

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, July 10, 2000**

**7:45 PM**

**Council Committee Rooms**

## **Development Committee**

*Sherie James-Arnold, Chairman*

*Karen J. Angelou*

*Thomas R. Kneeland*

*Debra A. Payne, ex officio*

*Sadicka White, ex officio*

**Members Absent:** Sherie James-Arnold

**Members Present:** Karen J. Angelou and Thomas R. Kneeland

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**ADDITIONAL ATTENDEES:**

Weber, White, Mitchell, Dugger, Herman, Press.

**PENDING LEGISLATION**

**ORD-0131-2000**

SUPPLEMENTAL APPROPRIATION - Income Tax Sharing Agreement

White stated we are still at \$650,000 figure; you did receive an estimate that the School District had done on a spreadsheet; were about 4 or 5 things they didn't know about; they went off reported income tax; if income tax sharing is less than property tax we have to comply with agreement; Isler hopes to have figures by Friday; once he gets his figure then Greg Stype's finance person comes to verify or we send it to them; don't believe it will fall too much below that; they are talking about \$625,000; we are putting in \$650,000 and we \$60,000 appropriated; this is to our best estimate; Isler is checking against his records; if we overpay there is an opportunity for a credit towards a subsequent year or repayment back; remember we are paying in 2000 for 1999; we are a year behind; can't do any more; Isler has to do final calculations.

**Recommended for Adoption, Consent**

**ORD-0158-2000**

TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS THE GREENS AT CLARENTON SECTION 1, PART 2; EVANS MECHWART HAMBLETON & TILTON, APPLICANT; AND TO DECLARE AN EMERGENCY

Clerk stated this was requested by EMH&T; exact plat was approved last year; were not ready to build so they did not record the plat; need to come through approval process again because of that; are no changes from previous approval.

**Recommended for Adoption, Consent**

**ORD-0160-2000**

TO ZONE 0.882+/- ACRES, MORE OR LESS, AS SF-1, SINGLE FAMILY RESIDENTIAL; FOR PROPERTY LOCATED AT 4240 NORTH HAMILTON ROAD; MARIA VAN HUFFEL, APPLICANT

Clerk stated this was an initial zoning of a piece that was annexed last year; no application was made so must follow Section 1133.08 regarding the zoning; Planning Commission has recommended this; use of the property will become non-conforming as a dental practice is being operated on the site. Weber acknowledged we are following code on this zoning.

**Recommended for Adoption, Consent**

**ORD-0161-2000**

TO ZONE 3.59+/- ACRES AS L-SO, LIMITED OVERLAY SUBURBAN OFFICE; TO REZONE 8.75+/- ACRES AS L-CC, LIMITED OVERLAY COMMUNITY COMMERCIAL; TO REZONE 2.484+/- ACRES AS L-SO, LIMITED OVERLAY SUBURBAN OFFICE; AND TO REZONE 6.3+/- ACRES AS L-AR, LIMITED OVERLAY APARTMENT RESIDENTIAL; FOR PROPERTY LOCATED ON BEECHER ROAD, JOHNSTOWN ROAD, AND SHAGBARK ROAD; CANINI & PELLECCCHIA, INC. BY GLEN A DUGGER, APPLICANT

Dugger stated he was present to answer any questions. Angelou stated her concern last week was the commercial aspect and safeguards that are in place. White stated the

administration is in agreement on this zoning; don't see any problems with it; felt we wished to promote the mixed use and the fact we were trying not to deal with retail but with Suburban Office, multi family and single family with very little retail. Angelou stated her concern was the retail; didn't feel we wanted to do that; would it be a detriment. Dugger stated that drive thrus are all conditional uses; went through entire list one by one at Planning Commission level; if there was any question we tossed that use; Planning Commission and staff were comfortable with how it ended up; will be happy to sit down with code and go through them with you. Angelou noted this was very carefully structured; different than what we have seen. Dugger stated Planning Commission was equally as precise; general intent was to err on side of being cautious; applicant's office is 2 doors away so he will be very particular.

**Recommended for Adoption**

**ORD-0169-2000**

TO ZONE 12.4+/- ACRES, MORE OR LESS, AS ER-1, ESTATE RESIDENTIAL;  
FOR PROPERTY LOCATED AT 4433 JOHNSTOWN ROAD; CITY OF GAHANNA,  
APPLICANT

White stated this is the Y site; Mayor is not here but did respond to the Herman's requests made at public hearing; was going to send you the plans for the YMCA; plans are conceptual and have not been submitted for review yet; believe Mayor also included the original time line. Herman stated he had not received the letter yet. Angelou noted we are vying for monies; whoever raises the money first will be the first one built; right now we are in lead; know that when the Y was here last time for an update, they were looking at next spring to do the first building; if not spring then it would be the fall; does still need to go through the Planning Commission process.

Herman questioned what that does to talks with state on roadway. White stated that Johnstown and Morse Road intersection is being looked at as a potential problem. Angelou stated she now comes down Rt. 62 a lot; at this point not any more traffic than any other residential area.

In response to question, Mitchell state he instructed his crews to mow; don;t know who mowed the first time but our people will be up there. Herman stated that Ryan had backed them up 100 feet back or so; suggest you warn your crews to walk the property first; Ryan dug footers and poured concrete and then walked away; is completely overgrown with weeds; will find piles of pushed up debris; will need to watch your tractors going into ditches or you will break an axle while mowing; agree don't want the wooded area mowed; but this is a wheat field that could be mowed.

Herman questioned Columbus State's location. White stated she did not know their current plans; would be negotiations between Columbus State and the Y; believe the Mayor addressed everything but the traffic; our thoroughfare plan should be finished shortly. Herman stated that was of primary concern; had a couple of different developers come in and put contracts on the land and because of the uncertainty of the timing they have walked away; have two developers who now want to talk; until we know what the road and entrance plans might be, we can't move forward with the sale or development of our property. Angelou reiterated we can't put a timeframe on this; whoever raises \$1.8 million first will get the first Y; won't know for some time; assume that any updated information will be covered in the local papers and also in campaign.

White stated they have a meeting with Herman scheduled for next week. Herman stated he understands and appreciates the timeframe; but if we have to wait until next spring for the planning stage to start, will be a tremendous hardship for us; it's not the facility itself; but there is a combined entrance; need to determine issue of a second entrance and/or a third with a turn lane. White stated she felt we needed to assume that it will be a signalized intersection. Herman noted those questions are imperative to what we are

able to do; when developers ask questions we can't give them an answer; White stated a combined drive has been the administration's position from the beginning; don't think Y would throw a monkey wrench into it; we told one developer that. Herman stated he had a preliminary drawing that was done of our property and Y property with relocated joint entrance; would have worked. White stated they were looking at trying to work to get that as contribution for a joint signalized intersection. Herman stated that road conditions are the most critical. White reiterated they are hoping to have the preliminary thoroughfare plan soon; assume there would be a turn lane there; don't believe that a light at Beecher and then a light at this point would be warranted. Herman stated that the residential nature of the roadway is being eliminated and traffic is increasing; if light goes in it will be great but we'll be long gone by then; believe you would be surprised with a traffic count; visited other Y 's that are up and operating; counted them in morning and guarantee there will be a tremendous increase in traffic; Rt. 62 needs to be widened.

Komlanc stated that Rt. 62 traffic study stipulates a 3 lane section out there; signal spacing is looking at the Y site and Riva Ridge; mentions the distance requirements for signal spacing; will evaluate the site and signal will go up if it meets warrants; will continually evaluate; Riva Ridge to Hamilton would meet warrants; volumes of traffic on US 62 and on side streets dictate the warrants by ODOT standards; if we go through with Riva Ridge extension and Rt. 62 is widened, then would need to reevaluate when it would meet warrants; once Y is up and running and we see usage can get projection and current volumes; is not expected that Y traffic alone will warrant a signal; study for 2022 calls for 3 lane all the way to Morse and Rt. 62; are doing engineering design on the intersection at this time; as a part of Rt. 62 process that needs to take place; will proceed with design and lower speed to 35 and incorporate all of area; reduce that speed and then go ahead; will be at a design speed of 35 and widen Rt. 62. In response to question from Herman as to a date when that would be widened, Komlanc stated we just did Beecher and as it goes to north will take that in; working with Development Department and will depend on when that comes in and what still needs to be annexed; could be 2 years to 5 years. Wetherholt stated he felt it would probably be 5 years; could be 3 lanes in 5 years; intersection at Morse has 2 bridges and one of those bridges is right on top of intersection; many jurisdictions we have to go through; if Y moves forward anticipate that it will have a left turn lane; when we did planning for Rt. 62 looked at spacing; didn't want to see Rt. 62 go to 5 lanes; from Beecher to Y site see a 3 lane section; will handle volumes and future signalization; 3 lane is a given; light is the question.

**Recommended for Adoption**

## **ISSUES:**

### **Big Walnut Creek Water Quality and Flow Preservation**

Angelou noted this was at the request of the Mayor. Payne stated that MORPC is doing a similar study; asked Mayor's office to check if this was the same type of study; Mayor is to report back.

RECOMMENDATION: Hold for discussion at next committee pending response from Mayor.

### **Parkland Dedication/Woodmere Place - Old McCutcheon Rd.**

Angelou stated this will be discussed at next committee.

## **MONITOR ITEMS:**

### **Amendment to CRA#1**

White stated they were awaiting the legal description. should be ready for next committee.

### **Creekside**

In response to question, Mitchell stated that they are not letting one specific group of people have use of the island; will not be allowing the use like we do at the various parks; no restrictions on just showing up to use it but it will not be exclusive use; Mayor, Parks & Recreation Board and I have discussed this; if you give specific use or permit a group to use the area, other people will be uncomfortable walking through council rings area and so forth; are telling people that it is a public park and they are welcome to go down and use the area, like for a wedding, but you won't get exclusive use; other people may be there; just don't do anything that is against normal park rules; won't write you a permit for a specific use; not prohibiting just not giving exclusive use. In response to question about availability of the boats, Mitchell stated the sign was being made but should be up by now; also the hours have been in the paper.

### **Creekside**

Question was raised on maintenance of Creekside. Mitchell stated they had just resolved with the Mayor the issue of maintenance; will sign contract with Peabody to do remainder of this year; was a little bit of money left over; worked with them to use up remainder of contract; doesn't come out of Parks budget by doing this; we are prepared to do labor; have done some work down there already.

Discussion was held on the arch lighting. Wetherholt noted that the fiber optic system works and shines out; there is too much ambient light so you can't see it.

White stated design portion was handled by Development Department; the source of light all around drowns out fiber optics. Angelou stated that engineering on that should have said it wouldn't work. Wetherholt noted they will be doing some modifications engineering wise; don't think it will ultimately cost us more; if we double up on light source it might cost us more. Angelou reiterated that Myers Schmallenberger should have known it wouldn't work.

In response to question, Wetherholt stated that behind the G are aluminum supports that are holding the G on the arch; fiber optic light illuminates those things real well because they are aluminum; if painted the same color as the G would not see them; need to figure out a time when City can get bucket truck; need to work something out with Sims and work on this.

**ISOBEL L. SHERWOOD, CMC/AAE, Clerk of Council, reporting**