

# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230



## Meeting Minutes

Tuesday, January 21, 2014

7:00 PM

City Hall

## City Council

*Brian D. Larick, President of Council*  
*Thomas R. Kneeland, Vice President of Council*

*Karen J. Angelou*  
*Ryan P. Jolley*  
*Jamie Leeseberg*  
*Stephen A. Renner*  
*Michael Schnetzer*

*Kimberly McWilliams, CMC, Clerk of Council*

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

Gahanna City Council met in Regular Session on Tuesday, January 21, 2014, in Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio. President of Council Brian D. Larick called the meeting to order at 7:34 p.m. Vice President of Council Kneeland delivered an Invocation followed by the Pledge of Allegiance. Agenda for this meeting was published on January 17, 2014.

Clerk's note: The meeting started late due to the Special Council Meeting running later than expected.

**Present** 7 - Karen J. Angelou, Ryan P. Jolley, Thomas R. Kneeland, Brian D. Larick, Jamie Leeseberg, Stephen A. Renner, and Michael Schnetzer

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.****C. HEARING OF VISITORS: None.****D. INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE:****Ordinances - To Be Introduced and Assigned to Committee:**

[ORD-0006-2014](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AN AGREEMENT WITH FRANKLIN SOIL AND WATER CONSERVATION DISTRICT WITH REGARD TO EPA STORMWATER REQUIREMENTS OF OUR NPDES PERMIT.

**This Ordinance was Introduced.**

[ORD-0007-2014](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AN AGREEMENT WITH FRANKLIN SOIL AND WATER CONSERVATION DISTRICT FOR ASSISTANCE WITH ILLICIT DISCHARGE DETECTION AND ELIMINATION, A MINIMUM CONTROL MEASURE FOR OUR MS4 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT.

**This Ordinance was Introduced.**

[ORD-0008-2014](#) TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO AWARD AND THE MAYOR TO ENTER INTO CONTRACT WITH FACEMYER, FOR SYCAMORE RUN STREAM RESTORATION PROJECT; IMPROVEMENT NO. ST 981; TO SUPPLEMENTALLY APPROPRIATE \$64,898; AND TO DECLARE AN EMERGENCY.

**This Ordinance was Introduced.**

[ORD-0009-2014](#) TO REZONE 3.55+/- ACRES AS CX-1, NEIGHBORHOOD COMMERCIAL, MIXED USE DISTRICT; FOR PROPERTY LOCATED AT 291-361 SOUTH HAMILTON ROAD AND 390 ROCKY FORK DRIVE SOUTH; RANGER DEVELOPMENT GROUP LLC, JASON ZADEH APPLICANT.

**This Ordinance was Introduced.**

[ORD-0010-2014](#) TO REZONE 1.839+/- ACRES AS MR-1, TWO FAMILY RESIDENTIAL DISTRICT; FOR PROPERTY LOCATED AT 559 NORTH HAMILTON; CREATIVE HOUSING, INC.; CONNIE KLEMA APPLICANT

**This Ordinance was Introduced.**

[ORD-0013-2014](#) TO ACCEPT DEED OF EASEMENT FOR SANITARY SEWER EASEMENT FROM THE RESIDENCES AT CENTRAL PARK, LLC.

**This Ordinance was Introduced.**

[ORD-0014-2014](#) AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A JOINT ECONOMIC DEVELOPMENT ZONE CONTRACT BY AND BETWEEN JEFFERSON TOWNSHIP AND THE CITY OF GAHANNA

**This Ordinance was Introduced.**

[ORD-0015-2014](#) TO AMEND ORD-0001-2014 TO DE-FUND THE PROJECT ADMINISTRATOR POSITION.

**This Ordinance was Introduced.**

**E. CONSENT AGENDA:**

**Minutes - To Approve:**

[2014-0002](#) Approval of the January 2, 2014 Meeting Minutes

This Communication was Received and Filed on the Consent Agenda.

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

[ORD-0011-2014](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT EXTENSION WITH UNITED STEEL, PAPER & FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL, AND SERVICE WORKERS INTERNATIONAL, LOCAL 9110; AND TO DECLARE AN EMERGENCY

This Ordinance was Adopted as an emergency on the Consent Agenda.

[ORD-0012-2014](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT FOR THE 2014 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; AND TO DECLARE AN EMERGENCY

This Ordinance was Adopted as an emergency on the Consent Agenda.

**Motion Resolution:**

[MR-0002-2014](#) To authorize the Director of Public Service to go out for bids for the 2014 Street Program/Detroit Street Rebuild and Rebuild of Avonwick Place and Jennie Drive as a package.

This Motion Resolution was Approved on the Consent Agenda.

[MR-0003-2014](#) To authorize the Director of Public Service to go out for bids for the 2014 CCTV & Sanitary Sewer Cleaning Project

This Motion Resolution was Approved on the Consent Agenda.

[MR-0004-2014](#) Motion Resolution that the City has no objection to the transfer of a C1, C2, D6 and D8 Liquor Permit Transfer from R&B Spirits and Wine, 2594 Johnstown Road, Columbus, Ohio 43219 to Kroger Co. dba Kroger 522, 300 S. Hamilton Road, Gahanna, Ohio.

This Motion Resolution was Approved on the Consent Agenda.

**Approval of the Consent Agenda**

A motion was made by Angelou, seconded by Kneeland, to approve the Consent Agenda. The motion carried by the following vote:

Yes: 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

**End of the Consent Agenda**

**F. PUBLIC HEARINGS:****RULES -**

President Larick read the rules that would govern the public hearings tonight; said there are three, and asked Jones to explain the applications.

**[Z-0002-2013](#)**

To consider a Zoning application to zone 1.839+/- acres; for property located at 559 North Hamilton Road; current zoning RID (Restricted Institutional District); requested zoning MR-1 (Two Family Residential District); Creative Housing, Inc.; Connie Klema, applicant

**Anthony Jones, Director of Planning & Development, said the applicant seeks Council approval to rezone 1.839 acres on North Hamilton Road from RID to MR-1. He explained the property was rezoned from single family residential to RID in 2004, when it was used to house a life skills program for developmentally disabled clients. This Young Adult Services program has recently been relocated to the Northeast School across the street. The applicant is asking that the property be rezoned to a residential status to once again be used as housing only. Since there are two separate houses on the property, it cannot be zoned as single family residential, but instead is being requested to be zoned two family residential, MR-1. This zoning category is most appropriate as it will allow single family residential as a conditional use. The Conditional Use application will be forthcoming in conjunction with this application.**

Larick opened the public hearing at 7:34 p.m., and asked for proponents.

Connie Klem, attorney for applicant, Creative Housing, said was present to accommodate the zoning process and answer any questions. She said the rezoning was fairly simple and not changing anything to the site or building a new structure.

Larick called for opponents. No opponents.

Larick closed the public hearing at 7:40 p.m., and said this will be discussed in Committee of the Whole on January 27.

**[Z-0003-2013](#)**

To consider an application for Zoning Change to zone 3.3+/- acres located at 291 - 361 South Hamilton Road; current zoning R-3, Residential; requested zoning CX-1, Neighborhood Commercial, Mixed Use District; Ranger Development Group LLC; Jason Zadeh, applicant.

**Anthony Jones, Director of Planning & Development, indicated applicant seeks Council approval to rezone 3.3 acres (the first eleven lots on South Hamilton Road and 1 parcel on Rocky Fork Drive South). Presentation was made to**

Council (attached) The properties are currently zoned SF-3, and include 12 parcels, two of which have no structures on them. The proposed zoning is CX-1, Neighborhood Commercial, Mixed Use District, which would allow for a mix of commercial, retail and residential development on the site. The proposal is to construct 26,680 sq ft of commercial building space (one 4,480sq ft building on the corner, and two 11,200 sq. ft. buildings along Hamilton Road.) The proposed development will include outdoor patio seating; will be screened with a combination of fencing and landscaping; and will add extensive improvements to the public ROW surrounding the property.

President opened Public Hearing at 7:43 p.m. President asked for proponents.

Jason Zadeh, presented the rezoning to Council; significant investment; will provide buffers; green space and landscape plan; took into consideration Planning Commission recommendations and resident concerns; knows fundamental pieces as developers; community participation is important.

President asked for opponents.

Diana Redman, 494 Helmbright Drive, Gahanna, concerns with impact on traffic; egress and ingress to various parking lots could be a problem; problems with traffic lights especially left turns; the commercial facility will increase traffic problems; concerns with sustainability; available retail space.

Rebuttal:

Applicant said grateful for resident comments; traffic was key piece of development process; performed traffic study and added a parcel to the south to prevent stacking; sustainability he recognizes that it could be a problem; but these types of shops are what the market calls for; referred to Clark Hall and it has been above business volume; they think it will sustain.

Larick closed the public hearing at 7:49 p.m., and said this will be discussed in Committee of the Whole on January 27.

[ORD-0014-2014](#)

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A JOINT ECONOMIC DEVELOPMENT ZONE CONTRACT BY AND BETWEEN JEFFERSON TOWNSHIP AND THE CITY OF GAHANNA

Anthony Jones, Director of Planning & Development said the Department respectfully requests that City Council authorize the Mayor to enter into the JEDZ contract, including the Economic Development Plan (EDP), with Jefferson Township.

Jones said a JEDZ, under Ohio Revised Code 715.691, allows two political subdivisions to partner for the purpose of facilitating new or expanded growth for commercial or economic development. This proposal will allow the City's income tax to be levied on people who work in the JEDZ area. The goal of Gahanna-Jefferson JEDZ is to create a partnership that will make our communities more competitive in the region; develop opportunities for job creation; generate revenue to make strategic public investments to benefit our communities; and strengthen the safety of the Gahanna-Jefferson School District.

Jones stated that the EDP proposes to use JEDZ revenue to provide additional public services, infrastructure, zoning services, economic development capacity and community development opportunities. Specific elements targeted under the EDP include: fire, emergency medical, safety, street improvements, roadway access, property maintenance, code enforcement, business retention/expansion, planning, marketing and a community center.

The financial breakdown for the JEDZ is as follows:

- 3% of gross revenue for tax administration
- 2% of gross revenue for JEDZ board administration
- 4% of net revenue for Gahanna-Jefferson Schools
- 6% of net revenue to Jefferson Township for JEDZ area Improvements
- 70% of net revenue to Jefferson Township for general operations
- 20% of net revenue to the City of Gahanna

Jones said this JEDZ proposal followed legal notification requirements and the public hearing was published in the This Week News on December 18, 2013. He noted that during the 30 day period prior to the public hearing, the JEDZ contract, map and EDP were available for public inspection in the office of the clerk of the city of Gahanna and in the office of the fiscal officer of Jefferson Township.

Larick opened Public Hearing at 7:54 p.m. President asked for proponents.

Jefferson Township Administrator Spring said Jones summarized how this partnership would benefit both parties; available to answer any questions.

Larick asked for opponents. No opponents.

Larick closed the public hearing at 8:00 p.m., and said this will be discussed in Committee of the Whole on January 27.

## **G. STANDING COMMITTEES:**

### **Committee of the Whole - Kneeland**

Kneeland reminded everyone to send comments regarding electronic packets by end of business on Wednesday.

### **Finance - Schnetzer**

Schnetzer said Finance Committee agreed to discuss a risk-based approach for the reserve policy; working with Director of Finance to craft outline to guide future discussions.

### **Service & Safety - Angelou**

No report.

### **Development & Parks - Renner**

No report.

**H. CORRESPONDENCE AND ACTIONS:**

Clerk - No report.

Council

**I. SECOND READING OF ORDINANCES: None**

**J. FIRST READING OF ORDINANCES: None**

**K. MOTIONS/RESOLUTIONS: None**

**L. REPRESENTATIVES:**

**Community Improvement Corporation (CIC) - Larick/Kneeland**

Kneeland said that they conducted first organizational meeting; officers elected; meetings third Tuesday of the month excluding holidays at 7:30 a.m.; presentation of Council for the annual report will be in March.

**Mid-Ohio Regional Planning Commission (MORPC) - Angelou**

Angelou said took in two townships to be members of MORPC and get a larger number of people served; steering committee wrapped up and will become part of the regular meeting; Canal Winchester has 26 different shared services; so many services you don't think about; encourages using shared services; AEP talked about grid smart program; pilot project has completed and is completing phase 2; has to do with smart technology; demonstration project test area discusses the smart meter and development many beneficial services and programs; could know what your electric bill is in real time; economic development on global agriculture; six of them in MORPC area; Greens to Greenbacks - the economic benefits of local food (in Council office); did change bylaws; legislative update, HB 5 no update yet; might be done at the end of the year; capital bill will be introduced in couple weeks; income tax bill to drive down income tax rates; website MORPC is easier to navigate; new branding for website and great changes; more streamlined; MORPC is making an impact on the community; newly elected officials meeting coming up; let her know if interested.

**Bd. of Education, Gahanna-Jefferson Public Schools - To Be Determined**

Larick attended the organizational board meeting; structural changes; implementing regular monthly work shop and formal committees; still working on structure for City; how to effectively use the time to build relationship and formalize who will attend school meetings.

**Convention & Visitors Bureau (CVB) - Jolley**

Jolley said will report after next meeting.

**M. OFFICIAL REPORTS:****Mayor**

Mayor Stinchcomb is out.

President Larick asked Director of Public Service Franey to report on salt problem.

Franey said that orders for salt are taking longer and also not getting full orders; Dispatch asked what City is doing about the problem; said withholding salt on residential streets.

Kneeland asked about plowing of residential streets; Franey said if they are contacted about streets being dangerous they will plow; unless it is after hours it would need to be more than 4 inches for them to plow; that schedule will not change.

**City Attorney**

No report.

**N. COUNCIL COMMENT**

Leeseberg said he is glad to see more faces at meeting; stay warm.

Kneeland said Groundhog Day Economic Forecast Breakfast will be held on Friday, January 31, 7:30 a.m., at the Creekside Conference and Event Center; because the City has eliminated the majority of funding for publicly sponsored events, the Gahanna CIC is hosting the event this year; this event is at no cost to the City; in order to reduce the overall cost of the event, the Gahanna CIC took the lead in securing an additional 16 sponsors; approximately 85% of the total event cost is being made up from sponsorship monies with the balance being paid by the CIC.

Angelou said yesterday was Martin Luther King celebration of his birth and life; she felt bad that there was no breakfast; she wanted to honor him; appreciates his work.

**O. ADJOURNMENT: 8:15 P.M. - Motion by Kneeland.**

*APPROVED by the City Council, this  
day of 2014.*

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**Kimberly McWilliams, CMC  
Clerk of Council**

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**Brian D. Larick**