

City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230



Meeting Agenda Planning Commission

Wednesday, September 13, 2000

Committee of the Whole begins at 6:00 p.m.

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.

*David B. Thom, Chairman
Candace Greenblott, Vice Chairman
Cynthia G. Canter, Commission Member
Paul J. Mullin, Commission Member
Richard A. Peck, Commission Member
Phillip B. Smith, Commission Member
Jane Turley, Commission Member
Isobel L. Sherwood, Clerk*

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:

- 1) July 26, 2000
- 2) August 9, 2000
- 3) August 23, 2000

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA: None.

E. APPLICATIONS:

Z-0011-2000	4598 N. Hamilton Road/Continental Real Estate	Zoning
	To consider a zoning change application to rezone 2.5 acres currently zoned L-AR as CC-2; to rezone 1.8 acres currently zoned ER-2 as CC-2; for property located at 4598 Hamilton Road and extending to the east; to allow a retail/grocery use; Continental Real Estate by Sean Cullen, applicant.	
FDP-0014-2000	5099-5145 Morse Road/Triangle Real Estate Services	Final Development Plan
	To consider a final development plan application to allow the construction of a condominium and apartment community; pending zoning of L-AR, Limited Overlay Apartment Residential; for 32.95 acres located at 5099-5145 Morse Road; Triangle Real Estate Services by Glen Dugger, applicant. (Public Hearing. Advertised in RFE on 8/3/00).	
V-0022-2000	5099-5145 Morse Road/Triangle Real Estate Services	Variances
	To consider a variance application to vary Section 1163.02(a), Number of parking spaces; to reduce to the number of parking spaces per dwelling unit from 2 to 1.5 to maximize open space; for property located at 5099-5145 Morse Road; Triangle Real Estate Services by Glen Dugger, applicant. (Public Hearing. Advertised in RFE on 8/17/00)	

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| DR-0053-2000 | 5099-5145 Morse Road/Triangle Real Estate Services | Design Review |
| | <p>To consider a Certificate of Appropriateness for construction of a condominium and apartment community; for property located at 5099-5145 Morse Road; Triangle Real Estate Services by Glen Dugger, applicant.</p> | |
| V-0021-2000 | 175 Carpenter Road/Robert J. Hosfeld | Variances |
| | <p>To consider a variance application to vary Section 1150.03(f)(1), Front Yard Depth Requirements; for property located at 175 Carpenter Road; Robert J. Hosfeld, applicant. (Public Hearing. Advertised in RFE on 8/17/00).</p> | |
| FDP-0013-2000 | 219 N. Hamilton Road/Sussex Land Company | Final Development Plan |
| | <p>To consider a final development plan to allow construction of a medical office building for property located at 219 North Hamilton Road; current zoning CC, Community Commercial; Sussex Land Company by George Parker, applicant. (Public Hearing. 08/09/00, 08/23/00, 09/13/00, 10/11/00, 10/25/00).</p> <p><i>Applicant has requested postponement.</i></p> | |
| V-0019-2000 | 219 North Hamilton Road/Sussex Land Company | Variances |
| | <p>To consider a variance application to vary Section 1163.02(a), Number of Parking Spaces; for property located at 219 N. Hamilton Road; for construction of a medical office building; Sussex Land Company by George Parker, applicant. (Public Hearing. 08/09/00, 08/23/00, 09/13/00, 10/11/00, 10/25/00).</p> <p><i>Applicant has requested postponement.</i></p> | |
| V-0023-2000 | 961-979 E. Johnstown Road/Rocky Point Plaza, Phase 3 | Variances |
| | <p>To consider a variance application to vary Section 1165.12(a), Number of ground signs and Section 1165.12(c), Placement of ground signs; for property located at 961-979 E. Johnstown Road; known as Rocky Point Plaza Phase 3; Advance Sign Group, Inc., applicant. (Public Hearing. 9/13/00)</p> | |
| DR-0056-2000 | 961-979 E. Johnstown Road/Rocky Point Plaza Phase 3 | Design Review |
| | <p>To consider a Certificate of Appropriateness for Signage; for property located at 961-979 E. Johnstown Road; Rocky Point Plaza by Advance Sign Group, Inc., applicant.</p> | |

PP-0004-2000 Taylor Road/Eastgate Industrial Center Preliminary Plat

To consider a preliminary plat application for Eastgate Industrial Center, for property located on the south side of Taylor Road, east of Taylor Station Road; Pizzuti Development, applicant. (Public Hearing. Advertised in RFE on 8/24/00 & 8/31/00)

PP-0005-2000 Beecher Crossing North/Dedication Plat Preliminary Plat

To consider a preliminary plat application for Beecher Crossing North Dedication and Easement; for property located north of Beecher Road; east of Hamilton; Canini & Pellecchia, Inc., by EMH&T, applicant. (Public Hearing. Advertised in RFE on 8/24/00 & 8/31/00)

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS:

DR-0057-2000 294 S. Hamilton Road/Taco Bell Design Review

To consider a Certificate of Appropriateness for Signage; for property located at 294 S. Hamilton Road; Taco Bell, by DanNite Sign Co., applicant.

DR-0058-2000 620 Morrison Road/Nationwide Insurance Design Review

To consider a Certificate of Appropriateness for Signage; for property located at 620 Morrison Road; Nationwide Insurance by S & S Signs, applicant.

H. COMMITTEE REPORTS:

Committee of the Whole: N. Hamilton Road Widening

C.I.C.

Creekside Development Team: No Report.

Olde Gahanna Design Review Committee: No Report.

Sign Code Committee: No Report.

I. OFFICIAL REPORTS:

City Attorney: No Report.

Zoning Administrator: No Report.

City Engineer.

Director of Development: No Report..

Chair: No report.

J. CORRESPONDENCE AND ACTIONS

HOP-0005-2000

338 Highmeadow Court/William Ocheltree

**Home Occupation
Permits**

Home Occupation Permit for ABC Homes Services by William Ocheltree, 3338 Highmeadow Court; to provide personal care, homemaking services in client homes. Approved by Zoning Administrator on 8/29/00.

K. POLL MEMBERS FOR COMMENT.

L. ADJOURNMENT: 8:25 p.m - Motion by Smith..