



CITY OF WORTHINGTON
Worthington City Council Minutes
January 2, 2018

6550 N. High Street
Worthington, Ohio
43085

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Tuesday, January 2, 2018, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 7:51 PM

ROLL CALL

Members Present: Rachael R. Dorothy, Douglas Foust, Beth Kowalczyk, Scott Myers, David Robinson, Douglas K. Smith, and Bonnie D. Michael

Member(s) Absent:

Also present: City Manager Matthew Greeson, Assistant City Manager Robyn Stewart, Director of Law Tom Lindsey, Director of Finance Scott Bartter, Director of Planning & Building Lee Brown, Director of Parks & Recreation Darren Hurley, Chief of Fire & EMS John Bailot, Chief of Police Jerry Strait, Clerk of Council D. Kay Thress

There were approximately six visitors present.

PLEDGE OF ALLEGIANCE

President Michael reported that the Pledge of Allegiance would not be repeated since it was recited during the Organizational Meeting.

APPROVAL OF THE MINUTES

- Joint Meeting – December 4, 2017
- Regular Meeting – December 4, 2017
- Committee of the Whole – December 11, 2017
- Regular Meeting – December 18, 2017

MOTION Ms. Kowalczyk moved to approve the aforementioned meeting minutes as presented. The motion was seconded by Ms. Dorothy.

The motion to approve the minutes as presented carried unanimously by a voice vote.

VISITOR COMMENTS

No visitor comments

NEW LEGISLATION TO BE INTRODUCED

Resolution No. 01-2018

Authorizing an Amendment to the Final Development Plan for 370 East Wilson Bridge Road and Authorizing Variances (Material Properties, LLC/Patrick J. O'Donovan).

Introduced by Mr. Myers.

MOTION

Mr. Smith made a motion to adopt Resolution No. 01-2018. The motion was seconded by Mr. Foust.

Mr. Greeson shared that certain commercial properties in the city of Worthington are subject to Development Plans. When there are changes requested to those plans they are first reviewed by the Municipal Planning Commission (MPC) who then makes a recommendation to the City Council. The City Council can approve those changes by resolution. Tonight we have a public hearing on Resolution No. 01-2018 that relates to 370 East Wilson Bridge Road. He asked Mr. Brown to provide an overview.

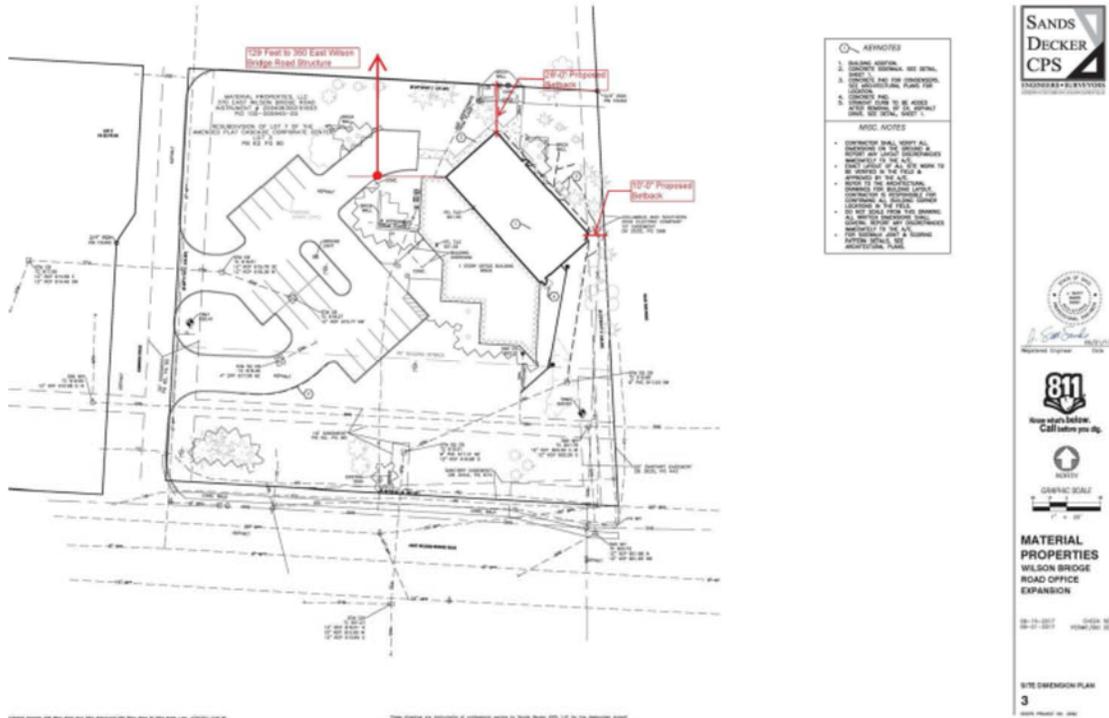
Mr. Brown reiterated that the Amendment to Development Plan is for the property at 370 East Wilson Bridge Road and outlined in red in the diagram below.



Mr. Brown stated that the original Development Plan was approved in the mid-1980s for 350 and 330 East Wilson Bridge Road. He clarified that when a property is subject to a Development Plan that includes variances, it first goes to the MPC prior to coming on to

City Council for approval. This structure was originally for a bank that included a drive-thru on the rear. The request is for two variances; a rear yard and side yard setback. The proposal is for the construction of a 3,300 square foot addition on the northeast side of the building. The code requires a 30 foot rear yard setback. The request is for 28 feet. The required side yard setback is 15 feet. Their proposal is 10 feet. So the variances are for 2' and 5' respectively. The property to the east is the existing railroad tracks.

The request went before the MPC on December 14th who did recommend approval on to City Council. Staff also recommends approval.



Mr. Brown added that two of the representatives are available to address questions.

Mr. Robinson asked the current use of the building and the motivation for the expansion.

Patrick O'Donovan, 657 Tim Tom Ave. Gahanna

Mr. O'Donovan reported being with Shirk & O'Donovan, the owners of the building. In January 2017 they created a plan to double the size of their company in five years. At that time they had ten people. They now have fourteen. They would like to stay in Worthington so the addition is needed to accommodate their growth.

When asked by Ms. Michael what type of business they do, Mr. O'Donovan replied that they are a structural engineering firm. They design the skeletons of buildings.

Ms. Dorothy congratulated Mr. O'Donovan for their growth and for wanting to stay in the city of Worthington. She has had the opportunity to work with his company several times and hopes to do so again.

Mr. Robinson commented that the addition is described as a single story. He asked if the height of the roof will be comparable and in line with the primary structure. Mr. O'Donovan explained that they are matching the entire building in terms of height, the finish on the back, windows, etc. The addition is primarily at the rear of the property and possibly not even visible from the street.

There being no additional comments, the motion to adopt Resolution No. 01-2018 carried unanimously by a voice vote.

Resolution No. 02-2018

Authorizing an Amendment to the Final Development Plan for 740-760 Lakeview Plaza Blvd. and Authorizing Variances (Joseph Fiala).

Introduced by Mr. Foust.

MOTION

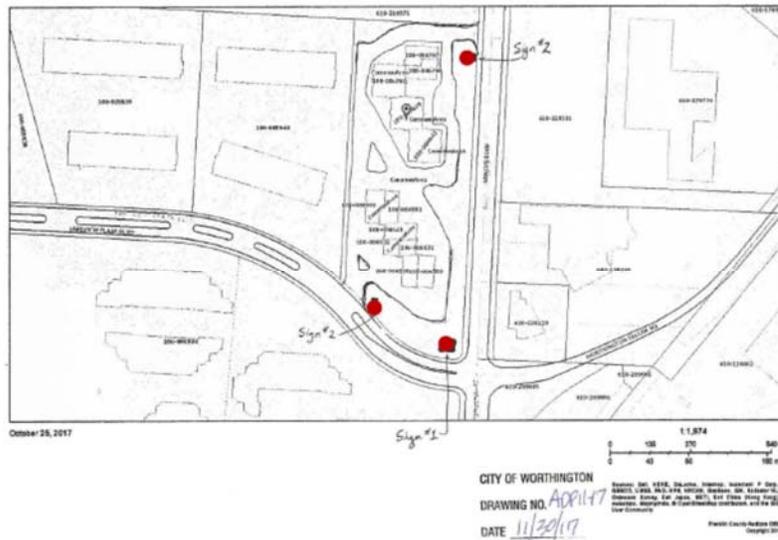
Mr. Robinson made a motion to adopt Resolution No. 02-2018. The motion was seconded by Ms. Kowalczyk.

Mr. Greeson reported this Amendment to Development Plan as being similar to the previous one. He asked Mr. Brown to provide the details.

Mr. Brown reported the request is for directional signage at 740-760 Lakeview Plaza Blvd. The property is about 5 ½ acres in size and sits at the corner of Lakeview Plaza Blvd. and Sancus. There are two buildings with four condos in the northern building and three in the southern building as shown below.



The request is for three signs as identified below.



The main sign, Sign #1, is for an “L” shaped design 48” wide by 36” tall and will reference the address for the buildings. The two directional signs are for the entrances into the site (one at Lakeview Plaza and one at Sancus). They are proposed to be 36” wide by 24” tall. Code has a maximum height of 24” and permits directional signage to be 20 square feet. Therefore request exceeds directional signage permitted by code.



The application went before the MPC at the same December 14th meeting and was recommended for approval on to City Council. Staff also recommends approval.

There being no additional comments, the motion to adopt Resolution No. 02-2018 carried unanimously by a voice vote.

Ordinance No. 01-2018

An Ordinance to Revise the Codified Ordinances by Adopting Current Replacement Pages.

Introduced by Ms. Dorothy.

Ordinance No. 02-2018

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from I-1, Restricted Industrial Research and Offices to PUD, Planned Use District and Authorizing Variances (800 Proprietors Road).

Introduced by Mr. Myers.

The Clerk was instructed to give notice of a public hearing on said ordinance(s) in accordance with the provisions of the City Charter unless otherwise directed.

REPORTS OF CITY OFFICIALS

Policy Item(s)

- TREX Request – SRI Ganesh LLC

Mr. Greeson explained “TREX” for members benefit. He then invited David McCorkle to provide the details.

Mr. McCorkle reported this request is to TREX in multiple liquor permits (D1, D2, D3, and D6) to SRI Ganesh LLC. This is for Everest Cuisine who recently opened in the former Taste of Vietnam location. Staff has been interacting with their attorney on this request. There are multiple owners/proprietors involved who have stakes in other businesses. This is the first location for Everest Cuisine which serves Nepali, Indian and Tibetan food. They have been open for a little while. The total project investment in the space is between \$100,000 and \$200,000. The plan is for approximately 15 new full-time equivalent jobs that will generate \$12,000 to \$13,000 to the City in income tax revenue with \$500,000 in payroll. There will also be some additional property taxes as well as sales tax that would go to the county as a result of this project.

When asked by Mr. Robinson where the permits are being transferred from, Mr. McCorkle replied that the current proprietor is Garcon Inc., which is located in Hamilton County. When asked by Mr. Robinson if Garcon would be losing their permit, Mr. McCorkle replied yes. He added that the Taste of Vietnam permit was not available because it was tied up with some tax issues.

When asked by Ms. Dorothy if we have an entertainment district in the downtown, Mr. McCorkle replied no. The mall has one but downtown does not.

Ms. Michael reported having lunch there today and she thought it was very good. Mr. Robinson agreed. Mr. McCorkle added that the Yelp reviews have also been very good.

MOTION

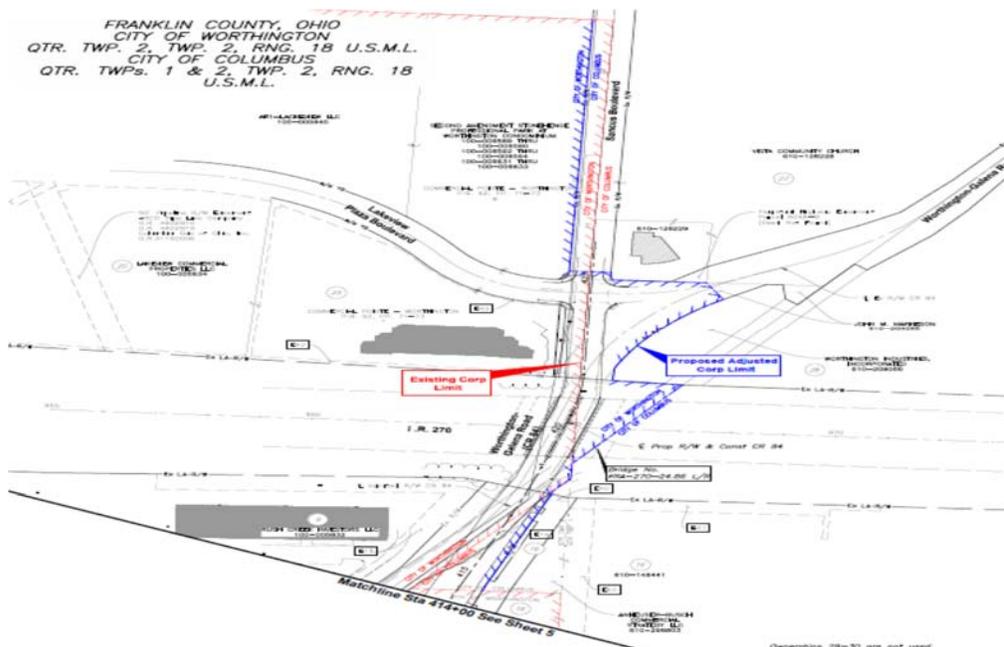
Mr. Smith made a motion to endorse and acknowledge this transfer as an economic development project. The motion was seconded by Mr. Foust.

The motion carried unanimously by a voice vote.

- Letter of Agreement – City of Columbus – Northeast Gateway

Mr. Greeson commented that we are currently engaged in the planning and design of one of the City of Worthington’s largest transportation projects in many years. One of the issues we would like to resolve with the city of Columbus is to clean up the boundaries in the Northeast gateway project area. Since Mr. Whited is unavailable, Ms. Stewart will provide the details.

Ms. Stewart agreed that this agreement relates to the Huntley, Worthington-Galena, and East Wilson Bridge Roads area. We are currently in the design phase for reconstructing this intersection that will be split into two intersections. With the existing roadway alignment, north of that intersection the city boundaries between Worthington and the city of Columbus run right down the middle and do so moving up into Sancus and the Lakeview Plaza area. This project will realign that intersection east of its current location which will result in an odd jurisdictional boundary (driving in and out of Worthington and Columbus as you drive along the road). The desire is to clean it up so it is clear who has responsibility, whether it is police response for an accident or whether maintenance of the roadway. Staff has been in discussions with city of Columbus staff and together have drafted a letter of agreement that explains who has responsibility for which portion of roadway. The proposal is that the intersection at Lakeview Plaza and going south would be in the city of Worthington with the roadway north of the Lakeview Plaza intersection being within the city of Columbus. The red line on the diagram below shows the existing city boundary and the blue shows where and how the boundaries will change.



Ms. Stewart stated that ultimately there will need to be a process to transfer the boundary between the city of Columbus and city of Worthington. It is a fairly lengthy process that will require legislation in the future but in the interest of keeping the process moving we wanted to execute this letter of agreement. With the boundary change the entire northeast gateway project will be within the city of Worthington. The agreement makes it clear that the city of Worthington will be executing those portions of the project whether they relate to right-of-way acquisition or review of plans. We will work with ODOT to execute the requirements for the federal funding that is in this project. So those are the various items are laid out in the letter of agreement. Staff is seeking a motion authorizing the City Manager to sign that letter.

When asked by Ms. Dorothy how much area Worthington and Columbus will get with the change, Ms. Stewart replied that she doesn't know off of the top of her head but will get her the information. Ms. Dorothy shared that she is ultimately wanting to know about our liability. She asked if it will be the same or greater because of the maintenance of the roadway. Ms. Stewart replied that she doesn't know. She invited Mr. Lindsey to comment.

Mr. Lindsey reported that a legal description is not yet available. This agreement really just defines the format by which the city of Columbus and the city of Worthington will move forward with this. A key component of why this is being done on the front end is so that the actual plans for the project will not require Columbus approval. They will only need to be approved through the city's approval process. If Mr. Whited would have been here he would have complimented him on that approach. The actual boundary adjustment legislation will however go before both Columbus and Worthington City Councils.

Mr. Lindsey added that the responsibility for the work, we are maintaining those portions of the roadway that become Worthington. It is a benefit for both police and fire to know a particular jurisdiction when an accident occurs. He doesn't see it as a change in our true liability so he doesn't see that as a problem. We will get the additional information as to the actual area being transferred once we have legal descriptions for the actual boundary adjustment process.

Mr. Greeson shared that short term it will be very beneficial to not have to go through dual review processes. It will save time and money and provide certain deed to us that we can accomplish the goals and objectives of our project. This change will reduce service delivery confusion for the long term. The other benefit is that we will be in control of a major gateway entrance into our community when you look at the Lakeview Plaza/Sancus intersection. He thinks the area of pavement is roughly comparable for both communities. The primary item we are taking on is the infrastructure. Signal technology will be updated with the project. We will also pick up the enforcement responsibilities and report writing for accidents that occur in the intersection that we currently do not have.

Mr. Foust stated that Mr. Greeson has called out what is probably the most striking thing on this chart to him and that is the red line down the middle of Sancus has now been moved to the side. He is curious as to how common this split down the road is around the city. He asked if there is a movement towards trying to reduce that shared and move toward a

clear responsible party. Mr. Greeson replied that the jurisdiction down the middle of the road is less common than the jurisdiction down the middle of the building. UDF, Sharon Square, the DMI building, and Huntley Square where the Monkey Bar is all have a jurisdictional boundary down a building. So we have to enter into service sharing and development review agreements to make sure that there are not service delivery problems in each of those instances.

Ms. Michael shared that this is a wonderful project that requires a huge coordination of Columbus, Worthington, MORPC and others to work together to find a reasonable, working solution for this intersection. It has been about fifteen years in the making.

Mr. Greeson pointed out that there are some odd shaped blue lines in there because what is currently road right-of-way as opposed to private parcels. Road right-of-way should go with the jurisdiction.

Ms. Kowalczyk asked if the cost of any litigation related to right-of-way acquisition is already accounted for in the budget. Ms. Stewart confirmed that there is an allocation in the project budget for right-of-way acquisition processes.

Ms. Michael recalls that we will be working with ODOT on those land acquisitions. Ms. Stewart agreed that ODOT will be involved as we have federal funds in this project that include the acquisition phase. We must follow the federal process and ODOT is more familiar with that process than we are.

MOTION Ms. Kowalczyk made a motion authorizing the City Manager to sign the letter of agreement with the City of Columbus. The motion was seconded by Ms. Dorothy.

The motion carried unanimously by a voice vote.

Information Item(s)

Mr. Greeson congratulated the new council members and the re-elected council members. He thanked new members for the time they have already invested in an extensive orientation process. We appreciate your commitment even before you were sworn in. We look forward to servicing you.

REPORT OF COUNCIL MEMBERS

Ms. Kowalczyk thanked everyone for the warm welcome. She is looking forward to continuing her journey to learning everything about City Council and the City. She is grateful for this opportunity to serve the citizens of Worthington.

Ms. Michael noted that with the addition of Ms. Kowalczyk history has been made. This is the first time three women have served on City Council at the same time.

Ms. Dorothy thanked everyone who works for the City because they have been doing a great job keeping us safe on the roads. She noted there being a number of car thefts recently and potential break-ins but the Police Chief and his staff have been working with all of the neighbors to make everyone feel safer and to make Worthington a great community to live in.

Mr. Myers commented that he put a document at everyone's place tonight. It is a project that he and Mr. Foust have been working on for a couple of weeks to try to draft some language to sort of solidify something members have been talking about for six to eight weeks. Members have had discussions that our comprehensive plan is approaching thirteen years old and maybe it is time to take a look at it again. Since it is a collection of input, he thinks the easiest way to do this is to just read what they have come up with into the record and then he will make a motion with part of it.

Mr. Myers read the following:

One primary function of any city council is to articulate a vision for the future of the city. One way this can be accomplished is through a community planning process culminating in long range planning documents. Worthington's current vision is set forth in the Comprehensive Plan & 2005 Strategic Plan for Worthington. As the title suggests, the plan was adopted in 2005 and amended in 2014. Much has changed in Worthington since 2005. For example, the Comprehensive Plan notes that Worthington derived 64% of its revenue from municipal income taxes in 2004, in 2017 that number was closer to 74%. Market conditions have changed. City demographics have evolved and resident viewpoints have been expressed. It would appear that the 2005 Comprehensive Plan is at or near the end of its useful life;

In order to reflect the changes to our city and effectively communicate the community's vision for the future of Worthington;

I WOULD MOVE:

That Council directs staff to prepare a proposal to create a method whereby the city and community may engage in a process to develop a renewed vision for the future of Worthington for presentation to Council for adoption.

The proposal should include, at a minimum;

A methodology for allowing maximum inclusion of all interested citizens,

A plan for including stakeholders, including but not limited to, concerned citizens groups, the library, the school district and the business community,

An opinion on whether consultants should be employed including the areas of expertise of the consultants,

A plan for the communication of the process and how the public will be informed of the progress of the work,

The process should include an educational component that can inform participants and the public generally on topics such as; new urbanism, the legal effect of a comprehensive plan, land use policy and law, city revenue sources and how development impacts city revenue, and other areas deemed appropriate,

A statement of goals to be accomplished, which may include the amendment, alteration or rewrite of Worthington's Comprehensive Plan and related planning documents, and

A timeline for implementation of recommendations.

Council anticipates that a proposal will be submitted to Council for approval by Council's first meeting in March 2018 with an anticipated commencement of the process by the end of June 2018.

Mr. Myers stated that he understands this is a very aggressive time table and that his intention was that we move this process with haste.

Ms. Michael acknowledged Mr. Myers motion. The motion was seconded by Mr. Robinson.

Mr. Smith shared that he likes this idea. But one thing that he has kind of been promoting over the last few months and is now becoming clearer in this document is that in 2004 and 2005 YouTube and Facebook did not exist. So keep in mind that those types of media are out there. When putting together a proposal also keep in mind our City's demographics. A majority of people do not use those types of media. Nothing beats a good old fashion door to door campaign.

Mr. Foust thanked Mr. Myers for capturing the thoughts of what he thinks were several people in this well-crafted language. He appreciates his work.

Ms. Michael also offered her thanks. Mr. Myers stated that it was his intention to create a visioning process, much like they did with Worthington360. It is much bigger than just creating a new Comprehensive Plan or planning documents. That may or may not be one of the end goals of this but he thinks it is important. We are sort of at a crossroads at a critical time in the community where we need to get people with diverse views to the table and see if we can reach some consensus on a vision of where we want to go.

Ms. Kowalczyk also liked the narrative. She offered the idea of looking at Worthington as a livable community for all ages and looking at our vision and planning through the lens of an age friendly community. If possible, she would like that thought to be included in the proposal.

