

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, June 28, 1999

7:00 PM

Council Committee Rooms

Development Committee

Sherie James-Arnold, Chairman

Karen J. Angelou

Thomas R. Kneeland

Robert W. Kelley, ex officio

ADDITIONAL ATTENDEES:

Bob Kelley, Mayor McGregor, Tom Weber, Sadicka White, Mark & Judy Herman, Allan Blue, Wesley Barnishan, Fred Grossl; Press. Angelou chaired meeting in James-Arnold's absence.

PENDING LEGISLATION

Members Absent: Sherie James-Arnold

Members Present: Karen J. Angelou and Thomas R. Kneeland

990265

TO ACCEPT THE GAHANNA HEARTLAND CONCEPTUAL PLAN, DATED FEBRUARY 1, 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.

White and Mayor McGregor presented revised text of the Gahanna Heartland Concept Plan. White said basically we have omitted Office Residential, OR; taken off the OR and defined them as pressure points; areas being pressed by outside developers to combine for larger tracts for investments; stave off the developers assembling large parcels of land. They have taken off any reference to redevelopment on Carpenter; stay as single family quality established. Angelou said Council has gone on record that the character of that part Hamilton Road is not to be changed; stay residential. Since the changes were substantial to the original plan and City Weber determined that it would have to go back to Planning Commission, it was agreed to postpone.

Recommended for Indefinite Postponement. to Consent Agenda (Duplicate)

Authorize Purchase of Ryan Property

Mark Herman, 4443 Johnstown Road, introduced his wife Judy, and attorney Allan Blue, and said he hates to put a wet blanket on things after the Special Meeting to authorize purchase of the Ryan property for the YMCA, but he is here to object to the purchase of that land. His property is adjacent to the Ryan property and as proposed it would cause severe economic hardship to his property. He questioned why the Ryan property was decided upon when there are other properties, including his, that could be purchased for much less; could save the City up to \$750,000. Herman continued that he feels he deserves an explanation along with the citizens of Gahanna.

Weber said that when we looked at the three properties, Herman, Wilke and McWhorter, there were deed restrictions that gave us concern; basically the property had to be used for residential. Angelou said Council was informed that the deed restrictions would create serious problems if we pursued that land. There was discussion about Fairfield Development walking away from some of these properties trying to assemble enough acreage for a development and found title issues.

Angelou continued that in the beginning Council looked at 6 or 7 possible properties. The Herman tract was looked at intently, but there would have been barely enough acreage with the Herman and Wilke tracts and the Wilke tract does have the deed restrictions.

Herman passed out plat highlighted where his property is showing the driveway that is his only way of ingress and egress, and showing the front development and what it would do to them. He does not want to share a driveway with a commercial establishment; even a YMCA; also only access for the Shareef property; questioned

proximity of two driveways on a state highway; would cause opposition.

Mayor McGregor said that concerning the Herman and Wilke tracts it was the attorneys who said the deed restriction would be prohibitive and substantive on the Wilke tract. White said she did speak with Herman and told him of the problems; did go out and look at property and talked about the need to get the easements lifted if something was going to happen in this area. White also related to Herman that because of the YMCA the City needed to find land that was immediately available. White said that Herman did indicate his displeasure. Fairfield walked away because of the covenants in the easements.

Weber said the problems were not with the Herman property, it was with the McWhorter and Wilke properties that had deed restrictions that were prohibitive. Herman questioned the price of the purchase of the Ryan property when he has property that has been developed; has a house on it. Mayor said that this does fit our Master Plan for the Triangle. White said it is appropriate for the Triangle.

Angelou said all Council members will receive the minutes of this meeting and be made aware of the objections of the Herman's; we have acted on information given to us by our attorney. Council will go into Executive Session before voting on this issue at the July 6th meeting and Herman is welcome to attend.

Herman would still like Council to consider his and the Wilke property; felt the parking lot could be on the Wilke tract which would not interfere with deed restrictions; or get them lifted; no structure on the Wilke tract. John Bickley of the YMCA said really there is not enough property with those two tracts; would have to go back and have architects redesign.

Recommend for Approval to Regular Agenda (Duplicate)

NEW LEGISLATION

Supplemental - City Attorney's Recording Account

Recommend for Introduction to Consent Agenda (Duplicate)

Promotional/Marketing Consultant

Carla Jones, Chairman Gahanna Events, Inc., was present and said Council received an information packet telling about Deb Parker and what she has done already in coming up with Wally and the Gahanna Lights logo; she is a graphic artist by trade and has been working with Gahanna Events, Inc., from the beginning. Parker presented the Holiday Lights T-shirt and sweatshirt and the cards that will be available. Everyone said they already knew Wally. She continued that in their mission statement children and families are in the forefront. There will be a contest so children can become the Gahanna children to actually be featured. She also presented some of the 3,200 bags that have been prepared by the elementary children at the Gahanna schools; designer bags; everyone was pleased that the schools went along with this and there has been a great interest in the bags. All the products are very marketable and community has responded well to them. Jones said they feel that Parker has been and will continue to be a great asset. Everyone agreed that Parker has done a wonderful job.

Recommend for Introduction to Consent Agenda (Duplicate)

DONNA JERNIGAN, CMC, Deputy Clerk of Council