

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Tuesday, October 10, 2000

7:30 PM

Council Committee Rooms

Development Committee

Karen J. Angelou, Chair

Thomas R. Kneeland

Donald R. Shepherd

Debra A. Payne, ex officio

Sadicka White, ex officio

Members Present: Karen J. Angelou, Thomas R. Kneeland and Donald R. Shepherd

Additional Attendees:

Mayor, Tom Weber, Glen Dugger, Sadicka White, Raleigh Mitchell; Press

PENDING LEGISLATION

ORD-0243-2000

TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS WOODMERE PLACE; BROOKWOOD CONSTRUCTION CO INC, APPLICANT

Mayor stated that Planning Commission decided to keep the road straight; he recommended against expanded entrance way; cannot support the plat; does present major danger to children; not going to support this plan.

Angelou asked if lot 13 was supposed to be parkland dedication? Sherwood stated the plat was submitted with 13 lots initially; recommendation from administration to take lot 13 as parkland. Planning Commission recommendation was for fees which is how legislation was prepared.

Dugger stated that parks and planning supported payment in lieu of; this is a final plat; complies with preliminary.

Shepherd questioned the mayor on what kids he was concerned with. Mayor answered that when you look at any neighborhood in Gahanna there are big cul-de-sacs or they are maze like; hard to get through; inconvenience to some; advantage is we have never had a child killed on quiet streets; kids can play baseball or street hockey in front of house; usually 12 year olds; slow to get out of way; slows people down; it is the little ones that run out and get hit; this goes against our tradition in Gahanna; far predates him. Secondly its the complaints from citizens; they are upset and only call from the maze like kind of neighborhoods when they are on the tail end of snow removal; through streets are the priority; neighborhoods that have through streets have constant concerns; frequent speeders; citizens call upset and angry and say that the City will be responsible if kids get killed; cannot just put up stop signs everywhere; not happy; want speed bumps; liabilities with traffic engineering; trying to enforce the law instead; written hundreds of tickets recently and has helped to slow down on a temporary basis; very expensive; people just not paying attention and speed gets away from them; doing 40 instead of 25; ignored rich histories; people are happy and content; people feel their kids are safe and can enjoy neighborhood; some are unresolvable; Flint Ridge got a couple stop signs; does not meet state warrants so it creates liability; for all the years he has worked for the city he feels they ought to follow the things that work so well.

Shepherd asked what would be acceptable? Mayor stated it needs to be cul-de-saced; next developer can hook into neighborhood; Planning Commission intends to hook together.

Dugger stated he has done everything to reconcile planning values.

Mayor stated that if cul-de-saced CV Perry would be generous to donate property; maybe a couple lots. Dugger talked to Perry about this and it was not his understanding to donate lots; not willing to make those contributions.

Mayor stated it would be foolish to contribute if it was a developed through street with

marketable lots.

Angelou stated we typically ask for park land; want to give fees in lieu of; doesn't necessarily mean that is the way it going to happen; only if there is a hardship or not usable; kind of bringing up that we want land; talked to Mitchell; land is land.

Kneeland stated that if the road is cul-de-saced, he is concerned that it will limit access to park; not be able to access park from both sides; even if it does open up it cannot become more than it already is.

Mayor stated that Ridenour Road is a pedestrian facility; major complaints; bad thing.

Kneeland stated that this would force traffic onto McCutcheon and Stygler. Mayor answered that Stygler is designed to be loaded; spending \$800,000 to make intersection even more up to date and able to handle traffic; Ridenour unable to handle pedestrians.

Kneeland continued that McCutcheon comes out on Ridenour; this doesn't take advantage; there are no traffic signals at Stygler; no plans to deploy a lot of traffic. Mayor stated it is not so busy after the rush hour; when it is busy on those times there is a turn lane in the middle.

Mitchell addressed the fact that they have some grass parking for soccer field; it is our plan to improve that so they could walk to it; could not put a driveway; as far as the traffic he feels it is a non issue; the football field is not going to generate anything new; bringing half of it on down; we should look at that as possible change; relocating traffic signal from Coronation to McCutcheon; get stacking of traffic as light is not very far from Chapelfield; trying to pull out of parking lot at middle school is difficult; move light down to next corner may eliminate some stacking; kids would have to walk down further to next corner.

Shepherd asked which children are we concerned with; this land isn't developed yet; where will these kids come from that the mayor is worried about? Mayor stated change in perspective; Perry very willing to donate; Planning Commission created through street; he has rethought; spend much time on Ridenour or south connector; access to swimming pool and ball fields, all using Ridenour Road; very quiet.

Shepherd asked which swimming pool? Angelou answered that it is the pool over on James- the swim and racquet club.

Shepherd continued that the land will get developed; this land has been sitting there; sure the kids may drive through there; it is responsibility of parents to baby sit the kids; doesn't see where it is going to create problem.
Mayor disagrees.

Kneeland mentioned to keep in mind that this is a final plat; cannot do anything now. Mayor stated he has the right to veto this ordinance.

Weber read conditions in Section 1105.06. Stated council needs to be very careful with this.

Angelou stated she has no problem with developing; the cul-de-sac is a problem.

Dugger mentioned that he has to submit a final plat that corresponds exactly with preliminary plat. Angelou said this gives very little leeway; put on the regular agenda;

may make a difference; if this does pass, Mayor has every right to veto; provide reasons why you have to veto; have potential ability to get best of both worlds.

Dugger asked where the conversation took place for McCutcheon as a through street? Mayor answered it would be left as cut off; intend to expand to Armor Hill or onto McCutcheon; do not expect those changes to take place; citizens feel it is unreasonable.

O'Brien mentioned that Council promised people in Armor Hill that would not happen; Council and Mayor assured them. Kneeland stated that he did not personally commit to that promise.

Planning Commission had a problem with the legality; did not get answer to their question. Mayor stated he had special counsel to answer the legal questions. Angelou asked if they could get answer to Planning Commission's question, could they cul-de-sac road; unimproved right of way and has platted lots. Angelou continued that if their question was never answered; makes sense the direction Planning Commission took; we want to develop this whole area, Perry may want to develop. Kneeland stated it sounds like there is a conflict with Perry.

Angelou put on regular agenda; Weber to come up with answer to question from Planning Commission level.

Dugger stated that he does not feel that one question was the basis for the Planning Commission's decision. They looked at the bigger picture of the traffic issue other than cul-de-sac; did not involve just one issue. He does not want to pick a fight; only trying to get this approved.

Mayor mentioned that not one of our parks has more than one entrance; all major parks have one place to enter and exit.

Kneeland wanted to know what or how could we abandon the right of way on old McCutcheon road; given to schools; cannot abandon. Mayor answered unless those lots are given to City.

Kneeland mentioned that another way around is to get lots from Perry; we could provide cul-de-sac; have right-of-way abandoned. Angelou said Mayor would have to talk to Perry; Perry can stop it from being a through street. Mayor has no problem talking to Perry if it is a cul-de-sac; if its not cul-de-saced no obligation to provide access from Woodmere.

Dugger mentioned that another question; existing dedicated public street; McCutcheon in disrepair; that is the configuration.

Kneeland asked if there was a public response to the street being left stubbed; City have to bring street back; where would funding come from. Mayor would not support; does not know answer.

Dugger stated that for whatever reason the City has chosen not to maintain that street. Mayor stated the reason is for the safety of school children.

O'Brien stated that he would appreciate a memo from the Mayor stating his concerns.

Weber cautioned that you do not have total discretion with this matter. Make sure to have section 1105.06 before you when you make the decision.

Hogan mentioned that at one point he was given the impression that Lot 13 was agreed to be given to the City by the developer then heard he never agreed to that; what is the situation?

Angelou answered that this was on parkland; Mayor had suggested lot 13; they had asked for fees in lieu of. Angelou continued that she wanted to go with administration for parkland dedication. Sherwood stated that she needs to know how to change legislation. Angelou needs to know recommendation; act on the recommendation that was forwarded from Planning Commission.

Weber mentioned that council can't modify. Weber stated that if it is voted down they will need very strict documentation. Mayor will supply documentation.

Recommended for Adoption

ISSUES:

Upcoming Events

White reported that the Old Gahanna Community Partnership has concerns about parking

White also reported that the MODE annual meeting was a great success; 2 council members were present.

White wanted to know when to start the tour of new projects; reminded that it is Ohio State's homecoming; if we like we can start at 8 or 9 so that people can go to the game; Shepherd stated he would prefer to do it earlier; White said she gave it 2 hours, but it may not necessarily take that long; Angelou suggested 8:30 a.m.; White said that was good for her; Kneeland said he would try to be there; Shepherd said it was good for him; Tour of new projects is scheduled for 8:30 a.m.

White stated that the Development Team meeting got confused with CIC meetings; it is scheduled for next Monday; Development will be meeting at noon and CIC will be meeting at 5:00 in the committee rooms.

Sherwood stated that someone had shown up for the meeting; committee rooms were never cancelled; Angelou stated it was changed last week; Kneeland said he saw some notice; White stated it was changed once we decided when public hearing date was and e-mailed the change to CIC members.

White reported that the Creekside Conceptual meeting is going to be held October 16; CBV meeting is on October 17; and the Blue ribbon is on October 18th.

White mentioned that there are not quite 2 months until the holiday light parade; over 70 entries this year; 80 or 85 last year; 7 are professional entries; raised nearly \$50,000; it is set to be bigger and better this year; it will be starting at 6:00 p.m. this year, as opposed to 7 last year; Mitchell is coordinating the lighting of the tree; there will be Holly trolleys this year.

Angelou asked if there will be activities in the daytime.

White answered activities will be starting at noon; will have a full report at the next committee meeting.

Stacey Bashore, Recording