

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, August 13, 2001**

**8:30 PM**

**Council Committee Rooms**

## **Committee of the Whole**

*Michael O'Brien, Chairman  
Karen J. Angelou  
L. Nicholas Hogan  
Thomas R. Kneeland  
Debra A. Payne  
Donald R. Shepherd  
Rebecca W. Stinchcomb, ex officio*

**Members Present:** Debra A. Payne, Rebecca W. Stinchcomb, Thomas R. Kneeland, L. Nicholas Hogan, Donald R. Shepherd, Karen J. Angelou and Michael O'Brien

**ADDITIONAL ATTENDEES:**

Press; Sadicka White; Jennifer D'Ambrosio; Col. Hall; Tracie Davies; Mike Schirtzinger; Isobel Sherwood

**ISSUES:**

**Olde Gahanna Community Partnership - Presentation by Members of Board**

White stated that they called this afternoon and apologized; will not be able to attend this evening; would like to come to next meeting.

RECOMMENDATION: Bring back to Finance Committee in two weeks.

**PENDING LEGISLATION**

**ORD-0143-2001** TO AMEND CHAPTER 1135, DISTRICTS AND ZONING MAP, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Recommended for Postponement to a Date Certain**

**ORD-0144-2001** TO AMEND SECTION 1136.04, CONDITIONAL USES, OF CHAPTER 226, ER-1 ESTATE RESIDENTIAL DISTRICTS OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Recommended for Postponement to a Date Certain**

**ORD-0145-2001** TO AMEND SECTION 1137.04, CONDITIONAL USES, OF CHAPTER 1137, ER-2 ESTATE RESIDENTIAL DISTRICTS OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Recommended for Postponement to a Date Certain**

**ORD-0146-2001** TO AMEND SECTION 1139.04, CONDITIONAL USES OF CHAPTER 1139, SF-1 RESIDENTIAL DISTRICTS OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Recommended for Postponement to a Date Certain**

**ORD-0147-2001** TO AMEND SECTION 1141.04, CONDITIONAL USES OF CHAPTER 1141, SF-2 RESIDENTIAL DISTRICTS OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Recommended for Postponement to a Date Certain**

**ORD-0148-2001** TO AMEND SECTION 1143.04, CONDITIONAL USES OF CHAPTER 1143, SF-3 RESIDENTIAL DISTRICTS OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Recommended for Postponement to a Date Certain**

**ORD-0149-2001** TO AMEND SECTION 1145.02, CONDITIONAL USES OF CHAPTER 1145, R-4 RESIDENCE DISTRICTS OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Recommended for Postponement to a Date Certain**

**ORD-0150-2001**

TO AMEND SECTION 1147.04, CONDITIONAL USES OF CHAPTER 1147, MR-1 RESIDENCE DISTRICT OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Recommended for Postponement to a Date Certain**

**ORD-0151-2001**

TO AMEND SECTIONS 1150.03, DOWNTOWN SINGLE FAMILY 1150.04, DOWNTOWN MULTI-FAMILY OR DOWNTOWN SUBURBAN OFFICE; 1150/05, GENERAL DOWNTOWN COMMERCIAL; 1150.06, DOWNTOWN CREEKSIDE OF CHAPTER 1150, OLDE GAHANNA DOWNTOWN DISTRICT OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Recommended for Postponement to a Date Certain**

**ORD-0152-2001**

TO AMEND SECTION 1151.03, CONDITIONAL USES OF CHAPTER 1151, PLANNED DISTRICTS OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Recommended for Postponement to a Date Certain**

**ORD-0153-2001**

TO AMEND SECTION 1153.01, SO SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT OF CHAPTER 1153, GENERAL COMMERCIAL DISTRICTS OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**Recommended for Postponement to a Date Certain**

**ORD-0154-2001**

TO ENACT CHAPTER 1154, RESTRICTED INSTITUTIONAL DISTRICT, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

White stated that the purpose and intent of this ordinance is trying to accomplish a good situation; it is really on the mark; most communities have an institutional district; typically schools and churches and public administration buildings; breaks it down to make it easier when a new one comes to us; we can look up definition to see what they fall under; sometimes fall in the cracks; they will be limited under permitted use; it is most critical we have development standards; at one time churches didn't have large parking lots; churches did very specific kinds of work; now they are doing a number of things that change the impact; we have huge churches; wanted to come up with development standards with appropriate set backs, site requirements and height requirements; high standards have made our industrial area far better. Stinchcomb asked which is the legislation that is going to set the new standards. Sherwood answered that ORD-1154 is the only one to enact; the others show changes. Stinchcomb asked if there was a situation that made us decide to do this. Mayor answered that the main one was the masonic group; built here on Rocky Fork Creek; at the time didn't have institutional standards; put them in commercial zoning; they decided to sell; they waited until they found a good developer, but it is not a good site; developer wants us to hook Carpenter into Clark State; won't work; Carpenter is not a through road; getting to be complex and developer is discouraged; will have to think about some other use of site; will eventually not be able to market what they are proposing; really is institutional; could have gone into another institution. Stinchcomb stated that we have a number of churches in various stages of expansion; will this change affect them. Sherwood stated that they have not forced it; all the churches have followed 1108 and 1191; they all have to follow some standards. Stinchcomb asked about the number of churches that are planning to expand. Sherwood stated that they are aware of the changes; our major churches have all expanded; it has become more and more of a burden to the residential areas. Stinchcomb asked if any of the churches that are in the process of expansion will be affected. White stated that if their expansion has already been approved they wouldn't be; but once this is passed any new applications would have to follow these standards. Mayor stated that Planning required New Life to go through this process. D'Ambrosio stated that if a new church or institution comes in the requirements right now are more of

a commercial type of code; for churches that are planning to expand, it will not be as loose as for residential areas. Sherwood added that the other point is that by enactment this does not change the zoning on any existing church or school; we will be contacting the schools and churches to rezone each one to this district. Stinchcomb asked if the current buildings will be grandfathered. Sherwood stated they would. Hogan asked if we are going to actively try to rezone everything. Mayor stated that this will bring all properties into compliance; gives any institution very specific knowledge of how it is going to work for them; right now nobody knows what applies; gives everyone an even playing field. Hogan asked have we thought about getting some of these people on board first before we go ahead with this. Mayor stated that the law doesn't affect existing properties. White added that it wouldn't affect them as they stand now; if they want to do something new it would affect them; spoke with Weber and was told we could do an initiative zoning; this can change the zoning for the good of the community; certainly it would be easier if the institutions had come forward for this; we would have a standard and not arbitrary zoning. Stinchcomb asked about a church day care or school; what happens then. White answered that if it is on their site under the control of the church then we treat it as a part of that site; if it is somewhere else it would be commercial. Payne asked if we would need to change all land use plans to incorporate these new uses. Sherwood answered that eventually we will need to update the Land Use Plan; we have been focusing in on churches but the schools have gotten much worse over the years; addition at Goshen Lane was done without Planning Commission input as we had no control at that time; they went toward the residents. Angelou asked if there was a public hearing on these changes. Sherwood stated that no one came. O'Brien stated he had gone through the changes; have some confusion; are we tightening the ability for our churches to continue to grow or just giving them some guidelines; if we are doing anything to upset the way they do business today we need to proceed carefully; really proud that Gahanna has so many churches. Mayor agreed that this is a difficult process; give credit to Planning Commission and Development; we frequently have very upset neighbors related to church expansions; churches don't want disagreements; administration and Planning Commission are in the middle; need to make the process more organized and peaceful. O'Brien asked what will be the institution's responsibility after we pass this. Mayor answered that the only way zoning would change would be if Development would intimate the change; no obligations. Stinchcomb asked if there would be any fees. Sherwood stated that if the zoning changes, the only cost would be a survey for a legal description; if the institution cannot provide a recent description, the City would bear the cost of the survey. O'Brien stated that he would like to get some more information and feedback on this. White stated they will send out the changes with a quick cover letter to all the institutions and the Board of Education. O'Brien stated that we will ask for feedback on September 10th at the Committee of the Whole and then act on the 17th.

**Recommended for Postponement to a Date Certain**

**ORD-0164-2001**

SUPPLEMENTAL APPROPRIATION - Indigent Counsel

**Recommended for Adoption, Consent**

**ORD-0170-2001**

SUPPLEMENTAL APPROPRIATION- Creekside Mural

Hogan asked if anyone had a problem that it is not going to be done until 2002. Mayor stated that it would be nice to go ahead and sign a contract with the artist. Sherwood stated that it was prepared as a supplemental; will need to be amended; the intent was to award a contract as soon as spring allows. Stinchcomb asked if this will be paid in parts. Mayor answered that the contract will be paid weekly; with the last thousand being held until completion; in turn requires a percentage of completion; artist feels it would be better to start in spring; doesn't want to start and then have to quit. Hogan asked if there will be protection to make sure it is not graffitied. Mayor answered there will be a spray

over the mural to protect it; will be able to wipe off graffiti; will get artist's recommendation on what to use.

**Recommended for Substitution and Adoption**

## **ISSUES:**

### **Chief & Deputy Chief Salary Ordinance**

Council had no issues.

RECOMMENDATION: 1st Reading; No need to come back to Committee; 2nd Reading; Consent Agenda.

### **Street Lighting - Carried over from Service Comm. 7/23/01**

O'Brien went over the legend he received from AEP; notice there are many intersections that are not even lit; that is one of the issues to bring up; have been talking with several members of Council; we need to at least light these intersections; have not yet received a cost list for a wood pole or a metal pole or the cost of AEP owning pole and maintaining vs. us owning and AEP maintaining. Angelou stated that Service Department got together with residents from Imperial Rise; ended up with nothing; there was not consensus; they didn't want the poles. O'Brien stated that we need to give the people the chance to light their neighborhoods; don't know who is stonewalling; people are concerned about getting streets lit. Mayor stated that City will provide lights installed and owned by AEP; the neighbors have paid for anything else. O'Brien stated that he doesn't want to see that happen. Mayor replied that would be subsidizing. O'Brien stated that if we can spend \$10 million on Creekside, people need a chance to get lighting. Hogan stated that he wants to see some cost figures; the cost may not be that huge; we have a lot of intersections with no lights; it is a safety issue; general rule is to listen to the public; the difference will be between wood poles vs. decorative poles; will find out the actual costs. Stinchcomb stated that she has felt for a long time we needed to light intersections; have not agreed to ask residents to pay for them; having gone through this process where the neighbors did their own survey; have a street light right in front of my house; agree generally; felt we should do it; we as a Council should take on the work of talking to the neighbors affected; not going to force a light on people who don't want it; specific intersections are in older neighborhoods; this may not be as big of an issue as we think. Davies stated she has a map from the spring of 98 that shows where there are no lights and where there are lights with what kind of poles. O'Brien stated that if the people want lights we all have a responsibility; we have to meet basic needs before we do anything else.

RECOMMENDATION: Bring Back to Committee of the Whole

### **BZA - Discussion on filling of vacant seat.**

Stinchcomb stated that she talked to John Hurd; resigning because of a financial reason; needs to withdraw PERS; doesn't really want to leave; he was going to check to see how long he has to be off government payroll. O'Brien stated that he didn't have a problem with reappointing him; will need to look into what we need to do. Sherwood stated that you have 45 days by Charter to fill the vacancy. Isler stated he would look into it and have an answer for Council.

### **Stacey Bashore, Recording**

