

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, November 25, 2002**

**8:45 PM**

**Council Committee Rooms**

## **Committee of the Whole**

*Robert W. Kelley, Chair  
Karen J. Angelou  
L. Nicholas Hogan  
John McAlister  
Debra A. Payne  
David B. Thom  
Michael O'Brien, ex officio*

**Members Present:** Debra A. Payne, Robert W. Kelley, John McAlister, L. Nicholas Hogan, Karen J. Angelou, Michael O'Brien and David B. Thom

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**ADDITIONAL ATTENDEES:**

White, Mumma, Isler, Williams, Treadway, Hall, Franey, Wetherholt, Weber; visitors, press.

**PENDING LEGISLATION**

**ORD-0212-2002**

TO ADOPT THE CITY OF GAHANNA OFFICE & INDUSTRIAL INCENTIVE PROGRAM GUIDELINES PREPARED BY THE DEPARTMENT OF DEVELOPMENT

White presented copy of revised guidelines. Angelou and Hogan questioned the language in "Conditions to the Agreement", which had been renamed; was Claw Back Agreement. Hogan suggested wording to say that the company must repay twice the incentive payment received; 200%. White will submit the revision to Council office to be attached to the ordinance.

**Recommended for Adoption**

**ORD-0229-2002**

TO ADOPT THE LAND USE PLAN, 2002 UPDATE BY BURNS, BERTSCH & RAINEY

McAlister said he has several concerns with the plan; feel there are ramifications for the future; what could be unintended consequences. Angelou said that she would like to see this postponed for two weeks, and Hogan said he agreed.

White said this plan is not a major departure from what we have; she addressed zoning by separate category, as Gahanna has now; mixed use zoning. Hogan said mixed use can be very exciting and vibrant; interesting.

Kelley said he would like to have time to study McAlister's memo; will postpone until the December 9th Committees.

Jan Volker, 232 Dunbarton, said she has read the Master Plan and the West Gahanna Study, and said she is not quite clear where it is going; contradicts itself compared to West Gahanna study.

Council members said that this discussion will continue.

White said she would be glad to meet with Volker and McAlister said he would like to sit in on that.

**Recommended for Postponement to a Date Certain**

**ORD-0235-2002**

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH WPS ENERGY SERVICES, INC., FOR THE PROVISION OF COMPETITIVE RETAIL ELECTRIC AGGREGATION SERVICES AND POWER SUPPLY, FOR THE CITY OF GAHANNA.

Franey said everything is in line to go with WPS at this time; do not have another vendor; AEP's costs are frozen until 2005.

**Recommended for Adoption, Consent**

## **ISSUES - From Council Meeting:**

### **Old McCutcheon Road - Street Width Variance**

Wetherholt said that Council was in receipt of a recommendation from Planning Commission on V-0022-2002; to vary required pavement width of 26' to 19', along the whole road of Old McCutcheon; vote by Planning was 0-6 to approve; motion failed; was asked for by the Administration; now come to Council; was worked out by the previous Administration; directive to save the trees; McGregor looked at various constraints with what to do with the roadway; his conclusion was that not be able to meet all, so put in a narrower street; 19'. Now, CV Perry wants to build on property platted 30 years ago on existing lots Imperial Rise III off the unimproved section of Old McCutcheon; want to vary to make the entire road from Stygler to the cul-de-sac the narrower width; various pros and cons; residents moving in would know that there can be no on street parking. Kelley questioned access for fire and EMS equipment and parking for the park; on Saturdays at MSW cars are parked solid on Old McCutcheon. There was discussion about Armor Hill being opened up, and residents not wanting that, ever; cost of moving utility poles could be up to \$70,000 to make a standard width street; Brookewood is already designed with the 19' street; they want to start; Maddy's in today. Angelou asked what the options are; Planning Commission turned variance down. Mc Alister said he would like to hear what the developer has to say.

Tim Raney, CV Perry, and Jason Hockstock, EMH&T, were present; Hockstock said that it would be extremely expensive to move power poles; possible to go wider; how lays out with the trees; losing the trees might be the only option; eliminated the parking; narrower streets slow down traffic; promote pedestrian flow to the park; bike path; EMS and fire can get in there with no parking; Woodmere Place already 19'. Raney said he is not sure that it makes a lot of sense to go from 19' pavement width to 26' on the same road; have enough driveway to keep cars off street; wants to have a closer way to get to streets; not have you can see it from here but cannot get there from here. Kelley said he understood that Armor Hill was never supposed to be punched through; promises made; not go down Armor Hill; Administration has information on this; will share with Council.

Recommendation: 1st Reading, Consent Agenda, back to committee.

If the variance is going to go through will then proceed to repeal ORD-0022-2001.

### **Fence Code.**

O'Brien said the Development Department along with Weber and Hogan have been looking at changes to the fence code and he would like to have the changes sent to Planning Commission for their review and return to Council with a recommendation.

Recommendation: Motion Resolution to send fence code changes to Planning Commission for recommendation back to Council.

### **Repeal ORD-0022-2001 - To Abandon a Portion of McCutcheon Road**

**Donna Jernigan, CMC/AAE, Deputy Clerk of Council**