



# City of Gahanna

## Meeting Minutes

### City Council

200 South Hamilton Road  
Gahanna, Ohio 43230

*Stephen A. Renner, President*  
*Trenton I. Weaver, Vice President*  
*Karen J. Angelou*  
*Merisa K. Bowers*  
*Nancy R. McGregor*  
*Kaylee Padova*  
*Michael Schnetzer*

*Jeremy A. VanMeter, Clerk of Council*

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Monday, June 5, 2023

7:00 PM

City Hall, Council Chambers

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#### **A. CALL TO ORDER: Invocation, Pledge of Allegiance, Roll Call**

*Gahanna City Council met in Regular Session on Monday, June 5, 2023, in Council Chambers. President of Council Stephen A. Renner called the meeting to order at 7:00 p.m. Vice President of Council Trenton I. Weaver delivered an Invocation and led members in the Pledge of Allegiance. The agenda was published on June 2, 2023.*

**Present** 7 - Karen J. Angelou, Merisa K. Bowers, Nancy R. McGregor, Kaylee Padova, Stephen A. Renner, Michael Schnetzer, and Trenton I. Weaver

#### **B. ADDITIONS OR CORRECTIONS TO THE AGENDA:**

None.

#### **C. HEARING OF VISITORS:**

##### **1. Resolution Presentation by Council**

Vice President Weaver said Council was honored to be joined this evening in Chambers by Mr. Rick Roll and his son Rob. Mr. Roll was the victim of what's known as the "widow maker" several months ago. Thanks to the fast response of those in the vicinity, as well as AEDs and first responders, Weaver noted that Mr. Roll was with Council this evening, highlighting the importance of getting trained in CPR, first aid, and AED use. Weaver introduced a news clip from 10TV News which highlighted Mr. Roll's story of receiving life-saving treatment during his collapse at a Columbus Academy basketball game that he was officiating. A team of strangers sprang into action and helped save Roll's life. Mifflin Township Fire Department provided challenge coins to give to every person who played a role. The clip ended with Roll sharing, "You don't know what you have to lose. That night, for two minutes, I lost everything but now I have everything back." Weaver shared that Director Vollmer informed him that the City had 21 AEDs in facilities and is currently working to install them in police vehicles. Weaver invited Roll to

say a few words as Council presented him the resolution.

Mr. Roll expressed his gratitude to Vice President Weaver for inviting him to the meeting. He acknowledged his long-standing acquaintance with Weaver, mentioning that they have known each other for approximately 20 years. Mr. Roll also spoke highly of Weaver's parents, describing them as honorable individuals. He expressed his appreciation for Weaver's service on the city council. Mr. Roll shared a personal experience related to his recent open-heart surgery, which took place 20 weeks ago. He recounted attending a basketball game where he suddenly experienced heart problems, despite having no previous issues. He expressed gratitude for the timely intervention of two doctors from Columbus Academy and two doctors from Bexley who were present at the game. Their immediate medical attention, including chest compressions and the use of an Automated External Defibrillator (AED), saved his life. Mr. Roll emphasized the importance of AEDs in such situations and mentioned the significant number of AEDs available at Columbus Academy. He highlighted the need for AEDs in police cars as well, as emergencies can occur unexpectedly. Mr. Roll informed Council about House Bill 47, currently being discussed in the Ohio House. The bill aims to require the presence of AEDs at all sporting activities. He shared stories from parents who testified in support of the bill, recounting incidents where children playing sports suddenly collapsed and did not recover. Mr. Roll expressed his astonishment at the number of such cases and emphasized the importance of AEDs in saving lives. Drawing from his 35 years of experience as a referee, Mr. Roll mentioned that he had never witnessed a player or child collapsing during a game. However, he reiterated the necessity of AEDs in sports settings, emphasizing the potential risks involved. Mr. Roll shared his interactions with the Columbus Academy and Bexley girls' basketball teams following his recovery. He described the impact of his previous collapse on the seventh-grade girls who had witnessed it. However, he expressed joy in being able to meet the girls again, assuring them of his well-being and witnessing their enthusiasm and normalcy during subsequent games. Mr. Roll expressed his gratitude once again for the opportunity to speak and emphasized his hope that AEDs would be made available in police cruisers to prevent similar incidents from occurring. He expressed his desire for the well-being and safety of everyone present, expressing thanks for their time.

## **2. Proclamation Presentation by Mayor**

[2023-0107](#)

Mayoral Proclamation - Finance Department 2023-06

Mayor Jadwin addressed the council and explained the purpose of the proclamation. She highlighted the various national recognition weeks and days celebrated, such as National Police Week, National Engineers Week, National Public Service Week, and Women in Engineering Day. However, she expressed her observation that there is no equivalent recognition for national government finance. Mayor Jadwin emphasized the critical role played by the finance department in managing taxpayer dollars and ensuring responsible stewardship. She acknowledged the exceptional finance team led by Director Joann Bury. The finance team members present at the meeting were also mentioned, including Cynthia Lampkins, Chris Wright, and Corey

Wybensinger, who had recently been promoted to senior deputy director. Mayor Jadwin announced that the City of Gahanna's finance department had received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association of the United States and Canada (GFOA) for the ninth consecutive year. This award was based on the comprehensive annual report for the fiscal year ending on December 31, 2021. She commended Joann Bury and her team for their hard work and dedication in preparing the report. The mayor informed the council that the finance department is currently working on the report for the fiscal year 2022, which must be filed by May 31. She recognized Joann Bury's commitment and mentioned that this year marks her 10th year working on the report. Mayor Jadwin proudly announced that the City of Gahanna had also received the Distinguished Budget Presentation Award for the 10th consecutive year. She explained that this award recognizes excellence in government financial management, fiscal reporting, and budget presentation. She praised the finance department's efforts in making the budget materials understandable and engaging for residents and stakeholders. The proclamation aimed to recognize the finance department's exemplary performance and their positive representation of the City of Gahanna. Mayor Jadwin extended her congratulations and gratitude to Director Bury and the entire finance department team for their outstanding contributions to the city. She commended their dedication and acknowledged their role as exemplary representatives of the City of Gahanna.

### 3. Members of the Public

*Kathy McCorkle of 677 Picadilly Ct, Gahanna, OH spoke on RES-0018-2023.*

Ms. McCorkle addressed the council and expressed her stance on Resolution 0018, which proposed marking June as Pride Month in Gahanna. She explicitly requested and anticipated a "no" vote on the resolution. McCorkle referred to a previous incident that occurred last summer when she spoke on this topic. She mentioned that during her speech, one councilwoman walked out. She added that in the June 14, 2021 Committee of the whole minutes when Councilwoman Bowers was explaining the first ever Pride resolution, Bowers said that the resolution was important to her. McCorkle asked why it was important to Bowers. McCorkle said Bowers was part of the "LGB plus agenda," which McCorkle claimed aimed to normalize sin and make everyone accept it. McCorkle believed the "LGB plus agenda" was to change American culture from moral to immoral and to accept indecency as normal behavior. She said this included using children and indoctrinating them into what she described as a perverse lifestyle and child abuse. McCorkle said any excuse Council gives for a yes vote was unacceptable. She stated that any yes vote tells these groups that Council would help pervert Gahanna's culture. She concluded by stating a yes vote was for indoctrination of Gahanna's children.

*Sharon Montgomery of 572 Bonnington Way, Gahanna, OH spoke on ORD-0040-2023 other than the proposed changes.*

Ms. Montgomery began her comments by expressing her gratitude to Chief

Spence for promptly providing copies of a fact sheet regarding the new destructive driving law at the counter of the police building. Montgomery clarified that she would be sharing her comments during the visitor comments section rather than the public hearing, as her remarks were unrelated to the proposed sign code changes in Ordinance 40. Montgomery raised an issue regarding the sign code, particularly regarding signs located near the streets. She mentioned that her perspective was influenced by her focus on distracted driving. Montgomery referred to the minutes of the now-defunct design review board, where discussions had taken place regarding applications for multi-tenant signs. She recalled that board members preferred the use of similar colors and fonts among various tenants, although it was previously a preference rather than a requirement. Expressing her worry, Montgomery highlighted that requiring tenants to use the same or similar colors and fonts on multi-tenant signs seemed unjustified from a safety standpoint. Given the multitude of traffic and commercial signs competing for drivers' attention, she believed that allowing each tenant to use their own distinct colors, fonts, and logos would make it easier for drivers to locate specific businesses and reduce distractions. Montgomery provided an example of the Gahanna Residents in Need organization located on Granville Street, whose panel on the tenant sign used distinctive letter shapes on a maroon background instead of their usual green background. She emphasized that visually distinguishing such businesses made it easier for drivers to spot them amidst traffic. Montgomery argued that the requirement in 1165.11 part 5A of the sign code was not consistently applied. She pointed out that some tenants in Stone Ridge Plaza were allowed to use their own colors, indicating an inconsistency in enforcing the requirement. Montgomery thanked the council for considering her perspective on multi-tenant signs.

#### **D. PUBLIC HEARINGS:**

##### **1. Part 11 Zoning Code Changes (ORD-0027-2023 through ORD-0041-2023)**

Clerk VanMeter noted that the zoning code changes under the Public Hearing will be voted on tonight. Some were on the consent agenda and others were on regular agenda. VanMeter said the rezoning Ordinance 0045-2023 was scheduled to go back to Committee of the Whole next week.

President Renner read the rules of procedure sections 9.10 and 9.11 regarding the public hearing's structure. He opened the floor first to any presentation the Administration would like to make on the ordinances subjected for public hearing.

Michael Blackford, Director of Planning, informed the council that the staff did not have any additional information to present regarding the Chapter 11 changes discussed in previous meetings on April 25th and May 8th. Blackford mentioned that there was a follow-up related to Chapter 13 later on the agenda, which would be addressed at a later point in the meeting. In response to recent comments made about signage, Blackford took a moment to clarify a few points. He stated that neither the staff nor the city's code dictates colors, fonts, or logos for multi-tenant shopping centers like Stone

Ridge. The decision on these aspects is made by the landlord of the shopping center. The staff's role primarily involves reviewing size, placement, and the number of signs, rather than dictating specific design elements. Blackford emphasized that in his nine-plus years of working for the city, there has never been a requirement or involvement by the staff in regulating colors or fonts for signage, as it is not part of the existing code. He assured the council that the proposed changes to the code would not alter these requirements either. Blackford expressed his gratitude for the concerns raised and took the opportunity to clarify the city's stance on signage design requirements.

*President Renner opened the public hearing for comment at 7:20 p.m., calling first for any proponents to speak.*

*Doug Ervin of 1183 Riva Ridge Blvd, Gahanna, OH spoke in favor of the zoning code changes.*

Mr. Ervin expressed his gratitude for the opportunity to speak. Ervin introduced himself as a resident of Gahanna for the past 30 years and a real estate developer with over 40 years of experience in the field. He acknowledged that change is inevitable and highlighted that much has changed since he first started his career in real estate development. Ervin expressed his encouragement and support for the proposed changes to the zoning code. He mentioned that in his interactions with Michael Blackford and his staff, they have always been helpful and professional. While appreciating the positive aspects of the zoning code, Ervin also mentioned that there are certain issues that have persisted over time, causing frustration. He alluded to the need for some aspects of the code to align with current norms and practices. Ervin expressed his hope that the proposed changes to the zoning code would streamline the process for applicants, staff, council, and the Planning Commission. He conveyed his belief that these changes would have a positive impact on the overall efficiency of the system. Ervin concluded by expressing his gratitude to the council for their time and consideration.

*President Renner closed the public hearing at 7:22 p.m., with no further individuals seeking to comment as a proponent or opponent to the proposed zoning changes.*

## **E. CONSENT AGENDA:**

### **1. Minutes - To Approve:**

[2023-0100](#)

COTW Minutes 5.8.2023

**The minutes were approved on the Consent Agenda.**

[2023-0101](#)

CN Special Minutes 5.8.2023

**The minutes were approved on the Consent Agenda.**

[2023-0102](#)

CN Minutes 5.15.2023

The minutes were approved on the Consent Agenda.

## 2. Resolutions for Adoption:

[RES-0018-2023](#) A RESOLUTION RECOGNIZING JUNE 2023 AS LGBTQ PRIDE MONTH IN THE CITY OF GAHANNA

The Resolution was adopted on the Consent Agenda.

[RES-0019-2023](#) A RESOLUTION RECOGNIZING JUNETEENTH, JUNE 19, 2023, IN THE CITY OF GAHANNA

The Resolution was adopted on the Consent Agenda.

[RES-0020-2023](#) A RESOLUTION RECOGNIZING JUNE 1-7, 2023, AS NATIONAL CPR AND AED AWARENESS WEEK

The Resolution was adopted on the Consent Agenda.

## 3. Ordinances for Second Reading / Adoption:

[ORD-0023-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART NINE STREETS AND PUBLIC SERVICES CHAPTER 914 - TREE PRESERVATION, PLANTING AND REPLACEMENT - Defining Hazardous Tree and Allowing for Hazardous Tree Removal without Permit

The Ordinance was adopted on the Consent Agenda.

[ORD-0028-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER 1123 - DEFINITIONS - Defining the Planning and Zoning Administrator

The Ordinance was adopted on the Consent Agenda.

[ORD-0029-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1136.08 - YARD REQUIREMENTS - Clarifying Setback Language for ER-1 Estate Residential Districts

The Ordinance was adopted on the Consent Agenda.

[ORD-0030-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1137.08 - YARD REQUIREMENTS - Clarifying Setback Language for ER-2 Estate Residential Districts

The Ordinance was adopted on the Consent Agenda.

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[ORD-0031-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1139.08 - YARD REQUIREMENTS - Clarifying Setback Language for SF-1 Residential Districts

**The Ordinance was adopted on the Consent Agenda.**

[ORD-0032-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1141.08 - YARD REQUIREMENTS - Clarifying Setback Language for SF-2 Residential Districts

**The Ordinance was adopted on the Consent Agenda.**

[ORD-0033-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1143.08 - YARD REQUIREMENTS - Clarifying Setback Language for SF-3 Residential Districts

**The Ordinance was adopted on the Consent Agenda.**

[ORD-0034-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1145.06 - YARD REQUIREMENTS - Clarifying Setback Language for R-4 Residence Districts

**The Ordinance was adopted on the Consent Agenda.**

[ORD-0035-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1147.08 - YARD REQUIREMENTS - Clarifying Setback Language for MR-1 Residential Districts

**The Ordinance was adopted on the Consent Agenda.**

[ORD-0036-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1151.15 - PLANNED UNIT DEVELOPMENT DISTRICTS - Clarifying Setback Language for Accessory Use Structures

**The Ordinance was adopted on the Consent Agenda.**

[ORD-0037-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1155.03 - CONDITIONAL USES - AND CHAPTER SECTION 1155.08 - UTILITIES AND LIGHTING - Regarding Outdoor Storage and Storage Tank Size Requirements in OCT Office, Commerce, and Technology District

**The Ordinance was adopted on the Consent Agenda.**

[ORD-0038-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART

ELEVEN PLANNING AND ZONING CHAPTER SECTION 1163.08 - INTERIOR LANDSCAPING REQUIREMENTS - Revising Requirements for Parking Areas

The Ordinance was adopted on the Consent Agenda.

[ORD-0040-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1165.11 - PERMIT REQUIREMENTS AND REVIEW PROCESS - Allowing Multi-tenant Signage without Master Sign Plan under Certain Circumstances

The Ordinance was adopted on the Consent Agenda.

[ORD-0043-2023](#) AN ORDINANCE AUTHORIZING THE MAYOR AND DIRECTOR OF ENGINEERING TO AWARD AND ENTER INTO CONTRACT WITH DIRT DAWG EXCAVATING LLC FOR THE EAST JOHNSTOWN ROAD DRAINAGE IMPROVEMENTS PROJECT (ST-1078)

The Ordinance was adopted on the Consent Agenda.

#### **4. Ordinances for Waiver, Adoption as an Emergency:**

[ORD-0044-2023](#) AN ORDINANCE TO AMEND ORD-0078-2022 ESTABLISHING THE SALARIES FOR PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 2023, THROUGH DECEMBER 31, 2023, WAIVING SECOND READING, AND DECLARING AN EMERGENCY

The Ordinance was adopted on the Consent Agenda with waiver of second reading and an emergency declaration.

#### **End of Consent Agenda**

Councilmember McGregor raised a question regarding ORD-0044-2023, specifically mentioning that it stated "waiving second reading," but inquired if it is actually the second reading.

Clerk VanMeter provided an explanation, stating that the ordinance was tabled during the previous council meeting and subsequently returned to the committee. VanMeter emphasized that the ordinance is being considered as an emergency.

Councilmember McGregor acknowledged Clerk VanMeter's explanation but expressed uncertainty about whether it was appropriate to label it as the second reading. Clerk VanMeter deferred to the City Attorney for guidance on the matter.

Attorney Mularski clarified that the ordinance was initially read as the first reading but was subsequently tabled. Since it is now being brought back for consideration, he suggested that it should still be considered as the first

reading.

Councilmember Angelou questioned if the intention was to waive the reading because the purpose was to expedite the process, avoiding a 30-day delay.

President Renner acknowledged the valid question raised by Councilmember McGregor and expressed agreement that the waiver and 30-day emergency declaration was in the Ordinance.

**A motion was made by Bowers, seconded by Padova, to Pass the Consent Agenda. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Bowers, McGregor, Padova, Renner, Schnetzer and Weaver

#### **F. ORDINANCES FOR INTRODUCTION / FIRST READING:**

[ORD-0045-2023](#) AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GAHANNA ADOPTED BY ORDINANCE 198-96 ON NOVEMBER 19, 1996, AND SUBSEQUENTLY AMENDED; CHANGING THE ZONING DISTRICT OF +/- 16.666 ACRES LOCATED AT 0 HAMILTON ROAD, PARCEL ID 025-013767 FROM LMFRD AND SCPD TO LMFRD; CRESCENT WOODS APARTMENTS, GRIFFIN CALDWELL, APPLICANT

**President Renner introduced the Ordinance and read it by title.**

[ORD-0046-2023](#) AN ORDINANCE TO AMEND ORD-0081-2021 AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH FISHBECK FOR PHASE ONE OF THE CREEKSIDE FLOOD IMPACT MITIGATION PROJECT TO INCLUDE PHASE TWO PROFESSIONAL SERVICES

**President Renner introduced the Ordinance and read it by title.**

[ORD-0047-2023](#) AN ORDINANCE AUTHORIZING SUPPLEMENTAL APPROPRIATIONS - Capital Maintenance Fund for Creekside Flood Mitigation and Plaza Improvements Professional Services

**President Renner introduced the Ordinance and read it by title.**

[ORD-0048-2023](#) AN ORDINANCE TO ACCEPT A GENERAL WARRANTY DEED FROM PAUL MICHAEL WELSH AND STACI LYNN JOHNSON FOR 0.158 ACRES OF RIGHT-OF-WAY DEDICATION ALONG A PARCEL LOCATED AT 698 EAST JOHNSTOWN ROAD

**President Renner introduced the Ordinance and read it by title.**

#### **G. ORDINANCES FOR SECOND READING / ADOPTION:**

[ORD-0027-2023](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER 1106 - SUBDIVISION WITHOUT PLAT - Allowing Applications to be Approved Administratively

**A motion was made by Weaver, seconded by Schnetzer, that the Ordinance be Adopted. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Bowers, McGregor, Padova, Renner, Schnetzer and Weaver

[ORD-0041-2023](#)

AN ORDINANCE TO AMEND THE CITY OF GAHANNA CODE PART ELEVEN PLANNING AND ZONING CHAPTER SECTION 1169.05 - CONDITIONAL USE APPROVAL - Extending Permit Validity Timeframe from One Year to Two Years

**A motion was made by Weaver, seconded by Schnetzer, that the Ordinance be Adopted. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Bowers, McGregor, Padova, Renner, Schnetzer and Weaver

[ORD-0042-2023](#)

AN ORDINANCE TO REPEAL THE CITY OF GAHANNA CODE PART THIRTEEN BUILDING CODE CHAPTER 1311 - REGISTRATION - Removing Requirements of Certain Contractors to Register with the City

**A motion was made by Weaver, seconded by Schnetzer, that the Ordinance be Adopted.**

**Discussion on main motion:**

Vice President Weaver stated that Director of Planning Michael Blackford had a few comments to make. After Blackford spoke, Weaver indicated he would have some comments and follow-up.

Director Blackford thanked everyone and referred to the previous discussion held on May 8th. He mentioned a follow-up for the staff regarding the liability insurance and its impact on the permitting process. Director Blackford quickly shared a screen showing an example of the permit, emphasizing that the May 8th conversation involved the possibility of eliminating contractor registration and addressing concerns about removing liability insurance. He explained that the proposed change would incorporate the liability insurance requirement into the permitting process. Director Blackford mentioned that the language on the contractor registration form would be almost identical to the language used on the permit. By making this modification, the liability insurance would still be required for the same types of projects but would be linked to the building permit application. Director Blackford highlighted that this change would simplify the process for external customers, as they would only need to upload the insurance information as part of their permit application. This adjustment would reduce the number of touch points with the city and allow construction work to begin more efficiently. They also confirmed that liability insurance was required both by the state (according to O.R.C. section 4740.06) and the city. Director Blackford apologized if their explanation seemed confusing and offered to answer any questions.

Councilmember Bowers inquired about the update to the residential permit in addition to the commercial multi-family permit.

Director Blackford responded that the update would be implemented for all

permit types if the registration passed the amendment. He mentioned that it would take approximately 30 days for the change to take effect and that they had already worked on a sample permit to demonstrate the modifications.

Councilmember Bowers sought clarification on whether the ordinance would require the update or if it would rely on the administration's good faith.

Director Blackford assured Councilmember Bowers that the update would be applied to all permit applications. He explained that as the city transitioned to digital processes, complying with the requirement and submitting the insurance information would become even easier. Director Blackford stated that the example provided was just one instance, but the requirement would be present on all permits.

Councilmember Bowers apologized for not catching the information earlier and asked about the source of the policy limits.

Director Blackford informed Councilmember Bowers that the Chief Building Official determines the dollar amounts for the policy limits. He mentioned that the state had separate requirements but did not provide specifics in the O.R.C. Director Blackford added that he found similar amounts in other Ohio locations during his research, although the final decision would rest with the Chief Building Official.

Councilmember Bowers inquired if there would be different policy limits for commercial and residential projects or if the same figure would apply across the board.

Director Blackford deferred the question to Chief Building Official Ken Fultz, acknowledging it as a great question.

Chief Building Official Fultz suggested that it would be more convenient to maintain the same figure for all application forms, making the process simpler.

Councilmember Bowers asked if using the same figure for all projects aligned with best practices.

Chief Building Official Fultz explained that historically they had used the same number for contractor registration, as it was deemed adequate. Although there had been no recent increases, they were open to raising the amount if necessary and sought feedback on the matter.

Councilmember Bowers mentioned that in various insurance fields, especially for commercial projects, the current figure seemed low. She deferred to the expertise of Chief Building Official Fultz for further research.

Director Blackford added that their research indicated the current figure was on the lower end. He suggested that if there was specific feedback, it could be incorporated into the amendment easily since the current figure was not explicitly stated in the code.

Councilmember Bowers expressed her interest in understanding the state guidance regarding the policy limits. She acknowledged that while it might not be codified, she was curious about any administrative state guidance that existed.

Director Blackford acknowledged Councilmember Bowers' inquiry and stated that they could follow up on the matter. He emphasized that since the current policy limits were not ingrained in any code, it would be relatively easy to research and amend if necessary.

Councilmember McGregor raised a question in response to Councilmember Bowers' comments. McGregor questioned whether the adequacy of the policy limits depended on the value of the permit. She suggested that for smaller jobs, the current limits might be sufficient, but for larger projects worth millions, the limits might not be suitable. Councilmember McGregor then shifted her focus and inquired about how liability insurance requirements would apply to volunteer organizations, specifically mentioning examples like GRIN.

Director Blackford responded that under the current code and how it would be applied if the registration changes were enacted, the only exemption from the requirement is for homeowners. He mentioned that exemptions for other entities, such as non-profits, were discussed in April but were not currently part of the code. Director Blackford noted that external customers had expressed a desire for relief in certain situations, but the authority to grant such relief did not exist.

Councilmember McGregor further elaborated on her point, explaining that volunteers might not have liability insurance when working on projects, even though they are qualified in their professional roles. She questioned if this discussion was the appropriate time to address this issue.

Director Blackford requested a moment to address the question.

Chief Building Official Fultz responded to Councilmember McGregor's query, stating that the matter at hand was whether liability insurance should be mandatory for everyone, regardless of their status as non-profit or volunteer. If it became mandatory, it would not exclude anyone.

Director Blackford confirmed Chief Building Official Fultz's statement, noting that liability insurance would be mandatory for all permit applicants, including non-profit organizations. He emphasized that this requirement was already in place and would not be changed.

Vice President Weaver began by expressing gratitude towards Director Blackford and Mr. Fultz for their extensive research and hard work on the matter. He mentioned that he had personally reached out to Director Blackford with last-minute phone calls and shared his hesitation in supporting the proposed ordinance to repeal the registration requirement. Vice President Weaver explained that although the proposed ordinance aimed to include

registration information in the permit application, he believed it would be more efficient to have the information upfront. He suggested that a new proposal with a fully fleshed-out plan for the future could be more preferable. He stated that, at present, he would not support the ordinance.

Councilmember Bowers expressed agreement with Vice President Weaver's concerns and shared her own reservations about the ordinance. She highlighted that her concerns focused on the reactive nature of the proposed approach and the need for homeowners to identify remedies in case of problems. Councilmember Bowers suggested that the permit insurance process could address these concerns. She inquired about the urgency of passing the ordinance and whether it would be possible to hold off on the decision until further discussions could be held to explore potential carve-outs for commercial building owners and non-profits. She also requested that the policy limit information be presented for consideration.

Director Blackford acknowledged Councilmember Bowers' reservations and responded by stating that the more variables involved, the more challenging it becomes for external customers. He explained that the City does not play a role in homeowner-contractor interactions, but external customers often struggle with multiple variables, leading to delays, confusion, and frustration. Director Blackford shared that, based on his research, most contractors have a single policy with a fixed dollar amount. He emphasized that a one-size-fits-all approach would simplify the process for both internal and external customers. He expressed gratitude for the consideration of the request while understanding the concerns raised.

Councilmember McGregor sought clarification on the liability insurance limits. She asked if contractors could have higher policies based on client requirements, despite the minimum policy set for obtaining a permit.

Director Blackford confirmed Councilmember McGregor's understanding, stating that the minimum policy was set as a requirement for obtaining a permit. However, clients could still demand higher liability insurance coverage based on the value of the project.

Councilmember Padova inquired about the current registration process, specifically regarding online registration. Director Blackford confirmed that contractors could register online.

Councilmember Padova asked if a contractor who was not registered and intended to work on a commercial project could register online and apply for the permit simultaneously, or if they had to complete the registration process first. Director Blackford clarified that contractors could fill out both the contractor registration and permit application forms concurrently. However, the issuance of the permit would be pending completion of the contractor registration process.

Councilmember Padova sought further clarification, asking if filling out both forms simultaneously would result in additional time for the contractor. Director Blackford acknowledged that filling out the contractor registration

form was an additional step. He explained that confusion often arose between the different responsibilities and tasks performed by individuals within contractor offices. This could lead to delays and frustration during the permitting process. Director Blackford noted that although it was not their fault, it became their responsibility to guide people through the process. He agreed with Councilmember Padova that there could be a disconnect between the external team members responsible for construction and those handling registration.

Councilmember Padova inquired about the percentage of permits that were experiencing delays or being returned due to contractors not being registered. She sought information on the frequency of such occurrences.

Director Blackford mentioned that since being made aware of the issue by the building team, he had noticed a daily influx of calls related to contractor registration. He stated that the front desk staff, particularly Fredena Williams, spent a significant amount of time addressing contractor registration inquiries. Director Blackford acknowledged that while assisting contractors was part of their responsibilities, delays and frustration could arise among external customers who were ready to begin their projects but faced difficulties due to incomplete or incorrect information.

President Renner expressed appreciation for Director Blackford's creative addition to address residential concerns. However, he agreed with Councilmember Bowers regarding the need for tighter regulations on the commercial side. He mentioned Councilmember McGregor's suggestion of tying the liability insurance requirement to the contract value, similar to what was done in the county. President Renner emphasized the importance of considering different liability insurance thresholds for commercial projects and suggested exploring alternative numbers based on the contract price.

Director Blackford acknowledged President Renner's suggestion and mentioned that his initial research indicated that other cities, such as Columbus, had higher liability insurance requirements. He offered to conduct more extensive research and present the findings in a future meeting to inform potential changes to the application process.

Councilmember Bowers inquired about the possibility of additional zoning code changes and requested information on the timeline for such changes.

Director Blackford clarified that the current changes pertained to the building code (Chapter 13) and not the zoning code. He explained that there were no specific zoning code changes planned at the moment.

Mayor Jadwin informed the council about the ongoing zoning code rewrite as part of a broader project. She mentioned that workshops with the Planning Commission and Council were expected to occur next month.

Director Blackford confirmed Mayor Jadwin's statement and acknowledged the upcoming workshops.

Councilmember Bowers mentioned her anticipation of future code changes to Chapter 11 later in the year.

Director Blackford confirmed Councilmember Bowers' statement, indicating that there were indeed Chapter 11 code changes expected in the future.

Councilmember Bowers sought clarification on whether the proposed code changes had been a mixture of Chapter 13, Chapter 11, and Chapter 9.

Director Blackford confirmed that the proposed changes involved Chapter 13, Chapter 11, and Chapter 9.

Councilmember Bowers questioned the possibility of tabling the discussion until later in the year when the anticipated code changes to Chapter 11 would be addressed.

President Renner expressed openness to tabling the discussion and highlighted the importance of gathering feedback and addressing the concerns related to permits for commercial projects. He appreciated the creative solution proposed for residential projects and expressed willingness to explore potential modifications for the commercial side.

*Bowers moved to table ORD-0042-2023 to July 10 to try to run it concurrent with the additional code changes that might come.*

Clerk VanMeter said for public notice and awareness that Council would meet for the first time July 10. That date would be a regular council meeting.

Mayor Jadwin suggested Council table this until after the workshops on the zoning code and then bring that together at that point. Councilmember Bowers said Council rules required a date certain, which is why she had proposed a specific date. Mayor Jadwin asked if there was a time limit on that. President Renner responded, no, Council can actually change it if July does not work out.

Mayor Jadwin said with the proposed schedule change for July meetings, Council would have Committee of the Whole discussions on July 17th and 31st. She said she would propose to move it as late as possible unless there was a time limit under Council rules.

President Renner responded he believed the Mayor was suggesting instead of tabling to July 10th, she was proposing something later.

*Bowers withdrew her previous motion.*

**A motion was made by Bowers, seconded by Weaver, to table ORD-0042-2023 to the regular meeting scheduled for August 7, 2023, with an opportunity for discussion at Committee or Workshop in between.**

Discussion on the motion to table:

Councilmember McGregor sought clarification on the administrative nature of the limits and whether they could be adjusted. She emphasized that the proposed changes aimed to eliminate the registration requirement and transfer the responsibility to the permit applicants. She mentioned Director Blackford's ability to modify the limits and suggested having a discussion on this matter.

President Renner agreed with Councilmember McGregor's statement and expressed gratitude for the question. He mentioned the importance of resolving the issue before taking a vote on the matter. President Renner also acknowledged the need to consider input from other colleagues.

Vice President Weaver expressed a desire to have the remaining questions answered before fully supporting the ordinance. He believed that addressing the raised questions would contribute to his overall endorsement of the proposal. Vice President Weaver appreciated Director Blackford's efforts and indicated the possibility of contacting him for further discussions. Given the outstanding questions, Weaver expressed support for tabling the discussion.

**The motion to table to the date certain carried by the following vote:**

**Yes:** 6 - Angelou, Bowers, Padova, Renner, Schnetzer and Weaver

**No:** 1 - McGregor

## **H. CORRESPONDENCE AND ACTIONS:**

**1. Clerk - None.**

**2. Council - None.**

## **I. REPRESENTATIVES:**

### **1. Community Improvement Corporation (CIC) - Renner, Weaver**

President Renner acknowledged his absence from the May meeting and requested a brief report from Vice President Weaver regarding the Community Improvement Corporation (CIC) meeting.

Vice President Weaver provided a concise update on the CIC meeting held on Tuesday, the 16th at 8 A.M. He informed the Council that Shai Hess had been engaged to assist with various development projects in the city. Additionally, Jenn Hackman was introduced as a new member joining the city's development team. Vice President Weaver mentioned looking forward to working with Hackman in future meetings. He also reminded colleagues that the next CIC meeting is scheduled for Tuesday, June 20th at 7:30 A.M. at the golf course clubhouse. He noted that this is the first of two annual

meetings that colleagues are invited to attend if available.

President Renner acknowledged Vice President Weaver's report and confirmed that the upcoming CIC meeting on June 20th is the first joint meeting for 2023. He mentioned that the CIC held two joint meetings last year.

## **2. Mid-Ohio Regional Planning Commission (MORPC) - Angelou, Weaver**

### [2023-0103](#)

#### Councilmember Angelou's MORPC Report to City Council 6.2.2023

Councilmember Angelou reported that the executive board met on June 1st and mentioned the upcoming regular commission meeting scheduled for the following Thursday. She shared information about the "Money Mondays" initiative, which involved grant funding opportunities. Councilmember Angelou encouraged attendees to refer to the information provided by Clerk VanMeter on this matter. Furthermore, Councilmember Angelou informed the members about the MORPC Night at the Clippers on June 7th. She mentioned that the Hilliard city manager and MORPC secretary Michelle Crandall would be throwing the first pitch. Councilmember Angelou encouraged interested individuals to purchase tickets for the event. Councilmember Angelou also highlighted the "Enriching Lives at Today's Modern Library" event at the Gahanna Branch library on June 15th. She invited everyone to visit the modern library during the breakfast event from 8 a.m. to 9 a.m. Councilmember Angelou shared her enthusiasm about MORPC members witnessing the impressive modern library. Lastly, Councilmember Angelou mentioned the significant increase in the number of interns this year, reaching a total of 51 interns. She expressed satisfaction with the high level of interest in participating in the program and considered it a wonderful opportunity.

Vice President Weaver provided an update on the Regional Policy Roundtable meeting held on May 16th. He mentioned receiving a Statehouse update from Minority Leader Russo. Vice President Weaver informed the Council about the ongoing state budget process, which must be passed by June 30th as per the Constitution. He discussed various items of interest in the house bill, including the restoration of the brownfield remediation fund and demolition funds, changes to the homestead exemption, progress on local government fund restoration, and modifications to income tax brackets. Vice President Weaver noted that the Senate version of the budget was expected to be introduced soon. Additionally, Vice President Weaver mentioned the introduction of the Fair School Funding Plan and increased General Revenue fund investment in childcare as part of the house budget. He also highlighted potential changes to the distracted driving law and the proposed modification of the eminent domain law in HB 64. Vice President Weaver shared that the next meeting of the Regional Policy Roundtable is scheduled for August 15th at 1:30 p.m.

Councilmember Angelou added to Vice President Weaver's update by stating that approximately fifty thousand grants are currently available, making the situation quite interesting.

### 3. Convention & Visitors Bureau (CVB) - Padova

Councilmember Padova informed the Council that Midweek at the Creek would start this week at Creekside and would continue every Wednesday from 6 to 8 p.m. throughout the summer. However, there would be no event next week in preparation for CBJF. The band scheduled for this week's event was Whiskey Business. Councilmember Padova also mentioned that the Gahanna Farmers Market would take place on Wednesdays from 4 to 7 p.m. inside the Gahanna Sanctuary and in the public parking lot across from the Sanctuary. Furthermore, Councilmember Padova announced that the Creekside Blues and Jazz Festival would begin on June 16th. She informed the Council that this would be their last meeting to announce the need for CBJF volunteers. Councilmember Padova emphasized that volunteers, including non-profit groups, were still needed for admission gates and beverage booths. Individual volunteers were encouraged to sign up on [creeksidebluesandjazz.com](http://creeksidebluesandjazz.com), while groups were instructed to contact Lori Kappes or Teresa Emch, the volunteer coordinators.

Councilmember Angelou inquired about having promotional materials to distribute to individuals attending the MORPC meeting. She wanted to ensure that people were aware of and encouraged to attend the jazz festival. Councilmember Padova informed Councilmember Angelou that there should be some materials available near the door on the way out. If there were not enough, she suggested visiting Visit Gahanna, as they were likely to have additional materials. Councilmember Angelou expressed her intention to inform MORPC members about the jazz festival and encourage their attendance, emphasizing the event's quality.

### 4. School Board (SB) - Bowers

Councilmember Bowers provided an update on the school quarterly meeting that took place on May 17th. She highlighted two primary matters that were discussed during the meeting: mutual financial frameworks and student parking. Regarding the financial framework discussion, Councilmember Bowers mentioned that the logistics were still being worked out. However, she expressed confidence that both the school district administration and the city administration recognized the importance of this discussion. They aimed to establish a solid foundation for ongoing Compensation Plan negotiations. Councilmember Bowers emphasized that resolving the compensation agreements renegotiation was a long-standing, unfinished task spanning several years. She acknowledged the collective effort to bring this matter to a conclusion. Councilmember Bowers informed the Council that a June date did not work for the city administration due to other pending finance projects. Instead, they planned to set a July date for the dialogue. She expressed eagerness to cooperate with the school district colleagues in determining the specific date. The purpose of the dialogue was to provide council members and school board members with an understanding of the financial realities of both entities. This understanding would be crucial as they act on the proposed agreement, which has financial implications for both the district and the city. The second issue discussed during the meeting was student

parking. Councilmember Bowers acknowledged that this topic had received attention. She reported that the school district had been actively working on addressing the parking issue. However, it was proving to be more complex than anticipated. The district had implemented policy changes that would be effective from the next school year. They were exploring off-site parking options, including engaging private lot owners. Additionally, there was a proposal to utilize the Shull Park parking lot during school hours, which was currently being worked out with the administration. Councilmember Bowers concluded her comments, expressing gratitude for the ongoing efforts and collaboration between the city administration and the school district in addressing these important matters.

## J. OFFICIAL REPORTS:

### 1. Mayor

Mayor Jadwin addressed the ongoing collaboration with the schools to assist them in solving projected parking issues for the upcoming year. She mentioned that the construction project would result in the loss of approximately 80 parking spaces. The city was evaluating the option of utilizing Shull Park for parking and working closely with the city attorney's office to ensure the legalities and safety aspects, such as ingress and egress, were thoroughly understood and addressed. Mayor Jadwin emphasized the city's commitment to minimizing the impact on residents and ensuring student safety. They would continue to support and cooperate with the schools in this matter. The Mayor extended congratulations to the members of the Class of 2023 who recently graduated from Gahanna Lincoln High School and Columbus Academy. She expressed pride in the accomplishments of all the graduates and their contributions to the community. Mayor Jadwin also acknowledged the successful performance by the Gahanna Community Chorus, led by Director Kate Cremean, who presented a wonderful jazz show at Gahanna Lincoln High School. She expressed her desire for the chorus to perform at the upcoming Blues and Jazz Fest, suggesting that they be considered for the community stage. Mayor Jadwin recounted her participation as a panel member at the Columbus Metropolitan Club on May 17th. The panel discussed the topic of Regional Mayors Preparing for Intel, where Mayor Jadwin, alongside Mayor Sloan Spalding from New Albany and Mayor Barnard from Johnstown, shared insights on how their respective communities were addressing economic growth and anticipated challenges associated with the Intel project. The Mayor mentioned that the event was live streamed and can be viewed on the Metropolitan Club's YouTube page for further information. She also mentioned inviting Mayor Spalding to a meeting regarding the Northeast Regional Collaboration. The Mayor highlighted the city's continued momentum in economic growth, celebrating recent ribbon cuttings and business recognitions. Notable mentions included Creative Options, a new company providing support for individuals with disabilities, Lola and Giuseppe's Bakery, Ribbon Technology Corporation (Rib Tech), and Donatos. She shared that a 140,000 square foot warehouse under construction in the Industrial Zone had already been fully leased for ten years, bringing over 60 manufacturing jobs to

the community. Mayor Jadwin expressed confidence in Gahanna's ability to effectively compete for quality businesses and jobs. Regarding community programs, the Mayor mentioned that summer camps and programs were underway, and both pools had opened just in time for the hot weather. She thanked the community for understanding and complying with the new pool rules, which were implemented due to incidents in the previous year. Mayor Jadwin acknowledged the upcoming summer events, including Midweek at the Creek, the Farmers Market, and the return of Creekside Live. She encouraged council members to consider volunteering at the Creekside Blues and Jazz Fest, as it was a significant event for the city. The Mayor announced the hiring of Shannon Hamons as the new Director of Economic Development, bringing nearly 30 years of experience in the field. She highlighted Hamons' unique perspective, combining public and private sector experience. Mayor Jadwin also announced the hiring of Jenn Hackman, the Economic Development Administrator, who joined the team with a strong background in small business and workforce development. The Mayor informed the attendees about the rescheduled date for the Economic Development event, now taking place on July 11th. The event, focusing on workforce development, would be invitation-only and hosted at a private business.

## **2. City Attorney - None.**

### **K. COUNCIL COMMENT:**

Councilmember McGregor shared a personal anecdote about Jim Grote, the founder of Grote Industries. She recalled a conversation between her father and Jim's older brother during college, where Jim expressed his ambition to make a living making pizza. At the time, the older brother didn't believe it would be successful. Councilmember McGregor acknowledged Jim Grote's accomplishments in building a successful pizza business.

Councilmember Bowers announced that she had circulated her constituent report for the month of April and requested it to be appended to the minutes. She highlighted several events she attended, including presenting to a veteran's bee school class about the importance of local ordinances and zoning related to beekeeping. She also mentioned attending the Memorial Workers Memorial Day luncheon at the IAFF 67 Union Hall, which honored and remembered workers who were killed, injured, or made sick on the job. Councilmember Bowers shared the details of her upcoming constituent hour at Friendship Park, expressing gratitude for the return of summer weather and the opportunity to hold outdoor meetings. She thanked the Gahanna Veterans Memorial volunteers, including Becky and Tom Kneeland and Malcolm Glasgow from the VFW, for organizing a meaningful tribute to remember the lives lost in the U.S. armed services and the impact on their families. She acknowledged Obie Stillwell for delivering an address that emphasized the importance of diverse voices and civil dialogue.

Councilmember Bowers shared that she has been thinking about the type of community she wants to live in. Her desire is to live in a community in which individuals' creative expression can be celebrated whether every person

identifies with it. She shared that protecting and valuing creative expression helps to create a wholistically safe and healthy community. As we celebrate LGBTQ Pride month, acknowledge gun safety violence day and weekend, and AED, CPR, and Emergency Medical Services week, she is looking for common threads to support the health and safety of all communities of Gahanna. She urges dialogue and expression to strengthen the community.

Councilmember Padova mentioned that volunteers for the Creekside Blues and Jazz Fest would receive free admission to the festival. She encouraged attendees to spread the word about the opportunity. Councilmember Padova also informed the audience about the volunteers' picnic, which would take place after the festival.

Vice President Weaver thanked everyone for attending the meeting and congratulated the Class of 2023. He shared his own graduation year of 2007 and jokingly expressed the desire to pursue another degree to bring his graduation date closer to the present. Vice President Weaver echoed the appreciation for the volunteers who made the Memorial Day ceremony at Veterans Memorial Park meaningful. He also mentioned the importance of CPR and AED training and highlighted that the city's Parks and Rec staff was trained in these lifesaving techniques. Vice President Weaver mentioned attending the Gahanna Community Chorus's jazz performance and expressed his enjoyment of the event. He announced the return of the Farmers Market, which would now accept SNAP, WIC, and other nutrition incentive programs. Vice President Weaver thanked the volunteers who made the Farmers Market possible and expressed gratitude for their contributions. Finally, he emphasized the significance of accepting and supporting diverse voices and expressed his belief that Gahanna is an accepting and welcoming community.

[2023-0108](#)

Councilmember Merisa K. Bowers' Constituent Report - April 2023

**L. ADJOURNMENT:**

*With no further business before the Council, President Renner adjourned the meeting at 8:21 p.m.*

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Jeremy A. VanMeter  
Clerk of Council

*APPROVED by the City Council, this  
day of 2023.*

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Stephen A. Renner