

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, May 17, 2010

Council May Meet in Caucus Beginning at 7:00 p.m.

7:30 PM

City Hall

City Council

Thomas R. Kneeland, President

Shane Ewald, Vice President

Beryl D. Anderson

Brian D. Larick

John R. McAlister

Nancy McGregor

David L. Samuel

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

Gahanna City Council met in Regular Session on Monday, May 17, 2010, at Gahanna City Hall, in Council Chambers, 200 South Hamilton Road. President Thomas R. Kneeland called the meeting to order at 7:30 p.m. Invocation was given by Council Member Samuel followed by the Pledge of Allegiance. Agenda for this meeting was published on May 14, 2010.

Members Absent: Shane W. Ewald

Members Present: Thomas R. Kneeland, Nancy R. McGregor, John McAlister, Beryl D. Anderson, David L. Samuel and Brian Larick

B. ADDITIONS OR CORRECTIONS TO THE AGENDA:

A motion was made by Samuel, seconded by Larick, to remove approval of the May 3 minutes from the agenda. The motion carried by the following vote:

Yes	6	President of Council Kneeland, McGregor, McAlister, Anderson, Samuel and Larick
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Absent	1	Vice President of Council Ewald
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C. HEARING OF VISITORS:

State Representative Nancy Garland presented Tony Collins and Laurel Naegele of the Parks & Recreation Department a commendation from the House of Representatives; congratulations to them on 11 state awards for excellence, this department has consistently won recognition; they are deserving of praise for their endeavors; am very proud to represent Gahanna.

Scott Mounts, School Board representative stated he had a few updates; am pleased to announce that the district has entered into agreement with Eastland Fairfield Career Center for 8,400 sf on the first floor of Clark Hall; what it means for the school district is a \$1.2 million lump sum payment for this lease; that's 15 years; other renewals can happen upon agreement; they will be responsible for build out of that space using our contractors according to our standards and specifications; more than 90% of our work is going to contractors within a 20 mile radius; that's all good news; still in negotiations to lease out the balance of the first floor to another educational institution; this first building will be 100% education; as you know Issue 4 did not pass; we do not have any recommendations for going back to the ballot at this time; as a result of the levy not passing, the schools will face a \$2.5 million deficit for this next fiscal year; recommendations will be forthcoming on where cuts can be made; what is particularly concerning is in the 2nd year because it is projected at a \$16 million deficit; will be talking about what to do; wanted to highlight some of the messages I'm hearing about the defeat of the levy; first it is not a referendum on the schools; are happy with our schools just more of a reflection on the times we are in; people want to know what their dollar is buying; need to show them essentially the value of their dollar and value of our school system; want some assurance we are stretching as far as we can go; also want to see it as a shared sacrifice; offer that as lessons learned; on positive notes have approved the graduation of 569 seniors; highlights of what this class has achieved includes more than \$10 million in scholarships awarded to them; 80% will be going to college; some are going to military; we have 4 National Merit Scholars and 6 Commended students; 9 musical groups recently received superior ratings at district and state competition; important to note that the arts programs are outstanding; state championship track team; state championship soccer team; final four boys basketball in the state championship;

national champion DECA team and the Red Cross awarded the high school recognition for giving more blood than any other central Ohio high school; recognized also for giving more food to charity than any other high school; as I have gotten involved we have a bunch of great kids in our school system along with great teachers and administration and am proud to be associated with the schools. Anderson asked what the time frame is for the recommendations on how the money would be reallocated considering the levy did not pass. Mounts stated the Superintendent said he would be back in June with recommendations. Anderson stated she also wanted to pass on another thought; often heard recurring thought that perhaps a percentage basis could be considered for funding or taxing based on income; no recommendation on how to do that but you have people of different means and on fixed incomes so that could be another consideration that could be agreed upon levying or taxing based on income; no recommendation on how to do that; that might be another consideration if it could be agreed on. McAlister asked what was the amount of revenue the levy was supposed to generate. Mounts stated he thought it was \$13 million per year.

John Melzer, 253 Caswell Drive, stated he wanted to thank Council for the way you handled yourself with regard to Melissa's House; am proud of the way you did it; you didn't take sides and you did things according to the law; appreciate that; extremely upset with the statement that the City Council of Gahanna has no compassion; I don't believe that; you are very compassionate people; the whole city is compassionate; have lived here 16 years and don't want to live anywhere else; think Council voted against Melissa's House not for what it stood for but because of the zoning; that's all you were interested in; sat through enough meetings to understand that; then you made your position; don't believe the stuff I am reading in the paper; we have property elsewhere they could use; it was not that Gahanna didn't want them; wanted to get that on the record; thank you for the way you handled yourself.

D. INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE:

Ordinances - To Be Introduced and Assigned to Committee:

Ordinances introduced, by title, by Samuel.

ORD-0093-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO SETTLEMENT AGREEMENT WITH TERRENCE A. GEE, 426 DEBRA LANE, FOR PERMANENT RIGHT OF WAY NEEDED FOR THE WEST GAHANNA SANITARY SEWER PROJECT; IMPROVEMENT NO. SA944; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0094-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO SETTLEMENT AGREEMENT WITH KEITH T. & NANCY JEAN GAYER, 414 DEBRA LANE, FOR PERMANENT RIGHT OF WAY NEEDED FOR THE WEST GAHANNA SANITARY SEWER PROJECT; IMPROVEMENT NO. SA944; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0095-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO SETTLEMENT AGREEMENT WITH STEVEN M. BOWMAN, 402 DEBRA LANE, FOR PERMANENT RIGHT OF WAY NEEDED FOR THE WEST GAHANNA SANITARY SEWER PROJECT; IMPROVEMENT NO. SA944; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0096-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO SETTLEMENT AGREEMENT WITH LEON COHAN JR. OR PATRICIA A. COHAN, 251 SHARA PARK PLACE, FOR PERMANENT RIGHT OF WAY NEEDED FOR THE WEST GAHANNA

SANITARY SEWER PROJECT; IMPROVEMENT NO. SA944; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0097-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO SETTLEMENT AGREEMENT WITH SHAWN R. EVANS, 388 SANDRA COURT, FOR PERMANENT RIGHT OF WAY NEEDED FOR THE WEST GAHANNA SANITARY SEWER PROJECT; IMPROVEMENT NO. SA944; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0098-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO SETTLEMENT AGREEMENT WITH MARY D. SALLS, 441 WEST JOHNSTOWN ROAD, FOR PERMANENT RIGHT OF WAY NEEDED FOR THE WEST GAHANNA SANITARY SEWER PROJECT; IMPROVEMENT NO. SA944; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0099-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO SETTLEMENT AGREEMENT WITH RICHARD D. CAVENDISH, 222 BALLARD DRIVE, FOR PERMANENT RIGHT OF WAY NEEDED FOR THE WEST GAHANNA SANITARY SEWER PROJECT; IMPROVEMENT NO. SA944; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0100-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO SETTLEMENT AGREEMENT WITH VERNON F. & MARGARET SWINGLE, 507 CHERRY ROAD, FOR PERMANENT RIGHT OF WAY NEEDED FOR THE WEST GAHANNA SANITARY SEWER PROJECT; IMPROVEMENT NO. SA944; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0101-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO SETTLEMENT AGREEMENT WITH CURTIS BOOTH, 212 BALLARD DRIVE, FOR PERMANENT RIGHT OF WAY NEEDED FOR THE WEST GAHANNA SANITARY SEWER PROJECT; IMPROVEMENT NO. SA944; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0102-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO SETTLEMENT AGREEMENT WITH SAGER W. TALLMAN, 202 BALLARD DRIVE, FOR PERMANENT RIGHT OF WAY NEEDED FOR THE WEST GAHANNA SANITARY SEWER PROJECT; IMPROVEMENT NO. SA944; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0103-2010

TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO AWARD AND THE MAYOR TO ENTER INTO CONTRACT WITH G & G ENTERPRISES FOR THE SHULL AVENUE/CARPENTER ROAD WATERLINE IMPROVEMENT PROJECT; IMPROVEMENT NO. ST951; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0104-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH WATCON CONSULTING ENGINEERS & SURVEYORS FOR CONSTRUCTION ADMINISTRATION AND INSPECTION SERVICES FOR THE SHULL AVENUE/CARPENTER ROAD WATERLINE IMPROVEMENT PROJECT; IMPROVEMENT NO. ST951; AND TO DECLARE AN EMERGENCY.

Introduced

ORD-0105-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH THE

GAHANNA JEFFERSON SCHOOL DISTRICT; FOR THE PROVISION OF SCHOOL RESOURCE OFFICERS TO THE GAHANNA-JEFFERSON SCHOOL DISTRICT.

Introduced

ORD-0106-2010

TO ACCEPT QUITCLAIM DEED FOR 0.267 ACRE PARCEL OF LANDLOCKED LAND ADJACENT TO US 62 FROM DONALD LEATHERY; PARCEL NO. 025-001811.

Introduced

ORD-0107-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO LPA AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR FRA-270-36.94; TO REHABILITATE A SECTION OF I-270 FROM HAMILTON ROAD TO BROAD STREET; PID NUMBER 86067.

Introduced

ORD-0108-2010

TO ACCEPT THE DONATION OF \$922 FROM THE GAHANNA PARKS & RECREATION FOUNDATION; AND TO SUPPLEMENTALLY APPROPRIATE SAID DONATION TO A RECREATION ACCOUNT

Introduced

ORD-0109-2010

TO ADOPT THE 2010 UPDATE TO THE GAHANNA BIKEWAY MASTER PLAN

Introduced, to Finance Committee

ORD-0110-2010

TO REZONE 2.368+/- ACRES OF PROPERTY AS L-AR, LIMITED OVERLAY/MULTI-FAMILY RESIDENTIAL; SAID PROPERTY LOCATED AT 4251 EAST JOHNSTOWN ROAD; BUCKEYE COMMUNITY HOPE FOUNDATION, APPLICANT.

Introduced, to Finance Committee

E. CONSENT AGENDA:

Ordinances on Second Reading:

ORD-0091-2010

TO AUTHORIZE THE MAYOR TO ENTER INTO WETLAND MITIGATION PURCHASE AGREEMENT BIG DARBY HELLBRANCH WETLANDS MITIGATION BANK WITH THE OHIO WETLANDS FOUNDATION; AND TO DECLARE AN EMERGENCY.

This Matter was Adopted as an Emergency on the Consent Agenda.

ORD-0092-2010

TO ACCEPT WARRANTY DEED FOR PROPERTY LOCATED AT 700 SCIENCE BOULEVARD; PURCHASED FROM VALUE RECOVERY GROUP II, LLC.

This Matter was Adopted on the Consent Agenda.

Motion Resolution:

MR-0019-2010

Motion Resolution that this Council has no objection to the D1, D2, D3 and D3A Liquor Permit transfer from GTLS Corp., DBA Granville St Tavern, 258 Granville St. & Patio, Gahanna, OH 43230 to Kyle Hunter, DBA Granville St. Tavern & Patio, 258 Granville St., Gahanna, OH 43230.

This Matter was Approved on the Consent Agenda.

MR-0020-2010

Motion Resolution to authorize the Director of Public Service to go out for bids for the 2010 Street Program, Imp. No. ST956

This Matter was Approved on the Consent Agenda.

MR-0021-2010

Motion Resolution to authorize the transfer of \$41,528 from Account No. 220.330.5306, Streets Maintenance Supplies to the following accounts:

\$35,000	220.330.5117, Streets, Overtime
\$ 4,900	220.330.5131, Streets, PERS
\$ 1,120	220.330.5132, Streets, Workers Comp
\$ 508	220.330.5138, Streets, Medicare

This Matter was Approved on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Anderson, seconded by McAlister, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

Yes **6** President of Council Kneeland, McGregor, McAlister,
Anderson, Samuel and Larick

Absent **1** Vice President of Council Ewald

End of the Consent Agenda

F. PUBLIC HEARINGS:

President read Public Hearing Rules that would govern all public hearings this evening.

Z-0001-2010

To consider a Zoning application to zone 2.368 acres located at 4251 E. Johnstown Road; current zoning CC (Community Commercial), requested zoning L-AR (Limited Overlay, Multi-Family Residential); Buckeye Community Hope Foundation, applicant.

President asked for the administrative presentation on this item. Sadicka White, Director of Development, stated she would like to give the factual presentation for the rezoning before you; address is 4251 E. Johnstown Road for the Buckeye Community Hope Foundation; it is for a zoning application, variance application and parkland dedication which you will be considering; the location is in the south triangle area and is bounded by Hamilton Road on the west, Johnstown Road on the east and on the south by Silver Lane; map shows you the approximate area and location; GIS also shows the development that has occurred in the area; look at existing zoning in the area which is primarily CC or CC-2; CC is community commercial and CC-2 is community commercial with some different uses that are permitted or conditional; for the most part community commercial means not large scale commercial but services or provides a business that is related to the area; so you have drug stores, grocery stores, personal services, administrative offices, medical offices; these are the typical uses you will find in community commercial; to the east of the property is SF-3 which is single family residential; property to the southeast is mostly in the township and majority of that is residential; the south triangle plan was adopted in 1996 and had plan principles that governed the development of that area and plan called for primarily development of commercial or residential in nature; roadways were not in this area; roadways were suggested that there be limited access on Johnstown Road; this particular property was not to have access on Johnstown Road in order to have a traffic management plan that would allow for the traffic to flow; any access to that site would come off Silver Lane or any interior road; for the most part that was accomplished in the south triangle plan; on this slide we see the same site showing the development and the road development that occurred around 2000; the site plan is what is being proposed in terms of the rezoning; don't have to ordinarily show in a rezoning the site plan but since this is an overlay they

are asking for the development of 2 story apartments of 42 units and 2 story facing Johnstown Road with parking to accommodate that; the units would back up to the interior of this part of the triangle area; that is the application before you. Larick asked for clarification on RID and ER-2. White stated that RID is our new zoning category which means Restricted Institutional District and that is the Mifflin Township fire station; that was excess property; when we bought that property for right of way we had excess land; when we were trying to acquire the old fire station downtown from Mifflin Township, we did a trade because Mifflin Township gave us price for that; differential and then we gave them that land so they could build a slightly thin fire station there; turned out well with 2 different government organizations collaborating and cooperating for the citizens; RID is our Restricted Institutional District which only covers government lands, schools and churches; ER-2 is estate residential larger than 1 acre but less than 5 acres; property just south is in the township. Kneeland noted that an important point about ER-2 is that is our holding zoning when something is annexed. Samuel asked if this area is close to what was previously called the medical triangle. White said yes that the name medical triangle is a name we gave this whole triangle area because there are a lot of small medical users and that was a branding concept. Kneeland stated we can continue this discussion in committee next week. White stated this application for zoning is coming to you from Planning Commission with a unanimous recommendation for approval.

President opened Public Hearing at 7:55 p.m.

Roy Lowenstein, 256 Cherrystone Dr. N. Gahanna, stated he was Vice President of Buckeye Community Hope Foundation; with me is John Haytus, architect, 3021 E. Dublin Granville Road; pleasure to be here; little bit of information on what we are trying to do; Buckeye Community Hope Foundation is a nonprofit affordable housing developer; based in Minerva Park area; we do development of affordable housing all over Ohio; excited about this one since it is about 1/2 mile from where I live; are on a dual track; working with the City to get the site rezoned; the other track is we are trying to get an allocation of funds from Ohio Housing Finance Agency which is a competitive application for federal housing tax credits and other resources that the Housing Finance Agency provides; we will find out about that in early July; we are hopeful but there is a chance we can get the site rezoned but not get financing; mentioning that because it is true and the fact if you come to like the project that doesn't assure that it goes forward immediately; would try again in the fall; proposed development would house 42 senior households defined as those over 55; have found around the state that if you look at the demographic data, the number of households that are qualified is a quickly increasing number; folks have to find a place to live; we've watched this demographic bulge happen very gradually over a long period of time and now more and more seniors need this type of housing; can't continue to stay in their house; there is terrific need for this type of housing; this is a federal program that represents involvement to both the public and private sectors to make affordable housing happen; the public sector involvement other than working with you to get the zoning fixed is the involvement of the Ohio Housing Finance Agency which allocates this federal resource based on competitive approach and they also provide some additional funding in addition to the tax credits; the involvement of the private sector is through the sale of the credits to investors; the majority of the financing in this development would come through investors who buy these credits in exchange for a dollar for dollar reduction in the income tax; this program which has been around since 1986 was a bipartisan effort; way of bringing the private sector into the development of affordable housing; been the most successful federal involvement in housing that anyone can name and is the primary engine for development of affordable housing in US; worked on about 40 of these developments; could tell you much more but watching time; glad to answer any questions; basically trying to build 1

and 2 bedroom apartments that are affordable to households whose income is up to 60% of the area median income which for a family of 1 is about \$28,000 and household of 2 would be in low thirties; can see that actually includes a lot of people because when seniors retire from the work force they might have had incomes that were much higher but in retirement lots of folks are income qualified; great vehicle for delivering housing to a significant slice of the senior population in our community; but because of the value of the credits the project handles less debt and therefore the rents are significantly lower; we're talking about net rents of \$400 to \$500 plus utilities; terrific demand for these; did one in Delaware that opened last year of 80 units which leased up in 4 months; did a similar property of 60 units in southeast Columbus and they also leased up in 4 months; gives you some idea of the pent up demand for this type of housing and hope we can bring it to Gahanna.

Haytus reviewed the site plan; L-shaped building 2 stories in height with an elevator; entrance off Silver Lane; have a double loaded corridor with units on both sides; common facilities of manager's office, meeting areas, exercise rooms, library with computer, and storage for residents.

President stated proponents time was up; will move to opponents and then come back and can continue in rebuttal time. President asked for opponents.

James D. Viets, 620 E. Broad St., Columbus, Ohio stated he is here on behalf of Dr. Jim Hutta and a number of other medical professionals and business owners in the triangle south development; thank you for this opportunity; asked me to make a presentation opposing this; Dr. Hutta could not make it tonight and apologizes; as we know this is low income senior apartments; it is required to have 84 parking spaces by code and they have planned on 52; this is directly adjacent to Dr. Hutta's orthodontics practice on Silver Lane and the further medical buildings to the west; is a 42 unit 2-story structure and based on the application up to 50% vinyl siding; this is triangle south area; slated for and always has been planned for strictly commercial zoning; there are no multi-family uses or residential permitted; currently no vinyl permitted; all existing buildings are either stucco, stone or brick; hate to take you back to 2 weeks ago, but this is a similar issue to Melissa's House case; this is not about whether or not this is a benevolent use, this is about land use; in this particular case the applicant is asking you to rezone a property to multi-family which is in a strictly commercial district; don't think it is appropriate under your land use plan of 2002; have included in my materials some excerpts from that plan which I'd like to briefly review; on page 4 of your general policies zoning actions need to be founded upon adopted principles and objectives; this will assist in accomplishing the intended purpose and avoid legal problems of arbitrary and capricious actions such as spot zoning for example; someone years ago put a lot of thought and planning into this triangle south area; I think to now go against that plan and allow a multi-family zoned property would certainly be an affront to that process; you heard applicant say they don't even know if they have funding and wonder if this Council is comfortable rezoning to multi-family if this use doesn't go forward; multi-family includes assisted living and includes group homes; that is vacant land and those things could be built there; there is a phrase in your land use plan called "bypassed land" and it is defined as "land that has not been developed while adjacent and/or contiguous parcels have been developed in a manner consistent with existing land use and zoning regulations"; that is exactly what this is; it goes on to state that an applicant "must clearly demonstrate that the land cannot be developed and served in a manner consistent with existing plans and that the proposed uses will not harmfully effect the established development within the affected area"; been through materials in the file in the Zoning Department and haven't seen where the applicant has demonstrated that this land can not be developed commercially; certainly in the last 3 years there has not been

a lot of commercial development; I work in the commercial real estate and construction industry as an attorney and just dropped off the charts; doesn't mean that in the future this land would not be attractive; there is a new OSU medical facility just opened in Rocky Fork Plaza that may create additional jobs; those are all very quality medical buildings that are currently up there; my client along with other owners spent millions of dollars building and maintaining their properties; their property values have dropped like everyone else; but they believe, and I think it is supported, that allowing multi-family zoning on the property right next to them will further decrease those values; have included a letter from Charles Porter who is an appraiser of over 30 years experience; he concludes it is his professional opinion that the proposed zoning poses an adverse influence on the value of the property and the properties in the south triangle neighborhood; he goes through a lengthy analysis which is in his report; again haven't seen the applicant demonstrate that there will not be economic harm to those properties by this rezoning; on page 5 of your land use plan there is a checklist for the Planning Commission I thought was very interesting; think they are supposed to go through in a situation like this to determine if it is appropriate; read some of those; is the proposed development consistent with the City's vision - no it's not, the City's vision for that area was commercial development, not a 42 family low income housing unit; will the proposed development be contrary to the future land use plan - yes, the future plan is commercial and it always has been; is the development contrary to the established land use pattern - yes, all the land use up there is commercial; would change create an isolated unrelated district - it would; will the change adversely influence living conditions in the surrounding areas - yes I think it will, as if you read their plan it says we only need 52 parking spaces because some of our prospective tenants don't have cars; quite a few if they are only providing almost half of what they are required to have by code; my question is how will they get around; there are no sidewalks on Silver Lane and certainly no sidewalks on Johnstown Road; they would have to traverse Silver Lane over to the shopping center and that is dangerous; would it seriously impact adjacent areas - yes, again we have already seen decreased property values in this state and all over the country; have a professional opinion saying this would make it worse for those people up there who years ago trusted Gahanna's plan that this would always be commercial and spent a lot of money building their properties; they even developed the infrastructure and then dedicated to City; another checklist item is have the basic land use conditions changed - no, the economy has changed but the land use has not; if you rezone would it be a deterrent to future development - think it would be; future developers would not think they could trust Gahanna when they are in a consistent zoned district; Charles Porter says that "if you had known the neighborhood was trending to lower land uses, you may have purchased the land at a lower price, or you may not have purchased the land at all"; consistency in land use planning is the key; this is completely inconsistent with that district up there; this is not about the benevolence or moral quality; this is about land use planning; that area is commercial and these owners were assured it would always be commercial; there are problems with dropping in a multi-family district right in that part of that long term commercial district; no reasons why it can't be used as presently zoned; that is another checklist item; are there alternate sites - don't know; notice you list 21 pieces of vacant land on your web site in Gahanna; some are probably not appropriate, some may be; they are about the same size; lastly want to quote from your manual on vitality which is the heart of this thing; "it is vital to maintain the quality of existing developments; it is important that the integrity of existing neighborhoods be given high priority; by assuring residents and existing business owners that their investments are important, the City will send a strong message that existing development is very important; examples of threats to the vitality of the community include: conversions of properties on a spot basis and introducing incompatible uses into existing neighborhoods"; again this is not about the funding; sure they do a fine job and this is a valued thing; but this is about land use planning; same issue you faced a few weeks ago;

just not appropriate for this site; lastly, of course, if this property is commercial and is developed down the road obviously the tax dollar ramification to the City would be much better off as commercial than if it was sort of some multi-family development; glad to answer any questions. .

President asked for rebuttal.

Haytus stated there is a rain garden included to collect roof rain water; do show sidewalks around entire site; we do plan on putting sidewalks in on both Silver Lane and Johnstown Road; at least 50% of exterior will be brick.

Lowenstein stated we could do rest of it non-vinyl if that becomes an issue; this is a preliminary proposal of what we are going to build; on issue of parking spaces, some folks will not have their own car, most households will have one car; having some spaces over and above one to one is really adequate; lots of places these developments are done with one to one or less and they work out; we can give you data on that if you are interested; have lived here more than 10 years and go by this site all the time; this site has been for sale for all that time; no one has taken it and there are no bites on it either; theoretically it could be a commercial site one day but it's been for sale even through the boom; it's just there and that's why I called on it; from the perspective of tax impact, our project will pay taxes; will pay a lot more taxes than you're collecting right now; there are other vacant commercial sites throughout Gahanna; totally respect what your original zoning was on this and the original plan; may just be that we don't have quite as much demand as we had planned; the multi-family zoning we are seeking is specific due to the overlay to the type of project we are developing; if it is approved and our project doesn't receive the funding it's looking for, then no one else can jump in and do something else there; somebody else would have to come back and get it rezoned back to commercial or for something else; the thing about sidewalks, yes we are building sidewalks and we made commitment at the Planning Commission to build the sidewalk all the way up to Beecher and my understanding is that the City is approved to get the sidewalk from there all the way up to the YMCA; really would have a walkable neighborhood to a much greater extent than it appears; raised many issues that there aren't time to rebut; hope your questions will give us an opportunity to bring out additional information.

Kneeland stated that the process is this will go to committee next week; that's where questions and answers will happen; lots of them I'm sure; we don't do questions and answers in the public hearing; this is just to get it on public record; be prepared for questions and answers next week.

President closed Public Hearing at 8:16 p.m.

Heard in Public Hearing

S-0001-2010

To consider a recommendation to Council to update the previously approved Gahanna Bikeway Master Plan; Gahanna Parks and Rec Department, applicant.

President asked for administrative comments. Tony Collins, Director of Parks & Recreation, stated he would give a brief introduction on proposal; brief introduction on history, talk to you a little about definitions; show you the exact proposal; talk to you about our strategy in terms of communication with residents; and then lastly wrap up with insight into connectivity to regional plans; the Gahanna Bikeway Master Plan in 1999 worked together with Jefferson Township to form a joint coalition group called the Gahanna Bikeway Advisory Committee; that group's goal was to work together to look out for the strategic direction of Gahanna Bikeway Plan; they actually created a plan in 1999 and was adopted by Council as a planning document; has been utilized for a number of years by the Engineering Department as well as our department for planning

purposes; that group fell quiet for a few years and was reactivated in 2004 knowing that a number of our residents had talked to us about improving connectivity; then hearing that formally in 2005 when we did our Parks & Recreation Master Plan which was adopted in 2006, it specifically always pointed to our survey questions where 81% of our residents identified a need or serious need for more connectivity throughout our community; with that verification and our priorities set the Department went about trying to accomplish some of those goals; immediately looked at areas where we could impact the residents' connectivity; improved the path at Academy Park; looked at Bryn Mawr and improved that path; created connectivity at McCorkle Park from Ridenour Road to Stygler Road; also during that time period the Engineering Department had a number of projects on the line and was able to implement those projects including the sidepath on Hamilton Road from Stoneridge Plaza to Johnstown Road; as the Bikeway Advisory Committee was looking towards the future and trying to figure out what our next priority was, they were looking at the overall plan and realized they needed to do some work in updating as the community had changed, the through traffic had changed, the need for looking at other details increased; so they wanted to do an update to the plan but realized that it was a much larger project than they originally thought; focused our time on finding a demonstration project; a project that would enable the residents to have connectivity; singular in nature; not necessarily a comprehensive approach; focused on the Big Walnut Trail concept and that's our path from Morse Road to Pizzurro Park; brought in Floyd Brown Engineering and created a concept plan and adopted that plan in 2008; section 6 was recently completed and section 7 is under construction to be completed by end of summer; any time you go on that path you see a number of people taking advantage of and loving that facility in our community; Engineering Department has worked hand in hand with us on this project on improving connectivity; a number of sidepaths have been added providing connectivity to our community; in 2008 went back to residents and asked about a number of services; asked about our citizen impact and our customer service with our customer service survey which was performed in 2008; did provide a lot of questions in that survey about connectivity and bike and recreational trails; again we saw a verification of our efforts in 2006 but an increase in 83% of our citizens who saw an increased need for walking and bike trails; in this case we looked at it on a priority level; in that survey a number of residents ranked it very high in priority alongside with some of the other services we provide in our community outside Parks & Recreation; continue to improve working on things we can effect within budget; Hannah Park trail was created; assisted Jefferson Elementary PTO with creating a walking path and connectivity from Gahanna Heights to Carpenter Road; and created the connection point between Rice Avenue and Rathburn Woods neighborhood and the new Foxwood subdivision; leads us to where we are today; focused on updating the 1999 plan at this point; plans are important for us so that we can be prepared for the future; number one to meet the needs of our residents and also so that as we look for outside sources of funding and innovative revenue sources, we want to have a plan in place that shows people that we have these projects lined up when they are ready to go; went back to the 1999 plan to see what was still accurate and what we needed to change.

President stated this presentation had gone from an administrative overview to proponents testimony. President opened Public Hearing at 8:25 p.m.

Collins continued that he wished to share a couple of definitions; used the words recreational trail and sidepath already; also hear term multi-use path; it is the term I use most frequently but I will interchange them; we also talk about bike lane and shared lanes or sharrows and will also talk about signed shared roadways; the first is recreational trail or multi-use path; this is like the Big Walnut trail; this is the path that is off a street, typically through park areas and has a lot of opportunity for connectivity throughout the community; some of the challenges that it needs to be in specific areas so

we lack connection; also is a challenge for education for the users to share the path as well; great for beginner cyclists; these are the paths you will take your family on; second type of path in this plan is called a sidepath which is another multi-use path; is a good safe path for young children and families; is usable by beginner cyclists; drawbacks is that you have a lot of ingress and egress points and some people are challenged because sidepaths are on the different side of the road than you are normally instructed to be on; something new being introduced in this plan is bike lanes; bike lane is definitely for an intermediate to an advanced rider; these are lanes that are actually drawn out on the road system similar to a traffic lane; they allow for bikes to ride along the road; becomes challenging to get both users to share the site; improvements of course is using as much signage and education as we can; example is on Morse Road; number of these throughout Westerville, Hilliard and Worthington; another new concept in this plan is the concept of a sharrow or shared lane; similar to bike lane but is not individually marked off; for an intermediate or advanced rider; these are ways to provide connectivity where we can't put paths either because of costs or available space; drawbacks are shared use of cars and bicyclists; is not open for beginners or children; lots of improvement opportunities in terms of education and notification using signage along the way; finally is signed shared roadway; there used to be brown signs that said bikeway; were scattered throughout the community and not really connected; one of the things the group did was update that route system; create more of a hub system where it spokes into our downtown area connecting our community through downtown; this signage will provide additional safer places to ride on the street; signs present direction and education for the users of these facilities; we are adopting the standard traffic code adopted signage which is utilized throughout the central Ohio region; this brings us to the plan itself which is simplified into a map format; you will see route system throughout the community; series of colors that identify different routes; red for advanced riders and no facilities on that sign; for example Clark State Road has no signage but that is part of our route system in the hope that some day that would be available for improvement; then go through with yellow and other colors; the next map demonstrates where the signed shared roadway routes would take place; can see the crooked spokes going into the central downtown and the connectivity from neighborhood to neighborhood; this plan includes signed shared roadways along priority routes that have been identified; provides destination signage to help identify what the best route to get to a particular location is; also includes bike lanes along Granville Street from Flint Ridge to Mill Street; on Rocky Fork Blvd; includes sharrows on Stygler, Agler, McCutcheon and Beecher; we understand as we go through this plan it is not a plan to put it in place; the implementation of this plan of course has implications throughout the department; as we propose things in our budget we will be looking for financial resources including projects in road projects, safe routes to school funding of which we were just notified our eligibility to receive close to \$600,000 in funding for those, trail grants as we have provided over a number of years and of course general fund monies as they are available through the budget process.

With no objection from Council, President extended the time for proponents for 3 minutes.

Collins continued that the final 2 components of the plan is the public information side; utilizing every aspect we can to communicate to the residents throughout this process; we went through the entire public process with Planning Commission on purpose so we could notify the public, get the word out, and provide an opportunity for input; the bikeway committee itself is made of citizen representatives; staff has been used as resources at reference points whether it is our department or Engineering; throughout this process, whether it is Planning Commission or the rest of this public process through Council we want to make sure we communicate and then beyond that make sure we have

print pieces in place, website material in place, and then getting out and sharing the word with our business community and our residents; some things we plan on putting on the website when available are maps of bikeways, education for children, adults and motorists, bicycle laws, etc.; can't go through this process without providing the fact that connecting our community to other communities; included in your packet is a map showing how our plan fits into the Columbus Bikeway plan and then how our Big Walnut trail fits into the Central Ohio Greenways map; our plan on implementation was to go through the Planning Commission process and you have their recommendation; also have the recommendation from the Parks Board; introduce this evening; will bring to committee next week and hope to get vote on June 7 with implementation in July.

President asked for opponents.

Janet Gibson, 75 Walnut Woods Court, here representing my neighbors; about 7 of them here this evening; we lie directly north of Stoneybrook Methodist Church right off Cherrybottom Road; on west side towards the creek; we all had, early on in the life of the bike path proposal, attended the early meetings when they were just beginning the current changes; been recently attending almost all of the Bicycle Advisory Committee meetings in order to keep advised of where the path is going; many of our houses back up directly to Stoneybrook and as we saw there was some discussion of taking the bike path along the north edge of Stoneybrook's property; brought our concerns to the Mayor and met with her in January; she suggested we send the Bicycle Advisory Committee a letter, which we did in March and believe we copied all of you with our concerns; don't want to be seen as opponents of the bike path today but want to be seen as proponents and have come to know much more about the bike path in the last few months than we ever would have; we know that the bike path route shown is approximate and will change as time goes on and as properties become available and one of the routes that has actively been discussed has been taking the bike path along the north edge of the Stoneybrook property right along the back edge of our properties; that is the part we came to address this evening as opponents; wanted to let you know of our concerns; we think where there is a new community and bike paths can be laid out, people have the opportunity to choose whether they want to live next to a bike path or not; we chose our properties back in 1990s because it is secluded and many of us back up to the Big Walnut Creek with a lot of woods; is a beautiful area; we think however where you are grafting a bike path on an existing community, it is important to respect the concerns of the owners; we went through our concerns in our letter, chief of which is safety; we are concerned that having a bike path open to the public 24/7 going immediately behind our homes is unsafe; we think it also goes hand in hand with affecting our property values; would like to express those concerns to you and just as a reminder if the bike path route should change as it is being implemented, we would ask you to not allow the bike path moved into our back yards.

President asked for further opponents. There were none. President asked for rebuttal. There was none. President closed Public Hearing at 8:41 p.m. President stated this would be discussed in committee next Monday.

Heard in Public Hearing

G. STANDING COMMITTEES:

Development & Parks Committee - Anderson: No Report.

Public Service & Safety Committee - McAlister: No Report.

Committee of the Whole - Ewald: No Report.

Finance - Samuel: No Report.

H. CORRESPONDENCE AND ACTIONS:

Clerk - Legal:

2010-0026

Notice to Legislative Authority of New C1 and C2 liquor permits for FPF LLC, DBA Big Daddy's Drive Thru, 1115 N. Hamilton Road, Gahanna, OH 43230. Last day to file objections is June 14, 2010.

Received and Filed

Council: No Report.

I. SECOND READING OF ORDINANCES: None.

J. FIRST READING OF ORDINANCES: None.

K. MOTIONS/RESOLUTIONS: None.

L. REPRESENTATIVES:

Community Improvement Corporation (CIC) - Ewald/Kneeland:

Kneeland stated CIC met last Tuesday for discussion on current business; next meeting is second Tuesday of June.

Mid-Ohio Regional Planning Commission (MORPC) - McGregor: No Report.

Bd. of Education, Gahanna-Jefferson Public Schools - Samuel:

Samuel stated that Scott Schmidt, principal at Chapelfield, stated they inadvertently fell into an experiment this year; had too many 3rd grade boys so they have an all boys class; have collected data and it is noted that grades have improved across the board; also have been positive attitude changes; further data will be forthcoming; summer programs and staff, retirements, school resource officers, etc. took up balance of meeting.

Convention & Visitors Bureau (CVB) - Kneeland: No Report.

M. OFFICIAL REPORTS:

Mayor:

Stinchcomb stated that we had our first Second Saturday event on May 8th in conjunction with Spring Fling and Herb Day; thank everyone who braved the weather; that was the beginning of that series; will be kicking off Concerts on the Creek; distributed a promotional piece listing all events in the Creekside district for the summer; will be available in many locations throughout the City.

City Attorney: No Report.

N. COUNCIL COMMENT:

McGregor stated she attended the high school production of Jekyll & Hyde; was very professionally done; was a wonderful experience.

