

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, January 25, 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, Jim McGregor, Sadicka White, Raleigh Mitchell, Karl Wetherholt; Cheryl Kraner, Marti Anderson, Warren Tyler, Tom Liskay, George Parker; press.

PENDING LEGISLATION

Members Present: Sherie James-Arnold, Karen J. Angelou and Thomas R. Kneeland

990014

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE GOLF CAR AND EQUIPMENT COMPANY FOR GOLF CAR RENTAL.

Recommended for Adoption, Consent to Consent Agenda (Duplicate)

990019

TO ZONE 0.876 ACRES AS L-SO, LIMITED OVERLAY SUBURBAN OFFICE, FOR PROPERTY LOCATED AT 810 E. JOHNSTOWN ROAD; DEPARTMENT OF DEVELOPMENT, APPLICANT

Development Director White read from Report to Council, Application for Rezoning, 810 Johnstown Road, including the following: Facts About the Parcel; Proposed Zoning; Limited Overlay TeXt; The Kraner Proposal; Engineering Study; and Reasons for Recommendation. The City originally purchased 1.09 acres from Chesapeake Realty in 1993 for \$169,000. The property occupied 0.148 acres of the existing road, and an additional 0.075 acres was required for the new right-of-way for a total of 0.223; the remaining is the 0.876 acre tract.

The City purchased the property for right-of way acquisition for the Hamilton Road improvement; to exercise control of any future development; to prohibit any direct access to Hamilton Road; and to preserve the natural area. Several developments were proposed for this site but they would have only had a negative impact on the area; property has remained in a holding zoning of Single Family until 1997 when Kraner Investment was solicited for possible development of the site along the adjacent parcel.

Limited Suburban Office, L-SO, zoning is proposed; would include uses for administrative and business, professional, institution, organization and association offices. It can also include the following development standards for the site, which the City feels is essential: permitted uses by context; buffer preservation zone; west building setback minimum of 70'; east building setback of 29.9'; south building setback of 20'; proposed building C is 1 -1/2 stories; proposed building C footprint of 9,500 sq. ft; and no access from Hamilton Road. This is consistent with the Gahanna Master Land Use Plan and would provide for an appropriate transition from residential zoning to commercial development. A Limited Overlay cannot be arbitrarily modified.

At a point the Development Department approached the Kraner Investment Company initially to purchase the adjacent property and develop it as low-density suburban office. The proposition included the City's desire to acquire the 98 N. High St. property through a land exchange; logical exchange. She presented this proposal to Planning Commission and it passed by a 5-2 vote; believe this is the best plan for the lowest density and the highest use. White continued that George Parker owned the property at one time. The Wilke's are in support of it.

City Engineer Wetherholt referenced memorandum which delineates drainage patterns in the area and relevant to the various properties; Levine property to the south and the Anderson/Tyler property to the north. Sycamore Run runs thru the middle of the property and drains a couple of hundred acres; subject property is on the western side of

the Sycamore Run area. It is a pretty big stream at that point; storm water management techniques would allow the runoff and it would not impact the stream. Runoff will go into Sycamore Run through some piping onto George Parker's property first. Parker said he has 7 acres there; swale; piped from the triangle onto his property.

Angelou asked if the two existing buildings were built in township zoning. Parker said no; he sold the property off about 20 years ago and they were built in City zoning. Limited Suburban Overlay can keep the low density and the development of the land will have less impact, less traffic and it creates a buffer for the residential area; more restrictive zoning will make the kind of development we think important.

There was discussion about access to the property; what property is worth; when to obtain appraisals; landscaping, mounding; how far back from Hamilton Road building would be set; neighbors being supportive. White said the bottom line is that the City purchased the property because we want to control the development of that area.

James-Arnold said it is the clear objective of the City to get the best development for the parcel, and asked for questions and comment. Mayor McGregor said we want the property completed so we know what our future will be and preserve the residential character of the land. He cannot imagine getting a more protective high quality development. The Boyd and Wilke families have agreed to this; will preserve the residential character. Angelou said to that end, this is what we want it to look like; look more houselike; does not look like a commercial office building; cedar siding and sloped roofs; compatible with Sycamore Mill subdivision; top quality.

Cheryl Kraner said she would like to say a few things. She is sorry the Wilke's are not here; they own 20 acres in the township and are very concerned with what will go on that property. Even though the City does not own that land the Wilke's will sell it if they are not happy with what goes in there; no one here has any control over their land. She continued that Debbie Wilke Boyd, because of the overgrown brush on the site, said she would feel more comfortable with something like what is proposed being in there; feel safer; she is truly pleased; if this does not go through, she does not want to live there anymore.

Kneeland pointed out that this is in line with what Council has approved in the Land Use Plan; does not deviate from that; have gone on record to have residential between 62 and Clark State; buildings are residential in character.

Angelou said if the zoning passes then we enter into purchase with Kraner or land exchange; get appraisals at that time; sit down and look at a price; purchase upon getting final development plan approval.

Recommended for Adoption, Consent to Regular Agenda (Duplicate)

NEW MATTER

990035

AN ORDINANCE TO SET FORTH A STATEMENT OF MUNICIPAL SERVICES TO BE PROVIDED TO THE AREA CONTAINED IN THE PROPOSED ANNEXATION OF 1.1+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA; REQUESTED BY WILLIAM M. STEWART, ET AL.; AND TO DECLARE AN EMERGENCY

Recommended for Introduction to Consent Agenda (Duplicate)

MONITOR**990013****ISSUE - DEVELOPMENT - MIFFLIN TOWNSHIP MILL STREET FIREHOUSE AGREEMENT**

White said we will exchange deeds at the Economic Development Forecast on Groundhog Day; Council President will be there to accept the exchange; already have legislation; they will receive land on Beecher Road to build new fire station.

ALL-AMERICAN AWARDS - NATIONAL LEAGUE OF CITY AWARDS

James-Arnold referenced pamphlet on the All-American Awards. White said the City is working to apply for that and also National League of City awards. Angelou said Gahanna is on a the forefront of quality development and should be recognized for it. White said the All-American Awards have a March entry and there are at least three projects that would be good; Holiday Lights, Downtown Revitalization and various projects in our Industrial area and triangle area.

Committee requested Awards be kept as a monitor item.

DONNA JERNIGAN, CMC, Deputy Clerk of Council