City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes

Monday, January 27, 2014

7:00 PM

Council Committee Rooms

Committee of the Whole

Thomas R. Kneeland, Chair

Karen J. Angelou
Ryan P. Jolley
Brian D. Larick
Jamie Leeseberg
Stephen A. Renner
Michael Schnetzer

Kimberly McWilliams, CMC, Clerk of Council

ROLL CALL:

Present 7 - Ryan P. Jolley, Thomas R. Kneeland, Brian D. Larick, Jamie Leeseberg, Michael Schnetzer, Karen J. Angelou, and Stephen A. Renner

ADDITIONAL ATTENDEES:

City Attorney Ewald, Dottie Franey, Joann Bury, Matt Holdren, Karl Wetherholt, Gen. James Williams, Chief Murphy, Niel Jurist, Anthony Jones, Mayor Stinchcomb, Sue Wadley, Jennifer Teal, Tony Collins, Carter Bean, Greg Gallas, 2 residents, Clerk McWilliams.

DOC-0014-2014 Committee of the Whole - Attachments

Attachments: 1-27-2014 Committee of the Whole

PENDING LEGISLATION - From Jan. 21 Public Hearing

ORD-0009-2014 TO REZONE 3.55+/- ACRES AS CX-1, NEIGHBORHOOD COMMERCIAL, MIXED USE DISTRICT; FOR PROPERTY LOCATED AT 291-361 SOUTH HAMILTON ROAD AND 390 ROCKY FORK DRIVE SOUTH; RANGER DEVELOPMENT GROUP LLC, JASON ZADEH APPLICANT.

Attachments: ORD-0009-2014

ZC-3-2013 PHD 12-4-13 The Shops at Rocky Fork

Chair Kneeland opened the floor for comments. Jones introduced applicant Greg Gallas and architect Carter Bean and stated the recommendation is to zone 3.55 acres from Single Family Residential (SF-3) to Neighborhood Commercial, Mixed Use District (CX-1); this has been a public process; there have been 2 public hearings as well as one public meeting held by the applicant with 20 attendees; they incurred the expense from traffic engineer and buffering; the Development Department supports this recommendation. Gallas stated the development itself will be comprised of 26,800 square feet of retail space; the reason we are pursuing the project itself is because of the success with respect to Commons at Clark Hall to the north; we have established that Hamilton Road is a corridor for retail; that is based on the performance and success of tenants; we looked for another developable site; this is a gateway to the City; across from retail; at freeway; great proximity to other appropriate retail (day population).

Larick asked the applicant for input with regards to the zoning feedback, accommodations with residents, how information has been received. Gallas stated the position is that the neighbors are in favor of project; they were not at the beginning; had a meeting here and heard a lot of concerns about noise, lighting, buffering, etc.; we made significant changes in west part of project to alleviate concerns of neighbors; as a result of all that we got support of residents such that when we went to Planning Commission for vote, there were no objections; not sure neighbors even attended; we have gotten several informal calls and meetings from neighbors indicating they are happy with what we have done. Larick asked about traffic study; what the current situation is; expected impact and any results. Gallas stated we did undertake a study at Wetherholt's suggestion; there were 2 main results: 1. stacking with original configuration was a problem; we optioned one more property to alleviate that issue; 2. width and operation of far north entry; reengineered that. Wetherholt stated the original location of northern entry was too far south to make back to back stacking with left turn into that shopping center and northbound turn into their center; plan was modified to alleviate that; Holdren and I observed during lunchtime which is the highest volume time; saw sufficient gaps; traffic study did its job. Larick asked what future impact on traffic this has according to how Hamilton Road Corridor Plan was written. Wetherholt stated if other developments come in farther north, they would have to go through the same process there to make sure stacking for left turns would work; can't speculate. Kneeland asked when traffic study was done, was there consideration of traffic increasing on Flint Ridge; cut through traffic there is a hot button issue. Wetherholt stated the traffic study didn't address that. Jones stated the land use is mixed use along that side of the corridor; something complimentary to residential to the west. Kneeland stated this is a zoning change recommendation; not an overlay; not building structures, etc. Schnetzer asked about future development. Wetherholt stated the traffic study took into account the 10 year growth rate. Gallas stated conclusion was it did not worsen existing situation.

RECOMMENDATION: 2nd reading; regular agenda.

ORD-0010-2014 TO REZONE 1.84+/- ACRES AS MR-1, TWO FAMILY RESIDENTIAL DISTRICT; FOR PROPERTY LOCATED AT 559 NORTH HAMILTON; CREATIVE HOUSING, INC.; CONNIE KLEMA APPLICANT

Attachments: ORD-0010-2014

ZC-2-2013 PHD 11-20-13 Connie Klema - Creative Housing

Jones stated this applicant is not here; they are taking this from Restricted Institutional District (RID) to Multi-family Residential (MR-1); 2 single family homes exist on the site; they would like to put it back to original zoning but cannot have 2 Sngle Family homes on that, so MR-1 is appropriate.

RECOMMENDATION: 2nd reading; regular agenda.

ORD-0014-2014 AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A JOINT ECONOMIC DEVELOPMENT ZONE CONTRACT BY AND BETWEEN JEFFERSON TOWNSHIP AND THE CITY OF GAHANNA

Attachments: JEDZ Agreement 12-12-13 (FINAL)
Economic Development Plan (12-6-13 FINAL)

Jones said we had a public hearing last week per ORC; we have met with the Township and they have taken great pains to listen to constituents throughout the process; they had meetings and per request of residents, they want to eliminate some parcels; feel modification would be detrimental but go a long way to alleviate concerns of residents; parcels under 1 acre would be eliminated; parcels north of Taylor Road would be eliminated unless they are government, school or recreational amenities; had a long meeting today; have been fielding a lot of questions; feel comfortable with modified arrangement; there were also 2 minor changes to contract; replacement of the word "and" with "the" to eliminate confusion on revenue streams; no harm to us; better for community to understand; will have map and changes to you tomorrow. Angelou asked how many were taken out. Jones stated 68 out of 168. Angelou asked why Rocky Fork Hunt Club was in there in the beginning. Jones stated those are good questions; had criteria we used; took non-residentially zoned properties; overlayed that with Board of Elections registered voters; carved out 24 of those; citizens had concerns with commercial development encroaching too far. Angelou asked with losing 1/3 roughly, is it going to generate the revenue. Larick stated items taken out are not developed, not expected to be developed, north of Taylor Road area; this is separate from zoning. Mayor stated thought that even with 68 parcels out, they still figured they would retain most of the revenue. Leeseberg confirmed that the JEDZ would have to change income tax increase if the City did. Angelou asked if it was positively received. Jones answered they said this should alleviate many concerns. Angelou stated there may be some changes to the JEDZ; now is the time to do this; there is a lot of angst from townships. Larick stated it is a contract; regular agenda would be fine. Jones said it needs to be submitted to Board of Elections by Feb. 5; have to have it approved Monday to meet deadlines; does not need emergency language.

RECOMMENDATION: 2nd reading, regular agenda.

ORD-0015-2014 TO AMEND ORD-0001-2014 TO DE-FUND THE PROJECT ADMINISTRATOR POSITION

Attachments: ORD-0015-2014

Chair asked for additional comments or concerns. There were none.

RECOMMENDATION: 2nd reading, consent agenda.

ISSUES - From Council

1. Electronic Packets

Larick stated we continue to do a lot of work to figure out how we can best do this; from an ease of use standpoint, iPad still continues to be the simplest; we are continuing to explore other means, not just email; laptops can be more readily used within Legistar; 1st objective is to no longer do paper packets by the end of this month; Council as a whole needs to be comfortable to function without paper; longer term, we establish a fund to allow payroll deduction for those that wish to purchase a tool. Teal said she had been in conversations with auditor of state's office; not getting a good feeling that this would be something that would be able to be created at this point due to changes made in way we establish these funds; my recommendation would be to try to determine a Plan B so we don't get hung up if we find out this isn't possible. Kneeland stated there are a number of folks already equipped; as the previous IT Director, we purchased a number of iPads that are sitting on a shelf right now; propose Council be able to use those until we figure this all out. Teal stated they had been being used for that purpose; will follow up to see where those are. Mayor stated not sure those are sitting around; will check it out. Larick asked for questions/issues that need to be resolved before Council office does not print. Leeseberg asked about others that receive packets. Clerk stated that the office had stopped that in two cycles; sending to directors electronically; talked to press; doing no other paper packets than Press, Council and Mayor; went from 24 to 10; Planning Commission is still all paper; most expressed interest in electronic; Development Department already scans in plans; Larick and I wish to go electronic. Kneeland stated some of these items like this map from tonight, can request a hard copy from Clerk's Office. Larick asked for anything keeping us from going all electronic Feb. 3; iLegislate is not only thing; there are other means and tools available that we're working to understand; trying to have enough knowledge ahead of time; there is a great deal more potential on deck; Mayor asked how many iPads are we looking for right now. Council said 3.

RECOMMENDATION: Electronic packets only for Feb. 3 meeting.

ISSUES - From the Director of Human Resources

1. Mount Carmel Occupational Health Agreement Renewal

Wadley brought forth 2 items; renewal with Mt. Carmel for services;

the Wellness Committee is using more free services; lowered the cost from $1,800 to $1,300; requesting emergency and waiver in order to have in place by Feb. 1.

RECOMMENDATION: 1st reading, no need to come back, consent agenda, emergency and waiver.

2. Appropriation of Funding for Safety Equipment

Wadley asked for appropriations for safety equipment under the part-time salary ordinance; BWC funding was received to prevent future worker compensation claims; asking that $4,000 be appropriated for safety shoes; no emergency or waiver.

RECOMMENDATION: 1st reading, no need to come back, consent agenda.

ISSUES - From the City Attorney

1. Personal Service Contracts: Planning Commission & City Prosecutor

Ewald stated he was bringing forth personal service contracts; the first one is for representation for Planning Commission; did a review of what we paid in last 5 years; this would appoint Tom Weber to represent and advise the City about Planning Commission; totals about 10 hours/week; works out to about $16/hr.; reduced it to a one year contract.

The second item is for the City Prosecutor; $65/hr.; money already in account; this would allow us to enter into agreement with Mularski's firm; additional termination language was added to both contracts that provides better protection for City; works out to about $20.18/case.

RECOMMENDATION: 1st reading, no need to come back, consent agenda. (both contracts)

ISSUES - Clerk of Council

1. Board of Elections Contract (City Hall & Senior Center)

Clerk stated we usually have polling location here and at the Senior Center; the Board of Elections will give us $20 every hour for custodial fee; for primary and general election; requesting emergency.

RECOMMENDATION: 1st reading, consent agenda.

2. Amendments to the Civil Service Rules & Regulations

Clerk indicated that the commission met and submitted the proposed changes; the changes proposed were housekeeping and clarifications; the only substantial changes are the military credit is for at least 180 days of training or military service in good standing; in addition the reserve officer would need 1 year in good standing to get credit.

RECOMMENDATION: 1st reading, consent agenda, waiver and emergency.

Jayme D. Maxwell, CMC, Reporting