

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, October 23, 2000

7:20 PM

Council Committee Rooms

Development Committee

Karen J. Angelou, Chair

Thomas R. Kneeland

Donald R. Shepherd

Debra A. Payne, ex officio

Sadicka White, ex officio

Members Present: Karen J. Angelou, Thomas R. Kneeland and Donald R. Shepherd

ADDITIONAL ATTENDEES:

Sadicka White; Karl Wetherholt; Doug Tailford; Mo Dioun; Glen Dugger; Press

PENDING LEGISLATION

ORD-0246-2000

TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS EASTGATE INDUSTRIAL CENTER; PIZZUTI PROPERTIES, APPLICANT; AND TO DECLARE AN EMERGENCY

Angelou asked if there were any questions on this item.

White stated that the proposal to the State for assistance on the road way hopefully will be granted. Kneeland asked how long before we know. White said we should know in about 30 to 40 days.

Shepherd asked if there is a reasonable chance there will be money for this. White answered that they are looking at around \$250,000 from the State; in the process of getting the road accomplished for around \$700,000, which means putting in about \$250 to \$275, because Pizzuti is negotiating with the right of way; purchase about a third. Kneeland mentioned that it looked like a unanimous decision from Planning Commission.

White stated that they actually have a couple things they are working on for special marketing; Pizzuti is going to try to entice a high tech user to this area; looking at it seriously; changing the marketing focus to at the least the front part or the culdesac part. White continued that it would be nice if it would all be sold; makes it more difficult with sale from front entrance; 1st estimate was \$875,000, able to shave about \$160,000 off; working on property owners to participate; getting the right of way is critical and will expedite that process.

Recommended for Adoption, Consent

ORD-0255-2000

TO AMEND SECTION 1167.18, SCREENING REQUIREMENTS, OF CHAPTER 1167, GENERAL DEVELOPMENT STANDARDS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

Sherwood stated it makes reference to other landscape requirements; done in conjunction with Ord. 256; White stated that they upped the requirements for the landscaping with larger islands; larger trees; increased the ratio of parking required to square footage; shopping center would require less parking.

Recommended for Adoption, Consent

ORD-0256-2000

TO AMEND SECTION 1163.02, MINIMUM NUMBER OF PARKING SPACES; AND SECTION 1163.08, INTERIOR LANDSCAPING REQUIREMENTS, OF CHAPTER 1163, PARKING REGULATIONS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

White stated that as a direct result of centers that came in; looked at commercial; when have you ever seen parking lot full lot of people; still find a parking place; Grant Medical parking lot has never been full; could have had green development.

Kneeland questioned dumpster screening; 12 month reprieve on people who do not; it is up next year on September 1, 2001.

White answered that we have been consistent in notifying people; sending notices; putting on web site; only problem seen minimum number of parking spaces not

maximum; on some projects they may want more; if Planning Commission strictly enforces they will need a variance;

Payne agreed that some projects may want or need more parking. Sherwood stated that Planning Commission will usually ask the applicant to give reasons why they need more parking. White added that she feels the applicant needs to know that they may need verification regarding why they need more parking.

Angelou questioned who brought this initially. White answered that Planning Commission initiated this one out of plenary sessions.

Recommended for Adoption, Consent

ISSUES:

Stonehenge Company - Request to Waive Requirements of Section 1317.01.

Angelou stated that she received letter in packet regarding this matter.

Tailford stated that they basically want permission to go ahead on buildings 16, 17, 18, prior to the road actually being put in; final coat and final base of street to be finished; pave the main entry all the way back to where it bends; so they can start before winter; put gravel on either side; basically gravel is at the request of fire chief; wanted a base for emergency equipment; do not want to pave due to crossing with sewer and water lines; no final pavement; need to be able to dig foundations to use dirt elsewhere in site; no place on this property to dig borrow pits to borrow clay; trying to save trees; makes it tight; takes probably 5 to 6 months to build before occupancy; all final pavement where there will be occupancy will be down; requested letters from Police, Fire department, Building and Engineering; they have no issues as long as Council felt it was okay; will be able to meet all 7 criteria and will work with the Fire Chief.

Angelou asked Tailford to clarify that they want to start 16, 17, and 18 before any road completion is done. Tailford answered that preliminary base will be down, but before occupancy, road will be paved.

Kneeland questioned if this was recommend by administration; Tailford mentioned that this is how Sycamore and other developments have done it; no islands before winter time; not as much mud for people to get in and out of.

Dioun stated that due to construction they will need access for emergency vehicles prior to occupancy; will have road completed prior to receiving occupancy permit; not all streets for community and next phase will be completed, desperately need clay, biggest reason is to minimize the impact on the land.

Kneeland questioned what control feature would we use to determine that the street is completed, occupancy? Wetherholt mentioned to consider that this is a condo project, not a subdivision; they definitely build streets before construction; multiple builders; property owner of lots; since the developer and owner are one, its not too unreasonable to go in as a package; we could be faced with a project not done.

Kneeland asked whether administration made a recommendation formally?

Wetherholt answered not really as far as engineering goes; as long as water and sewers are functioning its all done right, ingress and egress is right and zoning is ok.

Tailford mentioned that they are basically here because the Building Department looked at Section 13 of the Code and asked Stonehenge to go to Council to get relief; Building had no problems with it as long as Council didn't.

Kneeland stated that the Building Department should have sent something to Council.

Angelou questioned whether all the infrastructure is already in? Tailford answered that it is going in currently; most of the sewer will have to be completed before foundations; we need to dig foundation to use clay;

this is all private sewer and water; no other developer has had to do this; never came up before; none of those were ever asked.

Kneeland stated that he has no problems with it as long as we have checks and balances.

Angelou mentioned that as long as the Fire Dept's criterias are met and the fact that you

have some kind of roadway she doesn't have a problem.

Kneeland stated that the Council needs something from the Building Department for recommendation. Angelou mentioned that maybe we need to have a code designed specifically for condo projects.

Dioun stated that he felt that section of the code applied only to Single Family Subdivisions where streets have to be completed; in many municipalities they do not finish the road and do not receive occupancy permit until the road is completed; only concern right now is for emergency vehicles; Building Department's interpretation is too precise.

Payne would like to have the Building Department look at this code to specifically make a recommendation and to see that the cracks have been filled. White mentioned that she would like Development to have an opportunity to give input related to zoning. Angelou agreed that it needs to be tackled.

RECOMMENDATION: 1st Reading; Waiver of Second Reading; Consent Agenda

Blight Resolution

White mentioned that she hoped everyone had the opportunity to read update to existing Blight study indicated in memo; recommended to help in whole development of Creekside and other economic development strategies; those blighting influences from Federal definition; building code infraction, structural or substandard, need of repair or update, 50 years or older, building condition; summary that says that several (83%) need major or minor improvements; another 36 buildings are substandard with reason of age and lack of care; the Blight study was only conducted on the east and west side of Mill Street; did not do all of Olde Gahanna; will do lot layouts; inaccessibility to buildings on lots; minimize use on West side, found it interesting that it has only been about 12 years since last study and there has not been any updating; there is a bus stop downtown in front of post office; street sidewalks need to be widened; grates lack repair; contribute in terms of identifying; in summary City of Gahanna committing to remaining blighting; possibly require City assistance; we have a lot of infiltration and need of repair for sewers and relocation; we have a pictorial history of all the buildings documented; existing conditions,

White read from resolution that concludes there are blighted areas.

Angelou mentioned that this is typically done when looking at redevelopment; this is not something new; we have done this before when we got money for original items for Olde Gahanna; just a necessity to access funding.

White stated that the existing resolution is still in effect, but this resolution is needed to make it clearer. Weber added that it just updates it and makes it more clear. Shepherd questioned that the criteria for this, is it unambiguous? White answered that we use the federal criteria. Kneeland asked if there were any estimates you could put as far as money that we would receive from leverage on this? Payne answered that it may be difficult to estimate future earnings, but we could look at past leverage and get an idea of what might be available.

RECOMMENDATION: Statutory Resolution; 2 readings; 1st reading; next agenda; Monitor Item

Retention and Expansion

White reported that Coaches and Donatos will be relocating. McDonalds owns Boston Market and Donatos; Boston Market is reorganizing; Coaches Bar and Grill will be moving to the National City Bank building and will be expanding, more of a meal and grill; Angelou stated that it sounds like a wonderful opportunity, but very upset that

National City Bank left Gahanna;
White mentioned that they may try to put them into Creekside.
Mayor stated he met with National City's attorney, Mike Close; understands our position; redevelopment is not just the goal; we won't wait. Close said you don't want to condemn; we are not going to slow up. Angelou asked if there were any environmental issues? White answered that they are close to getting that report done.
Shepherd asked what are we trying to bring? White answered that we would like to see a bank, a medical facility and a restaurant.

RECCOMENDATION: 1st Reading; Consent Agenda

Supplemental - CIC

RECOMMENDATION: Motion Resolution, Consent Agenda

Stacey Bashore, Recording