



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Agenda Planning Commission

Donald R. Shepherd, Chair
Bobbie Burba, Vice Chair
David K. Andrews
Kristin E. Rosan
Thomas J. Wester
Jennifer Price
Joe Keehner

Kayla Holbrook, Deputy Clerk of Council

The Commission may caucus at 6:30 p.m.

Wednesday, November 2, 2016

7:00 PM

City Hall

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

B. ADDITIONS OR CORRECTIONS TO THE AGENDA

C. APPROVAL OF MINUTES:

[2016-0340](#) Planning Commission Minutes - October 26, 2016

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

E. APPLICATIONS/PUBLIC HEARINGS:

[V-0010-2016](#) To consider a Variance Application to vary section 1143.08(c), Yard Requirements, of the Codified Ordinances of the City of Gahanna; to allow a building addition to encroach into the 7.5' side yard setback a distance of 4.67'; for property located at 256 Muskingum Drive; Parcel ID No. 025-001651; current zoning, Single Family Residential (SF-3); Ryan King, applicant.

(Advertised in the RFE on 10/27/2016)

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

H. OFFICIAL REPORTS:

City Attorney

City Engineer

Planning & Zoning Administrator

Department of Development

Council Liaison

CIC Liaison

Chair

I. CORRESPONDENCE AND ACTIONS

J. POLL MEMBERS FOR COMMENT

K. ADJOURNMENT

POSTPONED APPLICATIONS:

All items below to be on the 11/16/2016 agenda.

[DR-0023-2016](#) To consider a Certificate of Appropriateness Application for site plan and building design; for property located at 789 Science Blvd; Parcel ID No. 025-013637-00; Depot Golf Center LLC, applicant.

[V-0009-2016](#) To consider a Variance Application to vary section 1153.03(b), Conditional Uses, of the Codified Ordinances of the City of Gahanna; to allow a conditional use not listed for Community Commercial zoning district; for property located at 121 James Road; Parcel ID No. 025-000855; current zoning, Community Commercial (CC); Access Ohio LLC; Donald T. Plank, applicant.

(Advertised in the RFE on 9/22/2016)

[CU-0009-2016](#) To consider a Conditional Use Application to allow a residential drug and alcohol rehabilitation facility in a Community Commercial (CC) zoning district, for property located at 121 James Road; Parcel ID No. 025-000855; Access Ohio LLC; Donald T. Plank, applicant.

(Advertised in the RFE on 9/22/2016)

[FDP-0013-2016](#) To consider a Final Development Plan Application for six condominium buildings; for property located at 870 East Johnstown Road; Parcel ID No. 025-001984; current zoning, Estate Residential (ER-2) and Limited Overlay Suburban Office (L-SO); Brookewood Construction Company; David Hodge, applicant.

(Advertised in the RFE on 10/13/2016)

[FDP-0014-2016](#) To consider a Final Development Plan Application for four cottage buildings containing two independent living units; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; proposed zoning currently before City Council, Limited Overlay Suburban Office (L-SO); Spectrum Acquisition Gahanna, LLC, applicant.

(Advertised in the RFE on 10/13/2016)

[SWP-0004-2016](#) To consider a Subdivision Without Plat application to split a portion to create a 2.55+/- acre parcel to allow the development of four independent senior living cottages adjacent to the existing Three Creeks Senior Living project; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; Spectrum Acquisition Gahanna, LLC, applicant.

[DR-0022-2016](#) To consider a Certificate of Appropriateness Application for site plan, landscaping, building design, and signage; for property located at 5495, 5511, and 5505 Morse Road; Parcel ID Nos. 025-011235, 025-011236, and 025-011239; Spectrum Acquisition Gahanna, LLC, applicant.

UPCOMING ITEMS:

[CC-0002-2016](#) To recommend to Council, changes to Part Eleven - Planning and Zoning Code, to form a Chapter 1170, Regulation of Chickens, of the Codified Ordinances of the City of Gahanna.

Public Hearing Date: 11/16/2016