

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, April 8, 2002

Immediately Following Previous Committees or

7:45 PM

Council Committee Rooms

Development Committee

David B. Thom, Chair

Robert W. Kelley

John McAlister

Michael O'Brien, ex officio

Sadicka White, ex officio

Members Present: Robert W. Kelley, David B. Thom and John McAlister

ADDITIONAL ATTENDEES:

Weber, Lee, Davies, Mumma, White, D'Ambrosio, Murdock.

PENDING LEGISLATION:

ORD-0043-2002

TO ACCEPT THE ANNEXATION OF 2.7+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, OHIO, PROPERTY LOCATED AT 4479 JOHNSTOWN ROAD; REQUESTED BY FRANKLIN E. ECK, JR., AGENT FOR PETITIONERS GARY E. AND JEANNE M. GREEN.

Weber stated we don't have the deed yet; should have by next week; will call Mark Herman again.

Recommended for Adoption

ORD-0071-2002

TO ACCEPT GENERAL WARRANTY DEED FROM THE JEFFERSON LOCAL SCHOOL DISTRICT RECREATION COUNCIL 2.618 ACRES ALONG BIG WALNUT CREEK WITH ACCESS FROM PARKLAND DRIVE

Recommended for Adoption, Consent

ORD-0072-2002

TO ACCEPT GENERAL WARRANTY DEED FOR PROPERTY LOCATED AT 117 MILL STREET FROM RAY R HAAG II AND JANIS S HAAG

Recommended for Adoption, Consent

ORD-0074-2002

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT EXTENSION WITH JOHN ROYER AND DOUG MADDY FOR THE SALE OF CITY OWNED LAND LOCATED AT 57-63 MILL STREET; AND TO DECLARE AN EMERGENCY

White stated they are in their final analysis for price; need this one extension.

Recommended for Adoption, Consent

ORD-0075-2002

TO ZONE 0.849+/- ACRES OF NEWLY ANNEXED PROPERTY AS CC, COMMUNITY COMMERCIAL; FOR PROPERTY LOCATED AT 4300 NORTH HAMILTON ROAD; TOM A DONLEY BY GLEN A. DUGGER, APPLICANT.

White stated this zoning is in agreement with the Triangle Plan; is just north of the Silver Lane Shopping Center; is one of the few parcels left on that leg of Hamilton Road that was still in the township; was a friendly annexation.

Recommended for Adoption, Consent

ORD-0076-2002

TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS RIVERS EDGE; CANINI & PELLECCCHIA, APPLICANT; AND TO DECLARE AN EMERGENCY

Larry Canini stated he would like to move as quickly as possible in order to get the bike path going and improved early this summer. White stated he won't have many more opportunities for large subdivisions; appreciate Canini and the work he has put in this project; need this kind of development for attracting new residents to Gahanna; was a tough piece of property to deal with. Thom stated he had sat through the initial discussions on this project and also when Canini took over; has done an excellent job.

Kelley asked if they were extending sewer lines from the CV Perry development; seems to be staking along Olde Ridenour Road. Canini stated the sanitary will come from

Sherwood Meadows; will be doing storm water improvements through there as well; staking might be for the surveyors to use for a benchmark when we go to improve the bike path. O'Brien clarified that this was the property between McCorkle Park and the church. Canini stated that it was. O'Brien stated that this is about 10 years late; this is a model for what we should be doing with the setbacks and everything. Canini stated he didn't want to take the credit; Department of Development came to me. Kelley stated this will be a quality development. Canini stated we can't get hung up on the high end; there is a price point that you need to meet to draw people when you do an in fill development. In response to question from McAlister, Canini stated he anticipates a price range of \$230,000 to \$280,000; need to look at square footage and deed restrictions; ground costs are higher; developers will need your help with densities with in fill development so that numbers work; Creekside plan is the key for us in terms of sites that we can get the density; that is a great opportunity.

McAlister asked if this was similar to patio homes. Canini stated it was similar; will have that village feel to it. O'Brien asked if we were looking at the T&D???????? zoning like Columbus recently instituted. Canini stated he felt we would be better to continue to use the overlays; the new zoning is too one dimensional and there is no way to vary out of it; Columbus thinks this will be a solve all and it's not going to be; overlays give you some flexibility; every site is unique; can be handled through the overlay. In response to question from McAlister, White stated that you take a normal zoning like residential and overlay certain criteria and other development standards; a lot of communities don't do it.

Recommended for Adoption, Consent

ISSUES - From Director of Development:

Olde Gahanna Marketing Study:

Murdock stated the final copy of the Olde Gahanna marketing study by Boulevard Strategies has been received; haven't had enough time to digest the full study; had him take a look at the entire market as well as the Creekside area in terms of strength and what the overall market would allow and what we might want to focus on; what might succeed; interviewed core business clusters that Olde Gahanna should focus on; develop a niche; focus on the home good sector since we have that down there already; those businesses tend to thrive when located in the same area; in terms of business recruiting we need dining and entertainment venues; this area is underserved; also look at business to business; also smaller office space; for residential the most promising would be the empty nester or young professional for condos in Creekside area; it depends on Olde Gahanna being a unique destination and cause a business to locate there. In response to question from McAlister, White stated that the study cost \$12,000; had an old marketing study and Council wanted an updated study; you can get some basic information but you need to ferret out the information and take it to our market, determine and make the extrapolations; takes data and sees how it works for Gahanna and having the knowledge of other communities and what they have done; is quite a well known firm. McAlister stated he had a problem spending tax dollars. White stated that inasmuch as City involves themselves in the whole project, they felt a marketing study was needed. McAlister stated it was water over the dam at this point. Thom stated he had seen this coming up through Phase 1, Planning Commission, and also through CIC; was one thing that all felt we needed, O'Brien stated it could also be applied to our architectural guidelines as well as our engineering; with regard to infrastructure we need to plan as a City in order to prepare for future development; one of the least expensive studies we've commissioned for a long time; is insightful information.

McAlister asked who will be using this information. White stated they use the

information all the time; if a developer comes in asking specific questions we have that information available; can show them our study; we get lots of requests from people and not just on Creekside; is very valuable to us; one figure I did not know was here and that is 14,000 people come to work in Gahanna; have this information in one place; can provide that data handily.

Tax Abatement Presentation:

D'Ambrosio stated they are still gathering information; would like to prepare a power point presentation for the next meeting.

Thom stated he saw a report recently on Tax Abatement in Delaware County; were a couple of companies that had not met the requirements; have we ever rescinded any abatements for not meeting requirements. D'Ambrosio stated we have a stringent policy; they have to meet criteria; if they don't we will meet with them and get the Chamber involved if necessary; is a very similar situation; we have not had that situation; when you see the presentation you will see that we have exceeded our minimum requirements.

CVB - Update:

Murdock stated the meeting is this Thursday at City Hall; about to go live with our web site; have finished our brochure which we will be passing out in Finance Committee; we also have a toll free number running which is 866-Gahanna; are a lot of positive things happening; line comes to me at this point; once an office is established it will go there.

Bar-B-Q Blues & Jazz Fest - Update:

Murdock stated he has been working with the Olde Gahanna Community Partnership to get this organized; will be two days - June 14 and 15 with late afternoon on Friday and all day Saturday; will be celebrated from the fire house to the log house so we can tie in the historical aspect; also had a contest with area high school students to do our logo; expecting them in this week; art class at high school decided to work on this; should have something nice.

Bedford Landfill - Update:

Murdock stated they met the last Tuesday in March; made the decision not to apply for Clean Ohio Funds; they were changing the rules right up to the application due date; we did not have the amount of time to prepare a solid application; for us to put a weak application forward was not a good idea; right now we are working on a full legal review; the second proposals go in September or October. Angelou asked if the first round of applications was for a specified limited scope. Murdock stated they were still defining what they were looking for up to the due date; was difficult for us to do.; one of the other options we have is that Franklin County has about \$300,000 in CDBG funds for projects like this; spoke with Anthony Forte, Franklin County Economic Development Director; will be putting that application forward. McAlister asked if the engineering needs done on that now. Murdock stated that the legal review needs to go through first. Weber stated it is taking more time than expected.

Holiday Lights! Parade - Update

D'Ambrosio stated the parade will be November 30; Blue Ribbon Committee has 35 volunteer members; Deb Parker is doing art work again; have revised the sponsor packet; received 3 Corporate, 1 Gold, 1 Silver, 1 Friend, 7 Lights, and 1 Grand Marshall sponsorships to date; plan to partner with Big Bear for fundraising purposes and the Holiday Lights in July event; Parade Participation Packet was also revised and mailed to all past participants; 4 completed applications have been received; commitment is in

place for 14 professional floats so far. Kelley asked if Giant Eagle has been approached about sponsorship. White stated they were approached last year; because Big Bear has been involved are awaiting some outcomes and then weigh them and makes some decisions.

Industrial Roundtable - Update.

D'Ambrosio stated next meeting is April 16 at 8:00 a.m. at the Gahanna Golf Course Clubhouse; free golf will follow the meeting; topic this month is Industrial Corridor Egress Plan for emergency evacuation by General Jim Williams followed by a presentation on commercial vehicle enforcement by Officer Mike Apple and Chief Dennis Murphy will discuss safety in the Industrial District.

Creekside Grill:

D'Ambrosio stated she had received a phone call just before 5:00 today and Creekside Grill is having a ribbon cutting for their new upstairs portion on Tuesday, April 9 at 6:00 p.m.; all are invited.

Annexations - Update:

D'Ambrosio stated there are two to report; the Evans property was given to us by Triangle to meet open space requirements for their apartment project; was not in the City so once we owned it we proceeded with the annexation; was approved by the County Commissioners; was also a request for the Don Kenney property at the corner of Taylor Road and Crosspoint; one lot was not in the City; was put on hold because there may be an opportunity for the county to grant right of way to us.

T. I. D. E. - Update.

D'Ambrosio stated the next meeting is April 30 at 2:00 p.m. in Committee Rooms; department has purchased advertisements in Business Facilities magazine and Midwest Business Properties Magazine inviting prospective businesses and site selectors to the next TIDE promotional event at the Creekside Festival.