

City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230



Meeting Agenda

Planning Commission

Wednesday, November 06, 2002

Committee of the Whole - 6:00 P.M.

City Hall - 7:30 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: October 23, 2002**
- D. HEARING OF VISITORS - ITEMS NOT ON AGENDA - None**
- E. APPLICATIONS:**

V-0031-2002	681 Tim Tam/James & Janet Worlin	Variances
	To consider a variance application to vary section 1143.08(d) of the Gahanna Codified Ordinances to allow the construction of a fence in a No Build Zone; for property located at 681 Tim Tam Ave., James and Janet Worlin, applicants. (Public Hearing. Advertised in RFE on 10/3/02). (Public Hearing held on 10/9/02, 11/6/02).	
V-0032-2002	4115 Stygler Rd./Christine J. Messick	Variances
	To consider a variance application to vary Section 1107.01(d) - Required Improvements; to allow deletion of required sidewalks; Section 1143.08(a) - Dwelling Dimensions and Lot Coverages; to allow a front yard setback of less than 35'; Section 1167.06 - Building on Corner Lot; Setback Requirements; for property located at 4115 Stygler Rd.; by Christine J. Messick, applicant. (Public Hearing. Advertised in RFE on 10/17/02). (Public Hearing held on 10/23/02, 11/6/02, 11/20/02, 12/4/02).	
Z-0014-2002	4574 N. Hamilton Rd./Mercado Real Estate Investments	Zoning
	To consider a zoning change application for 1.8 acres located at 4574 N. Hamilton Rd.; current zoning ER-2, Estate Residential; proposed zoning of CC2, Community Commercial; Mercado Real Estate Investments, applicant. (Public Hearing. Advertised in RFE on 10/3/02 and 10/10/02). (Public Hearing Re-advertised in RFE on 10/24/02). (Public Hearing held on 10/23/02, 11/6/02, 11/20/02, 12/18/02, 01/22/03).	

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| FDP-0017-2002 | 5099 & 5171 Shagbark Rd./The Woods at Shagbark, Phase II | Final Development Plan |
| | <p>To consider an amendment to an approved final development plan (FDP-0004-2000) to allow changes to the site plan to reflect acquisition of property and deletion of other property; for property located at 5099 & 5171 Shagbark Rd.; by The Woods at Shagbark, Phase, II, Mo Dioun, applicant. (Public Hearing. Advertised in RFE on 10/17/02). (Public Hearing held on 10/23/02, 11/6/02).</p> | |
| Z-0015-2002 | 435/437/439 Johnstown Rd./Jancor Properties | Zoning |
| | <p>To consider a zoning application on 1.999 acres of property located at 435/437/439 Johnstown Rd.; current zoning is SF-3 (Residential Districts); requested zoning of AR (Multi-Family Residence Districts); Jancor Properties, by Peter J. Cordts, applicant. (Public Hearing. Advertised in RFE on 10/24/02, 10/31/02). (Public Hearing held on 11/6/02, 11/20/02).</p> | |
| FDP-0018-2002 | 275-277 W. Johnstown Rd./Countryside Electric, Inc. | Final Development Plan |
| | <p>To consider a Final Development Plan for Countryside Electric, Inc. to be located at 275-277 W. Johnstown Rd.; Glen Lehman, applicant. (Public Hearing. Advertised in RFE on 10/31/02). (Public Hearing held on 11/6/02, 11/20/02).</p> | |
| DR-0075-2002 | 275-277 W. Johnstown Rd./Countryside Electric, Inc. | Design Review |
| | <p>To consider a Certificate of Appropriateness; for property located at 275-277 W. Johnstown Rd.; by Countryside Electric, Inc., Glen Lehman, applicant.</p> | |
| V-0034-2002 | 277 N. Stygler Rd./James David Jones | Variances |
| | <p>To consider a variance application to vary Section 1145.06(a) - Yard Requirements; for property located at 277 N. Stygler Rd; to allow a 6' encroachment into the 25' front setback; by James David Jones, applicant. (Public Hearing. Advertised in RFE on 10/31/02). (Public Hearing held on 11/6/02).</p> | |
| V-0022-2002 | Old McCutcheon Rd.; East of Stygler; South of Marjoram Dr./City of Gahanna | Variances |
| | <p>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.</p> | |

2002-0058 **Recommendation to Council the Repeal of** **PC-Discussion Items**
Ord-0022-2001

To recommend to Council the repeal of ORD-0022-2001; To abandon a portion of McCutcheon Road as a public roadway with utility easements to be maintained; to declare as excess land; for 0.106 acres and 0.553 acres located on McCutcheon Road east of Stygler Road and west Olde Ridenour Road.

F. UNFINISHED BUSINESS:

DR-0049-2002 **NW Corner of Beecher & Hamilton** **Design Review**
Roads/Academy Ridge Comm. Assoc.

To consider a Certificate of Appropriateness for Signage; for property located at the entrance to the Academy Ridge Subdivision; Academy Ridge Comm. Assoc. by Coffman Stone Company, L.L.C., David A. Itkoff, applicant.

G. NEW BUSINESS:

DR-0074-2002 **630 Morrison Rd., Suite 300/Liberty Mutual** **Design Review**

To consider a Certificate of Appropriateness for Signage; for property located at 630 Morrison Rd., Suite 300; Liberty Mutual by Branham Sign Co., Inc., Mary Miller, applicant.

DR-0076-2002 **265 Lincoln Circle, Studio B/Studio Temple** **Design Review**

To consider a Certificate of Appropriateness for Signage; for property located at 265 Lincoln Circle, Studio B; Studio Temple by Sign-A-Rama, Scott Wagner, applicant.

DR-0077-2002 **403 Agler Road/Frank Duff's Auto Service** **Design Review**

To consider a Certificate of Appropriateness for Signage; for property located at 403 Agler Rd.; Frank Duff's Auto Service by Hanover Signs, Brenda Hunt, 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 - 10:00 P.M.