

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, October 18, 1999**

**7:30 PM**

**City Hall**

**City Council**

**GAHANNA'S VISION is . . .**

. . . to be an innovative model community that values its rich heritage, pursues high standards, and where citizens respect one another.

**Members Present:** Debra A. Payne, Karen J. Angelou, L. Nicholas Hogan, Sherie James-Arnold, Thomas R. Kneeland, Rebecca W. Stinchcomb and Robert W. Kelley

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**GAHANNA'S MISSION is . . .**

. . . to ensure an exceptional quality of life by providing comprehensive services, financial stability, and well-planned development which preserves the natural environment, so that city government will continue to be responsive, accessible, and accountable to our diverse and growing community of citizens.

**A. CALL TO ORDER - Invocation, Pledge of Allegiance, Roll Call**

Gahanna City Council met on Monday, October 18, 1999, in Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio. President of Council Robert W. Kelley called the meeting to order at 7:30 p.m., with an Invocation, delivered by Council Chaplain Debra A. Payne, followed by the Pledge of Allegiance.

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA.****990411**

TO CREATE THE FULL-TIME UNCLASSIFIED POSITION OF ADMINISTRATIVE ASSISTANT TO THE DIRECTOR OF PUBLIC SERVICE; TO PROVIDE COMPENSATION THEREFOR; AND TO DECLARE AN EMERGENCY.

**A motion was made by Council Member Stinchcomb, seconded by Council Member Kneeland, that this matter be Postponed to Date Certain to the Committee of the Whole. The motion carried by the following vote:**

<b>Yes</b>	<b>7</b>	Vice President of Council Payne, Council Member Angelou, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley
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**990412**

TO AMEND ORDINANCE NO. 980440, WHICH PROVIDED RATES OF PAY AND BENEFITS FOR UNCLASSIFIED PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 1998, THROUGH DECEMBER 31, 2000, TO PROVIDE FOR AN ADMINISTRATIVE ASSISTANT TO THE DIRECTOR OF PUBLIC SERVICE; AND TO DECLARE AN EMERGENCY

**A motion was made by Council Member Stinchcomb, seconded by Council Member Kneeland, that this matter be Postponed to Date Certain to the Committee of the Whole. The motion carried by the following vote:**

<b>Yes</b>	<b>7</b>	Vice President of Council Payne, Council Member Angelou, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley
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**C. HEARING OF VISITORS****D. INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE****Ordinances - To Be Introduced and Assigned to Committee**

Introduced, by title, by Payne.

**990493**

TO AMEND CHAPTER 928, SEWER DISTRICTS GENERALLY, OF THE CODIFIED ORDINANCES OF GAHANNA, TO CREATE SECTION 928.04, JOHNSTOWN ROAD HAMMONS SEWER DISTRICT.

**Introduced, to Service Committee**

**990494**

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH CLEMANS-NELSON & ASSOCIATES, INC. FOR REVIEW AND RECOMMENDATIONS FOR GAHANNA CIVIL SERVICE RULES & REGULATIONS; AND TO TRANSFER FUNDS THEREFOR

**990498**

SUPPLEMENTAL APPROPRIATION, Council, Seminars/Meetings

**990500**

TO AUTHORIZE THE MAYOR TO ENTER INTO LEASE AGREEMENT WITH GAHANNA-JEFFERSON LOCAL SCHOOL DISTRICT FOR THE LUSTRON HOUSE PROPERTY, 79 SOUTH HAMILTON ROAD.

**Introduced, to Development Committee**

**990502**

TO ACCEPT THE GAHANNA HEARTLAND CONCEPTUAL PLAN, AS REVISED AND DATED AUGUST 25, 1999, AS PREPARED BY BURNS, BERTSCH & HARRIS, INC., AND GEORGE PARKER & ASSOCIATES, AIA, AND THE DEVELOPMENT PRINCIPLES THEREON AS A GUIDE FOR DEVELOPMENT OF THE AREA.

**Introduced, to Committee of the Whole**

**990503**

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH ME TURNKEY SERVICES;FOR RIGHT OF WAY TITLE WORK FOR THE EAST INDUSTRIAL SANITARY SEWER; TO SUPPLEMENTALLY APPROPRIATE \$1,575 THEREFOR; AND TO DECLARE AN EMERGENCY

**Introduced, to Service Committee**

**E. CONSENT AGENDA - As Amended 10/18/99:**

A motion was made by Council Member James-Arnold, seconded by Council Member Kneeland, to Pass the Consent Agenda, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

Yes	7	Vice President of Council Payne, Council Member Angelou, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley
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**Minutes - To Approve - 10/4/99 Regular Meeting**

**Ordinance to Introduce, Waive Second Reading, Adopt, as Emergency:**

**990492**

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION, FOR ENHANCEMENT FOR THE PLANTING OF DECIDUOUS AND EVERGREEN TREES WITHIN THE EXISTING RIGHT OF WAY OF MORSE ROAD TO ENHANCE THE FIVE-LANE ROADWAY WIDENING PROJECT CURRENTLY UNDER CONSTRUCTION FROM APPIAN WAY TO HAMILTON ROAD; AND TO DECLARE AN EMERGENCY.

**This Matter was Introduced, Second Reading Waived, and Adopted as an Emergency on the Consent Agenda.**

**Ordinances on Second Reading**

- [990473](#) TO ACCEPT THE FINAL PLAT OF THE PARK AT HARRISON POND, THE VILLAGES AT ROCKY FORK, SECTION 10, PART 1A; EVANS, MECHWART, HAMBLETON & TILTON, APPLICANT
- This Matter was Adopted on the Consent Agenda.**
- [990474](#) TO ACCEPT THE FINAL PLAT OF THE PARK AT HARRISON POND, THE VILLAGES AT ROCKY FORK, SECTION 10, PART 1B; EVANS, MECHWART, HAMBLETON & TILTON, APPLICANT
- This Matter was Adopted on the Consent Agenda.**
- [990475](#) SUPPLEMENTAL APPROPRIATION - Holiday Lights, Special Council Contingency
- This Matter was Adopted on the Consent Agenda.**
- [990476](#) SUPPLEMENTAL APPROPRIATION - Police Special Investigations
- This Matter was Adopted on the Consent Agenda.**
- [990477](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH UTILITIES REDUCTION SPECIALISTS, INC., FOR AUDITING SERVICES FOR TELECOMMUNICATIONS AND ENERGY
- This Matter was Adopted on the Consent Agenda.**
- [990480](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH COLUMBUS ART MEMORIAL, INC., FOR MONOLITH FOR THE GAHANNA VETERAN'S MEMORIAL AT DISCOVERY PARK; AND TO SUPPLEMENTALLY APPROPRIATE \$42,500
- This Matter was Adopted on the Consent Agenda.**
- [990481](#) SUPPLEMENTAL APPROPRIATION, Relocation of Pressure Reducing Valve - Hamilton Road and U.S. Route No. 62
- This Matter was Adopted on the Consent Agenda.**
- [990483](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH STICKLEN-BELSHEIM ENGINEERING FOR EXPANDED TRAFFIC ENGINEERING STUDIES; TO SUPPLEMENTALLY APPROPRIATE \$24,089 THEREFOR; AND TO DECLARE AN EMERGENCY.
- This Matter was Adopted as an Emergency on the Consent Agenda.**
- [990484](#) TO CREATE THE POSITION OF PART-TIME ZONING ENFORCEMENT OFFICER; TO SET COMPENSATION THEREFOR; AND TO DECLARE AN EMERGENCY.
- This Matter was Adopted as an Emergency on the Consent Agenda.**

**Ordinance To Amend by Substitution; Adopt, As Emergency:**

- [990448](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH WAYNE E. PACE FOR RIGHT-OF-WAY NEGOTIATIONS AND ACQUISITION OF EASEMENTS FOR THE EAST INDUSTRIAL SANITARY SEWER PROJECT; TO SUPPLEMENTALLY APPROPRIATE \$10,600 THEREFOR; AND TO DECLARE AN EMERGENCY.

**This Matter was Adopted, as Amended, as an Emergency on the Consent Agenda.**

### **Resolutions to Adopt on First Reading**

[990497](#)

TO SUPPORT THE ESTABLISHMENT OF THE LITTLE DARBY NATIONAL WILDLIFE REFUGE

**This Matter was Adopted on the Consent Agenda.**

### **Motion Resolution**

[990499](#)

To authorize the expenditure of \$1,128 from Account No. 101.431.5515 previously designated for specific purposes as follows: Stihl Chain Saw for \$159, a light weight hand held blower for \$169, and an 8 horsepower self propelled snow blower for \$800

**This Matter was Approved on the Consent Agenda.**

[990501](#)

TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO ADVERTISE FOR BIDS FOR 1999 INCOME TAX FORMS.

**This Matter was Approved on the Consent Agenda.**

### **End of the Consent Agenda**

## **F. PUBLIC HEARINGS**

President of Council announced the public hearing rules that would prevail: 7 minutes for proponents, 10 minutes for opponents, and 3 minutes for rebuttal. Such time limitation shall prevail unless extended by majority vote of Council.

**990198**

CONSIDERATION OF THE GAHANNA HEARTLAND CONCEPT PLAN AS RECOMMENDED BY PLANNING COMMISSION ON APRIL 7, 1999.

President opened the public hearing at 7:43 p.m., calling for proponents.

Sadicka White, Director of Development for the City of Gahanna, 200 S. Hamilton Road, Gahanna, noted the plan was before Council several months ago; was referred back to the Planning Commission for revisions as related to determination and delineations on plan--particularly as those that made uses that would not be within the single family character; said what is before Council this evening is the recommendation from Planning Commission. Said several members from community were present and provided additional input; said they attempted to capture the language and information that will go to the patterns which are shown on the map. Said they have not delineated zoning uses, but have identified pressure areas; said identified in the past and in the future will be areas that will seek redevelopment; emphasized this does not commit the City to these patterns, but makes the assumption that the existing uses are reasonable and any proposal to modify must promote public safety, health, welfare and morals of the City.

White called attention to ingress and egress to the area; with new redevelopment, want to make sure direct ingress and egress to streets, including Hamilton Road and U.S. Route 62, should occur at only 600-foot intervals; said joint access shall be to a major street. Said the plan suggests an open space concept, which is important for the concerns of the Heartland area; said there are low lying areas in the Heartland, and special environmental considerations in the fringe areas of our flood plains; said these elements we have already identified: Big Walnut, Creekside and Friendship Park; with linear green plan corridors, which would connect the Big Walnut Corridor and Friendship Park to Shull Park, Rocky Fork Creek, Sycamore Run and neighborhood

parks throughout the Heartland.

White said Paragraph No. 5. provides that all the existing uses will be respected and protected, when considering rezoning and redevelopment proposal. Said in the plan provision is made for redevelopment of a plan for operation or new uses, as additional property owners use their opportunities; felt we have to consider this possibility; but by having a plan on our vision and plan for this particularly-defined area, it gives us the opportunity to meet that opportunity in guidelines and principals, but only as new tracts are created. Said as previously noted, it is our hope that the area continues consistent with today's residential uses. However, the plan recommends that six or more adjacent parcels must be gathered for redevelopment; the redevelopment concept will include setback of no less than 150 feet. Landscape plans must be developed by the owner, with buffering not only the land frontage, but also the adjacent properties and interior neighborhoods, while respecting existing tree cover and topography. We believe that these concept plans will enhance the plans for the neighborhood. and allow property owners the opportunity for redevelopment while guiding the redevelopment.

White said the last paragraph refers to Suburban Office; said she has met and talked with residents, Mayor, and the City Attorney, and President Kelley. After these discussions, did not feel we should keep that paragraph in; felt we could possibly make recommendation to committee for a worthwhile discussion on that particular paragraph; otherwise feels there is concurrence on the plan and it is ready for use.

President called for Opponents.

Tom Liskay, 457 Tresham, noted he had spoken in June on this study; said the biggest objection is what is in the last paragraph; noted it is still there; is a loophole; felt a developer interested in Suburban Office could come in for Suburban Office, and said he would almost guarantee this. Said he had written a letter to Council and asked for it to be taken under consideration. Said he had been walking the neighborhood, and found the following concerns: It is the fear of some residents that this will turn into a marketing plan; a developer could call about acreage--perhaps as when the Triangle area was being marketed. Said other comments were whether the City would force people out; fear of block busting effect; said neighbors are selling; said there is a real fear. Said you have people who have lived there for years; they do not want to live under stress; are concerned about a developer buying a key parcel in each of the 6 properties; it then runs down the neighborhood. Liskay said his suggestion is that we maintain East Johnstown and Hamilton Roads as single family; not approach as a marketing plan; said, if passed, that it not be a marketing plan; not viewed as raw acreage in the City. Said he and the residents support single residential family living; appreciated consideration given to the homeowners; if property gets run down, it hurts the whole neighborhood. Liskay called attention to the official zoning map; noted it is same SF-1 along Cherry Bottom and Johnstown Road; appreciated interest; knows the City officials will look at this with interest.

Deborah Vogelpohl, 697 N. Hamilton Road, said she was present asking Council not to support written requirement for the assemblage of 6 or any number of homeowners; said she has wrestled with this issue; said she knows motives are to protect residential quality; feels very strongly that this requirement is very divisive; said it is an open invitation to developers to approach homeowners as property becomes available; felt non-habitation deters legitimate families from legitimate purchase of a residential home; said they may have concerns about statements in plan, and it may deter them from buying in the neighborhood on principal; infringes on individual property owners rights. Emphasized that redevelopment or rezoning should be on individual basis; feels that people feel development is a possibility--should be an individual basis; if not individual

basis, however, then conditions at time of request would affect the decision; in future years development is appropriate; the individual request should be values on its merits. Said, although a commitment by the City on residential for Hamilton Road, feels this is not clear as it stands right now, because people are open to considering multi-family open developments; as it stands today there are threats on it as it is. Reminded that there is already an office building and outlet from condominiums. Felt this will further justify widening of the road. Said she is not in favor of request that requirement be removed from the plan; is not in favor of development along that area. Said City needs to control; felt if some homeowners get together, it should be evaluated on individual basis.

**Extend Opponent time by 3 minutes.**

**A motion was made by Council Member Angelou, seconded by Council Member Kneeland. The motion carried by the following vote:**

<b>Yes</b>	<b>7</b>	Vice President of Council Payne, Council Member Angelou, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley
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Michael Levine, 560 Old Mill Drive, said he has heard over the months about the Heartland and of development plans; has heard from no one--other than Mrs. White on exactly who is interested. Said people are unanimous in adopting as single family development. If people out there to change, we need to know that and what their plans are for the area. Said there are a number of people interested in retaining residential character of these properties; want it to remain a single family area. Levine said he appreciated Council taking these thoughts into consideration.

President acknowledged a letter from Robert Weber.

President called for rebuttal.

White said, technically, there is no rebuttal; said all she wanted to do was that which she was charged to do; said when we see areas being pressured for use, we know. White said, yes, that we do have developers who come in to talk to her daily; many come in confidence; said she tries to influence.; said this is a kind of a tool on what we are trying to accomplish in the City.

There being no further testimony, President closed the Public Hearing at 8:07 p.m.

Comments. Council members affirmed their commitment to keep Hamilton Road between Clark State Road and U. S. Route No. 62 residential.

**Refer to Committee of the Whole**

**G. STANDING COMMITTEES Reports were distributed on meetings of 10/12/99**

**H. CORRESPONDENCE AND ACTIONS**

**Clerk - Legal:**

**Planning Commission Recommendations;:**

**990491** ZC-13-99 To consider a zoning change application to zone 3.43+/- acres as SF-2 Single Family Residential; current zoning ER Estate Residential; for property located directly east of 5771 Havens Corners Road; Brookewood Construction Co., by Doug Maddy, applicant. (Public Hearing. Advertised in RFE on 9/23/99 & (/30/99)  
Public Hearing date set for December 6, 1999, 7:30 p.m.

**PDP Code 1108 - 1st PH Date: 12/6/99**

Public Hearing date set for December 6, 1999, 7:30 p.m.

**LOD Code 1152.02 - 1st PH Date: 12/6/99**

Public Hearing date set for December 6, 1999, 7:30 p.m.

**990485** Recommendation from Planning Commission on the Fence Code.  
Previous Public Hearing date set for November 18, 1999, 7:30 p.m.

**Council**

Kneeland acknowledged receipt of letter from resident on Stygler Road regarding vicious dogs. ASSIGNED SAFETY COMMITTEE.

Letter of Agreement on Big Walnut Bike Path ASSIGNED SERVICE COMMITTEE.

**K. REPRESENTATIVES****Community Improvement Corporation (CIC) - Kneeland**

Meets 10/20/99.

**Bd./Ed., Gahanna-Jefferson Public Schools**

Angelou reported they discussed the Renaissance Program; there was a volunteer award (Becker); transportation update; need drivers; thanked Gahanna Police Department for managing traffic in the mornings at the schools; looking at bus seating capacity; and grants.

**L. OFFICIAL REPORTS****Mayor**

Mayor advised there has been interest in the Heartland area; feels we need an adopted plan. Angelou felt everyone agrees with a plan--just not what is in this plan.

Director of Development White reported on and displayed the 1999 MODE Award to the City of Gahanna for regional economic development.

**City Attorney**

Weber advised the resolution on changing township boundary lines was filed with the county on Friday. There are final preparations being made for the filing of the annexation of the proposed YMCA property.

**M. COUNCIL COMMENT**



James-Arnold complimented White for the wonderful award this evening. Hogan said regarding the personnel position for Terry, as an owner of a business, knows it is so hard to find people; said the perfect candidate may walk in next week; hopes we give him that opportunity. Stinchcomb questioned a recent update on fund-raising for the Y project? Will get her questions on the new position to Terry and the Mayor.

## **N. EXECUTIVE SESSION - Legal Counsel; Personnel**

A motion was made by Vice President of Council Payne, seconded by Council Member Kneeland. The motion carried by the following vote:

<b>Yes</b>	<b>7</b>	Vice President of Council Payne, Council Member Angelou, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley
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Council rose to report to Executive Session at 9:00 p.m.

Council rose to report form Executive Session at 9:30 p.m.

## **O. ADJOURNMENT - 9:30 p.m.**

A motion was made by Vice President of Council Payne, seconded by Council Member Kneeland, to Adjourn. The motion carried unanimously.

**End of Agenda**

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**Isobel L. Sherwood, MMC**  
**Clerk of Council**

*APPROVED by the City Council, this*  
*day of 2012.*

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**Chair Signature**