



West Scioto Area Commission

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Thursday, July 21, 2022

7:00 P.M.

Columbus Metropolitan Library

Hilltop Branch

511 S. Hague Ave.

Columbus, OH 43204

Regular Meeting Minutes

Call to Order

The meeting was called to order at 7:03 P.M. by the Chair, Commissioner McKinley.

Roll Call

Present: Chair Kristen McKinley, Treasurer Rita Cabral, Leyila Cabus, Larry Weber, Eli Bohnert, Eric Russell, Jeremy Thomas

Approval of Previous Minutes

The Chair called for a motion to approve the June 16, 2022 minutes. Commissioner Bohnert moved to approve. Commissioner Russell seconded. Motion carried.

City of Columbus Reports

Division of Police Liaison

Officer Tom Paulus provided updates on issues of concern in the West Scioto area. Residents in one neighborhood noted that an excessive number of cars are parked outside a home where food is being served on Fridays through Sundays. This will be investigated for code violations.

Homeless camps continue to be a concern. They are growing in number in the Hilliard-Rome Road/Nike area. The homeless are harassing customers in business parking lots where car thefts are also occurring. Officer Paulus found employment for one of the camp residents, but he failed to appear at the job site. Increased drug use drives much of the crime.

National Night Out is August 2, 2022 from 5-8 P.M. Officers will attend to meet residents.

Department of Neighborhoods Liaison

Rebecca Deeds

- Area commission training will resume in September.
- Liaison Deeds will attend the West Scioto National Night Out on August 2nd.

Columbus City Council, Division of Community Engagement Legislative Advisor

Averi Townsend was not in attendance.

Zoning Committee Report

Zoning Chair, Commissioner Endicott

Commissioner Endicott, absent from tonight's meeting, provided the following written summary:

"There are no zoning applications for this month. Zoning updates:

The committee met on July 6th. We began with a brief discussion on Z&V Committee roles and processes addressing 3 items:

- The Committee routinely receives inquiries on items such as a need for sidewalks, public transportation, traffic lights, and many other things. The Committee simply doesn't not continually have agenda time to discuss these important topics. We must spend our committee meeting time on current and prior applications (insofar as receiving progress updates and/or addressing non-compliance)
- We also reconfirmed the Committee's current members: Myself (Chair), Rita (vicechair), Leyila (secretary), Larry, Eli, and Vance [6 total]. The quorum requirement is 4 of these 6. Per WSAC Bylaws - Article VII (b) - the Commission Chair is a non-voting ex-officio member and does not count toward or against quorum.

- Finally we discussed processes for submitting Commission recommendations. Dating back to Chair Dyszel, there has routinely been issues with the Recommendation forms being forwarded to the City. To that regard, the Z&V committee passed a motion in the spring of 2017 to require the Commission Chair to submit to the City with the Zoning Chair copied within 72 hours of the WSAC General Meeting. The Committee agrees that our full Commission should reconsider how recommendation forms are completed and submitted. This should be an agenda item for the August general meeting.

For applications:

- Z22-022 w/ CV 22-029 (3670 Trabue): Applicant is still pending recommendations from the City on traffic improvements and did not seek a vote. Applicant hired an arborist who completed a tree study. Based on recommendations, a small number of the current trees (the healthy ones) will be preserved and new trees added. In total, there will be more trees on the parcels in the end as removed trees will be replaced and additional trees added spread throughout the development. Remaining concerns regard building height (4 stories with one portion of one building at 5

stories), number of units, and mix of affordable housing units. Developer is considering reducing the total number of units by reducing the number of studio and 1-BR apts and replacing with larger units. Applicant did not set a timetable to return to the Committee.

- Z22-038 w/ CV22-053 (2474 McKinley): This is the West Bend project from Thrive at McKinley & Trabue. Developer presented an update on potential plans, but a lot of specifics remain to-be-determined. At this stage in their process, the Committee did not raise any significant concerns. The development will have a significant number of dwelling units, one building for office space, coffee shop, fitness, and recreation. Applicant did not set a timetable to return to the Committee however they are hoping for a recommendation and be through the rezoning process (Development Commission and City Council) by the end of this year.

NEXT MEETING: Wednesday, August 3rd at West Side Pride Center. The meeting rooms at Hilltop Library appear to be blocked off on our meeting date - or they were all already reserved, which seems unlikely. The Tremont Library theatre in Upper Arlington is already booked and it seems like UA libraries are closing at 7pm. So we'll be back at the Pride Center in August.

DEMOLITION PERMIT - The following application for a demolition permit was received 7/14/2022.

Address: 3432 TRABUE RD
Application #: DEMO2228539

The 60-day waiting period will expire on 9/13/2022.

RIGHT OF WAY SALE

Request from Charles Campisano, applicant, regarding the possible sale of a portion of right-of way adjacent to property at the below noted location. I have included attachments indicating the area we are asking you to consider. The total area is 42,180+/- sq. ft. and the location and intended use for the portion of right-of-way are as follows:

1. McKinley Ave – Right-of-way area is unimproved and runs north/south directionally for 856+/- feet. The width of the requested portion is 82+/- feet at its widest point. It is adjacent to the parcel at and near to 2610 McKinley Ave (PID 010-146253, 010-146234, and 010-200913). All measurements are approximate and is subject to a survey provided by the applicant.
2. Mr. Campisano has stated that the intended use for the right-of-way is to allow incorporation of the right-of-way with the adjacent parcels to be used in a future project.

Comments should be returned by August 2nd, 2022, close of business (COB). Please be advised that if your response is not received within the allotted time frame, that will be considered as your approval of the request.”

In reviewing the zoning committee summary, the commissioners questioned what was being planned for the property at 3432 Trabue Rd. after the demolition. According to Liaison Deeds, the property was zoned residential/rural in 2008.

Chair McKinley stated that, following significant damage by an automobile, the structure on the property at 3432 Trabue Rd. was unsound. Chair McKinley asked for objections to the demolition permit for this property. There were no objections.

Commissioner Russell asked what the purpose was for the Right of Way sale by Charles Campisano on McKinley Ave. and moved to convey this question to the city and/or Thrive. As the comment period ends before the next WSAC meeting, Chair McKinley stated she would communicate this question to city officials via email, circulate their official response to the commissioners, and relay the commissioners' comments back to the city officials. The motion was seconded by Commissioner Weber. There were no objections.

Treasurer's Report

Treasurer, Commissioner Cabral

Balance June 16, 2022	\$ 141.82
Income:	
Micro Center – returned recorder pouch 7-11-22	22.39
City of Columbus 7-12-22	2500.00
Expenses:	
Constant Contact email service 7-12-22	20.00
Vistaprint Bus. Cards L. Cabus 7-14-22	36.43
Bank Balance July, 21, 2022	\$2607.78

A future expenditure will be the T-shirts when they arrive in the next week.

Committee Reports

Nominations Committee

Chair, Commissioner Russell

Commissioner Russell had nothing to report. The nominations committee continues to look for referrals for the student position and may reach out to schools for interested students.

Communication Committee

Chair, Commissioner Cabral

Commissioner Cabral reported the June 21st meeting at Scioto Woods Park was attended by four people. She shared with them the date for the National Night Out (August 2nd) that will be attended by city and police representatives. Music and a food truck will be provided. The August 2nd Night Out will also constitute the August Communications Committee meeting.

Planning Committee

Chair, Commissioner Weber

Commissioner Weber announced that Vance Cerasini volunteered to be a member of the planning committee. Commissioner Cabus moved to make Vance Cerasini a member of the planning committee. The motion was seconded and approved unanimously.

Items that need addressing in the area such as sidewalks and crosswalks are to be advanced to the city per Chair McKinley.

The planning committee is looking at areas under pressure including the need for commercial establishments. West Scioto is a food desert. To be proactive, the commission should tell the city what we think would be appropriate for development. Trabue Road east of Wilson Road has a lot of possibilities. Fourteen acres is large enough for a grocery. Commissioner Weber will draft language to send to the city for the next meeting.

It was decided that the original layout for the notification signage was difficult to read. New language was proposed that included a QR code on the signs to link to the WSAC website. The signs are to be professional, clear, and easy to read. Commissioner Weber shared an example of the signage with the new layout. Discussion led to changing the word Attention as the top line to Notice from West Scioto Area Commission. Commissioner Weber moved to accept this language. Commissioner Russell seconded. The motion carried.

New Business

Commissioner Bohnert proposed the purchase of area Welcome signs that cost \$1,200 each. The City of Columbus will assist with the design and Commissioner Cabral stated that the cost is worked into the budget.

- Commissioner Bohnert had researched five locations where the signs would have the greatest visibility: Trabue @ Riverside, 5th @ Dublin Road, Fishinger @ Riverside, Roberts @ the Railyard, and Cemetery @ Truman.
- Commissioner Cabus moved to approve the allocation of \$1,200 for a West Scioto Area Commission Welcome sign at a location to be determined later. Chair McKinley called for a vote. The motion was unanimously approved.

- Commissioner Bohnert will send out a survey to the commissioners for input on which location will receive the first Welcome sign.

There has been discussion on social media concerning the Extended Stay hotel being proposed for Mill Run. Some posts on social media indicated that West Scioto Area Commission had voted to approve its development, but the proposal has not come before WSAC.

- Liaison Deeds reported that there is a site plan and a pending application for the Extended Stay and, while there will be more weigh in, WSAC will not receive anything unless there are variances that need to be addressed.
- Otherwise, WSAC will receive just the demolition plan for the structure that is already there.
- Commissioner Endicott has written language to give public notice that WSAC has not voted on the Extended Stay development. He included the contact email addresses for three of twelve city departments involved in the approval of the application.

Chair McKinley called for a motion to extend the meeting by 15 minutes. Commissioner Bohnert moved to extend the meeting by 15 minutes. Commissioner Cabus seconded and the motion passed.

- Chair McKinley called for a motion to generate a public posting that included the additional City of Columbus staff email addresses involved in the approval of the Extended Stay development application.
- Commissioner Cabral moved to post Commissioner Endicott's statement with the additional listings of city staff and a link to the PDF entitled "Site Engineering Comment Letter." Commissioner Bohnert seconded. The motion carried unanimously.

A motion was made by Commissioner Russell to adjourn and seconded by Commissioner Cabus. Motion approved.

Respectfully submitted,
Carol Mischnick, Recorder

(DRAFT FOR APPROVAL)

