

## VARIANCE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: <b>Olde Ridenour Rd, Gahanna, OH 43230</b>		Project Name/Business Name (if applicable): <b>McCutcheon- TowerCo / Verizon Wireless</b>	
Parcel ID No.(s): <b>025-00004341-00</b> <i>WJS 1/15/19</i>	Current Zoning: <b>SF-3</b>	Total Acreage: <b>23.03</b>	
Description of Variance Requested: <b>Variance from use (towers not allowed in SF3 zoning district)</b> <b>Variance from tower height (max tower height allowed is 80'). Requesting 48' variance</b>			
STAFF USE ONLY – Code Section(s) & Description of Variance: <i>1181.05(c) - New towers not permitted in single family zoning</i> <i>1181.05(d)(3)(F) - Tower height</i>			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: <b>Robert M. Ferguson</b>		Applicant Address: <b>PO Box 6323, Columbus, OH 43206</b>	
Applicant E-mail: <b>rferguson@uas.biz</b>		Applicant Phone No.: <b>614-309-2904</b>	
BUSINESS Name (if applicable): <b>UAS Inc, Agent for TowerCo/Verizon Wireless</b>			
ATTORNEY/AGENT Name: <b>Robert M. Ferguson</b>		Attorney/Agent Address: <b>PO Box 6323, Columbus, OH 43206</b>	
Attorney/Agent E-Mail: <b>rferguson@uas.biz</b>		Attorney/Agent Phone No.: <b>614-309-2904</b>	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor <b>TBD</b>		<b>Jason Woodward, jwoodward@towerco.com</b>	
Developer <b>TowerCo</b>		<b>248-361-6936</b>	
Architect <b>Burgess &amp; Niple</b>			
PROPERTY OWNER Name: (if different from Applicant) <b>City of Gahanna</b>		Property Owner Contact Information (phone no./email):	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: *Robert M. Ferguson* Date: *12/31/18*  
**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

INTERNAL USE

Zoning File No. *V-0001-2019*  
PC Meeting Date: \_\_\_\_\_  
PC File No. \_\_\_\_\_

RECEIVED: *KAW*  
DATE: \_\_\_\_\_

PAID: *150.00*  
DATE: *1-7-19*  
CHECK#: *8573*

## VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code <a href="#">Section 1131</a> (visit <a href="http://www.municode.com">www.municode.com</a> ) (Sign Variances, refer to Section <a href="#">1165.12</a> ; Fence Variances, <a href="#">1171.05</a> ; Flood Plain Variances, <a href="#">1191.18</a> )	✓			
	2. Pre-application conference with staff		✓		
	3. Survey of property certified by a registered surveyor (11"x17" copy)	✓			
	4. List of contiguous property owners & their mailing address	✓			
	5. Pre-printed mailing labels for all contiguous property owners	✓			
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	✓ ✓ ✓			
	7. Application fee paid (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )	✓			
	8. Application & all supporting documents submitted in digital format	✓			
	9. Application & all supporting documents submitted in hardcopy format	✓			
	10. Authorization Consent Form Complete & Notarized (see page 3)	✓			

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

## APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

☐ Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: \_\_\_\_\_

Date: 1/16/14



## AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

### AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed & notarized.

I, Jeffrey BARR, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize TowerCo to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: [Signature]

Date: 10/9/2018

### AUTHORIZATION TO VISIT THE PROPERTY

I, Jeffrey BARR, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

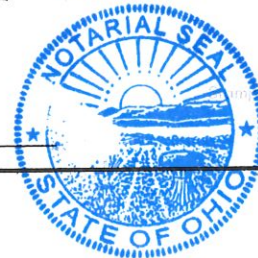
Property Owner Signature: [Signature]

Date: 10/9/2018

Subscribed and sworn to before me on this 9th day of October, 2018.

State of Ohio County of Franklin

Notary Public Signature: Gina K. Sheppard



Gina K. Sheppard  
Notary Public, State of Ohio  
My Commission Expires 07-08-2020

### AGREEMENT TO COMPLY AS APPROVED

I, Robert H. Ferguson, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature]

Date: 10/5/18

Subscribed and sworn to before me on this 5th day of October, 2018.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



JORDAN PRORISE  
Notary Public, State of Ohio  
My Comm. Expires Nov. 23, 2019

**McCutcheon- TowerCo/Verizon Wireless Cell Tower**  
**Variance Statement of Reason**  
**(Variance of Allowable Use in Zoning District SF3)**

***Criteria 1- There are special circumstances or conditions applying to the land, building or use referred to in the application.***

Answer:

TowerCo, in partnership with Verizon Wireless, has been working with the City of Gahanna for over a year to locate a suitable piece of property that would be both satisfy Verizon Wireless' coverage requirements for the area while also meeting the city's needs in terms of compatibility from both a zoning perspective as well as neighborhood compatibility.

The choice to locate the tower at McCorkle Park, east of the soccer field came after the original location (City of Gahanna Municipal Golf Course) was determined, by the city, to be too visible. The city asked TowerCo to relocate the proposed tower to the wooded area east of the soccer field with the intention of better screening the location from public right of ways as well as surrounding neighborhoods. The special condition lies in the fact that TowerCo and the City agreed this was a preferred location despite the zoning designation prohibiting cell towers.

Despite the fact that the current location's zoning, SF3, does not allow towers it was found to be the best location as far as achieving the City's goals. The special circumstances, despite this being a better site location, are tied to the fact that the property is zoned Single Family 3. The property is not currently used for single family residential, but instead as a soccer field and park supporting recreational use in the single family district. Therefore, the proposed wireless communication facility will not interfere with or cause harm to the existing and surrounding uses.

***Criteria 2- The granting of the variance is necessary for the preservation and enjoyment of substantial property rights***

Answer:

By granting the variance the city will be allowed to maximize their substantial property rights at the park. The proposed wireless communication facility will not interfere with the existing uses (park and soccer field), while at the same time permit the expansion of wireless service throughout the local community and generate public revenue. Therefore, allowing the facility in this location will not only preserve but enhance the city's property rights.

***Criteria 3- The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.***

Answer:

The location of the proposed tower was agreed to by the City and TowerCo/Verizon Wireless specifically for its ability to screen and buffer it from surrounding uses and neighbors. The tower is located within a wooded lot and of sufficient distance from public ROWs, public uses, and private residences that it will not materially affect adversely the health or safety of anyone residing, working or traveling through the neighborhood.

Not only is the proposed use not materially detrimental to the public welfare, it in fact enhances the public welfare by providing improved/expanded wireless coverage which includes E911 services.

# **McCutcheon- TowerCo/Verizon Wireless Cell Tower**

## **Variance Statement of Reason**

### **(Variance of Allowable Height for Cell Tower in Zoning District SF3)**

***Criteria 1- There are special circumstances or conditions applying to the land, building or use referred to in the application.***

Answer:

Per the City of Gahanna's zoning code, cell towers are allowed up to 80' in the SF3 zoning district. In order to achieve their wireless coverage objectives Verizon Wireless requires 120'. Including the lightning rod, the tallest point on the structure will be 128'. Therefore, we are request a variance of 48'.

The special circumstance tied to this proposed facility is driven by Verizon Wireless' need for height above the allowed 80'. The wireless propagation and coverage for this area will not be satisfied by the code's 80'. Verizon Wireless has submitted (Exhibit 1A) documentation including a narrative and propagation maps from Curt Bolain (Radio Frequency Engineer for Verizon Wireless) explaining the need for both a site in in this location as well as the height.

If Verizon were not granted this variance, the site would fail in it's stated coverage and capacity objectives as outlined by Mr. Bolain.

***Criteria 2- The granting of the variance is necessary for the preservation and enjoyment of substantial property rights***

Answer:

The granting of the variance is necessary in order for the city to exercise it's right to allow a wireless communication facility at this location. Without the variance, allowing the 128' structure, the site no longer can be used to achieve Verizon's wireless goals for the local neighborhood.

***Criteria 3- The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.***

Answer:

The granting of the height variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood. More specifically, the tower is located within a wooded lot and of sufficient distance from public ROWs, public uses, and private residences that the proposed 128' structure poses no future harm. The proposed 128' tower will in fact enhance the public welfare as it

will allow Verizon Wireless and future collocating wireless companies to achieve their coverage and capacity objectives for the local neighborhoods. This includes the ability to make calls and use E911 services while in homes, vehicles and outside.

Village of Gahanna  
200 S Hamilton Rd  
Gahanna OH 43230

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200 S Hamilton Rd  
Gahanna OH 43230

Stonybrook United Methodist Church  
485 Cherry Bottom Rd  
Columbus OH 43230

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485 Cherry Bottom Rd  
Columbus OH 43230

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485 Cherry Bottom Rd  
Columbus OH 43230

Stonybrook United Methodist Church  
485 Cherry Bottom Rd  
Columbus OH 43230

Charles D & Pamela McWilliams-Hauser  
75 Walnut Woods Ct  
Columbus OH 43230

Alfred and Carol Campbell  
70 Walnut Woods Ct  
Columbus OH 43230

Patricia Yocca  
76 Walnut Woods Ct  
Columbus OH 43230

Barbara and James Groner  
567 Laurel Ridge Dr  
Columbus OH 43230

Kimomi Holding LLC  
P.O. Box 13200  
Columbus OH 43213

Hans Weisheimer  
3650 Olde Ridenour Road  
Columbus OH 43230

Kevin and Rebecca Cavener  
2657 Olde Ridenour Road  
Columbus OH 43230

Promise Land Believers Fellowship  
P.O. Box 281  
Pataskala OH 43062

City of Gahanna  
200 S Hamilton Rd  
Gahanna OH 43230

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Gahanna OH 43230

City of Gahanna  
200 S Hamilton Rd  
Gahanna OH 43230

City of Gahanna  
200 S Hamilton Rd  
Gahanna OH 43230



Owner	Address	Tax Parcel Number
Village of Gahanna	200 S Hamilton Road Gahanna OH 43230	025-000822-00
Stonybrook United Methodist Church	485 Cherry Bottom Road Columbus OH 43230	025-001929-00
Stonybrook United Methodist Church	485 Cherry Bottom Road Columbus OH 43230	025-001944-00
Stonybrook United Methodist Church	485 Cherry Bottom Road Columbus OH 43230	025-001943-00
Stonybrook United Methodist Church	485 Cherry Bottom Road Columbus OH 43230	025-001988-00
Charles D & Pamela McWilliams-Hauser	75 Walnut Woods Ct Columbus OH 43230	025-009231-00
Alfred and Carol Campbell	70 Walnut Woods Ct Columbus OH 43230	025-009230-00
Patricia Yocca	76 Walnut Woods Ct Columbus OH 43230	025-009229-00
Barbara and James Groner	567 Laurel Ridge Dr Columbus OH 43230	025-007441-00
Kimomi Holding LLC	P.O. Box 13200 Columbus OH 43213	025-007442-00
Hans Weisheimer	3650 Olde Ridenour Road Columbus, OH 43230	025-004389-00
Kevin and Rebecca Cavener	3657 Olde Ridenour Road Columbus OH 43230	025-004338-00
Promise Land Believers Fellowship	P.O. Box 281 Pataskala OH 43062	025-012339-00
City of Gahanna	200 S Hamilton Road Gahanna OH 43230	025-012873-00
City of Gahanna	200 S Hamilton Road Gahanna OH 43230	025-012874-00
City of Gahanna	200 S Hamilton Road Gahanna OH 43230	025-004340-00







January 16, 2019

Robert Ferguson  
PO Box 6323  
Columbus, OH 43206

RE: Project McCorkle Park  
McCorkle Park

Dear Robert Ferguson:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

### **Building**

1. Building plan review and permits will be required for the project.

### **Parks**

2. I have a comment regarding the tree species chosen to provide screening. The plan currently proposes the use of 4 *Thuja occidentalis* and 4 *Picea* spp. to the west of the new cell tower. Both of these species require well-drained soil. The proposed project will be located in the floodplain of Big Walnut Creek which means that the soil in this area floods easily and is not well-drained. Because of the wet soil in this area, I have reason to believe that the proposed species will not fare well over time. I believe that flood-tolerant species should be selected to provide a natural barrier between the cell tower and the soccer field. Most evergreen trees are adapted for drier soils, so deciduous species may need to be substituted. Appropriate species may include bald cypress, sycamore, swamp white oak, burr oak, silver maple, river birch, or black walnut. The shrub species bladdernut may also be appropriate for this site.

### **Fire District**

3. The fire division does not object to this Cell Tower Application as it does not fall under the jurisdiction of the Ohio Fire Code.

### **Community Development**

4. No issues with the application materials. Please see forthcoming staff report for additional comments regarding the appropriateness of the request.

### **Soil & Water Conservation District**

5. No comment received.

**Public Safety**

6. No comments or concerns from the police department.

**Public Service & Engineering**

7. No Comment

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant



## PLANNING AND DEVELOPMENT STAFF REPORT

### Request Summary

This is a request to construct a 120' tall monopole tower with an 8' tall lightning rod for an overall tower height of 128' on City owned land (McCorkle Park). The personal wireless service facilities portion of the zoning code was rewritten in 2016. This the first request to be submitted since the code was revised.

The property where the tower is to be located is zoned Single Family (SF-3). While the zoning is residential, the use is a City park. The area where the tower is to be located is adjacent to a soccer field. The applicant has worked with the City for approximately two years to find a piece of property that meets the technical needs for tower siting while minimizing impacts to residential neighborhoods. Even though the tower is located in a residential area, the tower is over 550' from the closest residential structure.

The purpose of the personal wireless service facilities code is to regulate the placement and construction of towers to protect the health, safety, and welfare of the public, while not unreasonably interfering with the development of a competitive wireless communications marketplace in the City. The code does not permit new towers in single family zoned areas, therefore a variance has been requested to this provision. It cannot be overstated that the City worked very closely with the applicant to identify a site that minimizes impacts to residents while meeting their siting requirements. Although new towers are not normally permissible in SF-3 zoned property, allowing the tower to be built at McCorkle Park would provide for more natural screening and greater separation than other properties in the area as these properties are mostly located on developed land in close proximity to neighborhoods.

Allowing the tower at 128' also requires a variance as the code limits tower height to 80' in SF-3. The applicant provides that the tower height is necessary to provide adequate coverage. The tower height would also meet the zoning code's objective of ensuring new towers are designed for co-location.

### Conditional Use

All new towers are required to be reviewed and approved consistent with the criteria of Chapter 1169, Conditional Uses. As such, Planning Commission shall approve an application for conditional use if the following four conditions are met:

- (1) The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.
- (2) The proposed development is in accord with appropriate plans for the area.
- (3) The proposed development will not have undesirable effects on the surrounding area.
- (4) The proposed development will be in keeping with the existing land use character and physical development potential of the area.





### Variance

Two variances are necessary to permit the request. Chapter 1181.05(c) does not permit new towers in residential zonings. While the code does not anticipate new towers in residential zonings, the subject property is not used for residential purposes, rather it is used for a park. Several objectives of the code support the tower on this City owned property:

- To work proactively with wireless communications providers to ensure rapid and reliable deployment of their services/technologies, while minimizing negative effects on the City.
- To ensure that the location of towers and wireless communications facilities in the City provide appropriate wireless coverage consistent with these objectives.
- To allow, under certain conditions, appropriate City-owned property and structures to be used for wireless communications facilities.
- To minimize adverse visual impacts of towers and wireless communications facilities through careful design, siting, landscaping, and innovative camouflaging techniques.

The second variance is to Chapter 1181.05(d)(3)(F) which limits the height of a tower in SF-3 to 80'. 128' is being requested as this includes a 120' for the tower and 8' for the lighting rod. The code exempts lighting rods from the height of the tower. The applicant's materials state that the tower is 120' but the top of antennas will be at 124', therefore, the requested variance should be to allow for an overall tower height of 124' or an increase of 44' over what the zoning would normally permit.

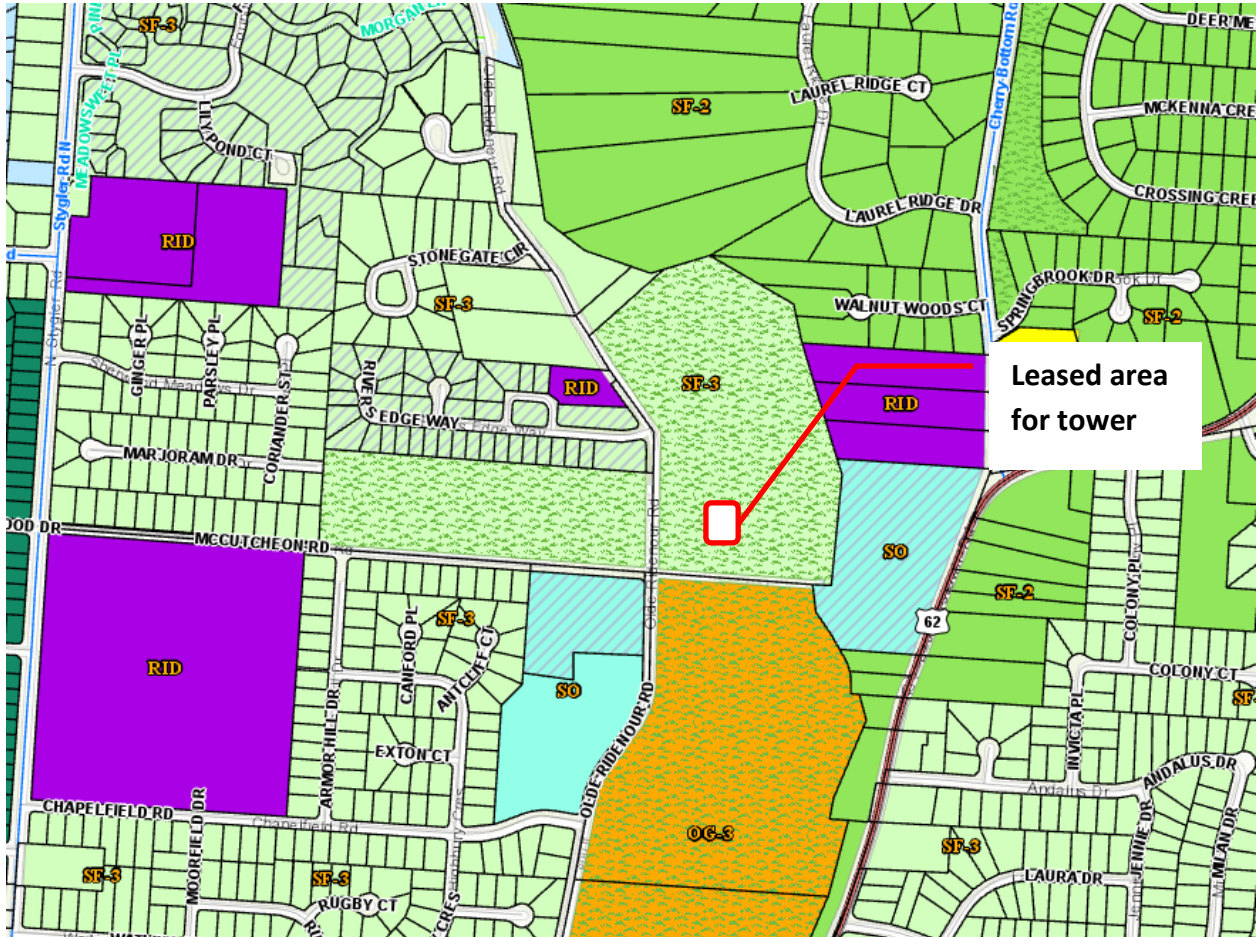
Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

### Recommendation

It is Planning and Development staff's opinion that the requested application is consistent with the overarching objectives of the zoning code to encourage new towers to be constructed in areas that protect residential areas and land uses from potential adverse impacts. In fact, the separation of the tower from residential is over twice the distance (~550') as the separation provided by the last tower approved (~211').

Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director

# **Area Commission Feedback**

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

ACCU - 001 - 2017  
TOWER @ ACADEMY PARK

Meeting date:

7-20-17

Project type:

- ☐ Annexation  
☒ Conditional Use  
☐ Zoning Change (rezoning)  
☐ Other

Reviewer name:

DON JENSEN

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

NOT SURE THERE IS THE NEED BUT THIS LOWERS  
THE RUSTIC NATURE FEEL, Generally OK  
with LI

How would you improve the proposal as submitted?

I WOULD APPROVE

What do you see as some of the outcomes of the proposal?

LOSS OF TREES, DAMAGE TO ROAD?

What are your overall comments or suggestions?

We have the NEED but concerned about location  
AT ACADEMY PARK - damage, traffic

- MUST REPAIR PATH AFTER THE CONSTRUCTION

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable

Very appropriate  
and desirable

N/A

1

2

3

4

5

Pedestrian friendliness

X

Scale

X

Compatibility with surrounding uses

X

Vehicular circulation

X

Traffic impact on neighboring streets

X



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

ACCV-002-2017  
TOWER @ GAHANNA GOLF COURSE

Meeting date:

7-20-17

Project type:

- ☐ Annexation  
☒ Conditional Use  
☐ Zoning Change (rezoning)  
☐ Other

Reviewer name:

DON JENSEN

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

ON GOLF COURSE, SO OK?

How would you improve the proposal as submitted?

LOOKS GOOD NOW -  
PAINT GRAY!

I'd approve?!  
←

What do you see as some of the outcomes of the proposal?

UNHAPPY ~~WITH~~ NEIGHBORS?

What are your overall comments or suggestions?

CONCERNED ABOUT COLOR(S) - WHITE?

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable



1

2

Very appropriate  
and desirable



3

4

5

N/A

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X

X

X

X

X



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

GOLF COURSE CELL TOWER

Meeting date:

7/20/17

Project type:

☐ Annexation

☒ Conditional Use

☐ Zoning Change (rezoning)

☐ Other

Reviewer name:

JAMIE MCKENNA

Reviewer status:

☒ Commission Member

☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes.

How would you improve the proposal as submitted?

MAKE SURE IT IS BUILT AS LARGE AS NEEDED SINCE IT IS HIDDEN BY THE "SILO"

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

GOOD USE OF PUBLIC LAND WHILE HIDING WHAT COULD BE AN EYESORE.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable



1

2

3

4

5

Very appropriate  
and desirable



N/A

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X

X

X

X

X

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

Academy Park Cell Tower

Meeting date:

7/20/17

Project type:

- ☐ Annexation  
☒ Conditional Use  
☐ Zoning Change (rezoning)  
☐ Other

Reviewer name:

JAMIE McKenna

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes.

How would you improve the proposal as submitted?

None

What do you see as some of the outcomes of the proposal?

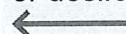
—

What are your overall comments or suggestions?

GOOD USE & LOCATION

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate  
or desirable



1

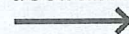
2

3

4

5

Very appropriate  
and desirable



N/A

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X

X

X

X

X  
X

# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

ACCU-001-2017 Proposed Tower at

Gahanna Municipal  
Golf Course

Meeting date:

7-20-17

Project type:

☐ Annexation

☒ Conditional Use

☐ Zoning Change (rezoning)

☐ Other \_\_\_\_\_

Reviewer name:

Paul Benson

Reviewer status:

☒ Commission Member

☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes.

How would you improve the proposal as submitted?

I like the proposal as is.

What do you see as some of the outcomes of the proposal?

I feel the barn and silo structure will beautify what is currently an eyesore at the golf course.

What are your overall comments or suggestions?

This structure will enhance the visual ~~appeal~~ aesthetics of the golf course area.

Both sites are highly preferred over the New Life Church location.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←		→			
	1	2	3	4	5	
Pedestrian friendliness						X
Scale				X		
Compatibility with surrounding uses					X	
Vehicular circulation						X
Traffic impact on neighboring streets						X



# Gahanna Area Commission Framework

## COMMISSION FEEDBACK CRITERIA

Project name:

ACCU-001-2017 Proposed Tower at  
Academy Park

Meeting date:

7-20-17

Project type:

- ☐ Annexation  
☒ Conditional Use  
☐ Zoning Change (rezoning)  
☐ Other \_\_\_\_\_

Reviewer name:

Paul Bensch

Reviewer status:

- ☒ Commission Member  
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes, I prefer the location of the tower in the meadow over in the park.

How would you improve the proposal as submitted?

The proposal is solid as is.

What do you see as some of the outcomes of the proposal?

This will be a slight exposure for the walking path.

What are your overall comments or suggestions?

The expanded multi-use path should not look too much different than the current path.

Both sites are highly preferred over the New Life Church site

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←		→			
	1	2	3	4	5	
Pedestrian friendliness						X
Scale				X		
Compatibility with surrounding uses				X		
Vehicular circulation						X
Traffic impact on neighboring streets						X