City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes

Monday, March 2, 1998

7:30 PM

City Hall

City Council

GAHANNA'S VISION is . . .

. . . to be an innovative model community that values its rich heritage, pursues high standards, and where citizens respect one another.

Members Present: Karen J. Angelou, Robert W. Kelley, L. Nicholas Hogan, Sherie James-Arnold, Thomas R. Kneeland, Rebecca W. Stinchcomb and Debra A. Payne

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GAHANNA'S MISSION is . . .

. . . to ensure an exceptional quality of life by providing comprehensive services, financial stability, and well-planned development which preserves the natural environment, so that city government will continue to be responsive, accessible, and accountable to our diverse and growing community of citizens.

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

Gahanna City Council met in Regular Session in Council Chambers of City, 200 South Hamilton Road, Gahanna, Ohio, on Monday, March 2, 1998. President of Council Karen J. Angelou called the meeting to order at 7:30 p.m. with an Invocation, delivered by Council Chaplain Robert W. Kelley, followed by the Pledge of Allegiance, delivered by Council member Rebecca W. Miller.

D. INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE - Introductions by Payne:

980032 TO ACCEPT THE FINAL DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 1341 CHERRY WAY, KINDERCARE LEARNING CENTERS INC; AND TO DECLARE AN EMERGENCY.

Introduced,

980033 TO ZONE 4.422 ACRES, MORE OR LESS, AS AR, MULTI-FAMILY; TO ZONE 1.409 ACRES, MORE OR LESS, AS SO, SUBURBAN OFFICE; FOR PROPERTY LOCATED AT 4327 JOHNSTOWN ROAD; CANINI AND PELLECCHIA INC APPLICANT

Introduced, to Development Committee

980034 TO ZONE 3.0 ACRES, MORE OR LESS, AS L-CS, LIMITED OVERLAY COMMUNITY SERVICE; FOR PROPERTY LOCATED AT 590 TAYLOR ROAD; CANDLEWOOD HOTEL BY GLEN A DUGGER, APPLICANT; AND TO DECLARE AN EMERGENCY

Introduced, to Development Committee

980035 TO ZONE 1.3 ACRES, MORE OR LESS, AS SO, SUBURBAN OFFICE; FOR PROPERTY LOCATED AT 664-686 BROOK HOLLOW; SELECT PROPERTIES APPLICANT; AND TO DECLARE AN EMERGENCY

Introduced, to Development Committee

980036 TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH BASIC RAILROAD SERVICES, INC., FOR MAINTENANCE OF THE GAHANNA RAIL SPUR; TO SUPPLEMENTALLY APPROPRIATE $8,300 THEREFOR; AND TO DECLARE AN EMERGENCY

Introduced, to Service Committee

980037 TO APPROVE CURRENT REPLACEMENT PAGES TO THE GAHANNA

CODIFIED ORDINANCES, AND TO DECLARE AN EMERGENCY

Introduced, to Communications & Technology Committee

980038 SUPPLEMENTAL APPROPRIATION, Consultant, Cable/Right of Way

Introduced, to Communications & Technology Committee

E. CONSENT AGENDA

A motion was made by Vice President Kelley, seconded by Council Member Stinchcomb, to Pass the Consent Agenda, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

Yes **7** President of Council Angelou, Vice President Kelley, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and Council Member Payne

Minutes - To Approve - 2/17/98 Regular; 2/20/98 Special.

Approve

Ordinances on Second Reading

980024 TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH EVANS, MECHWART, HAMBLETON & TILTON, INC., FOR DESIGN TO EXTEND SOUTHEAST SANITARY SEWER TO TAYLOR ROAD THROUGH BRUBAKER PROPERTY; TO SUPPLEMENTALLY APPROPRIATE $6,500 THEREFOR; AND TO DECLARE AN EMERGENCY

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

980025 TO AUTHORIZE THE MAYOR TO ENTER INTO REIMBURSEMENT AGREEMENT WITH CANINI AND PELLECCHIA, INC., FOR CONSTRUCTION OF PHASE ONE OF THE TRIANGLE NORTH SANITARY SEWER, PHASE I, IMPROVEMENT NO. 696; AND TO DECLARE AN EMERGENCY

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

980026 TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH EVANS, MECHWART, HAMBLETON & TILTON, INC., FOR ADDITIONAL DESIGN COSTS FOR THE TRIANGLE NORTH SANITARY SEWER, PHASE I; AND TO DECLARE AN EMERGENCY

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

980027 TO ALLOW THE PLACEMENT OF A SIGN WITHIN A CITY-OWNED RIGHT OF WAY; FOR PROPERTY LOCATED AT 765 NORTH HAMILTON ROAD, PRIME MEDICAL GROUP, APPLICANT

This Matter was Adopted on the Consent Agenda.

980029 SUPPLEMENTAL APPROPRIATION - Internet Filtering

This Matter was Adopted on the Consent Agenda.

980030 TO ACCEPT 1.46 ACRES, MORE OR LESS, OF LAND PURCHASED FROM THELMA MAHR AT 4307 JOHNSTOWN ROAD

This Matter was Adopted on the Consent Agenda.

Ordinances - Postpone to MARCH 16, 1998

980031 TO AMEND CHAPTER 147, BOARD OF ZONING AND BUILDING APPEALS, OF THE CODIFIED ORDINANCES OF GAHANNA, TO DIRECT CERTAIN DOCUMENTATION WITH RELATION TO APPEALS FILED; AND TO DECLARE AN EMERGENCY.

This Matter was Postponed to Date Certain on the Consent Agenda.

Honorary Resolutions

980040 RECOGNIZING MARCH AS MENTAL RETARDATION/DEVELOPMENTAL DISABILITIES AWARENESS MONTH

This Matter was Adopted on the Consent Agenda.

980041 RECOGNIZING MARCH 1998 AS CHAMBER OF COMMERCE MONTH

This Matter was Adopted on the Consent Agenda.

End of the Consent Agenda

F. PUBLIC HEARINGS

President stated the rules that would prevail for this evening's public hearings: 7 minutes for proponents, 10 minutes for opponents, and 3 minutes for rebuttal.

Zoning Change - 4327 Johnstown Road, Canini & Pellecchia

President opened the public hearing at 7:45 p.m., recapping the purpose of this public hearing.

Glen Dugger, Attorney, 37, West Broad Street, representing the applicants, said this property was recently annexed; thus this zoning in order to bring the property in compliance with Gahanna zoning jurisdiction; is an "L" shaped tract, located just north of Dark Star; said this property is a part of the Canini planning of the Dark Star/Beecher road extension; said this property lagged behind in the overall zoning since it was not annexed until recently. Dugger continued that this parcel was discussed at Planning Commission, but they could not put zoning on at that time. Said this parcel wraps around the new Schoedinger development on Johnstown Road; noted the frontage will be office; property behind would be multi-family which would be incorporated into and serve as part of the extension of Dark Star. Said this parcel is a key component to the North Triangle Plan and is in compliance with the plan. Said they worked through issues with Planning Commission. Emphasized this is not controversial, is a follow-up to planned zoning. Dugger offered to answer questions.

President called for opponents. There were none. President called for any rebuttal. There was no rebuttal needed.

President closed the public hearing at 7:50 p.m.

Zoning Change - 590 Taylor Road, Candlewood Hotel

President recapped purpose of this public hearing and opened to proponents at 7:51 p.m.

Glen Dugger, Attorney, 37 West Broad Street, representing the applicant, said the property is at northeast corner of Taylor Road, just east of Gottleibs; is wooded with the office to the east of the site plan; is committed to elevations; is an "L" shaped building. Said the Candlewood is an extended sleep type hotel with the average stay of 7-10 days; is a little more transient; does not have a restaurant; said Planning Commission put the northernmost portion into a preservation zone; said parking will occur in the north of the "L," with the residential uses to the north. Noted the traffic impact is lower than other hotels in locations of this type. Dugger emphasized they worked through all issues in Planning Commission. Noted the companion proposal to the east.

President called for opponents. There were none. President called for no rebuttal. Rebuttal was not necessary.

President closed the public hearing at closed 7:54 p.m.

Miller noted certified rights of way for Taylor Road, and asked if these are going to be donated to City? Dugger, "Yes." Miller asked how many lanes. Dugger responded that they asked engineering what they wanted. Karl Wetherholt responded that this is 3-lane project designed and will be under construction this summer; will handle this traffic. Question of room to widen if necessary was raised. Dugger felt there is plenty of room, adding there is a 140 feet setback.

Hogan questioned other Candlewood locations. Kevin R. Dreiling, CCIM, Candlewood Hotel Company, Inc., 9342 East Central, Wichita, Kansas, said this is similar to a Residence Inn, but 75-80% cheaper; started as Doubletree Hotels; said they have 25 hotels open today, with another 25 under construction; said they are a new chain; said their closest one is Blue Ash (Cincinnati). President noted this will be discussed in Development Committee next Monday evening.

Zoning Change - 665-686 Brook Hollow, Select Properties

President gave an overview of this proposal, and opened the public hearing at 7:58 p.m., calling for proponents.

Glen Dugger, Attorney, 37 West Broad Street, representing the applicant, said they actually tried to file this and the hotel as one zoning case; are basically two companion zoning pieces; was problematic. Dugger continued that they had concerns of the relationship of this property and the property which is zoned for the multi-family complex on Chadwood Drive; said one of the things they thought would help would be to do an office use which would add balance to the hotel. Said they were able to secure an office user for that property which enabled this to be filed as Suburban Office. Dugger said the plan is to go back to Planning Commission with a proposal which would mirror the building at the north; said the user would be a company which sells timekeeping devices for organizations; said this location would be the company's Ohio headquarters. They felt this type of business and building is a much better relationship to what is already there; said there had been discussion and controversy on where the transition had to be made; said they would be working on that transition; said there had been the question of marketing the multi-family; then as the hotel came along and they were able to secure a tenant for this property, that indicated a really good transition for the buildings. Dugger advised that Planning Commission has asked them to vacate Brookhollow Drive; said in response to this, have filed with City Engineer and are following steps; said they will be coming back for vacation of that street.

President called for opponents. There were none. President called for rebuttal time. None was necessary.

President closed the public hearing at 8:01 p.m.

Miller asked regarding the Taylor Falls condos on how sales are going and did they still plan to build south of Chadwood. Dugger responded that the plan is to get construction of additional buildings on the east side of Chadwood as soon as the weather breaks. James-Arnold pointed out that these are not true condos; people own their front and back yards and side walls are common; asked where Ohio Timekeepers offices are now. Dugger responded that it was in Ohio; adding they would keeping jobs at this time. Dugger said he understands they have a lot of employees; that they have typical building; most of their people travel and are not occupying a lot of offices. Angelou questioned fire equipment turn-a rounds. Dugger responded that Brookhollow would remain a driveway; said Planning Commission has asked for an emergency connection asked an emergency connection between the hotel parking lot and Chadwood; you would not want traffic, but an emergency use; said we have to get to the point we know what that is. Miller questioned site plan. Dugger responded there would be a Final Development Plan at Planning Commission; said they are going to take the building that is there, pick it up and build another one behind it. Director of Development White added, from the floor, that Planning Commission has talked to the developers as to what was going to happen to Taylor Falls; said they made a commitment to follow through with that project--except to diminish the project. Dugger said it takes 16 of these units and turns them into offices; said this makes it easier to go forward; added we needed to get through this process.

President advised this will be further discussed in Development Committee on Monday evening.

G. STANDING COMMITTEES Reports were written and distributed on meetings of 2/23/98

H. CORRESPONDENCE AND ACTIONS

Clerk - (Legal)

980039 DECEMBER 1997 YEAR-END FINANCIAL STATEMENTS (Received 2/18/98)

Council

Letter received that Karrington won first place for "Dementia Care" facilities in the Assisted Living Federation of America (ALFA) 1998 Best of Home Design Competition.

M. COUNCIL COMMENT

James-Arnold had opportunity to have representatives of American Electric Power in schools on Thursday. AEP is getting ready to move into their new offices on Morrison Road, and are thrilled with Gahanna; went through the high school (1-1/2 hour); were very impressed; stopped at the Renaissance building to show progress and Board of the schools. Applauded our school board, our school administration, and our students. Noted the $100,000 gift to Gahanna-Jefferson schools.

N. EXECUTIVE SESSION

A motion was made by Council Member Payne, seconded by Vice President Kelley, to go into Executive Session to discuss acquisition of land and to confer with the City Attorney on pending litigation. The motion carried by the following vote:

Yes	**7**	President of Council Angelou, Vice President Kelley, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and Council Member Payne

8:15 p.m. - Council rose to Executive Session.

9:50 p.m. - Council rose to report from Executive Session.

O. ADJOURNMENT - 9:50 p.m.

A motion was made by Council Member Kneeland, seconded by Council Member Payne, to Adjourn. The motion carried unanimously.

End of Agenda

Isobel L. Sherwood, MMC
Clerk of Council

APPROVED by the City Council, this
day of 2012.

Chair Signature