



City of Gahanna

Meeting Minutes

Committee of the Whole

200 South Hamilton Road
Gahanna, Ohio 43230

Jamie Leeseberg, Chair
Karen J. Angelou
Brian D. Larick
Nancy R. McGregor
Brian Metzbower
Stephen A. Renner
Michael Schnetzer

Kimberly Banning, Clerk of Council

Monday, January 22, 2018

7:00 PM

Council Committee Room

CALL TO ORDER

Chair Leeseberg called the meeting to order at 7:00 p.m.

Present 6 - Brian Metzbower, Nancy R. McGregor, Karen J. Angelou, Jamie Leeseberg, Michael Schnetzer, and Brian D. Larick

Absent 1 - Stephen A. Renner

UPDATES FROM THE FIRE DEPARTMENTS

- **Mifflin Township Fire Department Chief Fred Kauser**

Not present; will provide update via email.

- **Jefferson Township Fire Department Chief Brad Shull**

Not present.

UPDATE FROM THE DIRECTOR OF PUBLIC SAFETY

[2018-0018](#) Committee Reports 1/22/2018

Thomas congratulated Jeff Spence on his appointment to interim Chief of Police; provided summary of activity for 2017; see attached; undergoing a staffing study right now; will take 3-4 months.

ITEMS FROM THE DIRECTOR OF PLANNING & DEVELOPMENT

[ORD-0001-2018](#) TO REZONE 7.1+/- ACRES OF PROPERTY SINGLE FAMILY RESIDENTIAL (SF-3) AND NEIGHBORHOOD COMMERCIAL (NC);

SAID PROPERTY LOCATED AT 4207 CLOTTS ROAD; PARCEL ID NO. 025-001877; CURRENT ZONING ESTATE RESIDENTIAL (ER-2); PINNACLE POINTE VILLAGE; DOUG MADDY, APPLICANT.

Jones said Michael Blackford is here to answer any questions; applicant is here as well; McGregor said did not see any comments from the Fire Department in staff reports; Blackford said no comments for rezoning; will under Final Development Plan stage; McGregor said have concerns about streets not being public; will they be built to standard; Priestas said will not regulate composition; width would have to be adequate; McGregor said seems like the only way in is from Clotts Road; Priestas said shows that with second expansion; McGregor said it is being considered one project, not two; asked about student effect on schools; do not agree; schools use a .6 per household no matter what type of housing; does not seem like they used the right figures; Angelou asked if were private roads, if they can be asked to be to our standards; knows they are in charge of their own road maintenance; sometimes things change; Ewald said would suggest we take these requests and give to Planning Commission for the FDP; make sure that list is available to the developer; Angelou said does not want to do something out of the ordinary, but road standards would benefit the condominium; not sure of water saturation on this piece of land; McGregor asked about water retention on this parcel; Priestas said above grade; typical convention measures; McGregor asked if there is parkland dedication; Blackford said not a requirement; McGregor asked about age targeted; have a problem because there are 4 bedrooms; not going to be a senior only complex; can you require an age range; David Hodge, attorney for applicant, sometimes see a deed restriction requiring residents to be 55 and older; not our intent to be that here; may well attract other types of users; age targeted, not age restricted; reference the school impact; would typically not provide this for a rezoning; did this study to provide because they were confident it would show this impact; used standard accepted numbers; .08 and .02 based on industry standard for these type of units; if we run at .4, see where numbers shake out; condo type of development, think this is going to attract an empty nester; have requested some variances to allow the city to scrutinize this development more than others; doing a planned unit development; will come back for FDP and architectural review; our civil engineer will work closely with your city engineer; McGregor prefers it be age restricted; know of developments that were supposed to be age targeted and ended up being 4 bedroom homes full of kids; apartments on Hamilton Road were not supposed to have many kids due to the price; leery of having this being sold as age-targeted; Metzbower said agrees with Mrs. McGregor; age targeted may be different in 10 years; Angelou said someone leaving a larger home to go into this condo facility, new family comes into larger home with kids; not the right way to go; our schools should be

happy they are growing; want our community to grow; 35 children coming here is a positive; Leeseberg said means people who grew up in this area will stay in this area; giving a Gahanna resident an option to stay; just because someone is leaving and a home is being backfilled, this is giving an option to stay; they will move anyways; Hodge said there is a tremendous demand for this type of unit in the Gahanna market; and Jefferson Township; they are not filling the niche; know things can change rapidly with the finances; to dictate a deed restriction for 25 units, limiting your pull of buyers; potentially impact the salability of these units; decreasing the rate at which it absorbs; can have a conversation with client; not prepared to commit to a deed restriction; Metzbower said grew up in suburbs of Washington D.C.; if Amazon puts headquarters here, not uncommon for people to want a place to live; believes this is a clear forecast; Hodge said some of those forecasts propose we develop this more densely; Leeseberg said all issues needing addressed are a FDP level; Schnetzer said we are being asked to commit to something without having all the answers in front of us; Leeseberg said we are getting what we are asking for at the rezoning stage; Schnetzer said we do not approve FDPs or have a say; Ewald said provision is from Charter; Council has vested that power in Planning Commission; they get in the details of the project outcome; that is based on our Charter; Angelou said the small commercial area; what are the expectations in that area; and the parking on Johnstown Road for that; Hodge said that portion is for Neighborhood Commercial; for small office; Angelou asked if it could be a small grocery carryout; Hodge said does not believe gas stations are allowed; Blackford said a gas station is only allowed via a conditional use; Angelou asked about a McDonalds; Blackford said also a conditional use; Angelou said obviously being attached to an upper-end housing use; will be in the same atmosphere; Hodge said will gladly prohibit those uses if requested; Schnetzer said an overlay or restriction to prohibit those uses, can that be added now or is that the next step; Hodge said can work with Mr. Ewald to add this; Ewald said fine with that; asked how far out will the FDP come; Hodge said a FDP on commercial when there is a commercial user; can add overlay text now; Ewald said would need to go back to Planning for the adjustment; Jones asked about another mechanism through deed restriction; Hodge said prefer that option; Blackford said cannot enforce deed restrictions; have no way of knowing; procedural issue; prefers an overlay; easier to implement an overlay than a separate agreement; see those but more difficult; Angelou said would seem we can see deed restrictions; Blackford said not sure where to find those and only look at zonings; this would be a one-off; does not see a conditional use with the mentioned uses passing; would be in favor of an overlay; gives the most certainty to how a piece of property is developed; not as simple for residential; Angelou asked the delay on this; Jones said back through Planning

Commission; Hodge said terrible shame that Council cannot make a decision over Planning Commission; Ewald asked about restrictions at FDP; Blackford said it can be done; going through different approval processes; something could get lost; not the intention; from a staff operational standpoint, will look at overlays; not looking at FDP approvals; zoning is the easiest way; open to other possibilities; less likely to be successful; not the way staff operates; Hodge asked if we can withdraw commercial zoning from this request and proceed with residential; Ewald said yes, can withdraw; cannot change the zoning on it; Larick asked where that component is; Hodge said will follow residential; Larick asked impact; Hodge said from timing, no impact, we have commitment to come back with FDP; zoning of commercial can catch-up; McGregor asked if you would normally split the property first or do a lot split; can you split this off; Hodge said not unusual to have property split off with various zonings; typical to see that happen; one rezoning with two sub-areas; Leeseberg said pulling NC will illuminate the problem; can go on regular agenda; will pull the NC; Schnetzer asked about unintended consequences of that not being rezoned; Blackford said current zoning will not allow anyone to develop; is Estate Residential.

Ewald said will move forward for approval or denial of residential; remanding back NC; can do this within confines of Charter; not usually done this way; is within the authority of Council to reduce the zoning; Hodge said prefers to remand back; Leeseberg said will remove NC out of this Ordinance; will be voted on as amended.

RECOMMENDATION: Regular Agenda.

[ORD-0002-2018](#) TO GRANT A VARIANCE TO SECTIONS 1108.01 - GENERAL REQUIREMENTS, 1109.02 - STREETS, 1143.07 - REQUIRED LOT AREA, 1143.08 - YARD REQUIREMENTS, AND 1197.05 - CERTIFICATE OF APPROPRIATENESS REQUIRED; OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA; FOR PROPERTY LOCATED AT 4207 CLOTTS ROAD; PARCEL ID NO. 025-001877; PINNACLE POINTE VILLAS; DOUG MADDY, APPLICANT.

Leeseberg said these are the variances that go along with the single family piece.

RECOMMENDATION: Regular Agenda.

[ORD-0003-2018](#) TO REZONE 5.7316+/- ACRES OF PROPERTY TO SUBURBAN OFFICE (SO); SAID PROPERTY LOCATED AT 748 AND 760 TAYLOR ROAD; PARCEL ID NO. 025-003911 AND 025-003928; TRILOGY; ROSS OBERHAUSEN, APPLICANT.

Jones said applicant and their attorney are here to answer any questions; McGregor said footprint is large for that parcel; is there any mounding to about the residential properties; do not object to the use; large footprint for the property; Blackford said site plan submitted is for information; not reviewed by staff for consistency with code; code says buffering is required; 15' buffer and a continuous 6' high fence or planting berm and a tree every 40'; Angelou said thought there was a tree requirement; Blackford said that is separate from this tree requirement; several pieces of information in packet not required with zoning; McGregor said wants to know this before she rezones it; Leeseberg said that is a Charter change; McGregor asked if this says this is the only thing that can be built; Blackford said no, anything in Suburban Office; Schnetzer said senior living was pulled from SO; Jones said correct; Ewald made that decision that anything on code once application is submitted; Schnetzer said what can be built if these guys do not; Jones said anything in SO; Ewald said was in the process of changing code; said courts look at it to hold against restriction of property rights; when an application is submitted, is grandfathered in; application saved their place in line; have done that consistently; can have abuse of power in this type of scenario; they filed their application in a timely manner; Schnetzer said if this particular operator goes out of business and ownership is transferred; what is zoning; Ewald said SO as is today; Larick asked if the CU goes with this zoning and land; Ewald said believes it applies to this application; will verify; if there is a property that is not developed, the FDP can runout; Schnetzer said intensity of use on the parcels, at what stage would there be consideration of impervious pavement; Priestas said FDP and final engineering plans; Angelou said on the design in the information sent, believe they have built one of these in Pickerington; Michael Bran with engineering firm said in the process; not constructed yet; Larry Canini said that one is in Springfield; Michael Bran said minor changes in facade to accommodate community; Canini said concern about amount of ground coverage; if continues with SO, more impact; this use, there is less need for parking; have more building but much less parking; our goal was to let the neighbors get a feel for this; beginning to have meetings with neighbors to get uniformity; have one resident to the north with a pool; requirement for a fence; offered a fence line but others do not want a fence; have 4-5 residents to the north and one immediate resident to the east; also will be doing underground storage; all at Taylor Road to the south; McGregor said lots of trees there that are tall; Canini said brining in a mound will choke those trees off; Angelou asked to be kept in the loop when speaking to neighbors; important to give a comfort level to neighbors.

RECOMMENDATION: Regular Agenda.

ITEM FROM THE DIRECTOR OF FINANCE

[MR-0005-2018](#) TO TRANSFER APPROPRIATIONS IN THE AMOUNT OF \$19,885 FROM VARIOUS ACCOUNTS TO ACCOUNT NO. 101.211.5249, HR CONTRACT SERVICES, FOR THE POLICE DEPARTMENT STAFFING STUDY; SAID TRANSFER AMOUNTS IN ATTACHED REPORT.

Bury said this is related to staffing study to meet recommendations from Performance Audit; HR and PD identified areas to move appropriations; Metzbower asked why one is contract services and one is HR; Bury said middle 3 numbers are the department; Leeseberg asked timeframe on study; Spence said 3 months.

RECOMMENDATION: Consent Agenda.

ITEM FROM THE DIRECTOR OF INFORMATION TECHNOLOGY

[ORD-0006-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH MODERN OFFICE METHODS, DBA MODERN LEASING, TO RECEIVE SERVICE AND LEASE MULTI-FUNCTION COPY, PRINT, FAX, SCAN MACHINES; AND TO TRANSFER FUNDS IN THE AMOUNT OF \$45,240 TO COVER THE HEREIN COSTS.

Main said here to ask to enter into agreement with Modern Leasing; also to transfer funds from the various accounts; current agreement provider does not provide Ricoh copiers; previously Service managed this payment; fits better with IT; also yanking drives from printers to destroy; also adding an additional copier to the Herb Center; changed lease agreement from 4 years to 5 years; reduced costs by \$272/month; getting an additional machine; all will be replaced; will have new fleet; have 1/3 of machines about 8 years old.

RECOMMENDATION: Consent Agenda.

ITEMS FROM THE DIRECTOR OF ENGINEERING

[MR-0006-2018](#) PERMISSION TO BID THE BIG WALNUT TRAIL SECTION 4 & MCKENNA CREEK RESTORATION.

Priestas requested to formally bid.

RECOMMENDATION: Consent Agenda.

[MR-0007-2018](#) PERMISSION TO BID THE 2018 CCTV & SANITARY SEWER CLEANING PROJECT.

Priestas said requesting to bid; Leeseberg confirmed meets sanitary requirement; Priestas said yes; area is inspected and cleaned if needed;

Angelou said after 10 years, all places should be reviewed; Priestas said reviewed and/or cleaned; Franey said we have some areas we inspect on a regular basis if they have been a problem; McGregor asked about McKenna Creek; Priestas clarified; part of the restoration; all in motion and goal is this spring.

RECOMMENDATION: Consent Agenda.

[MR-0008-2018](#)

PERMISSION TO BID 2018 SEWER REHAB PROJECT.

Priestas said requesting to bid.

RECOMMENDATION: Consent Agenda.

[ORD-0007-2018](#)

TO AUTHORIZE THE MAYOR TO ENTER INTO A WORKING AGREEMENT WITH FRANKLIN SOIL AND WATER CONSERVATION DISTRICT (FSWCD) FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

Priestas said these are standard working agreements we enter into annually.

RECOMMENDATION: Consent Agenda.

[ORD-0008-2018](#)

TO AUTHORIZE THE MAYOR TO ENTER INTO A WORKING AGREEMENT WITH FRANKLIN SOIL AND WATER CONSERVATION DISTRICT (FSWCD) FOR ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE) COMPLIANCE.

Priestas said these are standard working agreements we enter into annually.

RECOMMENDATION: Consent Agenda.

ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE

[ORD-0009-2018](#)

SUPPLEMENTAL APPROPRIATION - Insurance Claim Proceeds.

Franey said this is a routine quarterly supplemental.

RECOMMENDATION: Consent Agenda.

[ORD-0010-2018](#)

SUPPLEMENTAL APPROPRIATION - Water Meter Proceeds.

Franey said requesting to put money back; price varies; Schnetzer asked if this is the tap; and what point to we sell; Franey said selling both; this will be more commercial and that type of thing; all on the AIM; McGregor asked how many people have the deduct meters; Franey said does not have a number.

RECOMMENDATION: Consent Agenda.

ITEMS FROM THE DIRECTOR OF PARKS & RECREATION

[MR-0009-2018](#) PERMISSION TO BID THE POOL LINER.

Barr said requesting permission to bid pool liner approved in appropriations.

RECOMMENDATION: Consent Agenda.

[MR-0010-2018](#) PERMISSION TO BID THE WARD 1 PARK DEVELOPMENT.

Barr said requesting permission to bid; reviewed amount we have total; Larick said will do in phases; is the \$1.2 everything or a portion; Barr said had \$450K in capital needs; part will be 201 construction; Larick asked about parking lot; Barr said will not be a shared parking lot; will be a landscape mound to the parking; not lighted; do not expect headlights in the evening; McGregor clarified why we wanted our own parking lot; Barr said want to do it and do it right; do not want to be responsibility of the City to maintain a parking lot we did not build; restroom in middle will be unisex but separate ones will be near parking lot; Angelou asked the skate park; is that all working; Barr said that unit is approaching 20 years old; have sourced parts and hardware; lot of flooding in the summer; in the process of putting that back together; Angelou said was thinking early 2000's; Barr said in the floodplain; it takes a hit.

RECOMMENDATION: Consent Agenda.

COMMITTEE REPORTS - no action required

[2018-0018](#) Committee Reports 1/22/2018

ADJOURNMENT

8:31 p.m.