



# City of Gahanna

## Meeting Minutes

### Committee of the Whole

200 South Hamilton Road  
Gahanna, Ohio 43230

*Jamie Leeseberg, Chair*  
*Karen J. Angelou*  
*Brian D. Larick*  
*Nancy R. McGregor*  
*Brian Metzbower*  
*Stephen A. Renner*  
*Michael Schnetzer*

*Kimberly Banning, Clerk of Council*

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Monday, January 22, 2018

7:00 PM

Council Committee Room

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#### CALL TO ORDER

Chair Leeseberg called the meeting to order at 7:00 p.m.

**Present** 6 - Brian Metzbower, Nancy R. McGregor, Karen J. Angelou, Jamie Leeseberg, Michael Schnetzer, and Brian D. Larick

**Absent** 1 - Stephen A. Renner

#### UPDATES FROM THE FIRE DEPARTMENTS

- **Mifflin Township Fire Department Chief Fred Kauser**

Not present; will provide update via email.

- **Jefferson Township Fire Department Chief Brad Shull**

Not present.

#### UPDATE FROM THE DIRECTOR OF PUBLIC SAFETY

[2018-0018](#) Committee Reports 1/22/2018

Thomas congratulated Jeff Spence on his appointment to interim Chief of Police; provided summary of activity for 2017; see attached; undergoing a staffing study right now; will take 3-4 months.

#### ITEMS FROM THE DIRECTOR OF PLANNING & DEVELOPMENT

[ORD-0001-2018](#) TO REZONE 7.1+/- ACRES OF PROPERTY SINGLE FAMILY RESIDENTIAL (SF-3) AND NEIGHBORHOOD COMMERCIAL (NC);

SAID PROPERTY LOCATED AT 4207 CLOTTS ROAD; PARCEL ID NO. 025-001877; CURRENT ZONING ESTATE RESIDENTIAL (ER-2); PINNACLE POINTE VILLAGE; DOUG MADDY, APPLICANT.

Jones said Michael Blackford is here to answer any questions; applicant is here as well; McGregor said did not see any comments from the Fire Department in staff reports; Blackford said no comments for rezoning; will under Final Development Plan stage; McGregor said have concerns about streets not being public; will they be built to standard; Priestas said will not regulate composition; width would have to be adequate; McGregor said seems like the only way in is from Clotts Road; Priestas said shows that with second expansion; McGregor said it is being considered one project, not two; asked about student effect on schools; do not agree; schools use a .6 per household no matter what type of housing; does not seem like they used the right figures; Angelou asked if were private roads, if they can be asked to be to our standards; knows they are in charge of their own road maintenance; sometimes things change; Ewald said would suggest we take these requests and give to Planning Commission for the FDP; make sure that list is available to the developer; Angelou said does not want to do something out of the ordinary, but road standards would benefit the condominium; not sure of water saturation on this piece of land; McGregor asked about water retention on this parcel; Priestas said above grade; typical convention measures; McGregor asked if there is parkland dedication; Blackford said not a requirement; McGregor asked about age targeted; have a problem because there are 4 bedrooms; not going to be a senior only complex; can you require an age range; David Hodge, attorney for applicant, sometimes see a deed restriction requiring residents to be 55 and older; not our intent to be that here; may well attract other types of users; age targeted, not age restricted; reference the school impact; would typically not provide this for a rezoning; did this study to provide because they were confident it would show this impact; used standard accepted numbers; .08 and .02 based on industry standard for these type of units; if we run at .4, see where numbers shake out; condo type of development, think this is going to attract an empty nester; have requested some variances to allow the city to scrutinize this development more than others; doing a planned unit development; will come back for FDP and architectural review; our civil engineer will work closely with your city engineer; McGregor prefers it be age restricted; know of developments that were supposed to be age targeted and ended up being 4 bedroom homes full of kids; apartments on Hamilton Road were not supposed to have many kids due to the price; leery of having this being sold as age-targeted; Metzbower said agrees with Mrs. McGregor; age targeted may be different in 10 years; Angelou said someone leaving a larger home to go into this condo facility, new family comes into larger home with kids; not the right way to go; our schools should be

happy they are growing; want our community to grow; 35 children coming here is a positive; Leeseberg said means people who grew up in this area will stay in this area; giving a Gahanna resident an option to stay; just because someone is leaving and a home is being backfilled, this is giving an option to stay; they will move anyways; Hodge said there is a tremendous demand for this type of unit in the Gahanna market; and Jefferson Township; they are not filling the niche; know things can change rapidly with the finances; to dictate a deed restriction for 25 units, limiting your pull of buyers; potentially impact the salability of these units; decreasing the rate at which it absorbs; can have a conversation with client; not prepared to commit to a deed restriction; Metzbower said grew up in suburbs of Washington D.C.; if Amazon puts headquarters here, not uncommon for people to want a place to live; believes this is a clear forecast; Hodge said some of those forecasts propose we develop this more densely; Leeseberg said all issues needing addressed are a FDP level; Schnetzer said we are being asked to commit to something without having all the answers in front of us; Leeseberg said we are getting what we are asking for at the rezoning stage; Schnetzer said we do not approve FDPs or have a say; Ewald said provision is from Charter; Council has vested that power in Planning Commission; they get in the details of the project outcome; that is based on our Charter; Angelou said the small commercial area; what are the expectations in that area; and the parking on Johnstown Road for that; Hodge said that portion is for Neighborhood Commercial; for small office; Angelou asked if it could be a small grocery carryout; Hodge said does not believe gas stations are allowed; Blackford said a gas station is only allowed via a conditional use; Angelou asked about a McDonalds; Blackford said also a conditional use; Angelou said obviously being attached to an upper-end housing use; will be in the same atmosphere; Hodge said will gladly prohibit those uses if requested; Schnetzer said an overlay or restriction to prohibit those uses, can that be added now or is that the next step; Hodge said can work with Mr. Ewald to add this; Ewald said fine with that; asked how far out will the FDP come; Hodge said a FDP on commercial when there is a commercial user; can add overlay text now; Ewald said would need to go back to Planning for the adjustment; Jones asked about another mechanism through deed restriction; Hodge said prefer that option; Blackford said cannot enforce deed restrictions; have no way of knowing; procedural issue; prefers an overlay; easier to implement an overlay than a separate agreement; see those but more difficult; Angelou said would seem we can see deed restrictions; Blackford said not sure where to find those and only look at zonings; this would be a one-off; does not see a conditional use with the mentioned uses passing; would be in favor of an overlay; gives the most certainty to how a piece of property is developed; not as simple for residential; Angelou asked the delay on this; Jones said back through Planning

Commission; Hodge said terrible shame that Council cannot make a decision over Planning Commission; Ewald asked about restrictions at FDP; Blackford said it can be done; going through different approval processes; something could get lost; not the intention; from a staff operational standpoint, will look at overlays; not looking at FDP approvals; zoning is the easiest way; open to other possibilities; less likely to be successful; not the way staff operates; Hodge asked if we can withdraw commercial zoning from this request and proceed with residential; Ewald said yes, can withdraw; cannot change the zoning on it; Larick asked where that component is; Hodge said will follow residential; Larick asked impact; Hodge said from timing, no impact, we have commitment to come back with FDP; zoning of commercial can catch-up; McGregor asked if you would normally split the property first or do a lot split; can you split this off; Hodge said not unusual to have property split off with various zonings; typical to see that happen; one rezoning with two sub-areas; Leeseberg said pulling NC will illuminate the problem; can go on regular agenda; will pull the NC; Schnetzer asked about unintended consequences of that not being rezoned; Blackford said current zoning will not allow anyone to develop; is Estate Residential.

Ewald said will move forward for approval or denial of residential; remanding back NC; can do this within confines of Charter; not usually done this way; is within the authority of Council to reduce the zoning; Hodge said prefers to remand back; Leeseberg said will remove NC out of this Ordinance; will be voted on as amended.

**RECOMMENDATION: Regular Agenda.**

[ORD-0002-2018](#) TO GRANT A VARIANCE TO SECTIONS 1108.01 - GENERAL REQUIREMENTS, 1109.02 - STREETS, 1143.07 - REQUIRED LOT AREA, 1143.08 - YARD REQUIREMENTS, AND 1197.05 - CERTIFICATE OF APPROPRIATENESS REQUIRED; OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA; FOR PROPERTY LOCATED AT 4207 CLOTTS ROAD; PARCEL ID NO. 025-001877; PINNACLE POINTE VILLAS; DOUG MADDY, APPLICANT.

Leeseberg said these are the variances that go along with the single family piece.

**RECOMMENDATION: Regular Agenda.**

[ORD-0003-2018](#) TO REZONE 5.7316+/- ACRES OF PROPERTY TO SUBURBAN OFFICE (SO); SAID PROPERTY LOCATED AT 748 AND 760 TAYLOR ROAD; PARCEL ID NO. 025-003911 AND 025-003928; TRILOGY; ROSS OBERHAUSEN, APPLICANT.

Jones said applicant and their attorney are here to answer any questions; McGregor said footprint is large for that parcel; is there any mounding to about the residential properties; do not object to the use; large footprint for the property; Blackford said site plan submitted is for information; not reviewed by staff for consistency with code; code says buffering is required; 15' buffer and a continuous 6' high fence or planting berm and a tree every 40'; Angelou said thought there was a tree requirement; Blackford said that is separate from this tree requirement; several pieces of information in packet not required with zoning; McGregor said wants to know this before she rezones it; Leeseberg said that is a Charter change; McGregor asked if this says this is the only thing that can be built; Blackford said no, anything in Suburban Office; Schnetzer said senior living was pulled from SO; Jones said correct; Ewald made that decision that anything on code once application is submitted; Schnetzer said what can be built if these guys do not; Jones said anything in SO; Ewald said was in the process of changing code; said courts look at it to hold against restriction of property rights; when an application is submitted, is grandfathered in; application saved their place in line; have done that consistently; can have abuse of power in this type of scenario; they filed their application in a timely manner; Schnetzer said if this particular operator goes out of business and ownership is transferred; what is zoning; Ewald said SO as is today; Larick asked if the CU goes with this zoning and land; Ewald said believes it applies to this application; will verify; if there is a property that is not developed, the FDP can runout; Schnetzer said intensity of use on the parcels, at what stage would there be consideration of impervious pavement; Priestas said FDP and final engineering plans; Angelou said on the design in the information sent, believe they have built one of these in Pickerington; Michael Bran with engineering firm said in the process; not constructed yet; Larry Canini said that one is in Springfield; Michael Bran said minor changes in facade to accommodate community; Canini said concern about amount of ground coverage; if continues with SO, more impact; this use, there is less need for parking; have more building but much less parking; our goal was to let the neighbors get a feel for this; beginning to have meetings with neighbors to get uniformity; have one resident to the north with a pool; requirement for a fence; offered a fence line but others do not want a fence; have 4-5 residents to the north and one immediate resident to the east; also will be doing underground storage; all at Taylor Road to the south; McGregor said lots of trees there that are tall; Canini said brining in a mound will choke those trees off; Angelou asked to be kept in the loop when speaking to neighbors; important to give a comfort level to neighbors.

**RECOMMENDATION: Regular Agenda.**

**ITEM FROM THE DIRECTOR OF FINANCE**

[MR-0005-2018](#) TO TRANSFER APPROPRIATIONS IN THE AMOUNT OF \$19,885 FROM VARIOUS ACCOUNTS TO ACCOUNT NO. 101.211.5249, HR CONTRACT SERVICES, FOR THE POLICE DEPARTMENT STAFFING STUDY; SAID TRANSFER AMOUNTS IN ATTACHED REPORT.

Bury said this is related to staffing study to meet recommendations from Performance Audit; HR and PD identified areas to move appropriations; Metzbower asked why one is contract services and one is HR; Bury said middle 3 numbers are the department; Leeseberg asked timeframe on study; Spence said 3 months.

**RECOMMENDATION: Consent Agenda.**

**ITEM FROM THE DIRECTOR OF INFORMATION TECHNOLOGY**

[ORD-0006-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH MODERN OFFICE METHODS, DBA MODERN LEASING, TO RECEIVE SERVICE AND LEASE MULTI-FUNCTION COPY, PRINT, FAX, SCAN MACHINES; AND TO TRANSFER FUNDS IN THE AMOUNT OF \$45,240 TO COVER THE HEREIN COSTS.

Main said here to ask to enter into agreement with Modern Leasing; also to transfer funds from the various accounts; current agreement provider does not provide Ricoh copiers; previously Service managed this payment; fits better with IT; also yanking drives from printers to destroy; also adding an additional copier to the Herb Center; changed lease agreement from 4 years to 5 years; reduced costs by \$272/month; getting an additional machine; all will be replaced; will have new fleet; have 1/3 of machines about 8 years old.

**RECOMMENDATION: Consent Agenda.**

**ITEMS FROM THE DIRECTOR OF ENGINEERING**

[MR-0006-2018](#) PERMISSION TO BID THE BIG WALNUT TRAIL SECTION 4 & MCKENNA CREEK RESTORATION.

Priestas requested to formally bid.

**RECOMMENDATION: Consent Agenda.**

[MR-0007-2018](#) PERMISSION TO BID THE 2018 CCTV & SANITARY SEWER CLEANING PROJECT.

Priestas said requesting to bid; Leeseberg confirmed meets sanitary requirement; Priestas said yes; area is inspected and cleaned if needed;

Angelou said after 10 years, all places should be reviewed; Priestas said reviewed and/or cleaned; Franey said we have some areas we inspect on a regular basis if they have been a problem; McGregor asked about McKenna Creek; Priestas clarified; part of the restoration; all in motion and goal is this spring.

**RECOMMENDATION: Consent Agenda.**

[MR-0008-2018](#)

PERMISSION TO BID 2018 SEWER REHAB PROJECT.

Priestas said requesting to bid.

**RECOMMENDATION: Consent Agenda.**

[ORD-0007-2018](#)

TO AUTHORIZE THE MAYOR TO ENTER INTO A WORKING AGREEMENT WITH FRANKLIN SOIL AND WATER CONSERVATION DISTRICT (FSWCD) FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

Priestas said these are standard working agreements we enter into annually.

**RECOMMENDATION: Consent Agenda.**

[ORD-0008-2018](#)

TO AUTHORIZE THE MAYOR TO ENTER INTO A WORKING AGREEMENT WITH FRANKLIN SOIL AND WATER CONSERVATION DISTRICT (FSWCD) FOR ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE) COMPLIANCE.

Priestas said these are standard working agreements we enter into annually.

**RECOMMENDATION: Consent Agenda.**

## ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE

[ORD-0009-2018](#)

SUPPLEMENTAL APPROPRIATION - Insurance Claim Proceeds.

Franey said this is a routine quarterly supplemental.

**RECOMMENDATION: Consent Agenda.**

[ORD-0010-2018](#)

SUPPLEMENTAL APPROPRIATION - Water Meter Proceeds.

Franey said requesting to put money back; price varies; Schnetzer asked if this is the tap; and what point to we sell; Franey said selling both; this will be more commercial and that type of thing; all on the AIM; McGregor asked how many people have the deduct meters; Franey said does not have a number.

**RECOMMENDATION: Consent Agenda.**

**ITEMS FROM THE DIRECTOR OF PARKS & RECREATION**

[MR-0009-2018](#) PERMISSION TO BID THE POOL LINER.

Barr said requesting permission to bid pool liner approved in appropriations.

**RECOMMENDATION: Consent Agenda.**

[MR-0010-2018](#) PERMISSION TO BID THE WARD 1 PARK DEVELOPMENT.

Barr said requesting permission to bid; reviewed amount we have total; Larick said will do in phases; is the \$1.2 everything or a portion; Barr said had \$450K in capital needs; part will be 201 construction; Larick asked about parking lot; Barr said will not be a shared parking lot; will be a landscape mound to the parking; not lighted; do not expect headlights in the evening; McGregor clarified why we wanted our own parking lot; Barr said want to do it and do it right; do not want to be responsibility of the City to maintain a parking lot we did not build; restroom in middle will be unisex but separate ones will be near parking lot; Angelou asked the skate park; is that all working; Barr said that unit is approaching 20 years old; have sourced parts and hardware; lot of flooding in the summer; in the process of putting that back together; Angelou said was thinking early 2000's; Barr said in the floodplain; it takes a hit.

**RECOMMENDATION: Consent Agenda.**

**COMMITTEE REPORTS - no action required**

[2018-0018](#) Committee Reports 1/22/2018

**ADJOURNMENT**

8:31 p.m.