



City of Gahanna

Meeting Minutes

Committee of the Whole

200 South Hamilton Road
Gahanna, Ohio 43230

Nancy R. McGregor, Chair, Vice President
Jamie Leeseberg, President
Karen J. Angelou
Merisa Bowers
Brian D. Larick
Stephen A. Renner
Michael Schnetzer

April Beggerow, MPA, CMC, Clerk of Council

Monday, November 9, 2020

7:00 PM

Virtual Meeting

Meeting Call In Details:

513-306-4583

Conference ID: 420 629 184#

A. CALL TO ORDER

Chairwoman Nancy McGregor called the meeting to order at 7:00 p.m. All Committee members were in attendance.

B. DISCUSSIONS

1. ITEM FROM THE CLERK OF COUNCIL

- a. [2020-174](#) Liquor Permit Request: Cornerstone Pub LLC, 1014-1016 N. Hamilton Road

The Clerk of Council reported receipt of a liquor permit transfer from Capital City Sports & Spirits to Cornerstone Pub LLC.

There were no objections by Council.

2. ITEMS REFERRED BY THE PLANNING COMMISSION

- a. [ORD-105-2020](#) ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GAHANNA ADOPTED BY ORDINANCE 198-96 ON NOVEMBER 19, 1996 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 2.65+/- acre parcel located at 307-319 W. Johnstown Road; Parcel ID #s. 025-000848 & 025-000849 from Community Commercial (CC); proposed zoning Multi-Family Residential District (MFRD); Big Sky Realty; Mitch Rubin, applicant.

Mr. Blackford presented the Staff presentation which is attached.

Mrs. Angelou asked for information about the developer.

Mr. Hodge, attorney for the applicant introduced Mr. Rubin who was also on the call.

Mr. Rubin, Big Sky Realty said it is a newer company, about 2 years old. Prior to that he worked in real estate development in Chicago and Colorado. He started his own group which focuses on affordable housing and moved into more market rate development. He shared that most of his residents make between \$40-60,000 per year. He has been developing multi family properties for about 10 years.

Mrs. Angelou asked what made them think of a dog park.

Mr. Rubin said it came about after working with the Parks & Recreation Department. The location didn't make sense to add a park being near other parks and it seemed like the best use of a small area.

Mrs. Angelou said Johnstown Road is a busy road and there are no sidewalks.

Mr. Hodge said that they committed to work with Public Service to add a sidewalk at the front of the property. It would be a sidewalk to nowhere but you need to start somewhere and it could be extended both east and west. He added that there will be a later development plan and design review. 3 stories is consistent with height which is spelled out in the comprehensive plan. The architecture is conceptual and they will work with Planning Commission on design and materials. He said 60 units would be supported by the comprehensive plan and this is in a focus area. These are 1 and 2 bedroom units vs. 54 3 and 4 bedroom units. 1/3 are 1 bedroom units vs. 2/3 2 bedroom units.

Mr. Schnetzer asked what structures are on the parcel now.

Mr. Hodge replied that the property is zoned CC which could be a retail district but it has a house on it with a pet grooming and apartment above it and another house with an auto repair business in the rear.

Mr. Schnetzer asked what the estimated value of the improvements being proposed.

Mr. Rubin replied \$6.5 million is the assessed value. Over a 30 year period \$1.8 million in school tax off of that valuation.

Mr. Schnetzer asked if the parcels are in the old Gahanna/west Gahanna

TIF.

Mr. Rubin replied yes.

Mr. Schnetzer asked about medical office- would a medical office generate more or less trips than the 60 unit apartments.

Mr. Rubin added that the existing photos of the structures show that they are in disrepair.

Mr. Hodge said that a grocery of about 10,000 ft. would generate 1069-1092 trips per day.

Mr. Blackford added medical/dental office at 26,000 square feet that's 939 daily trips, so just under 3 times as much.

Mr. Schnetzer asked how many are anticipated with this project.

Mr. Blackford replied he believed it was estimated at 399.

Mr. Renner asked about the land use plan saying 5 up to 20 units per acre. Why should it be allowed to exceed that.

Mr. Hodge said that the comprehensive plan on page 70 and page 9 guides development for focus areas and that the city may find strategies to meet its development goals. He added that this project is consistent with the spirit of the land use goals.

Mr. Renner said that west Gahanna characteristics are described in the Plan and nothing about this jives with the characteristics. He likes the commercial aspect in that corridor and there were community discussions about that corridor and the apartment concept was not favored for this area. There is a sidewalk issue that needs resolved. He asked if Big Sky actually created, built or constructed projects?

Mr. Rubin replied that he has been in the industry 10 years developing apartment complexes and has already renovated a development in Gahanna. They have not done a new development yet but he has experience doing so.

Mr. Renner said then the company has not. Have they built anything in the State of Ohio. Or building anything new in Ohio.

Mr. Rubin said he has and was part of a team that has done so. He said he was from the City and was excited to bring this to the City. He feels

this project will bring tax revenue to the city and his goal is to work with the city.

Mr. Renner said he appreciates someone wanting to invest in the city but he is sensitive to the west side of Gahanna and was part of the land use plan and from his perspective he would like to see how they perceived the Johnstown road corridor developed in that way.

Mr. Hodge said that the comp plan recommended attached, detached single and multi family which would meet the spirit of the comp plan.

Mrs. McGregor said that was based upon rezoning it.

Ms. Bowers asked Mr. Blackford about the last time this TIF district was studied.

Mr. Blackford did not know but thought it was a few years ago.

Mr. Leeseberg said he knew Mr. *** requested his property be added to the TIF, when the improvements to 62 were done a few years ago. Al ** asked to had his property to the TIF a residential piece just west and south within the last 3 years. So it has been looked at and added to within the last 3 years.

Mr. Blackford said that he knew the property to the north, the Stygler Village apartments because they were going to do some major renovations so that was about 3 years ago.

Mrs. McGregor asked underground storage of storm water detention. That is not recommended by the EPA for our soils, we have a high water table and because of the high water table they don't provide much storage because when they're charged, they don't empty. She was concerned about that because of the creek near by.

Mr. Leeseberg replied that we don't get a lot of recharge. That it doesn't handle quality but it handles quantity. Its handled all over Ohio.

Mrs. McGregor said it was a problem in Gahanna we have a high water table and shale soils.

Mr. Rubin said they didn't propose underground storage.

Mr. Hodge said that even that was a solution, Mr. Rubin's Civil Engineer would have to work with the City Engineer.

Mrs. McGregor asked if this was set back far enough for Johnstown Road widening.

Mr. Hodge said that there is enough of a set back and some property will be given for that purpose.

Mrs. McGregor asked about environmental testing because of the auto repair.

Mr. Rubin said that there has been testing done and it does not need remediated.

Mrs. McGregor asked how big was the dog park.

Mr. Rubin said probably 40x40 adjustments were made based upon some calls from residents.

Mrs. McGregor asked if there was a driveway on the west side will they stay.

Mr. Hodge said they are offsite they will stay.

Mrs. McGregor asked who maintains the dog park.

Mr. Hodge replied Big Sky.

Mrs. McGregor asked about the small building, is it a club house or storage.

Mr. Rubin replied that they may not have the most current plan, it has been removed.

Ms. Bowers asked about the 6ft privacy fence and moving the dog park- was that from engaging the property owners?

Mr. Hodge replied that it was between Planning Commission and members who were involved in the hearing.

Mr. Larick asked if there was investigation into the 2 large parcels to the south of this.

Mr. Hodge replied that other than knowing that they're there, there has been no entertaining of doing anything additional with that property.

Mr. Renner asked if there has been a public hearing scheduled for this.

Mr. Leeseberg said yes, December 7th.

Recommendation a return to Committee after first reading.

RECOMMENDATION: Regular Agenda.

- b. [ORD-106-2020](#) ORDINANCE TO GRANT A VARIANCE APPLICATION TO VARY SECTION 1109.08 - PUBLIC AREAS OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA, TO REDUCE THE PUBLIC AREA REQUIREMENT AT PROPERTY LOCATED AT 307-319 W. JOHNSTOWN ROAD; PARCEL ID #s. 025-000848 & 025-000849; CURRENT ZONING COMMUNITY COMMERCIAL (CC); PROPOSED ZONING MULTI-FAMILY RESIDENTIAL DISTRICT (MFRD); BIG SKY REALTY; MITCH RUBIN, APPLICANT.

This item ties into ORD 105-2020 which will be Introduced and have a public hearing on December 7th, 2020.

RECOMMENDATION: Regular Agenda.

3. ITEMS FROM THE OFFICE OF THE CITY ATTORNEY

- a. [ORD-107-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Repealing and replacing Chapter 780 Rental Property Registration and Inspection; WAIVING SECOND READING AND DECLARING IT AN EMERGENCY.

Mr. Mularski presented his legislation.

Provisions

Mrs. McGregor asked if there was a benefit for landlords that don't ever have problems.

Mr. Mularski said that's one reason why they went biannual.

RECOMMENDATION: Regular Agenda.

- b. [ORD-102-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Enacting Chapter 1308 Nuisance Abatement Code; WAIVING SECOND READING AND DECLARING IT AN EMERGENCY.

Mr. Mularski presented his legislation.

Mr. Mularski said that this was adapted from the City of Columbus and what this does is incorporates what we already had as well as adds a

few more nuisances and takes them and when they arise to the level of a nuisance it gives the director the ability to make emergency decisions on the property. There are criminal and civil penalties available. This would be appealed to the property appeals board.

RECOMMENDATION: Regular Agenda.

- c. [ORD-101-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Enacting Chapter 770 - PROPERTY APPEALS BOARD; WAIVING SECOND READING AND DECLARING IT AN EMERGENCY.

Mr. Mularski presented his legislation.

This establishes a board geared to the community. There will be applications made to Council or the Mayor and adequate members will be chosen. This legislation establishes the wording of the board as well.

RECOMMENDATION: Regular Agenda.

4. ITEMS FROM THE OFFICE OF THE MAYOR

- a. [ORD-090-2020](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENT WITH THE GAHANNA CONVENTION & VISITORS BUREAU (CVB) FOR THE YEARS 2021 AND 2022 FOR THE PURPOSE OF PROMOTING TOURISM AND PRESENTING VISITOR-ORIENTED EVENTS TO ATTRACT VISITORS TO THE CITY.

Mayor Jadwin presented her legislation. There are no substantive changes from previous years.

Mrs. McGregor asked if it has always been a 2 year contract.

Mayor Jadwin replied that it has been awhile.

Mr. Larick asked when the last time there was a material change and how long it's been a 2 year contract.

Mayor Jadwin said the most material change in the last 13 years was probably in 2014.

Mr. Larick said that he thought it may be prudent to move to a 3 year contract.

Mayor Jadwin said that it does give you an ability to plan your marketing strategy.

Mr. Larick asked if members felt it would be an appropriate adjustment.

Mr. Renner asked what would be the difference between a 3 year or 5 year.

Mr. Larick said it would be a step in that direction.

Mrs. McGregor said we could do a 3 year this time and a 5 year next time.

Ms. Bowers asked does this have any potential impact with us not being able to consider some of these bed tax dollars going to other organizations.

Mayor Jadwin said to consider that with COVID numbers are projecting a 50% decrease in lodging tax and she feels that CVB is going to need all the dollars they can get for the foreseeable future.

Mrs. Angelou asked if we will be getting an annual report from CVB before the end of the year. She wanted to know how much bed tax has come in.

Mayor Jadwin said that there is a report that she can share with Council and can see what those trends are.

Mr. Larick asked to clarify the contract. 3 years vs 2.

Mr. Leeseberg said he was good with it.

Ms. Bowers said she would like to keep it 2 years.

Mrs. McGregor asked what the requirement was to go to CVB.

Mayor Jadwin said at least 50%.

Mrs. Angelou said it was 66.7%

RECOMMENDATION: Regular Agenda.

- b. [ORD-091-2020](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENT WITH THE GAHANNA CONVENTION & VISITORS BUREAU (CVB) FOR THE OHIO HERB CENTER (OHC)

Mayor Jadwin presented her legislation.

There is a funding contract and lease agreement. The CVB lease in their

building is up in June of 2021 and they want to move their offices to 110 Mill Street with the Herb Center. It is consistent with the original plan when the CVB took over the Herb Center 2 years ago. The lease proposal is they would pay a monthly rent of \$500 a month and the money generated from that rent will go back into maintaining that building.

Mr. Larick said that he liked the idea of having the two organizations together.

Mrs. Angelou in the obligations, the CVB Agrees that 16.67% of the collected lodging tax will be distributed to by the city to the CVB for the purpose of marketing and operating the OHC, so that 16.67% will be given to....?

Mayor Jadwin said that 4 of that 6% goes to marketing and tourism, 1% goes to the Herb Center and the rest of the money is maintained in a separate account.

Mr. Leeseberg said that he and his daughter did the ghost tour the other day and it makes sense that these folks are housed in the same office so they can learn and do their jobs better.

Mr. Larick said he proposed the same adjustment to a 3 year term.

Mayor Jadwin said that the way this was written, under term, it's a 2 year term but it automatically renews unless another party terminated. So it automatically renews and the question is does the language need changed or do you want it as it was written 3 years ago.

Mr. Larick said to put something together for Council.

Mrs. Angelou asked if there was enough room in the Herb Center.

Mayor Jadwin said with the current staffing, there is room upstairs and the staff can prepare at home and teach their classes there.

RECOMMENDATION: Regular Agenda.

5. ITEM FROM THE DIRECTOR OF ECONOMIC DEVELOPMENT

- a. [ORD-115-2020](#) ORDINANCE TO AMEND ORD-0013-2018 AND AUTHORIZING THE HOUSING OFFICER TO EXECUTE AN AMENDED COMMUNITY REINVESTMENT AREA (CRA) TAX ABATEMENT AGREEMENT WITH CP ROAD, LLC, FOR PROPERTY LOCATED AT 663-693 CROSS POINTE ROAD, PARCEL ID NO. 025-013186.

Dr. Goss presented her legislation. Her report is attached. Request is to

amend the CRA Tax abatement with CP Road LLC.

Ms. Bowers asked for clarification that this was residential or commercial.

Dr. Goss stated it was commercial.

No further questions.

RECOMMENDATION: Consent Agenda.

- b. [ORD-116-2020](#) ORDINANCE AUTHORIZING THE MAYOR TO TERMINATE AN INDEFEASIBLE RIGHT TO USE AGREEMENT WITH FRANKLIN PEAK LLC.

Dr. Goss presented her legislation. Her report is attached. The request is to terminate the indefeasible right to use agreement with Franklin Peak LLC.

There were no questions from Committee members.

RECOMMENDATION: Consent Agenda.

- c. [ORD-103-2020](#) ORDINANCE AUTHORIZING AN AGREEMENT WITH BUCKEYE ELM CONTRACTING, LLC, FOR TAX ABATEMENT FOR PROPERTY LOCATED AT 1333 RESEARCH ROAD; PARCEL ID NO. 025-013595; PART OF COMMUNITY REINVESTMENT AREA #1.

Dr. Goss presented her legislation. Her report is attached. This request is to establish a CRA agreement with Buckeye Elm Contracting LLC.

Mr. Schnetzer asked about payroll.

Dr. Goss replied it was \$1.9 million.

Mr. Larick asked if this was a new purchase.

Dr. Goss replied correct it was a warehouse purchase.

Mr. Schnetzer said that that payroll would be about \$75,000 per equivalent and this would seem to fit the goal of bringing in jobs.

Dr. Goss thanked Mr. Schnetzer for pointing that out and that it was a woman owned business as well.

RECOMMENDATION: Regular Agenda.

6. ITEMS FROM THE DIRECTOR OF FINANCE

- a. [RES-026-2020](#) A RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS AMONG VARIOUS ACCOUNTS.

Ms. Bury presented her legislation. Her report is attached.

There were no questions from Committee members.

RECOMMENDATION: Consent Agenda.

- b. [ORD-108-2020](#) SUPPLEMENTAL APPROPRIATION- Franklin County Board of Elections Grant; WAIVER OF SECOND READING.

Ms. Bury presented her legislation. Her report is attached.

There were no questions from Committee members.

RECOMMENDATION: Consent Agenda.

7. ITEM FROM THE DIRECTOR OF HUMAN RESOURCES

- a. [ORD-113-2020](#) ORDINANCE ESTABLISHING THE SALARIES FOR PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 2021 THROUGH DECEMBER 31, 2021; AND TO DECLARE AN EMERGENCY.

Ms. Vollmer presented her legislation. Her report is attached.

She pointed out the changes to the legislation compared to the previous year.

Ms. Bowers asked about the Community Liaison Coordinator position and to share a bit more about that position.

Mayor Jadiwn said that this position would help build relationships between the city and the various community organizations.

RECOMMENDATION: Regular Agenda.

- b. [ORD-117-2020](#) ORDINANCE ESTABLISHING THE BENEFITS FOR PERSONNEL OF THE CITY OF GAHANNA, EFFECTIVE JANUARY 1, 2021; AND TO DECLARE AN EMERGENCY.

Ms. Vollmer presented her legislation. Her report is attached. This request included general text clean up and she detailed the changes in

the red line version which is also attached.

There were no questions from Committee members.

RECOMMENDATION: Consent Agenda.

8. ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING

- a. [ORD-109-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Amending Section 919.03 Water and Sewer Internal Review Board Appeal Review Procedure of Chapter 919 Water and Sewer Internal Review Board; WAIVING SECOND READING.

Mr. Crawford presented his legislation. The report is attached as well as the summary of changes requested to the code.

RECOMMENDATION: Consent Agenda.

- b. [ORD-110-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA OHIO: Amending Section 921.11 Sewer Rental Rates of CHAPTER 921 SANITARY SEWER CONNECTIONS AND RENTAL RATES; WAIVING SECOND READING.

Mr. Crawford presented his legislation. The report is attached as well as the summary of changes requested to the code.

RECOMMENDATION: Consent Agenda.

- c. [ORD-111-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Amending Sections 929.10 General Provisions, 929.12 Water Rates, 929.14 System Capacity Charge and 929.15 Private Fire Protection Service of Chapter 929 Water Connections and Rates; WAIVING SECOND READING.

Mr. Crawford presented his legislation. The report is attached as well as the summary of changes requested to the code.

RECOMMENDATION: Consent Agenda.

- d. [ORD-112-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Amending Section 941.15 Pickup and Disposal Fees of CHAPTER 941 Garbage and Rubbish Collection; WAIVING SECOND READING.

Mr. Crawford presented his legislation. The report is attached as well as the summary of changes requested to the code.

Mrs. Angelou asked how this was going to be communicated to

residents.

Mayor Jadwin said there is a meeting scheduled for this Thursday with the communications team to discuss the plan.

RECOMMENDATION: Consent Agenda.

e. [2020-180](#)

SIDEWALK PROGRAM PRESENTATION

Mr. Moorehead presented a proposed Sidewalk Maintenance and Repair Program. The presentation is attached. This item will return for discussion on November 23rd, 2020.

Mr. Larick asked if this presentation will be issued to the public.

Mayor Jadwin said it can be.

Meeting adjourned at 9:24 p.m.