

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Tuesday, November 13, 2001

7:30 PM

Council Committee Rooms

Development Committee

Debra A. Payne, Chairman

Karen J. Angelou

Thomas R. Kneeland

Michael O'Brien, ex officio

Sadicka White, ex officio

Members Absent: Thomas R. Kneeland

Members Present: Debra A. Payne and Karen J. Angelou

ADDITIONAL ATTENDEES:

Bob Kelley; John McAlister; Donald Plank; Paul Sianelli; Mark Herman; Nick Montell; Sadicka White; Press

PENDING LEGISLATION

ORD-0229-2001

TO REZONE 15.0+/- ACRES, MORE OR LESS, AS AR, MULTI FAMILY RESIDENTIAL; FOR PROPERTY LOCATED AT 4443-4469 EAST JOHNSTOWN ROAD; CONTEMPORARY CONSTRUCTION SERVICE, INC., BY DONALD T. PLANK, APPLICANT

Donald Plank attorney introduced Paul Sianelli the architect for the project and the developers were Mark Herman Nick Montell. Plank went over the maps he gave to committee members. (Copies are in the Council office). Plank stated that this is a zoning issue; 15 acres on zoning request to multi-family; now currently being annexed; county commissioners recommending approval of annexation; talking about a land swap; that will be a different issue that will be brought up later ; the lower density will be up front with the higher in back; Planning Commission has recommended approval of land use only; the request is appropriate given surrounding property; there will be a piece of land given to the City for a bike path as parkland dedication; we agreed to build the bike paths and give those to the city; administration said they could support that. Herman stated that our clients really want to keep it family oriented; will be accessed from the 1st floor; they will be garden or townhomes; will end up with some green space; we can build a standard bike path to specification. Angelou asked if there was any commitment toward right of way for the proposed Riva Ridge. Herman answered there will be 65 feet buffer; the developers have committed with the City to allow 65 feet of right of way. Angelou asked how much will the rent be on these apartments. The developer stated it would be \$950 a month on average; there will be 2 bedroom garden and townhomes or 3 bedroom townhomes. Plank stated that the purpose of the lawsuit is to remove the deed restrictions; there are 5 lots encumbered by restrictions; our argument is that there has been a change in the neighborhood; deed restrictions are no longer applicable.

Recommended for Adoption

ORD-0230-2001

TO ACCEPT THE ANNEXATION OF 5.4+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, OHIO, LOCATED AT 4436 EAST JOHNSTOWN ROAD; REQUESTED BY DOUGLAS E. SAGER, ET AL

Recommended for Postponement to a Date Certain

ISSUES - From Director of Development:

Tech Industry Drive Expansion Promotional Event

White stated that we held the first promotional event last Tuesday; took a tour of the 3 sites; there are 250 acres of developable land for industrial purpose; we are targeting tech industries; making the right kind of partnerships; first promotional event was for local relators; brokers and site selectors; entertained them downtown at the Nationwide

arena; the event was paid for by the developers; all invitations were filled; we have follow up appointments scheduled; we are going to try to do a couple of events in the course of a year; our regional representative from the Governor was there; event turned out very well.

BioTech Conference

White stated that we exhibited at the BioTech Conference; we knew the right people; we have some follow-up appointments from that.

Upcoming Meetings & Events

White stated there will be a CIC meeting next Tuesday; will have information on Holiday Lights float soon.

Land Purchases

White stated that we are working to bring in two contracts; will be presenting next week at executive committee meeting; going to ask for an extension to Robert Weiler's contract for \$12,000 to do the negotiations for those 3 properties; he has put in a lot of time; they are faxing a contract extension; we can finalize the deal in the next few days for us to go forth and purchase these final pieces of property; downtown revitalization is a different animal; we need to be stimulating the economy; we got the tax packages; in order to stimulate the downtown we need to act as a catalyst; we need to do as little as possible and as much as it takes; we have businesses that call daily that are hanging on and asking when are going to get other business down there; we need to generate pedestrians; one company didn't have enough money to pay their rent; very viable business in the creekside project with a very viable plan.

Stacey Bashore, Recording