

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, March 11, 2002**

**7:30 PM**

**Council Committee Rooms**

## **Development Committee**

*David B. Thom, Chair*

*Robert W. Kelley*

*John McAlister*

*Michael O'Brien, ex officio*

*Sadicka White, ex officio*

**Members Present:** Robert W. Kelley, David B. Thom and John McAlister

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## **ADDITIONAL ATTENDEES**

Walsh, Mumma, White, Herman, Weber, Davies, Komlanc, Sherwood

## **PENDING LEGISLATION**

### **ORD-0043-2002**

TO ACCEPT THE ANNEXATION OF 2.7+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, OHIO, PROPERTY LOCATED AT 4479 JOHNSTOWN ROAD; REQUESTED BY FRANKLIN E. ECK, JR., AGENT FOR PETITIONERS GARY E. AND JEANNE M. GREEN.

Herman stated that Plank made him aware of the right-of-way; spoke with the Greens and they are in agreement of signing the paperwork on the right-of-way. Sherwood stated that we would need to have the deed in hand before we can take action on it. Herman stated that Plank is doing the deed now. Weber advised that deed needed to be in Council office as soon as possible.

**Recommended for Adoption**

## **ISSUES - From Council:**

### **Notification Procedures for Planning Commission Issues.**

Thom stated this issue is in reference to the residents who did not receive notification about the construction of the Library Operations Center.

Walsh stated that the letter her son sent to Council stresses how we feel about the development of the operations center. Robb commented that before any decisions are made, Council owes it to themselves and the residents to take a look at what is going up; Council needs to ask themselves would they want to live there or sell their condos. O'Brien asked about the wall fencing and lighting. White replied that the requirements Planning Commission requested have been met; there will be landscaping added and there will be a wall fence; there are only two trucks that will be delivering books, cd's, etc.; the code requires that lighting be at zero at the lot line; the fence will be eight feet instead of the required six feet. Thom stated that you might want to set up a meeting with White and the Development Department to sit down and discuss the notification process; according to the code, all contiguous property owners are to be notified; unfortunately in this case, everyone was not notified. Robb stated that he feels that the residents were denied due process. Weber asked have there been any meetings with the developer; believes that the code was followed to the fullest extent; there was no intention to leave any property owners off the mailing; there was a notice in the paper and a posting as well. White commented that we have to wait until the project is completed; we can't really tell anything without the walls being up; once the project is complete and if there are any problems, we can go back to the table and discuss them and make recommendations to rectify those problems. Thom stated in all fairness to you as residents, you really need to sit down and talk with the Development Department and take a look at what the Planning Commission has required of the developer; if there is another step, the Committee will approach it. McAlister asked as far as the procedures for notification, is this something that needs to be reviewed. White responded that we don't have enough staff. Weber commented that the City does this as a service; the responsibility lies with the developer. McAlister stated that he agrees with Weber.

Sherwood advised that if Council feels the notification process needs to be changed, we could have a motion resolution for Planning Commission to review the process.

Recommendation: Motion Resolution

### **ISSUES - From Director of Development:**

#### **Update - B.U.M.P.**

White stated that BUMP is the Blacklick Creek Urban Waste Treatment Management Plan; Columbus and the Municipal Coalition continue to meet with the Ohio EPA; the Ohio EPA has made many changes to its proposed "Concept Paper"; the changes outlined were largely clarifying questions that had been raised by stakeholders; there were no real substantive changes; the municipal representatives expressed continuing concerns that the provisions of the Concept Paper still appear to have some nexus with Ohio annexation law; the Ohio EPA has not yet determined whether it will be issuing a BUMP Plan or a larger plan for the entire Columbus Metropolitan Facilities Planning area or a combined plan; they will be making those decisions and writing a plan for the next few weeks; at such time the plan will be made public for hearing and comment; will continue Council abreast.

#### **Update - No On State Control of Property Rights**

White advised that funds were secured to obtain the needed 68,000 additional signatures required for getting the issue on the ballot as it relates to the passed bill on annexation; a total of 125,000 signatures were submitted; the coalition is awaiting verification of said signatures.

#### **Update - T.I.D.E.**

White commented that the first T.I.D.E. meeting was held on February 26th; we discussed marketing and promotional projects for the upcoming year, including our next promotional event and the incubator project; a schedule of meeting and events for 2002 was included in your packets.

#### **2002 Supported Legislative Issues - NAIOP & MODE**

White stated that the National Association of Industrial and Office Properties State Chapter sponsored a legislative forum on February 26th along with MODE; D'Ambrosio and I met with Senator Goodman and Representative McGregor on behalf of both organizations and discussed several pending legislative issues of concerns; copies of the issues as researched by NAIOP were included in your packets for your perusal; would like feedback from Council.

#### **T.I.D.E. Presentation - Ohio Development Assoc. Region 1 Meeting**

White stated that the Department of Development will be making a T.I.D.E. presentation at a meeting on March 15th at the EWI Edison Joining Technology Center; we were invited by our Region 1 Governor's representative to present.

#### **MISCELLANEOUS COMMENTS**

O'Brien commented that there was a foul odor that had been reported at Evans in the Industrial Zone; would like to start a process to investigate that area. White stated that she along with Gard, met with the new manager Edward Paul; they have discussed the new improvements that will be taking place.

**Tanya Word, Deputy Clerk of Council  
Reporting**