



City of Gahanna

Meeting Minutes

Committee of the Whole

200 South Hamilton Road
Gahanna, Ohio 43230

Monday, January 25, 2021

7:00 PM

Virtual Meeting

Meeting Call-in Details:

513-306-4583

Conference ID: 246 658 73#

A. CALL TO ORDER

Chair Nancy McGregor called the Committee of the Whole meeting to order at 7:00 p.m. with all members in attendance.

B. DISCUSSIONS

1. ITEMS FROM THE MAYOR

[2021-0018](#)

Presentation of Proclamation to Bonnie Gard and Declaring January 29, 2021, Bonnie Gard Day

Mayor Jadwin said that long time employee Bonnie Gard is retiring and this Friday will be her last day. Friday will be known as Bonnie Gard Day. The Mayor read the Proclamation into the record.

2. ITEM FROM THE CLERK OF COURTS

[ORD-0001-2021](#)

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT FOR THE 2021 FISCAL YEAR WITH THE FRANKLIN COUNTY PUBLIC DEFENDER COMMISSION TO REPRESENT INDIGENT PERSONS BEFORE THE FRANKLIN COUNTY MUNICIPAL COURT CHARGED WITH VIOLATIONS UNDER GAHANNA ORDINANCES.

Amanda Parker, Clerk of Courts presented her legislation requesting a contract with Franklin County Public Defenders for representation of indigent defendants. The 2020 contract expired December 31, 2020. There is a slight increase over 2020 and it will be retroactive to January 1, 2021.

RECOMMENDATION: Consent Agenda.

3. ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING

[MT-0003-2021](#) MOTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING PERMISSION TO BID THE 2021 STREET PROGRAM.

Mr. Crawford presented his request for a Motion to bid the 2021 Street Program. Files are attached to the record.

[MT-0004-2021](#) MOTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING PERMISSION TO BID SOLID WASTE COLLECTION.

Mr. Crawford presented his request for a Motion to bid the Refuse Collection . Files are attached to the record. The previous contract had options for extended one year options, however a legal review has determined that the refuse collection contract needed to be re-bid.

RECOMMENDATION: Consent Agenda.

[MT-0005-2021](#) MOTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING PERMISSION TO BID RECYCLING PROCESSING.

Mr. Crawford presented his request for a Motion to bid the recycling processing. Files are attached to the record.

RECOMMENDATION: Consent Agenda.

[ORD-0002-2021](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Damage to City Property.

Mr. Crawford presented his request for a supplemental for damage to city property. The files are attached to the record.

RECOMMENDATION: Consent Agenda.

[ORD-0003-2021](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Water Meter Fees.

Mr. Crawford presented his request for a supplemental for water meter fees. The files are attached to the record.

RECOMMENDATION: Consent Agenda.

[SR-0001-2021](#) A RESOLUTION TO THE NECESSITY AND INTENT TO APPROPRIATE CERTAIN REAL ESTATE AT 3737 HINES ROAD FOR SANITARY SEWER SERVICES.

Mr. Crawford presented his request for a statutory resolution to declare the necessity and intent to appropriate certain real estate at 3737 Hines Road for sanitary sewer services. The files are attached to the record.

Mr. Larick asked about the word appropriate.

Mr. Mularski said we're basically placing a lien on their property so that is

his assumption as to why that language is used.

Mrs. Angelou asked if this goes with the land.

Mr. Mularski replied that yes, it goes with the land.

RECOMMENDATION: Consent Agenda.

4. ITEMS REFERRED FROM THE PLANNING COMMISSION

[ORD-086-2020](#)

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GAHANNA ADOPTED BY ORDINANCE 198-96 ON NOVEMBER 19, 1996 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 17.90 +/- acre parcel located off of Hamilton Road PID# 025-013767 from Select Commercial Planned District; to Limited Multi-Family Residential Development; Larry Canini, applicant.

Mayor Jadwin shared that this is a multi-faceted campus that includes over 100 acres south of Tech Center Dr. There were some concerns from Council regarding the residential component and there was a postponement to the developer could make some alterations to the residential footprint. The administration is in strong support of this project. Planning Commission has approved this previously and administrative staff is available to discuss.

Jennifer Syx said that residential is what drives the rest of development. This project is 100% in line with what is occurring in the region. Our own land use plan shows that we have more single family detached houses than anywhere else in the County. Recent projections indicate a strong increase in non family households over the next few decades suggesting a decrease in demand for that type of housing, larger lots, single family. 87% of central Ohio growth will be in households without children. MORPC has also identified that we need to diversify our housing stock.

Mr. Blackford highlighted the changes from the previous request to this request. Reduced unit total to about 70, reduced footprint by 2 acres. This request is rezoning so there is no approval of design. There are about 50 acres that will be developed with office and commercial use and 40 acres with park space and about 15 acres residential. The total development, there is 40 acres of parks and space in addition to that 15% of the overall site will be open space. Even if the variance is granted, there is additional open space and park fees that they will be meeting. He shared the map graphic which is attached to the file. He spoke of the lack of diversity in the area (office, housing, retail). The last professional office request was in April of 2018. If the rezoning and variance are approved, the design plan will go back before Planning Commission.

Larry Canini shared the revised map (attached to the record). He stated that their goal is to bring in people that live there and are working in the campus. The original goal was a townhouse product to attract a variety of residents. What is revised is a condensed version of what was presented a few months ago. The acreage was reduced from 17 acres to about 14 acres. He continued that Walnut Creek Wellness Center has proposed a surgical center and there have been other medical professionals eager to expand into the area. They selected Casto for the development because they build a good product and hold them. He feels they've made an effort to drill down and make this fit with the Comp Plan.

Mrs. McGregor asked if the park land has been given to the city yet.

Mr. Canini said that is a condition of the rezoning.

Mrs. McGregor said that Casto takes care of Stoneridge and they've really taken good care of it. She appreciated that they replanted the trees that were removed.

Mr. Schnetzer asked what is the average rent proposed for these units.

Mr. Sobczak, Casto: \$1100 to \$1200 depending on unit type and garage type.

Mr. Canini said that they are open to all types of office medical or general office. It is just fortunate they have been able to attract medical and the surgery center which may lead to more medical. As to commitments there are none currently. There were some pre-COVID but that has thrown a wrench in those discussions. They only can offer one more site on the western side on Buckles Ct N and they hope to offer private use and non medical use if they have abated property to utilize. They are competing against towns like Whitehall and New Albany that has the highway frontage and abatements as well as services and restaurants and retail. The companies looking at Columbus are looking at the young educated employees that are in the area. You have to have all of those pieces including residential. We have to be competitive and right now we're not.

Mr. Schnetzer asked if there are any other tools being used elsewhere that could be applied here that would increase the probability that those more value enhancing projects would occur elsewhere? He recognizes the need for housing. But what tools, would give those of us with concerns, the enforcement. Deed restrictions? He wants to see assurance that future development will be the high value projects. If we

grant this re-zoning and residential goes in there, my expectation is that will be the limit of residential that goes in there. The residential is being pitched as necessary to support the office, live-work-play, but in the end it doesn't add to the value of the community. This city doesn't have a ton of vacant land to build office and job centers. I'm expecting that the development that occurs after this to be the high value projects. We don't want to find in the future that the market was misread and other projects proposed. He wants assurances that what the city is being sold is actually what occurs.

Mayor Jadwin said this was discussed internally and his concerns were understood.

Dr. Goss said that it is no longer build it and the labor will come. The tenants will come where the labor exists. The land use plan says 20% is what you need in terms of residential. What Mr. Canini says is that 20% doesn't quite work out. Infrastructure improvements are going to be dependant upon that development structure. The first question many companies ask is where will the labor come from.

Ms. Syx shared a potential business that could bring 300 jobs to the area but they wanted to know where their employees would live. One of the things they look for is housing stock and at the end of the day, they are looking at that in addition to their location. One thing not discussed is that there will be a development agreement that will follow this legislation.

Mr. Schnetzer said that he understands what they are saying, he understands the need for housing but wants to underscore, what tools, be it a development agreement is something that will give some enforcement mechanism that future construction is consistent with what is being pitched. His concern is that the rezoning is granted, there is some excuse to rezone more for residential and if there is a risk, he is opposed to it.

Ms. Syx said that in the development agreement Mr. Canini is open to restricting certain acreage to medical or general office.

Mr. Canini replied, to correct, medical or general office.

Mr. Underhill, attorney for the applicant, said there was a draft agreement with the administration that will set aside some of the ground for a period of time that says it can only be used for office purposes. When compared to the Hamilton corridor, it's interesting that the Damler Group is building and office building and it speaks of the area to build a vacant office building without a tenant. He said part of the development

agreement will include a new 5 mil development authority. They're a great tool and have been used in other communities like New Albany.

Mr. Schnetzer asked what is the subject property for the NCA, is it the global project or just the residential.

Mr. Underhill replied that it would be the western portion of the property including the multi-family and commercial.

Mr. Schnetzer asked if it wouldn't raise the carrying cost of those parcels. There has been reference to the need for abatement in order to attract some of the higher value uses. How does adding millage in the form of an NCA make the property more competitive?

Mr. Underhill said that what that would do is take an 80% abated property right now down to 75%. You're just taking it down a notch but not enough to make a significant impact.

Ms. Bowers said she went to Bridge Park in Dublin recently and was pleased to see the mixed use. She thanked Mr. Canini for having another look at this project. She thinks the townhome concept is more along the lines of multi family that will give sustainability in the long run. She asked staff if there has been any discussion on if there have been discussion on attainable housing and green initiatives.

Ms. Syx said she would defer to Mr. Canini regarding the affordable housing question.

Mr. Sobczak said there was no plan for affordable housing contemplated here. They have done workforce housing in several communities and there are debt partners they can work with if that is something that were desired.

Ms. Bowers asked about green initiatives.

Mr. Sobczak said this project would qualify for PACE financing but unsure if they were going to pursue it.

Ms. Bowers said that in regards to community culture, she is concerned about deed restriction and office only. We talked during the land use plan about truly mixed use in this development. It seems that whether it be office space or residential she cautions the deed restrictions.

Ms. Syx said they are being a little restrictive in the use and felt that Council would be more comfortable seeing that those 4+ acres would not

be additional residential. We do believe that people will be going back to the offices in 2022.

Mr. Renner thanked Mr. Canini and said he sees the vision and hears what he's trying to say and kudos to his team. In reducing the footprint, the space will be filled with commercial is that correct?

Mr. Hodge replied yes.

Mr. Renner said back in October there was a document that contained income documents, will that need redone and given to Council or will it remain unchanged.

Mr. Underhill said that it would improve with what they're doing and he can redo the document and provide to administration.

Mr. Renner said that there may be some space in those numbers depending on what the vision develops in to.

Mr. Underhill said yes, but with respect to the office, they're trying to under promise and over deliver. They're more conservative numbers.

Mr. Renner asked which CRA this is and is it a post 94 CRA.

Ms. Syx said it is a post 94 CRA and it's number 4.

Mr. Renner asked about the school compensation agreement and what is the cost going to be because per the agreement the city has to make the schools whole. Is that correct with the Buckles Rd area.

Mayor Jadwin said that would be correct but it hasn't been discussed.

Ms. Syx said that they will be back before Council with the Development agreement.

Mr. Renner said he was just trying to bring some balance. Which aspects have TIF on these properties.

Mr. Canini said that his understanding was that Buckles Ct. S., one reason the abatement doesn't exist there was because it was a shared revenue with the schools.

Mrs. Angelou said that she feels it will be a very nice project at the end and we need to move forward on this.

Mr. Larick asked how many units.

Mayor Jadwin replied 240 down from 320.

Mr. Larick asked about housing in an island. In regard to the NCA, they can be a good tool.

Mr. Leeseberg said he, like Karen is looking forward to the project.

Mrs. McGregor thanked Mr. Canini for making adjustments to the plan.

Held in Committee.

[ORD-085-2020](#)

ORDINANCE TO GRANT A VARIANCE APPLICATION TO VARY SECTION 1109.08 - PUBLIC AREAS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA, FOR PROPERTY LOCATED OFF HAMILTON ROAD; PARCEL ID NO. 025-013767, CURRENT ZONING SELECT COMMERCIAL PLANNED DISTRICT; PROPOSED ZONING LIMITED MULTI-FAMILY RESIDENTIAL DEVELOPMENT; CRESCENT AT CENTRAL PARK; LARRY CANINI, APPLICANT.

Held in Committee.

5. ITEMS FROM THE DIRECTOR OF FINANCE

[ORD-0004-2021](#)

AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION; WAIVING SECOND READING - CARES Act.

Ms. Bury presented her request for a supplemental appropriation. The report is attached to the record.

RECOMMENDATION: Consent Agenda, Waiver.

[RES-0002-2021](#)

A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS AMONG VARIOUS ACCOUNTS.

Ms. Bury presented her request for a transfer of appropriations. The report is attached to the record.

RECOMMENDATION: Consent Agenda.

Meeting adjourned at 9:07 p.m.