



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Planning Commission Workshop

*Bobbie Burba
John Hicks
Joe Keehner
Jennifer Price
Donald R. Shepherd
Michael Suriano
Thomas J. Wester*

Kayla Holbrook, Deputy Clerk of Council

Wednesday, March 22, 2017

6:30 PM

City Hall

OPEN MEETING

Chair Burba called the meeting to order at 6:30 p.m.

Present 4 - Donald R. Shepherd, Bobbie Burba, Thomas J. Wester, and Joe Keehner

Absent 3 - Jennifer Tisone Price, John Hicks, and Michael Suriano

ITEM FROM THE PLANNING & DEVELOPMENT DEPARTMENT

1. Land Use Plan Discussion

Michael Blackford, Deputy Director of Planning and Development, said he wanted to informally discuss Land Use Plans; reviewed the project and the status of the plans; have reviewed 9 different documents between 2014 and 2016; GoForward Gahanna indicated the need for review and updating of plans; staff and City Council agreed to recommend the consolidation for one plan; one issue we are facing as a City is a property in Gahanna that is located within 5 different documents; if you are a land owner or developer, you need to look at 5 different plans; not an ideal situation; talk a lot about incentives and their importance; local incentives are the 8th most important factor of future developments; state tax structure is number 1; number 4 is ease of permitting; want to minimize these overlapping visions; they are competing; they all work in conjunction with each other; next steps are to prepare an RFP for a comprehensive land use plan; Keehner asked if there are any in the past; Blackford said not in Gahanna; strongly recommends having one document; can be chapters within that talks about different elements; we have money in the budget to hire a consultant; are there areas that this plan should cover; Shepherd asked what percentage in Gahanna is undeveloped; Blackford said maybe 200+/- acres; not completely sure; Shepherd said many of these plans were developed for land use plans;

Blackford said the 2002 Land Use Plan did not anticipate what could happen; only what is happening now; we do not have a lot of vacant land; will have a lot of redevelopment; Wester said would not want to have new development conflict; Blackford said code would have to be rewritten as well; that is the step after this; Wester asked if these are grandfathered in to any plan; Blackford said no; all plans do not cover the same topics; even the most recent plan cannot repeal another; if the same topics, can easily go with the newest document; said there are water and sewer agreements set that we cannot annex west of Gahanna; said annexation for Jefferson Township in certain areas is a possibility; Shepherd said when you come to Gahanna want to look at the best location and cheapest land; need to focus on those areas; the Buckle's Tract is prime area; Keehner said the Olde Gahanna Vision Plan talks about the small town herbal walkable neighborhood; sees it oozing down US-62 and along Granville and up Hamilton; major opportunity for a walkable downtown area; Blackford said can cover some of those topics; will have to have greater density than we are used to; the residential growth policy - taking data from Insight 2050 and the projections on the future population; have to review the makeup of future household types; said a small lot is very popular over the next 35 years; conventional will peak but decrease; businesses will only locate where the workforce wants to be today; millennials do not want conventional housing; likely to see condos develop over tiny house developments; said people likely to rent multi-family homes; said Gahanna is around 76% single-family; tells him that we will have to embrace multi-family if we want to be competitive in being a desirable place to live; Shepherd said struggles with residents coming out in opposition of that; Keehner said people just hear something and worry about property value; fearful of change; Burba said last year at the APA Annual Conference in Arizona, learned about tiny homes, can someone put that in the back yard today in Gahanna; Blackford said believes it would be a separate dwelling and may conflict with code; Shepherd said there is a demand for people to move their elderly parents into their backyard in a "granny-suite"; we have an older population in Gahanna; Blackford said hard to put multi-family next to single-family; Wester said Rose Run and developments in those areas, there have been no big single-family developments; Blackford said in order to do that, need at least 10 acres or so; have had people ask; said there are minimal single-family properties available in Gahanna; have to add value to the community to have the desire for multi-family; that is a big part of design and believes it will be addressed; may explore impact fees for schools; will need additional research; indication for more cohesive architecture standards; will always need to look at the economic impact; one great thing we have is a distinct industrial zone; likely won't recreate an annexation policy; have several coming along in the next year or so; Shepherd asked if the vision is to consolidate the land use plans and clean up code to

address development language issues; Blackford said the new plan will replace all existing plans; may extract some of the content; most important step of development in previous job was the land use plan; looked at the vision as a whole; what is appropriate for the city and what do we want to see happen in the different areas; important that we articulate that generally in a land use plan and then look at code; don't want to have a plan that says the area should be office and then a code that only allows other developments; Wester asked the format of the document; Blackford said these topics are just something that could be explored; Wester said each area should address a set list of topics; Blackford said we do not have a good future land use plan; developers get upset when they ask for something and we tell them no; want to have something to refer to and a vision for the city; if we don't want to see a certain type of facility or development, these changes will address that; Keehner said would want to look at existing opportunities for park land for example; Blackford said the plan should address that; will address areas that are currently developed and what they could be.

ADJOURNMENT

7:35 p.m.