



City of Gahanna

Meeting Minutes

Development & Parks

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Stephen A. Renner, Chair, Ryan P. Jolley, Michael Schnetzer

Kimberly McWilliams, CMC, Clerk of Council

Monday, December 8, 2014

Council Committee Rooms

Immediately Following Finance

Members -

Present 3 - Stephen A. Renner, Ryan P. Jolley, and Michael Schnetzer

Additional Attendees -

City Attorney Ewald, Ken Fultz, Michael Blackford.

ITEMS - From the Director of Planning & Development

[2014-0194](#)

Development Supporting Docs

Attachments:

[Development Report for Council](#)

[Development Fee Schedule Changes](#)

[RCA Development Fee Schedule](#)

[Memo to Council - Revisions to Part 13 of Codified Ordinances](#)

[Chapter 1311 Registration](#)

[Chapter 1319 Apartment Security Regulations](#)

[Chapter 1329 Storage Buildings and Sheds](#)

[Chapter 1331 - Safe and Sanitary Maintenance of Dwelling Units](#)

[Chapter 1333 - Satellite Earth Station](#)

1. Development Fee Schedule Modification

Blackford and Fultz brought forth two related regulatory relief items; modifications to the fee schedule; began back in August; objective that fees would be easily understood by public, easy to process, and making sure our fees were in line with other communities; in some cases fees were lowered and some were increased; calculations performed throughout; for example tent permits were increased from \$35 to \$50; revenue increase is only \$140; Schnetzer inquired if that was a net increase; Blackford confirmed; roof permits decreased by 33%; decreased as the fee wasn't in line with amount of inspection time; City

was probably overcharging; 118 permits in 2014; noted changes would result in a \$3,000 reduction in budget; contract registration increased from \$50 to \$65; Gahanna was and will remain lowest in central Ohio; but will gain budget impact of \$5,000; hard to quantify some evaluations, due to variables of evaluations (i.e. square footage); packet contained redlined versions; reflected building department changes; noted changes to Ohio Board of Building Standard Fee and zoning certificates; combined two fees and City will separate payment after; these are the changes for Phase 1 of this assessment; not complete and will look at in first quarter of next year; Jolley inquired in additions and alterations; 0 - 1000 square ft., 1001 square ft. and above, and first 500 square feet; are they two different fee levels and should they be combined; comparing and contrasting additions and alterations; do you pay twice; Fultz replied no; Jolley clarified would be clearer if language changed to "zero to 500 square feet," but after split into two; Blackford confirmed intention is to only charge once; Fultz noted some fees once you're over square feet the intention is to charge twice; Jolley noted bleachers the wording makes sense; Blackford noted redline is articulation on Building Fee and Certificate of Occupancy; Schnetzer inquired where the City lies to other peer cities; Blackford replied overall we are on the medium to low side compared to our peer cities; Schnetzer noted that our costs are not below peer cities and with building's input, if there is an early review of fees and if they need to be increased he will support the increase; Jolley noted the additions of three-family dwelling as a new tier; Fultz clarified changing it to a different tier; noted only one permit issued this year; Renner inquired request; Blackford replied to approve modifications to the building fees.

RECOMMENDATION: Consent agenda; first reading, no need to come back.

2. Building Code Amendments

Blackford noted assessing our Chapter 13 Building Code: additional requirements beyond the Ohio Building Code; few requests, either clarification or removal because of conflicts; proposing to delete apartment security, storage and sheds, and satellite earth stations; Ohio Building Code adequately addresses these; other changes to address rat proofing; code would be geared to areas of heavy rat infestation; no "rat infested areas" in Gahanna; clarification to standards applying; contractor registration; clarification to gas piping so that certain homeowners do not have to register; current language is vague and could be read to include hotels and apartments; not the intention of the language; same request as last, no waiver or emergency requirements; Jolley inquired what the Ohio Building Code requirements for satellites on the ground; Fultz noted there wasn't any large installations; and there aren't many requirements for small satellites; the State doesn't want City to go above and beyond what is required in the code; reason for the changes is due to too much restriction.

RECOMMENDATION: Consent agenda; first reading, no need to come back.

Adjourned at Development and Parks at 8:58 p.m.

Chris Weisenberger, reporting.