

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, December 20, 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.

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.

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

Members Absent: Karen J. Angelou

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

Gahanna City Council met in Regular Session on Monday, December 20, 1999 in the Council Chambers of Gahanna City Hall 200 South Hamilton Road. President, Robert W. Kelley, called the meeting to order at 7:31 p.m. Council Chaplain, Debra Payne, delivered the Invocation. Erin Roesky and Kelley Parker lead the Pledge of Allegiance. Erin and Kelley will receive a Resolution for attainment of the Girl Scout Gold Award, which is equal to the Boy Scout Eagle Award.

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.**C. HEARING OF VISITORS**

Windy McKenna, School Board Representative, reported on various events in the schools; honoring merit finalists; Middle School South programs; Morris reported, regarding transportation, the District will not be able to lower the busing distance, lack of buses and drivers; Proposed Budget hearing January 13th, and elect officers. McKenna continued that the Lustron house is a great; will use for special needs students. Marlene Eader will be the School Board Representative next year. McKenna thanked Council for their gracious hospitality, and said she has a greater understanding and appreciation of the work Council does, and wished everyone a Merry Christmas.

HMA Street Rodders - Presentation - Toys for Tots.**D. INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE****Ordinances - To Be Introduced and Assigned to Committee**

Council member Debra Payne Introduced all items listed in Item D of the Agenda.

990612

TO ACCEPT THE ANNEXATION OF 3.7+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, OHIO, REQUESTED BY ROBERT L. ROSHON , ET AL.

E. CONSENT AGENDA

A motion was made by Council Member James-Arnold, seconded by Vice President of Council Payne, 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	6	Vice President of Council Payne, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley
Absent	1	Council Member Angelou

Minutes - To Approve - December 06, 1999 Regular; December 13, 1999 Special

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

990587

TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO AWARD AND THE MAYOR TO ENTER INTO CONTRACT WITH RUMPKE OF OHIO, INC., FOR RESIDENTIAL REFUSE, RECYCLING & YARD WASTE COLLECTION IN THE CITY OF GAHANNA; AND TO DECLARE AN EMERGENCY.

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

990613

TO ACCEPT A GENERAL WARRANTY DEED FROM HMI PROPERTIES, LTD., TO BE USED AS RIGHT OF WAY FOR 0.112 ACRE LOCATED ON CLARK STATE ROAD.

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

990614

TO AMEND ORDINANCE NO. 980441, THE ORDINANCE FOR SALARIES AND BENEFITS FOR SUPERVISORY PERSONNEL, TO DECREASE VACATION ACCRUAL FOR EMPLOYEES OF 20 YEARS OR MORE OF SERVICE, SAID DECREASE TO BE EFFECTIVE JANUARY 1, 2000; TO WAIVE SECOND READING; AND TO DECLARE AN EMERGENCY.

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

990615

TO AMEND ORDINANCE NO. 980440, THE ORDINANCE FOR SALARIES AND BENEFITS FOR UNCLASSIFIED PERSONNEL, TO DECREASE VACATION ACCRUAL FOR EMPLOYEES OF 20 YEARS OR MORE OF SERVICE, SAID DECREASE TO BE EFFECTIVE JANUARY 1, 2000; TO WAIVE SECOND READING; AND TO DECLARE AN EMERGENCY.

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

990624

TO AUTHORIZE THE DIRECTOR OF FINANCE TO MAKE PAYMENT FOR UNUSED VACATION TIME TO GEORGE JACKSON; TO WAIVE SECOND READING; 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

990582

TO AMEND ORDINANCE 990120, TO AUTHORIZE THE MAYOR TO ENTER INTO NEGOTIATED LABOR AGREEMENT TITLED "AGREEMENT BETWEEN CITY OF GAHANNA AND UNITED STEELWORKERS OF AMERICA, AFL-CIO, JANUARY 2, 1999 - DECEMBER, 2000;" TO INCLUDE ADDENDUM LANGUAGE WITH REGARD TO ROB WENDLING; AND TO DECLARE AN EMERGENCY.

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

[990586](#) TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO AWARD AND THE MAYOR TO ENTER INTO CONTRACT WITH SOLID WASTE AUTHORITY OF CENTRAL OHIO FOR DISPOSAL OF RESIDENTIAL SOLID WASTE; AND TO DECLARE AN EMERGENCY.

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

[990589](#) TO AMEND SECTION 1152.02, LIMITED OVERLAY DISTRICT, OF CHAPTER 1152, OVERLAY DISTRICTS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

This Matter was Adopted on the Consent Agenda.

[990590](#) TO AMEND SECTION 1108.01, GENERAL REQUIREMENTS, OF CHAPTER 1108, FINAL DEVELOPMENT PLAN PROCEDURE, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

This Matter was Adopted on the Consent Agenda.

[990591](#) TO ZONE 2.731 ACRES AS SF-2, SINGLE FAMILY RESIDENTIAL; A PORTION OF THE PROPERTY LOCATED EAST OF 5771 HAVENS CORNERS ROAD; DOUG MADDY, BROOKWOOD CONSTRUCTION, APPLICANT

This Matter was Adopted on the Consent Agenda.

[990596](#) TO ACCEPT WATER LINE, STREET AND STORM SEWER, IMPROVEMENT NO. 723; AND SANITARY SEWER, IMPROVEMENT NO. 724; AND APPURTENANCES THERETO, IN THE GREENS AT CLARENTON, SECTION 1, PART 1; AND TO DECLARE AN EMERGENCY

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

[990597](#) TO ACCEPT WATER LINE, STREET, AND STORM SEWER, IMPROVEMENT NO. 721; AND SANITARY SEWER, IMPROVEMENT NO. 722; AND APPURTENANCES THERETO, IN HARRISON POND, "THE VILLAGES AT ROCKY FORK, SECTION 10," PART 1A AND PART 1B; AND TO DECLARE AN EMERGENCY

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

Ordinance - To Postpone Indefinitely

[990553](#) TO ENACT CHAPTER 931, GAHANNA COMPREHENSIVE RIGHT OF WAY, OF THE CODIFIED ORDINANCES OF GAHANNA, TO PROVIDE FOR COMPREHENSIVE RIGHT OF WAY POLICY IN THE CITY OF GAHANNA.

This Matter was Postponed Indefinitely on the Consent Agenda.

[990556](#) TO AMEND CHAPTER 1171, FENCES, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA, TO AMEND SECTIONS ON SWIMMING POOL FENCES AND INVISIBLE FENCES; AND TO UPDATE REFERENCES TO ZONING OFFICER TO ZONING ADMINISTRATOR.

This Matter was Postponed Indefinitely on the Consent Agenda.

Resolutions to Adopt on First Reading

[990598](#) TO HONOR AND COMMEND ROBERT W. KELLEY FOR 35 YEARS OF SERVICE WITH THE CITY OF GAHANNA

This Matter was Adopted on the Consent Agenda.

990611

TO HONOR AND COMMEND ERIN ROESKY AND KELLEY PARKER ON ACHIEVEMENT OF THE GIRL SCOUT GOLD AWARD

This Matter was Adopted on the Consent Agenda.

990622

TO COMMEND HMA STREETRODDERS CLUB FOR THEIR CONTINUING PARTICIPATION IN TOYS FOR TOTS PROGRAM

This Matter was Adopted on the Consent Agenda.

Motion Resolution990616

MOTION TO AUTHORIZE THE USE OF \$5,000 FROM ACCOUNT NO. 101.343.5511, CAPITAL PROJECTS, DEVELOPMENT, FROM PURCHASE ORDER P.O. NO. 37273, TO COVER CONTINGENCY COSTS FROM THE PHASE 1, LANDSCAPE PROJECT FOR THE GATEWAY ARCH PROJECT.

This Matter was Approved on the Consent Agenda.

990617

MOTION TO AUTHORIZE \$9,031 FROM THE UNDERRUN ON KNIGHTS AVENUE TO BE REALLOCATED TO THE TAYLOR ROAD CONTRACT FOR FINAL QUANTITIES AND ADDITIONAL GRADING ON TAYLOR ROAD

This Matter was Approved on the Consent Agenda.

990618

MOTION TO AUTHORIZE \$1,500 FROM UNDER RUN OF KNIGHTS AVENUE FOR ALLOCATION FOR ADDITIONAL WORK TO THE LAWN AREA BETWEEN PARKING LOT AND THE NEW TAYLOR ROAD FOR WOLFING.

This Matter was Approved on the Consent Agenda.

990619

MOTION TO AUTHORIZE \$3,086 FROM THE UNDERRUN ON KNIGHTS AVENUE FOR REALLOCATION TO CURB REPLACEMENT ON JONSOL COURT AND SAVERN PLACE.

This Matter was Approved on the Consent Agenda.

990620

MOTION TO AUTHORIZE \$660 FROM UNDER RUN ON KNIGHTS AVENUE TO BE REALLOCATED TO CREEKSIDE ELECTRICAL WORK.

This Matter was Approved on the Consent Agenda.

End of the Consent Agenda**PRESENTATION OF RESOLUTIONS**

Sherie James-Arnold presented and read Resolution for the HMA Streetrodders for their continued support of the Toys for Tots Program.

Nick Hogan presented and read Resolution for Erin Roesky and Kelley Parker, honoring and commending them for achieving the Girl Scout Gold Award.

Debra Payne presented and read Resolution honoring Bob Kelley for 35 years of service with the City.

F. PUBLIC HEARINGS**990559**

APPEAL TO COUNCIL REGARDING PLANNING COMMISSION DENIAL OF ZONING FOR SEVERAL PROPERTIES ON SHAGBARK ROAD. STONEHENGE COMPANY, APPLICATION, GLEN DUGGER, AGENT.

Public Hearing set for December 20, 1999, 7:30 p.m.

President stated the public hearing rules that would prevail this evening: 7 minutes for proponents, 10 minutes for opponents, and 3 minutes for rebuttal time.

President opened the public hearing at 8:05 p.m., calling for proponents.

Glen Dugger, 37 West Broad Street, said he is representing the applicant, Stonehenge, and said the application before Council is a work display through the Planning Commission as two separate applications; covered issues as one developmental project. The first is 13.7 acres and 7.065; approximately 20 acres total. Dugger continued that the property is located on the east side of Hamilton Road, and pointed out Shagbark Road and Beecher Crossing in relation to property. The property on the east side of Hamilton Road, some of which is in the City, has been identified in the North Triangle Plan as mixed development; there is an expectation from almost everyone involved that this will develop in some form of commercial use. The property to the north is known as the Gill property; was zoned CC-2 by Council. The property to the northeast is the Polo Club Villas, an Epcon project done about 5 years ago, and that density actually exceeds the proposal here. Dugger also pointed to two single family residential properties which are currently serviced by Shagbark Road, off an easement that runs through there; that easement would be maintained. The developer would actually obtain construction access through some other means; other than actually using that street so street can be maintained. The YMCA is to the east and Mrs. Gorsuch's property is to the south; annexed to the City; not sure what will be put in the North Triangle Plan, but is identified it as Office/Residential. We have filed a zoning on the Roshon property for commercial purposes. Dugger said proposed site plan is for condominiums by the Stonehenge Company; would be a sister project to the Sycamore Woods project. Sycamore Woods has been one of the projects in the City of Gahanna which Dugger is most proud of; was well done and received well by the City and the marketplace. The developer knows from experience a lot about what will happen here. This project would share the same architectural form as Sycamore Woods. As with Sycamore Woods, this site also has the aesthetic features; it is an old quarry and a stream runs thru the quarry area. Stonehenge has experience through Sycamore Woods in integration of this building unit type, drive isles, parking areas, and building layout into the natural site and the varied topography of the site. There would be no City maintenance of the streets; take care of that ourselves.

President Kelley asked Council if they would like to extend the time to allow Mr. Dugger to speak for 5 more minutes. A motion was made by Stinchcomb, seconded by Hogan to extend the time. Motion carried.

Dugger said there are a couple of issues to touch on, and one to dispose of quickly. There are a couple of Planning Commission members who held out hope that this property would be used for single family residential. Some of you may remember the original North Triangle Plan, as submitted to Council, identified these properties as being single family and Council rejected that recommendation and identified this particular property as mixed use. Concerning traffic, we will obtain our access from Shagbark Road and at the time there is available alternative access to this site, which is accessible in a number of ways, to the north, and across the collector if that is built, and to the west if the loop street on the east side of Hamilton is built. At such time the access from Shagbark Road would turn into right in, right out; that could happen tomorrow, the City has that right, Hamilton Road is a mess. Dugger said he feels that the two main issues, which were the concerns of Planning Commission, have been solved. It is a terrific piece of property with a terrific developer. Dugger said he does

have one request; are under the gun trying to go forward; would like Council to advise us as to if this project is acceptable; did take an inordinate amount of time going through Planning Commission and have an owner who is unwilling to go on.

President asked for proponents.

Vickie Lepper, 5099 Shagbark Road, said she has lived there for 8 1/2 years and feels there should be additional time and planning into this and other additional Shagbark parcels. She feels that property in this area needs to be addressed as a whole package. They do not have a problem with development around Shagbark, but it is thru Shagbark that they have a problem with. Shagbark is a private road, not actually a road, it is an access to 7 homes, and belongs to the property owners. All property owners are responsible for the upkeep and maintenance of this driveway. The easement must remain open and passable at all times, and the ingress/egress cannot be changed; know our right with this road because of extensive closing on the house. She is concerned about safety; mother of two, and they are on that road, up and back 8 times a day; kids utilize that road; is their road, too. She believes single family residential can work if done tastefully to keep the natural wonders of Shagbark. She asked that Council work with the residents to keep this area unique.

Dugger said that the road that Mrs. Lepper was talking about is a driveway and there is an easement that runs through the property back to the Lepper property and another property; agreed would obtain other access for the construction traffic.

President closed the Public Hearing at 8:22p.m.

Stinchcomb questioned the loop road proposal presented by Tom Komlanc; to enter and leave Hamilton Road; would like to understand how that would impact and handle any of the traffic concerns; would that be an alternate to using Shagbark.

White distributed maps and said what has happened is the development occurred a little bit differently than what was conceived of in the adoption of the North Triangle Plan. One of the things that has happened is that there has been a great deal of multi-family development in the North Triangle Plan. That is a direct product of development; good residuals to development; had such success in development of both the South Triangle and now the North Triangle, that the values of the land are at an all time high. Single family development is more difficult because of the fact that roads and the water and sewer have to be put in, and you have to pass that onto a single lot. White also referenced development north of Morse Road; an enormous development that goes all the way up to 161, and has an unbelievable density is affecting us, so Engineering asked for a special traffic study to look at what we have to do to circulate the traffic in that area. That traffic study is not fully completed at this point, but preliminary data says that for Hamilton Road, between 62 up to Morse Road, that if we do not control the access point, that road will have to be 7 lanes to accommodate the traffic that goes north thru Gahanna past Morse Road up to 161. Also Columbus and ODOT are telling us that any development that occurs on Hamilton east of 62, we should have the developer put in the third lane for turning and have them give us the right-of way for a 5th lane.

White continued that in the original plan it was thought that the east /west connector would open up the northern portion of the triangle so it could develop. How would that develop? In most instances it would have to develop in a fashion that is commercial. Planning Commission envisioned the perimeter as commercial. A study was done to see how much it would cost to put this road system in; approximately 4 1/2 million dollars to go from Riva Ridge and this service road so that we can control access points between

the Vistas and what would be the Gill property, or directly across from Stoneridge. The reason we need to control this is that we cannot allow for ingress and egress onto Hamilton Road for final development. Discussion continued.

Stinchcomb said what she is hearing is that at this time the Administration is not recommending that we build these roads. Did I hear that? White said at this time the Mayor is not recommending that we build these roads, nor is he recommending that we necessarily adopt this plan. Planning Commission would like to meet with Council to discuss this whole roadway system.

Hogan expressed his concern about a private driveway going thru a private, exclusive condominium complex, with private roads, and questions about maintenance. Is the City going to wind up turning this into a full blown street because it is necessary. He has many questions that he feels would best be discussed in committee.

Kelley said he would like to assign this to Committee of the Whole for next year.

Heard in Public Hearing

G. STANDING COMMITTEES

Communications & Technology Committee - Kneeland

Kneeland said it is 10 days before January 1st, and the City has done everything in its power to be in good shape on all issues. He thanked Council office, the Administration, Mifflin Township and Schools for their participation. Appropriate staff will be present at the City on New Year's Eve. Kelley thanked Kneeland for everything he did on Y-2K and for the initiative to chair the Committee.

Development Committee - James-Arnold

Service Committee - Stinchcomb

Safety Committee - Hogan

Committee of the Whole - Payne

Finance - Angelou

H. CORRESPONDENCE AND ACTIONS

Clerk - (Legal)

990601 PROPOSAL BY THE MAYOR - YEAR 2000 APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF GAHANNA, OHIO, DURING THE FISCAL AYEAR 2000.

Received and Filed

Township Boundary Changes Approved - County Commissioners

Council

I. SECOND READING OF ORDINANCES

Ordinances Reported Out of Committee

990584

TO AUTHORIZE THE MAYOR TO PURCHASE PROPERTY LOCATED AT 121 MILL STREET FROM ROBERT J. ECKART; TO SUPPLEMENTALLY APPROPRIATE \$475,000; AND TO DECLARE AN EMERGENCY.

Hogan recommended that Council see Resolution 22-87; City can force people to sell their land; City should not have that power. Council agreed that they need to have more time to review this.

A motion was made by Vice President of Council Payne, seconded by Council Member James-Arnold, that this matter be Postponed to Date Certain to the Regular Agenda (Duplicate). The motion carried by the following vote:

Yes	6	Vice President of Council Payne, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley
Absent	1	Council Member Angelou

990592

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH RAYMOND J MULARSKI FOR PROSECUTION OF CERTAIN CASES RESULTING FROM GAHANNA MAYOR'S COURT AND MAYOR'S DOWNTOWN CASES; AND TO DECLARE AN EMERGENCY.

There was lengthy discussion about spending \$97,500 for part-time Prosecutors. Hogan said it would be better to have one full time employee and questioned the 2 year no cut provision in the ordinance; taxpayers should not have to pay this; other cities have hired for \$60,000.

A motion was made by Council Member Stinchcomb, seconded by Council Member James-Arnold, that this matter be Adopted as an Emergency to the Regular Agenda (Duplicate). The motion carried by the following vote:

Yes	5	Vice President of Council Payne, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley
No	1	Council Member Hogan
Absent	1	Council Member Angelou

J. FIRST READING OF ORDINANCES**K. REPRESENTATIVES**

Community Improvement Corporation (CIC) - Kneeland

Mid-Ohio Regional Planning Commission (MORPC) - Payne

Bd./Ed., Gahanna-Jefferson Public Schools

Gahanna/Jefferson Joint Committee - James-Arnold

L. OFFICIAL REPORTS

President Kelley passed out appreciation gifts to Council member, Mayor and City Attorney. Payne presented Kelley with gift. There were many hugs and thank yous.

Mayor

In response to Hogan, Mayor said the City is not proposing eminent domain over any property in Olde Gahanna. Improvements in Olde Gahanna since 1987 are evidence of what was accomplished and needed.

City Attorney

M. COUNCIL COMMENT

Hogan thanked Kelley for 4 great years, and said he is truly a nice guy; thank you.

Payne thanked the Administration and the Council staff. Gahanna now has hotels, and it was great insight to have bed tax so that we will see money come back to the City. Payne said concerning Olde Gahanna being a blighted area; declaring it such was not to hinder property owners, but to help get low interest rate loans; this is not a terrible area, this just allows more opportunities.

Kelley thanked everyone and said he has enjoyed working with Council members; wishes Mike O'Brien well, and said Merry Christmas; God bless you all.

James-Arnold thanked the Administration, Council members and the Council Staff for another great year, and said the Kelley will be missed and wish him the best.

Stinchcomb thanked everyone for their continued hard work and dedication and said Kelley has been a great Council member, and will be missed.

Kneeland thanked everyone on Council and the Administration, and thanked those who served on the Y-2K Committee. He continued that Kelley has been a great representative for the City and should be commended for his 4 years on Council; will be missed.

N. ADJOURNMENT

End of Agenda

DONNA JERNIGAN, CMC, AAE, Deputy Clerk of Council

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

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

Chair Signature