

# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230



## Meeting Agenda Planning Commission

Wednesday, May 22, 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.*

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*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: May 8, 2002**
- D. HEARING OF VISITORS - ITEMS NOT ON AGENDA - None**
- E. APPLICATIONS:**

<b>FDP-0006-2002</b>	<b>1201 Cherrybottom Road/Academy Park</b>	<b>Final Development Plan</b>
<p>To consider a Final Development Plan for Academy Park; to allow for an addition to the Shelter House; for property located at 1201 Cherrybottom Road; by City of Gahanna, Raleigh Mitchell, applicant. (Public Hearing Advertised in RFE on 4/3/02). (Public Hearing held on 4/10/02, 4/24/02).</p>		
<b>DR-0024-2002</b>	<b>1201 Cherrybottom Road/Academy Park</b>	<b>Design Review</b>
<p>To consider a Certificate of Appropriateness; for property located at 1201 Cherrybottom Road; Academy Park by City of Gahanna, Raleigh Mitchell, applicant.</p>		
<b>V-0015-2002</b>	<b>Morse &amp; Hamilton Roads/Tumbleweed Southwest Grill (Lot D)</b>	<b>Variances</b>
<p>To consider a variance application to vary Sections 1165.10(a) - On-Premises Wall Signs; (Variance to increase wall signs on primary (Hamilton) and secondary (Giant Eagle Drive) frontage to two; Primary wall is Hamilton; secondary is Morse; 1163.02(a) - Minimum Number of Parking Spaces Required; for property located at Morse &amp; Hamilton Roads (Lot D); to allow two wall signs; to allow less than the minimum number of parking spaces; Tumbleweed Southwest Grill by Gahanna Properties, L.L.C., by Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 5/16/02). (Public Hearing held on 5/22/02, 6/12/02, 6/26/02, and 7/24/02).</p>		

**FDP-0007-2002                      4300 N. Hamilton Road/Gahanna Self Serve Car Wash                      Final Development Plan**

To consider a Final Development Plan for a self serve car wash; for property located at 4300 N. Hamilton Road; Tom Donley by Smith & Hale, applicant. (Public Hearing. Advertised in RFE on 4/18/02). (Public Hearing held on 4/24/02, 5/8/02, 5/22/02).

**DR-0026-2002                      4300 North Hamilton Road/Gahanna Self Serve Car Wash                      Design Review**

To consider a Certificate of Appropriateness; for property located at 4300 North Hamilton Road; Gahanna Car Wash, Tom Donley by Glen A. Dugger, applicant.

**FDP-0008-2002                      N. side of Claycraft Road, 1000' West of Taylor Station Road/X-F Site Development, Phase I                      Final Development Plan**

To consider a Final Development Plan for X-F Site Development, Phase I; to be located on the North side of Claycraft Road, 1000' West of Taylor Station Road; by P & L Systems, Inc., Mike Casale, applicant. (Public Hearing. Advertised in RFE on 5/2/02). (Public Hearing held on 5/8/02, 5/22/02).

**V-0013-2002                      N. Side of Claycraft Road, 1000' W. of Taylor Station Road/X-F Construction Services                      Variances**

To consider a variance application to vary Sections 1155.05(b) and 1155.05(c) - Yards Required; for property located on the North side of Claycraft Road, 1000' West of Taylor Station Road; to reduce side yard width less than 25'; to reduce depth of rear yard less than 30'; X-F Construction Services by P & L Systems, Inc., Mike Casale, applicant. (Public Hearing. Advertised in RFE on 5/2/02). (Public Hearing held on 5/8/02).

**DR-0028-2002                      1120 Claycraft Road/X-F Construction Services                      Design Review**

To consider a Certificate of Appropriateness; for property located at 1120 Claycraft Road; by P & L Systems, Inc. Mike Casale, applicant.

**Z-0007-2002                      N. Side of Taylor Road immediately East of Rice Ave./Homewood Coproration                      Zoning**

To consider a zoning application on 38.8 acres of annexed property located on the North side of Taylor Road immediately east of Rice Avenue; requested zoning of SF-3 ROD; Homewood, by J.C. Hanks, applicant.

**V-0015-2002**                      **Morse & Hamilton Roads/Tumbleweed  
Southwest Grill (Lot D)**                      **Variances**

To consider a variance application to vary Sections 1165.10(a) - On-Premises Wall Signs; (Variance to increase wall signs on primary (Hamilton) and secondary (Giant Eagle Drive) frontage to two; Primary wall is Hamilton; secondary is Morse; 1163.02(a) - Minimum Number of Parking Spaces Required; for property located at Morse & Hamilton Roads (Lot D); to allow two wall signs; to allow less than the minimum number of parking spaces; Tumbleweed Southwest Grill by Gahanna Properties, L.L.C., by Kathy Rojina, applicant. (Public Hearing. Advertised in RFE on 5/16/02). (Public Hearing held on 5/22/02, 6/12/02, 6/26/02, and 7/24/02).

**DR-0032-2002**                      **Morse & Hamilton Roads/Tumbleweed  
Southwest Grill (Lot D)**                      **Design Review**

To consider a Certificate of Appropriateness; for property located at Morse and Hamilton Roads (Lot D); Tumbleweed Southwest Grill by Gahanna Properties, L.L.C., Kathy Rojina, applicant.

**V-0016-2002**                      **Lot 66/The Greens at Clarenton, Section 1, Part 2**                      **Variances**

To consider a variance application to vary Section 1141.08(c) - Yard Requirements; for property located at 1284 Totten Drive; to reduce the required side yard minimum on the north side of lot 66 from 5.0' to 4.3' to accommodate house that was improperly surveyed by applicant; by Hoy Surveying Services, Inc., John C. Gallagher, applicant. (Public Hearing. Advertised in RFE on 5/16/02). (Public Hearing held on 5/22/02).

**F. UNFINISHED BUSINESS:**

**G. NEW BUSINESS:**

**DR-0033-2002**                      **431 Morrison Road, Suite K/Revealty**                      **Design Review**

To consider a Certificate of Appropriateness for Signage; for property located at 471 Morrison Road, Suite K; Revealty by Larry Schottenstein; Sign-A-Rama, Steve Thomson, applicant.

**DR-0034-2002**                      **133 N. Hamilton Road/Wedding Gown Specialist**                      **Design Review**

To consider a Certificate of Appropriateness for Signage; for property located at 133 N. Hamilton Road; Wedding Gown Specialist by Advanced Screen Printing, Ken & Cindi Schillig, applicants.

DR-0035-2002

110 &amp; 116 Mill Street/Brookewood Construction

Design Review

To consider a Certificate of Appropriateness; for property located at 110 & 116 Mill Street; Brookewood Construction by George Parker & Associates, George Parker, applicant.

**H. COMMITTEE REPORTS:****Committee of the Whole****Gahanna Jefferson Joint Committee - Canter.****Creekside Development Team - Greenblott.****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 9:05 P.M.**