



City of Gahanna

Meeting Minutes

Development & Parks

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Stephen A. Renner, Chair, Ryan P. Jolley, Michael Schnetzer

Kimberly McWilliams, CMC, Clerk of Council

Monday, June 23, 2014

Council Committee Rooms

Immediately Following Finance

Present 3 - Stephen A. Renner, Ryan P. Jolley, and Michael Schnetzer

ITEMS - From Director of Planning & Development

2014-0070 Development Supporting Docs

1. Park Fee Change - Modify Chapter 1109 and 148

Jones said I am requesting approval to change section 148.12(c) and 1109.08(k); seeing a lot of non-single family residential demand for housing, multi-family, independent living facilities, etc.; current code does not allow us to assess park fees to those users; these residents will be using City's park facilities and more equitable for them to also pay; Collins said we have park land in lieu of fees that are captured when a development comes in and that money is used for land acquisition; Park Impact fee is used for the actual development of the park; tax dollars are used for annual operation. Jones said 2 areas of code in 1109.09(k) had a park fee schedule that felt more appropriate to be deleted and inserted into Chapter 148; Planning Commission has reviewed and recommending City Council to approve.

Chapter 148.12(c) is Department of Development section and has a fee schedule and would be changed to include apartments, condominiums, townhomes, extended-stay hotels, family care homes and independent senior living facilities; changing from issuance of Building Permit to Certificate of Occupancy. Those 2 are changes we are requesting.

Renner asked if Jones could summarize what is in code now and what changing to; Jones said code currently says park fees paid to City by developer for "platted residential subdivisions"; what we are seeing are non-single family residences that need to be assessed. It is Parks Impact Fee in code that is captured by building official; to receive

certificate of occupancy you have to pay the fee; Chief Building Official has ability to assess these fees; Parks Department does not have a clear mechanism to assess fees, but Development has ability to approve all permits and can use their interaction with builder to assess these fees. Collins said current fee is \$500; using apartments on Granville where carwash is as example, would collect \$500 X 32 units; it is really a park impact development fee. In 2005 we reviewed impact fee and there was recommendation to change then; fee was \$150 a unit in 2008 and we found we were far below the region. Schnetzer asked if fee amount should be reviewed now to take inflation into consideration. Collins said Development reviews on a regular basis.

Question about projects currently in various stages of completion. Jones said great question and projects are currently being reviewed to see who can be assessed; may need to involve City Attorney; asking to change to later in process because of changes to design after building permit issued that could affect final number of units; also could get permit and never finish project; would not want to assess fee in that situation.

Recommendation: Consent, no need to come back.

2. Discussion - Update to Economic Development Strategy

See June 23, 2014 Finance Committee meeting for discussion.

Kim McWilliams, reporting