

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, February 11, 2002

Immediately Following Previous Committees or

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

ADDITIONAL ATTENDEES

White, Emig, Press, Canini, Murdock, Sherwood, John Rabe, 516 Coriander

PENDING LEGISLATION:

ORD-0033-2002

TO AUTHORIZE THE CITY ATTORNEY TO PETITION THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO, TO ANNEX CERTAIN 2.623+/- ACRES FROM JEFFERSON TOWNSHIP KNOWN AS 4491 EAST JOHNSTOWN ROAD; AND TO DECLARE AN EMERGENCY.

Sherwood stated that this came back to committees because we were missing the legal description; now have that description and can move forward with legislation; this is the Evans piece that was given to the City by Triangle.

Recommended for Adoption, Consent

ORD-0036-2002

TO REZONE 13+/- ACRES AS ROD/SF-3; CURRENTLY ZONED SF-3; FOR PROPERTIES LOCATED ON THE WEST SIDE OF OLDE RIDENOUR ROAD; CANINI & PELLECCCHIA, INC., BY LARRY CANINI

Canini stated this is a good transitional use for this property; with the improvements that we will be making this will help clean up that area; we've done a good job on creating a nice buffer of trees. Thom asked about the storm water sewer. Canini stated that he has provided Wetherholt with information on this issue. Kelley commented that there are about 15 people in Sherwood Meadows who have some issues. Canini stated that he is aware of these 15 people; the problem is that the pipes are of abnormal size; we realized that it was not just a problem with Emig, but the problem involved more residents; met with EMH&T to look and see what we can do to rectify this problem. Kelley asked if this project had not been done, would your lots still be affected. Canini replied yes, in fact it would have affected lot 17. Wetherholt stated that this particular area does not like the orifice plates. Thom confirmed that we can expect this, along with Emig's problem, to be resolved. Canini replied yes. Thom commented that in the deed restriction there is a description of the type of fencing that is allowed. Canini replied that Mitchell will provide this information to Council. Thom commended Canini on the fence specifications. O'Brien applauded Canini on a fantastic job thus far on this project

Recommended for Adoption, Consent

ISSUES - From City Engineer:

Rivers Edge - Storm Sewer Reimbursement - Imp. #811

See discussion above.

Recommendation: 1st Reading, No need to come back to committee, 2nd Reading, Consent Agenda.

ISSUES - From Director of Development:

Retention & Expansion- 1125 Gahanna Parkway.

White stated that on October 1, 2000, BASF and Shell created a new global enterprise by merging Montell USA (located in Gahanna), Elenec and Targor; the new company, Basell is the world's largest producer of polypropylene; back in October 2001, we were contacted by the officials of Bassell regarding the possibility of moving the company to a consolidated facility in Tennessee; after several meetings and coordination with the Oho Department of Development, the company was sold to a Richmond, VA based company called Alloy Polymers; Alloy will retain the plant's 70 employees; the firm focuses on engineering resins, such as nylon, polybutlene terephthalate and polycarbonate; we have met with the new owners and helped facilitate the retention with the cooperation of the ODOD.

Dawson Personnel, Stygler Road - Update.

White stated that Code Enforcement Officer Reynolds talked to Scott Sargel from Dawson Personnel; Reynolds expressed concerns over the trash that was on the property, the abandoned signs that were still on the building, and the commercial trucks that meet there daily; Sargel stated that he would address these issues immediately; Reynolds will monitor the property to ensure that the issues are resolved; the deadline for compliance is February 15th, 2002; a representative from Dawson also confirmed that the downturn in the economy forced the company to delay their plans to remodel the UDF site; the Certificate of Appropriateness (approved on June 13th, 2001) is applicable for one year.

McAlister commented let's hypothetically say that Dawson wanted to sell; what could be done to put a bank in that area. White stated the Department of Development is going to do a five year analysis plan; have talked to several financial institutions about locating on the west side; basically we don't have the demographics on the west side to support a bank. Kelley commented that he just didn't want to see the building sit there empty for 2 or 3 years.

Big Bear Shopping Center, Agler Road - Update.

White stated that CVS Pharmacy is moving from the Big Bear Shopping Plaza on Agler Road to the vacated Rite Aid building on Stygler Road; the Department of Development has added the vacant space in the Big Bear Shopping Center to the available lease/sale space inventory; this will also be updated on the web site.

2002 Goals & Objectives.

White distributed the 2002 Goals & Objectives for the Department of Development; the montage that is displayed across the top of the goals & objectives will be on all development projects and projects; some of our goals for the 2002-2003 year are (1) to complete Phase II of the Creekside Redevelopment Plan; (2) to enact a targeted enhancement and redevelopment plan for Olde Gahanna residences, businesses, and institutions; (3) to become a fiber rich community that provides information infrastructure that will provide inter-connectivity for both the private and public sectors; to remediate and redevelop the two Bedford Landfill sites; (4) to continue to develop and improve the industrial district; (5) maintain sign inventory; (6) promote redevelopment of existing shopping centers.

2001 Annual Report.

White distributed the 2001 Annual Report; the report was done in house this year on the new color copier.

CD Rom Presentation.

Presentation was made after Finance meeting.

Tanya M. Word, Deputy Clerk of Council, Reporting