

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, May 8, 2000

7:30 PM

Council Committee Rooms

Development Committee

Sherie James-Arnold, Chairman

Karen J. Angelou

Thomas R. Kneeland

Debra A. Payne, ex officio

Sadicka White, ex officio

Members Absent: Sherie James-Arnold

Members Present: Karen J. Angelou and Thomas R. Kneeland

ADDITIONAL ATTENDEES:

McGregor, White, Isler

PENDING LEGISLATION

ORD-0088-2000

TO AMEND SECTION 1123.26, GARAGE, OF CHAPTER 1123, DEFINITIONS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

Recommended for Adoption, Consent

ORD-0089-2000

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

White stated changes were to try to make it more enforceable; questions had arisen about what was compatible material; have defined that; also some questions on the landscaping provisions which have been clarified; with the confusion felt it needed to be cleared up; administration made recommendation; fully screened has been changed to three sides; bold is new language; any decision of Zoning Administrator is appealable to BZA.

Recommended for Adoption, Consent

ORD-0090-2000

TO AMEND SECTION 1197.05, CERTIFICATE OF APPROPRIATENESS, AND SECTION 1197.10, VARIANCES REQUIRED, OF CHAPTER 1197, DESIGN REVIEW, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

Recommended for Adoption, Consent

ORD-0091-2000

TO AMEND SECTION 1136.08, YARD REQUIREMENTS, OF CHAPTER 1136, ER-1 ESTATE RESIDENTIAL DISTRICTS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

Recommended for Adoption, Consent

ORD-0092-2000

TO AMEND SECTION 1137.08, YARD REQUIREMENTS, OF CHAPTER 1137, ER-2 ESTATE RESIDENTIAL DISTRICTS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

Recommended for Adoption, Consent

ORD-0093-2000

TO AMEND SECTION 1139.08, YARD REQUIREMENTS, OF CHAPTER 1139, SF-1 RESIDENTIAL DISTRICTS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

Recommended for Adoption, Consent

ORD-0094-2000

TO AMEND SECTION 1141.08, YARD REQUIREMENTS, OF CHAPTER 1141, SF-2 RESIDENTIAL DISTRICTS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

Recommended for Adoption, Consent

ORD-0095-2000

TO AMEND SECTION 1143.08, YARD REQUIREMENTS, OF CHAPTER 1143, SF-3 RESIDENTIAL DISTRICTS, OF THE CODIFIED ORDINANCES OF THE

CITY OF GAHANNA

Recommended for Adoption, Consent

ORD-0096-2000

TO AMEND SECTION 1145.06, YARD REQUIREMENTS, OF CHAPTER 1145, R-4 RESIDENTIAL DISTRICTS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

Recommended for Adoption, Consent

ORD-0097-2000

TO AMEND SECTION 1147.08, YARD REQUIREMENTS, OF CHAPTER 1147, MR-1 RESIDENTIAL DISTRICTS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

Recommended for Adoption, Consent

ORD-0098-2000

TO AMEND SECTION 1150.03, DOWNTOWN SINGLE FAMILY, OF CHAPTER 1150, OLDE GAHANNA DOWNTOWN DISTRICT, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

Recommended for Adoption, Consent

ORD-0099-2000

To Enter Into Contract with Urban Spaces; for Creekside Concept Plan Refinement; Coordinating Services for Management Team; Hydrologic Studies for Creekside and General Project Consultation; to Supplementally Appropriate \$42,000 therefore; and to Declare An Emergency.

In response to question regarding hydraulic studies, Kneeland stated that we needed further information to know where watersheds are, know about flood walls, verify that those are supported and geological will support and not cave in; test borings fall into that also; part of reason for doing was Hunters Ridge 13 where underground springs were found; feel we have to be careful with watershed around here; have to interface with Corps of Engineers; trying to get rest of bases covered. Kneeland continued that this was a continuation of contract in a capacity that is more formalized; our relationship with Urban Spaces is as a consultant and for engineering and design; is a part of the development management team.

Stinchcomb stated that the first step was taken in Service Committee with FEMA studies for the flood plain; Tricar will be doing; lay out public spaces and buildings associated with that so everything will fit in with the public spaces; they will come forward with a plan for us to adopt; is a living, breathing, changing entity.

Recommended for Adoption, Consent

NEW LEGISLATION:

ORD-0006-2000

TO ADOPT THE CREEKSIDE TRAILWAY LOOP STUDY, DATED NOVEMBER, 1999, AS PREPARED BY TRICAR LTD.

White stated we need to get plans adopted; Heartland plan was a good example recently of something we spent a lot of time on, adopted, and were able to use it successfully against a proposed rezoning which went to Planning Commission against the administration's recommendation; don't want to be in a position to get these studies and never adopt them; adopt all recommendations or do something with them.

RECOMMENDATION: 1st reading, refer to committee of the whole for further discussion.

Recommended for Introduction

MISCELLANEOUS:

Director's Report

Kneeland questioned a Resolution of Intent on Bonded station mentioned in Director's report. White stated over the years there have been several complaints and concerns; has been over ten years; have had conversations with Jane Matlin; did discuss that we would appropriate the property for needed improvements for Stygler Road; is blighted; may be a court battle; advised here she could take the building down, take the island and pumps, seed it over and keep it cut; that could help; have a deal in the making and they are more ready to sell; sent letter we were going to appropriate; close to being remediated; her attorney, Mr. Igo, wrote and said he didn't believe we could do; will be sending her another letter tomorrow indicating we are going to continue to proceed; our goal is to sell or develop; whole point is that we would like to continue to proceed to put that pressure on.

Angelou stated she felt it had to be done; is an eyesore; feel it is stopping good development in the area; residents see that and think we are not doing anything on the west side; was my number one goal in the election last year; feel this is the right direction. Kneeland stated we should pursue aggressively. White stated the appraisal has been ordered and should have by June 1.

CIC for June will be June 16 to coordinate for the Creekside Festival.

Kneeland asked if there were issues with violation of the zoning code with Wally's being in right of way; do we need to take some form of temporary action; assume that auction won't take place until the end of the year.

ISOBEL L. SHERWOOD, CMC/AEE, Deputy Clerk of Council, reporting