



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Committee of the Whole

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

Kimberly Banning, CMC, Clerk of Council

Tuesday, October 11, 2016

7:00 PM

Council Committee Rooms

CALL TO ORDER

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

*Metzbower arrived at 7:06 p.m.

Additional Attendees: Shane Ewald, Rory Gaydos, Anthony Jones, Rob Priestas, Dottie Franey, Sergeant Pat Millenbaugh, Jennifer Teal, Joann Bury, Mayor Tom Kneeland, Residents, Press.

Present 6 - Stephen A. Renner, Brian D. Larick, Nancy R. McGregor, Karen J. Angelou, Michael Schnetzer, and Jamie Leeseberg

Absent 1 - Brian Metzbower

PENDING LEGISLATION - DIRECTOR OF DEVELOPMENT

1. **Rezone 2.0 Acres for Property Located at 870 E. Johnstown Rd.**

[ORD-0090-2016](#) TO REZONE 2.0+/- ACRES OF PROPERTY AS TWO FAMILY RESIDENTIAL (MR-1); SAID PROPERTY LOCATED AT 870 E. JOHNSTOWN ROAD; PARCEL ID NO: 025-001984, 025-001954, AND A PORTION OF 025-003185; CURRENT ZONING A COMBINATION OF ESTATE RESIDENTIAL (ER-2) AND LIMITED-OVERLAY SUBURBAN OFFICE (L-SO); BROOKWOOD CONSTRUCTION/DAVID HODGE, APPLICANT.

Jones said the applicant, David Hodge, and the proposed developer, Doug Maddy are here tonight; they are seeking to rezone two parcels; Hodge is the attorney for the request; happy to answer any questions; has been recommended for approval by Planning Commission; held the public hearing last week; will work with the neighbor on their request; Leeseberg said one of the units shows owned by George Parker; we are rezoning two properties; would do anything he can to pull the parking lot back; understands there are two properties on the corner; Hodge said there will be a lot split; understands the reference

to the parking; this plan at this point is just conceptual; we have to work through the design review and final development plan with Planning Commission; Leeseberg said looks like a zero lot line; asked if the legal description is the proposed and final; asked Ewald if we need to do the lot split prior; Hodge said that was submitted; that is in and pending; Angelou asked how it can be approved after; Ewald said there will be no issue with the rezoning; McGregor asked if this is for the rezoning of the land; Hodge confirmed; Schnetzer said based on where the city derives its revenue, sees the future land use plan here; shows desire is single-family residential; is there any time that we have gone from multi-family to single-family; or a lesser use; not in the direction as the highest value of property; have trouble moving forward with something higher density; Jones said earlier this year Council passed a rezoning for limited overlay suburban office off Olde Ridenour; they added an overlay to reduce the number of uses; is more restrictive; believes the market is there for this developer; Schnetzer said highest value for him is suburban office and single-family; Hodge said these are attached units, but are not multi-family; more single-family than multi-family; value provided is better than it could be in the desired single-family; the land use plan calls for single-family; this is single-family; this is age targeted; will attract empty-nester type of tenant; Leeseberg said insight2050, the findings of the MORPC study says if we continue developing at the way we were doing, we cannot handle the number of people coming; will see more dense projects; will see smaller parcels; if the studies are right; we have enough single family existing to meet the needs for the next 30 years; McGregor asked if 12 units will require a variance; Hodge said does not believe so; Angelou said we have to have creativity in filling those spots; thinking this is something that does fit into this area; Schnetzer asked if there is structure on the lot to the south on the bottom of page 14; looks like a large lot; Maddy said believes he is referencing the parcel owned by George Parker; Schnetzer said altering the zoning around a parcel leads to a domino effect; asked if this leads to the other lots being requested to change; have never seen us go from a more intense zoning to a less intense use; McGregor asked about the flood plain; Maddy said that stream is small enough; does not believe it has been studied; Priestas said will not need a flood plain.

RECOMMENDATION: Regular Agenda.

2. Rezone 2.55 acres for property located at 5495, 5511 and 5505 Morse Road

[ORD-0091-2016](#) TO REZONE 2.55+/- ACRES OF PROPERTY AS LIMITED OVERLAY SUBURBAN OFFICE (L-SO); SAID PROPERTY LOCATED AT 5495, 5511, AND 5505 MORSE ROAD; PARCEL ID NO. 025-011235,

025-011236, 025-011239; CURRENT ZONING NEIGHBORHOOD COMMERCIAL (NC); SPECTRUM ACQUISITION GAHANNA; LLC, DAVID HODGE, APPLICANT.

Jones said this property is on the south of Morse Road between Hamilton and E Johnstown Road; has an overlay; Mr. Hodge is here to speak on behalf of the rezoning request; we worked very hard with staff on this; there was little concern with Planning Commission; is solely for this use in particular; to be used in conjunction with the existing; the limitation text provides that; knows it is a good use; Schnetzer said echoes his previous thoughts (under ORD-0090-2016); not asking for any action; just for the record; not moving in the direction we need to move toward with regard to the city's budget; Leeseberg said while this project makes sense with the neighbor to the west; has a hard time with the use; all is in line with what makes sense; McGregor asked what the connection is in the roadway; Hodge said access road; connects the two; Angelou asked which project has the access from E Johnstown and Morse Road; Priestas said believes those are further to the east; Angelou said it fits in to the area.

RECOMMENDATION: Regular Agenda.

ITEM FROM THE DIRECTOR OF IT

1. AT&T ComNet Solutions Contract

[ORD-0107-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH COMNET SOLUTIONS, LLC FOR A MITEL COMMUNICATIONS SERVER.

Gaydos said this is a three year agreement; funds are already appropriated.

RECOMMENDATION: Consent Agenda.

ITEM FROM THE CITY ENGINEER

1. 2017 Personal Services Contracts - Meacham & Apel Architects, Inc. Feinknopf, Macioce & Schappa Architects, Inc. Toole and Associates

[ORD-0108-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH MEACHAM & APEL ARCHITECTS, INC., FEINKNOPF MACIOCE SCHAPPA ARCHITECTS, INC., AND TOOLE & ASSOCIATES, FOR

PLAN REVIEW SERVICES FOR PLAN REVIEW, BACK-UP PERSONNEL, AND INSPECTIONS.

Priestas said this is to renew contracts for our Building Division; these firms provide and supplement our staff with review on plans; would like to request legislation; Larick asked what they do for us; Priestas said construction inspection; Larick asked if we take first crack as our schedule allows; or do the vendors go first; Priestas said varies; depends on the volume of permits; said we would be first but if time does not permit, would result in outside inspection; Larick asked how we know equity; Priestas said we provide an inspection card; line itemed; dictated by Ohio Building Code (OBC).

RECOMMENDATION: Consent Agenda.

ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE

1. Fleet Program Auction Proceeds Supplemental Appropriation

[ORD-0110-2016](#) SUPPLEMENTAL APPROPRIATION - Fleet Program Auction Proceeds.

Franey said this is for equipment we have auctioned off; bringing forward second and third quarter auction proceeds.

RECOMMENDATION: Consent Agenda.

2. Insurance Claims Proceeds Supplemental Appropriation

[ORD-0111-2016](#) SUPPLEMENTAL APPROPRIATION - Insurance Claims Proceeds.

Franey said this item is proceeds we received from insurance; we are reimbursed from both second and third quarter; Leeseberg asked if we ever received payment from the traffic boxes; on E Johnstown; Ewald said we received partial payment; additional claims for the drivers have been issued; will be collected on our behalf.

RECOMMENDATION: Consent Agenda.

ITEMS FROM THE DIRECTOR OF FINANCE

1. TIF Transfer Appropriations

[MR-0049-2016](#) MOTION RESOLUTION TO TRANSFER FUNDS IN THE AMOUNT OF \$159,170 FOR TIF APPROPRIATIONS. TRANSFER DETAIL ATTACHED.

Bury said all TIF revenue has been received; this is just moving the

funding around to get in the proper places; McGregor asked for further explanation of what the numbers mean; Bury explained how they under produce and over produce.

RECOMMENDATION: Consent Agenda.

2. Transfers as appropriated for 2016

[ORD-0112-2016](#) TO AUTHORIZE THE DIRECTOR OF FINANCE TO TRANSFER FUNDS AS APPROPRIATED FOR 2016.

Bury said these are the final transfers; this is requesting an ordinance to allow her to make the transfers.

RECOMMENDATION: Consent Agenda.

ITEM FROM THE CLERK OF COUNCIL

1. Liquor Permit Transfer for Lakes Venture LLC dba Fresh Thyme Farmers Market

[MR-0050-2016](#) MOTION RESOLUTION THAT THIS COUNCIL HAS NO OBJECTION TO THE STOCK C1, C2, D6, D8 LIQUOR PERMIT FOR LAKES VENTURE LLC, DBA FRESH THYME FARMERS MARKET, 1125 N HAMILTON RD, GAHANNA, OHIO 43230.

Banning said this is a stock-holder transfer; no change to their permitting.

RECOMMENDATION: Consent Agenda.

DEPARTMENT REPORT(S) - for information only, no action required

- 1. [2016-0320](#) Report from the Director of Parks & Recreation

ADJOURNMENT

7:36 p.m.

Kayla Holbrook, Reporting.