



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Committee of the Whole

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

Kim Banning, CMC, Clerk of Council

Monday, February 22, 2016

7:00 PM

Council Committee Rooms

CALL TO ORDER

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

Additional Attendees: Abby Cochran, Dottie Franey, Michael Blackford, Matt Holdren, Kim Banning, Press, Residents, Fred Kenimer, Chief Dennis Murphy, Jeff Brown, Joann Bury, Mayor Tom Kneeland, Anthony Jones, Niel Jurist, Diana Redman, Rob Priestas, Shane Ewald.

Present 7 - Stephen A. Renner, Brian Metzbower, Brian D. Larick, Nancy R. McGregor, Karen J. Angelou, Michael Schnetzer, and Jamie Leeseberg

UPDATE FROM THE FIRE DEPARTMENT

1. **Jefferson Township - will report at the 3/28 meeting**
2. **Mifflin Township - will report at the 3/28 meeting**

ITEM FROM CITY COUNCIL

1. **Economic Development Community Engagement Committee Final Recommendation**

[MR-0008-2016](#)

MOTION RESOLUTION TO ACCEPT THE FINAL RECOMMENDATION FOR THE ECONOMIC DEVELOPMENT STRATEGY FROM THE ECONOMIC DEVELOPMENT COMMUNITY ENGAGEMENT COMMITTEE (EDCEC).

McGregor said she did not have the plan at the last meeting; has it now and has reviewed the document; fine with moving forward; Larick asked about the agreement with the property owner of Royal Plaza; Jones said it is 6F; Larick asked for clarification; Jones said they did not go into specifics but wanted the property owner to be a part of the arrangement; before anything happened wanted an agreement; they did not go into specifics; Angelou said it was just a generic thing

requested that something be done; one option is the road through the property and there are other options; just a generalized agreement to state whether he was in favor of it; Larick asked about constraints; Metzbower asked if we could amend the language to not say it was required; Angelou said this was just an idea from the Committee; just recommendations; Renner said these are just recommendations from the Committee; value the time the members put into the recommendation; Larick asked if it would constrain us; Angelou said just that an agreement would need to be met; said this was just a recommendation and is not set in stone; Schnetzer said it has a more written in stone language; Jones said we can update the Committee on that change; Renner asked when this item was discussed; said the intent was that people would see there was an agreement; they wanted to see something; Jones said he missed that meeting but wanted the property owner to play a role into the concept that would take place; want to incorporate them as part of the solution; Larick asked what we are adopting; is it just the acceptance of the work or is it an acceptance with the obligation; Ewald said it is an acceptance of the recommendation; if we were taking further action an Ordinance would be required; Larick confirmed we are not contracting ourselves to the items in there; Ewald confirmed; Angelou said we are not contracting ourselves to the items in the Economic Development Strategy; Ewald said would be more concerned if it were an Ordinance; Larick said if City Attorney Ewald is comfortable that this will not bind us we are okay; Ewald said an agreement would be required with a road through the property; happy with it being a Motion Resolution; Larick concerned with getting caught up on a technicality in the future; Ewald said it is simply a recommendation; Angelou said the other option was putting the road through and touching the property; may need to be a development agreement; Ewald said that would be done with an Ordinance down the road; Ewald said should be clear in the title we are accepting the recommendation.

RECOMMENDATION: Consent Agenda.

ITEMS FROM THE CITY ADMINISTRATOR

1. Q4 Performance Measurement Dashboard

Mayor Kneeland said we will postpone this item to the next meeting.

2. Q4 Lean Gahanna Report Out

Mayor Kneeland said we will postpone this item to the next meeting.

[2016-0053](#)

City Administrator Supporting Documents

ITEM FROM DEVELOPMENT**1. Ridenour Road Rezoning**

[ORD-0073-2015](#) TO REZONE 4.19+/- ACRES OF PROPERTY AS SO, SUBURBAN OFFICE; SAID PROPERTY LOCATED AT RIDENOUR ROAD, IMPERIAL RISE #3, PART OF RESERVE "A"; PARCEL ID NO. 025-013236; CURRENT ZONING RID, RESTRICTED INSTITUTIONAL DISTRICT; FRED KENIMER, LAND OWNER'S PROPERTY COORDINATOR, APPLICANT.

Jones said we have an application to rezone 4.19 acres from RID to L-SO; was previously before Council and was remanded back to Planning Commission; property owner is here this evening with legal counsel to answer any questions; there was an overlay text added to the application to limit the uses; intention is to have it be a lower density site; property owner has been very cooperative; was previously Suburban Office before the City requested it be changed; Planning Commission recommended approval; Angelou confirmed this is going back to the zoning it was when the City requested it be changed; McGregor asked why we are changing it now before there is a buyer; Jeff Brown, legal counsel, said the reason is to make the property more marketable; thought it would be used for religious purposes and when the City requested it be changed it was fine; we now want to make the property more marketable; in order to develop the property a site plan would need to be submitted; this gives us a head start in a re-development process; McGregor said it seems like we would want to leave the option open for someone to buy homes; Brown said the people that they have talked to find an office use would be the best use for the property; there was an issue initially with the traffic that would come with some of the uses; there are people in terms of financial deals when you tell them it takes 6 months for a zoning and then additional time for a site plan; if someone is truly ready to move forward we have taken the zoning out of the things to do; Schnetzer said this is the roadway that has been lobbied back and forth to potentially close; the through traffic on Olde Ridenour; Angelou asked when that was discussed; Schnetzer said it was discussed for years and when this was last at Council; McGregor asked about trip generation for a single-family zoning; Jones said trip generation; allowed now is 273 daily trips; the new zoning would reduce that to 172 daily trips with an 80 unit assisted living; there are other uses like 16 single family homes it would be 153 daily trips; result of the zoning change would diminish the impact on traffic than what is currently allowed; said we will have a public hearing next week and it will come back to Committee after that and be voted on March 21st.

Public Hearing date: March 7, 2016

[Z-0003-2015](#)

To consider an application for Zoning Change for 4.19+/- acres of property located at Ridenour Road, Imperial Rise #3, Part of Reserve "A", Parcel ID #025-013236; current zoning RID, Restricted Institutional District; requested zoning L-SO, Limited Overlay - Suburban Office; Fred Kenimer (Land Owner's Property Coordinator), applicant.

Advertised in the RFE 01/14/2016 and 01/21/2016.

REPORTS - For Information Only

[2016-0054](#)

Parks & Recreation Report

Euton said this is just an update; there are a few meetings scheduled in March; that park is planned to be a neighborhood park; will be sending out postcards and updating our social media and website; is staff-lead; will gain input on what the neighborhood is looking for; Larick asked the acreage; Euton said 6.9 is usable; McGregor asked if that road being brought out to Hines; asked if it will stay there; Euton said do not know at this point in time; have requested half a million dollars for McCutcheon Road park; requesting grants; will not know the funding until July; will see what funds we have and what funds come in; will then be able to get further into planning and move into 2017; our office is working hard on this project.

ADJOURNMENT

7:27 p.m.

Kayla Holbrook, Reporting