

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, February 28, 2000

Convenes following earlier committees

8:30 PM

Council Committee Rooms

Committee of the Whole

Rebecca W. Stinchcomb, Chairman

Karen J. Angelou

Sherie James-Arnold

Michael O'Brien

L. Nicholas Hogan

Thomas R. Kneeland

Debra A. Payne, ex officio

ADDITIONAL ATTENDEES:

McGregor, Weber, White, Jordan, press, Parker.

PENDING LEGISLATION

Members Absent: Sherie James-Arnold, Rebecca W. Stinchcomb, Thomas R. Kneeland and L. Nicholas Hogan

Members Present: Debra A. Payne, Karen J. Angelou and Michael O'Brien

ORD-0034-2000

TO ZONE 0.923+/- ACRES, MORE OR LESS, AS L-SO, LIMITED OVERLAY SUBURBAN OFFICE; FOR PROPERTY LOCATED AT 870 EAST JOHNSTOWN ROAD; GEORGE E PARKER, JR., APPLICANT

Angelou thanked Parker for elevations and typing of text. White stated she had reminded Mayor and City Attorney that this is a limited overlay; is the text the Planning Commission approved; if Council adds to the text then we get into a discussion on material change and possibility of having to go back to Planning; if you attach the drawings and the drawings give more specificity to the text then we wouldn't have to send it back.

White continued that the other thing discussed was why Council felt one way and Planning Commission felt another; had quarterly planning session on Saturday where this was discussed; when limited overlays were initially done, there was not a Final Development Plan process and that's why you got everything in the detail and level that you once did; now you are getting limited overlays that give you detail but it doesn't give you the Final Development Plan and design review; can't act on those items until such time as you approve the zoning; then it goes back to Planning and final details are worked out; that process came on in 1995 and we haven't had that many limited overlays in the new process; that's why the disparity on the level of detail; Planning Commission is looking at this and will discuss with you at a future time; need to understand the way it works and if you want changes, then need to amend the code so when it goes to Planning initially we can do a final development plan and design review along with the zoning; is asking the developer to make a huge investment without knowing if he'll get the zoning; determined that is the reason for the recent disparities.

O'Brien stated he did make a roar about the North Hamilton Road rezoning; is a different issue with this; not really looking at 2 way traffic on a private driveway; had additional 60 units back there and associated traffic; were health, safety, and welfare concerns; with this application we are putting in a few windows and filling in a swimming pool; property hasn't sold in some years except to Parker; not going to be any adverse effects; feel the use is the best we can expect for it.

Parker stated he was not doing any site development; read through all code requirements before meeting with Zoning Administrator initially and this is text we came up with; don't know what else to say. Angelou questioned how deed restrictions could potentially fit into limited overlay text; all know City can do nothing with deed restrictions. Payne stated the discussion with Planning Commission should take place when Stinchcomb and James Arnold can be present since they have expressed the most concern; possibly at a future Committee of the Whole.

Angelou stated since they didn't get the final development plan wanted to make sure that everything was covered. Parker stated that they had decided to go with a system that is easier than the Knox box where you need to get a key that will operate the gate; system they will use has a pull on the back of the gate and when you pull it the gate opens;

Signature Controls will be installing.

O'Brien stated he would like to see more detail on limited overlays but there is nothing more to say on this one.

Weber suggested combining current exhibit with what was submitted and substituting the total exhibit on the legislation.

RECOMMENDATION: 2nd reading, regular agenda, with substitution of exhibit.

Recommended for Substitution and Adoption

ISSUES

Master Developer

Payne stated discussion on this would be held until after March 7; will be on the March 27th Committee of the Whole agenda.

Development salaries

Payne stated that legislation had been prepared - have ordinances 200085, 200087, 200088, 200089 and 200091. In response to question, White stated that the Deputy Director will be D'Ambrosio; Administrative Assistant will be Rittner; part time Planner position, which is the Community Planner, will be Snider; a part time clerk will be hired. White continued that it had been suggested at Finance Committee that consideration be given to moving the Zoning Administrator into the classified service; were pros and cons to that and Mayor and I needed time to review; did meet with Mayor and Weber regarding this; would feel more comfortable since Mayor is in agreement with the transition of moving the Zoning Administrator to the classified service; technically filling the clerk or personal secretary position allowed in unclassified and does not do the duties of either job description. Weber noted we were counting slots not positions and are getting close to the edge; almost teetering off the abyss. White stated that the administrative assistant position will really be a planner; does do all kinds of administrative assistant work but will be a planner; Gard is in favor of the move; likes what she is doing and would like to stay; in the past the Zoning Administrator was doing a dual role; was doing land planning and development but also had to turn around and was also doing the enforcement; made it difficult in many instances; put them in a position that may not be the best; Gard's strong skill was not land planning; does know code well and very good at zoning administration and code enforcement; haven't had the negative volatile circumstances that have happened in the past. Angelou stated that the package on the block is good. White continued that if Zoning Administrator is moved to the classified service, then instead of creating the part time clerk position there would be a full time position of personal secretary available in the unclassified service; would need to be created but slot is available.

RECOMMENDATION: On consent agenda; withdraw ordinance 200089, part time clerk. For 2nd reading on consent agenda place 200085, Deputy Director of Development; 200087, redefine Administrative Assistant to Director of Development; 200088, redefine part time planner; and 200091, amending salaries and benefits for unclassified personnel.

Discussion held on creation of personal secretary position; secretarial range in unclassified salary ordinance is \$27,000 to \$45,000; need to hire at the bottom of the range was emphasized.

RECOMMENDATION: 1st reading.

Discussion held on moving Zoning Administrator to classified service. Weber stated there was a combination of actions that needed to take place; Civil Service Commission needs to pass a motion placing the position of Zoning Administrator in the classified service and would request Council take the necessary action; then pursuant to Civil Service Rule 3.08 on Reclassification of Existing Positions, simply need to place Gard in the classified service as the incumbent at the appropriate pay and benefits established in the Classified Supervisory contract; any future hires would be through testing and selection process; will not be able to hire a personal secretary until Zoning Administrator has been moved to the classified service. Jernigan noted Civil Service needs to make recommendation on appropriate salary classification; will need to adopt job description and salary range. O'Brien noted he felt lowest range in Classified Supervisory contract was appropriate.

RECOMMENDATION: Zoning Administrator position to be discussed in Finance Committee March 13; Civil Service will have met and made their recommendation by that time.

ISOBEL L. SHERWOOD, CMC/AAE, Deputy Clerk of Council, reporting