 6 Penn, Chair Andrews, Price, Rosan, Shepherd and Westwood

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

DR-0006-2010

To consider a Certificate of Appropriateness for Site Plan and Building Design for property located at 210-258 Granville Street; Leatherbuck, LLC, James Riley, applicant.

Huffman said this application is as stated by Chair; properties located on Granville just west of Hamilton Road; it does consist of 3 buildings running east to west; Community Commercial zoning; do get into Olde Gahanna to the west; showed existing buildings as they are today; part of the application has to do with parking removal of this drive lane and extending parking; parking left to picture; next couple of slides are existing with what is being proposed.

James Riley 858 City Park Avenue; Columbus, OH stated his client purchased this property which includes Coaches; gave me a photo of a building on Sawmill Road and asked me to make it look like this; will be using cultured stone; taking off blue mansard; replacing with field stone and brick and increasing height; making signage more sophisticated with channel letters; found out that the stone is cheaper than the brick so we will be decreasing the brick and increasing the stone; materials will be opposite of what is shown. Shepherd asked what part of that would be on Coaches. Riley stated we are replacing the stucco with stone. Riley reviewed the materials with the Commission.

Shepherd asked what type of awnings would be used; see the colors but don't see any details. Riley stated they would be sloped down; showed the Commission a photo of what they would look like. Shepherd asked about a light that was installed that is shining out toward the street; put up by the tavern. Riley stated there is one on each corner of the building. Shepherd stated we have certain guidelines for lighting; looks like someone just put them up and they were never approved. Rosan asked about a landscaping plan for Granville Street; did Development look at that plan to make it more consistent. Huffman stated he believed that plan stopped at Shull Avenue, but he would confirm. Riley stated they have taken out some of the old trees and replaced them with new ones; drive thru pavement has been removed and resodded. Rosan said there are already some positive improvements; other question is has a parking analysis been done; what is the parking that is necessary for these buildings with the idea whether or not to remove some of the parking right on Granville Street with parking in the rear; part of the problem with parking close to Granville is there is not a lot of land; adding parking to rear; maybe could accomplish something. Huffman stated we did speak with applicant about expanding patio; not sure if that parking scenario was ever discussed; in regard to parking along Granville Street are you asking to take out parking and have it sodded. Rosan stated in front of the building and to right; there appears to be a lot of parking in the rear of the building; not sure whether or not there is adequate parking; maybe something can be done. Huffman stated we can do parking calculations; do believe that what we will find if this end cap would be a restaurant use that parking would be below the requirements; we will study that. Andrews asked for clarification on what changes would be to Coaches. Riley stated we will be applying stone; Coaches is working to make a 3 season covered enclosed patio; we will interface our stone work with what they are doing; that is not part of this application. Huffman stated that the owner of Coaches would have to come forward if they chose to do something like that. Shepherd asked if they were working on the patio now. Riley stated he did not get the impression it was that quick; we will give them plenty of room to complete their project. Shepherd clarified that they would have to come back. Shepherd asked Wetherholt if the drive between the west building and Coaches would be better served as a right in right out only; put signage there. Wetherholt stated it would be better; it fits the typical access management plan. Riley stated they would be supportive of that idea; no reason to have anybody coming out and going left; think that would improve traffic flow. Shepherd asked about pine trees behind Coaches. Riley stated they will either be removed or trimmed. Rosan asked applicant to bring any landscaping plans for the site to the next meeting; start looking at the City's Vision plan. Huffman stated that the Olde Gahanna Vision Plan does incorporate this area but it doesn't address landscaping. Shepherd asked to see what the awnings will look like on the elevations.

RECOMMENDATION: To be discussed in Workshop on Wednesday, May 5, 2010 at 6:30 p.m.

Postponed to Date Certain to Planning Commission

H. COMMITTEE REPORTS:

Olde Gahanna Visioning Committee

Huffman stated the consultant is working on the codified aspects of it; the written part in the Code takes awhile to assemble.

Hamilton Road Corridor Committee

Westwood stated the open house last Thursday had a good turnout. Huffman stated 62 people signed in but it is thought that attendance was higher than what signed in.

I. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

No report.

Chair.

No report.

J. CORRESPONDENCE AND ACTIONS.

There were none.

K. POLL MEMBERS FOR COMMENT.

There were no comments.

L. ADJOURNMENT.

Adjourned at 8:19 p.m.; Motion by Westwood.

M. POSTPONED APPLICATIONS:

Stacey Bashore
Deputy Clerk of Council

*APPROVED by the Planning Commission, this
day of 2010.*

David K. Andrews
Chair

FINDING OF FACT

City of Gahanna
ATTN: Karl Wetherholt
200 S. Hamilton Road
Gahanna, OH 43230

Gahanna Planning Commission met on Wednesday, April 28, 2010 with members Andrews, Rosan, Price, Penn, Shepherd, and Westwood present, to consider along with other business:

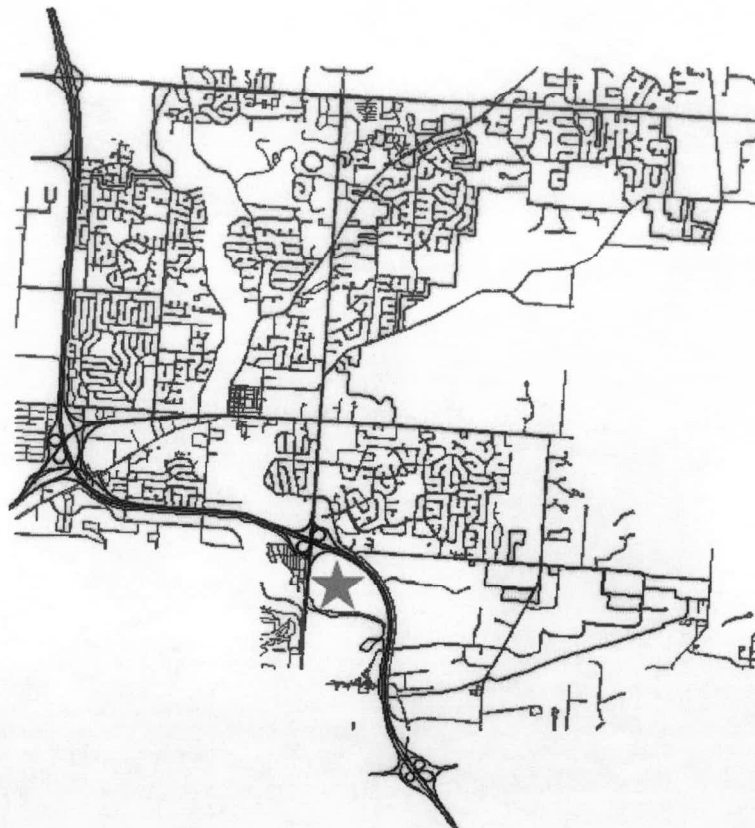
SWP-0001-2010 To consider a Subdivision without Plat to allow for the split of a 36.034 acre parcel and a 7.369 acre parcel for the purchase of property for road and parkland; property located at 940 S. Hamilton Road; City of Gahanna, Karl Wetherholt; applicant.

Subdivision without Plat application: **APPROVED**

This Finding of Fact is certified, this 6th day of May, 2010.

Stacey L. Bashore
Deputy Clerk of Council

SWP-0001-2010
940 S Hamilton Road
City of Gahanna



Application: SWP-0001-2010

Address: 940 S Hamilton Road

Name: City of Gahanna



14,000

Feet

NOTE: This map is a resource to be used for general information purposes only. The City of Gahanna shall assume no liability for any errors, omissions, or inaccuracies in the information provided.

City of Gahanna, Ohio

200 South Hamilton Road, Gahanna, Ohio 43230



Application: SWP-0001-2010

Address: 940 S Hamilton Road

Name: City of Gahanna



2,000 Feet

NOTE: This map is a resource to be used for general information purposes only. The City of Gahanna shall assume no liability for any errors, omissions, or inaccuracies in the information provided.

City of Gahanna, Ohio

200 South Hamilton Road, Gahanna, Ohio 43230



Application: SWP-0001-2010

Address: 940 S Hamilton Road

Name: City of Gahanna



NOTE: This map is a resource to be used for general information purposes only. The City of Gahanna shall assume no liability for any errors, omissions, or inaccuracies in the information provided.

City of Gahanna, Ohio

200 South Hamilton Road, Gahanna, Ohio 43230



City of Gahanna

Master

200 South Hamilton Road
Gahanna, Ohio 43230

File Number: SWP-0001-2010

File Number: SWP-0001-2010	File Type: Subdivisions Without Plat	Status: New Business
Version: 1	Reference:	Controlling Body: Planning Commission
File Name: 940 S. Hamilton Road/City of Gahanna		Introduced: 4/28/2010
Requester:	Cost:	Final Action:

Title: To consider A Subdivision Without Plat to allow for the split of a 36.034 acre parcel and a 7.369 acre parcel for the purchase of property for road and parkland; property located at 940 S. Hamilton Road; City of Gahanna, Karl Wetherholt; applicant.

Sponsors:

Notes:

Indexes: PC - SUBDIVISIONS WITHOUT PLAT

Attachments:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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10040005
File No. SWP-1-2010
Date Received: 4/2/10
Scheduled Public Hearing Date: 4/28/10

Fee: -0-
Initials: BS
Check or Receipt No. N/C

APPLICATION FOR SUBDIVISION WITHOUT PLAT
CITY OF GAHANNA PLANNING COMMISSION

*Applicant's Name: City of Gahanna - Karl Wetherholt
Address: 200 S Hamilton Road
Company: _____ Phone: 342 4050
Fax: _____

Status: _____ Land Owner _____ Option Holder ☒ Cont. Purchaser _____ Agent

Property Location: 940 S Hamilton Road

Parcel ID#: 025-003905

Reason for Request: Purchase of Property for Road and Park

Current Zoning: SCPD Total Acreage of Proposed Parcel: ~~119.7~~ 36.034 and 7.369
Landowner: Andre Buckles Phone: Not available

Address: 65 S Fifth St Columbus OH 43215

Applicant's Signature Karl Wetherholt Date 4/2/10

Submission Requirements

1. 10 copies (if being submitted to Planning Commission) of a Legal Description of the property certified by registered surveyor. Only 2 copies are necessary if to be approved administratively.
2. 2 copies of deeds to be stamped.
3. Application Fee of \$75 for residential, \$150 for all other districts.
4. Reduced drawing to 8 1/2 x 11 inch size.

To be approved by: ☒ Planning Commission (buildable lot) _____ Administratively

In accordance with Section 1106 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this Lot Split as stated above has been approved.

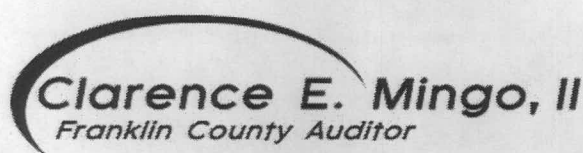
Planning & Zoning Administrator _____ Date _____

Director of Public Service _____ Date _____

City Engineer _____ Date _____

*Note: All correspondence will be to applicant above unless otherwise stated.

Revised February 2009



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Summary

Parcel Info

Summary
 Parcel ID: **025-003905-00**
 Map Routing Number: **025-0039D -001-00**
 Owner: **BUCKLES ANDRE M**
 Location: **00000 PIZZURRO PARK DR**



Property Profile

[Land](#)
[Building](#)
[Improvements](#)
[MAP\(GIS\)](#)
[Sketch](#)
[Photo](#)
[Transfer History](#)
[Area Sales Activity](#)
[Area Rentals](#)
[Tax/Payment Info](#)
[Levy Info](#)
[Tax Distribution](#)
[Rental Contact](#)
[Tax Estimator](#)
[Property Reports](#)

[Area Sex Offender Inquiry](#)

Owner Information	
Owner	BUCKLES ANDRE M 132 PRESTON RD COLUMBUS OH 43209 If the address above is incorrect - Click Here
Tax Bill Mailing Info	BUCKLES ANDRE M 65 S 5TH ST COLUMBUS OH 43215 To change mailing information ONLY - Click Here

Current Value		
	Market	Taxable
Land	\$1,708,800	\$598,080
Improvements	\$0	\$0
Total	\$1,708,800	\$598,080
Cauv	0	0

Legal Description	
00000 HAMILTON ROAD R16 T1 1/4T3 119.701 ACRES	

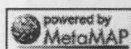
Building Data	
Card 1 has no building entries	

Most Recent Transfer	
Sale Amount	\$0
Date of Sale	06/16/2006
Conveyance Type	GW
Conveyance Number	14030
Number of Parcels	2

2009 Tax Status			
Land Use	[300] VACANT INDUSTRIAL LAND		
Tax District	[025] CITY OF GAHANNA-GAHANNA JEFFERSON		
School District	[2506] GAHANNA JEFFERSON CSD		
Neighborhood	05201		
Board of Revision	NO	CDQ	2006
Homestead Exemption	NO	Owner Occupied Reduction (2.5%)	NO
Special Assessment	NO		

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[Tax Estimator by School/District](#)



Disclaimer

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Data updated on:
 2010-04-03 06:07:39



CITY OF GAHANNA

April 5, 2010

SWP-1-2010

City of Gahanna – K. Wetherholt
940 S. Hamilton Rd

Zoning Division:

This property is known as the Buckles' Tract. This Subdivision Without Plat request is to split out the Techcenter Road extension right-of-way, as well as the park land (mostly in the flood plain) to be purchased from Andre Buckles.

Bonnie Gard
Planning & Zoning Administrator



"HERB CAPITAL OF OHIO"

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

