



City of Gahanna

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Planning Commission Workshop

Wednesday, March 18, 2015

6:30 PM

City Hall

ROLL CALL/ADDITIONAL ATTENDEES

Michael Blackford, Deputy Director of Planning & Development, Rob Priestas, City Engineer, Kate Moehning, Gahanna Bicycle & Trail Advisory Committee Chair, Amelia Constanza and Kersten Carr, MORPC.

Present 7 - Joe Keehner, Jennifer Tisone Price, Donald R. Shepherd, David K. Andrews, Bobbie Burba, Kristin E. Rosan, and Thomas J. Wester

PRESENTATION

[2015-0068](#)

MORPC Presentation

Attachments: [insight2050_Gahanna Planning Commission](#)
[Complete Streets GAME - Gahanna](#)

MORPC insight2050

Michael Blackford, Deputy Director of Planning & Development, introduced Kersten Carr, MORPC.

Carr gave presentation on insight2050

- insight2050 is a collaborative initiative with public and private entities designed to help communities plan for development and growth in Central Ohio over the next 30 years;
- unprecedented future growth will be households without children which changes needs in communities;
- hired national planning firm to help create 4 scenarios of how we could grow as a region

Past Trends, Planned Future, Focused Growth and Maximum Infill;

- scenarios were compared to 8 metrics;
- full report on MORPC's website;
- developers are responding to report as very high level;
- working with executive committee to come up with phases
 - putting together peer comparisons, putting together more best practices, creating infill database;
- like to bring forward a local planning tool;
- more research is still needed related to demographic trends (work

readiness, waste management, etc.);
-research showed that Central Ohio is successful today.

Keehner brought up preservation for food producing land; also asked about local landfill bringing in trash from other areas.

Price said appreciate this study; just what Gahanna needs to be thinking about; are there projections that drill down into where the highest growth might be. Carr said we do have that. Moehning said it is on insight2050 website. Constanza said communities have their plans and their projections based off of that and historical trends.

Price asked for the existing residents who are lower users of alternative users of transportation; what might a solution be for a city like Gahanna; in terms of walkability and transportation, what do you envision. Carr said 2 answers to that; allow more mixed use development for shorter trips and really take a look at entire transportation system and how to create complete streets; COTA is doing a next generation plan right now; looking at new types of transportation forms: bike sharing, car sharing options.

Andrews said how are we going to create mixed income communities; developers typically come in and build all homes at similar price point. Carr said we did not get into that as part of the study; does need more research; maybe partner with Columbus Metropolitan Housing Authority.

Blackford addressed question about reserving so much land out of a development for affordable housing by saying it is not something we have encountered here in Gahanna; in northeast Florida, there were developments where it was a requirement to set aside certain portions of land for workforce housing. Price said in California there are mixed housing types as all part of one community that feeds into one school; single family houses, townhomes and brownstones; can envision something like that being more palatable here in Gahanna; would love to see a developer come in with that sort of project. Carr said be prepared for more neighborhood push back because apartments have such a negative connotation.

Price brought up the struggle with Ohio's municipal funding structure in relation to income tax and an aging population. Carr said we are talking to state legislators about this report; our consultants were completely overwhelmed when reviewing the income tax structure.

Andrews said one good point about apartment complexes is they often are not kept up and there can be serious decline. Price asked if cities with stricter codes fair better in getting landlords to keep properties up.

Carr said we will look into that. Price asked do you think that will now be market demand; that would be helpful to know. Moehning suggested National Association of Realtors. Keehner said seems like these issues have a spiritual element and are cultural.

Andrews said why then do developers of senior housing keep building out next to nothing; not walkable. Rosan said neighbors complain about higher density; we've had several developments serving folks with disabilities where they're looking to serve a different component of our community where people came out in opposition; a lot of resistance in existing homeowners. Carr said that may be an opportunity for us to show best case scenarios and good examples; Westerville is doing a really comprehensive plan; did a lot of public input; maybe speak to them about that process; just make sure when you're putting it forward that it is really inclusive so that all people can be heard.

Complete Presentation is attached.

Complete Streets

MORPC Complete Streets

All attendees played a Complete Streets game improving different street scenarios.

Jayme Maxwell, CMC, Reporting