

WEST SCIOTO AREA COMMISSION

Thursday, March 18, 2021 – 7:00 p.m.

Via WebEx

Meeting Minutes

Meeting called to order.

Roll Call: Commissioners Present: Chair McKinley, Commissioners Endicott, Leppert, Cabral, Cabus, and Weber.

Chair McKinley: Asked for motion to approve prior meeting minutes for February. Motions made by Cabral and Weber. Commissioner Endicott abstaining from vote. Motion carried to approve prior meeting minutes.

Officer Paulus: Close to you, we had a problem over at quarry market. Made a 311 complaint. Someone was camping out at 5th and McKinley at Quarry Market with camper and generator. Owner did not grant him permission. Guy got crazy and out of control, came back with gun and took shots at tow truck driver. Was in stolen vehicle. Shot 3 tires out and swung tow hook at driver. Guy avoided police for several days. Someone was sleeping in van and was same guy, did not want to cooperate, fight ensued and he was arrested. So, anytime make 311 call, give as much information as possible so CPD knows what they are dealing with. Trying to get some more information on background information on the guy. Commissioner Cabral: does this person have a permanent address by any chance? Officer Paulus: Not that they know of, at one time in Hilltop area, unknown why he set up camp. Owner tried to make contact with him, but guy would not answer. He had taken ownership of north end of this parking lot. He was driving around in a stolen pick-up truck, tow truck driver called for back-up. Nobody was hurt, but people were there and there were 8-10 shell casings that the guy had fired. Chair McKinley asked if guy was the registered owner of the gun. Officer Paulus has not heard back from detective. Nothing made aware of in your particular area. No other questions.

City Liaison Rebecca: Two part training scheduled on Saturday from 9-12. Refresher on City Departments. Next Area Commission training is Wednesday, April 7, 2021 from 6-8:30 p.m. Training will include different city departments speaking on the function of the departments. Budget will be discussed later.

Stanley Gates – new temporary Director for Community Engagement for Columbus City Council taking over for Erin Gibbons. Can be reached by email at segates@columbus.gov or 614/645-3566. Budget going to be reaching to zoning chair to talk about a Capital Budget. The capital budget last year was disrupted by Covid and passed limited budget late last year. Hoping we can return to the normal process this year. Going to talk about if there is any revisions or updates from last year and will schedule meetings in the next week or so with everyone.

Director Carla Williams-Scott – Director of Department of Neighborhoods. Thank you to all the area commissions. We appreciate you and the work you are all doing. Will be around if have any questions later.

Zach Gwin present from the City Attorney's office to observe and answer any questions.

Chair McKinley – thank you for being here and thank you to Rebecca and for the support. Next item on agenda is Treasurer’s report. Treasurer Cabral reported expenditure for the month in the amount of \$20 for the email website, leaving a balance of \$3,353.64. Motion made by Commissioner Endicott and seconded by Commissioner Cabus. Motion carried.

Commissioner Endicott – Zoning Committee. Applicant Kilcullen Road – Mr. Davis present by call-in. Applicant was cited by Code Enforcement 332105 for vision clearance of his fence. Several commissioners drove by property. Mr. Davis at 2971 Kilcullen Drive, Columbus, OH 43221 reported that he bought the house in June 2003, married with children and dog. Bought house because of the fence, area away from street, swimming pools, trampolines, landscaped both outside and inside fence. If take fence down, property value will decrease significantly. Request to help him keep fence. The code that is in question is a vision clearance. No questions for Mr. Davis. A Motion to make recommendation was made by Commissioners Cabral and Leppert to approve this applicant. Motion passed unanimously. Motion carried. Commissioner McKinley will send recommendation into the BZA. Mr. Davis should hear from BZA. City Liaison Rebecca will follow-up with Mr. Davis.

Commissioner Endicott: Next applicant is for Z21-006, 4398 Trabue Road. Applicant is seeking a rezoning from R1 residential to LC2 district. Non-destructive testing site. The use of the space will be a very small number of people (believe less than 50 for meeting spaces, classes and testing). Jill Tangeman shared screen to discuss 4398 Trabue along southern border and Arlingate. Joined by Tim Jones who is representative of the applicant - Association of Non-destructive testing (ASNT). Organization is already located at this property and they are acquiring the property for a small building (will show the site plans) as they need less office space and more educational and class space and plan to lease out the building that exists in the front. First two slides were conceptual site plans. Build new facility for the organization, few offices and some classrooms for their certification program. All access would come off Arlingate through private drive. No access off Trabue. Next slide is site plan that was refined. No intent to build on the balance of the land, but do ask to have the ability to do so if they expand. Moved building and parking back on Trabue to 100 feet since no access from Trabue and will preserve trees. If ever build, that expansion would be kept to center of property and leave Trabue alone. Next building elevation: lot of windows, materials, and such are still under review. Tim Jones: We are looking to downsize. Have about 40 staff. Most staff working from home, only exception is one individual for shipping and handling. Post-pandemic going to continue to work remotely, only about 8-10 offices in new facility. Have international membership of over 13,000 people. Provide certification services and we train to be expert and once reached that level, can teach others (conferencing, qualifications, and certification activities). What they expect to see happen is to see people from around world come and refresh their expertise. Visitors come in to learn techniques and ultrasonic and radiography techniques and become re-certified. Intend to lease the facility on Arlingate, no intention to ever sell it, see it as asset. In future, always chance to expand but no time soon. Endicott questioned: Dispatch called and said upwards of 20% office space is vacant. Concern to lease 17,500 sq. ft. building if already a lot of vacant space. Currently working with Lee & Associates and they provide them status updates weekly. Have had one prospective tenant go through the facility. Next week have another prospective tenant who would like to tour the facility. They are a software maker for construction. They need a bigger building to operate. Kind of unique in this spot as most of the offices in the area are not like their facility and makes their facility a little more attractive. A Motion to make recommendation was made by Commissioners Endicott and Leppert to approve application. Motion carried unanimously.

Commissioner Endicott: 2290 McKinley Avenue. The gist of the application is that code currently allows 10ft maximum height of gravel and they want to extend to 30ft. Still negotiating with the applicant and he tabled application and will return to us in May. Next meeting is Wednesday, March 31. Have 4

applications tied to one project. Two different addresses: 2400 Old Dublin Road specifically tied to council variance 19-203 approved by Council in late Summer/early Fall of 2019 for Quarry Trails. Zoning Application is Z21-011 and wants to permanently rezone from manufacturing to R3, AR3 and CPD districts. Council Variance is 21-016 with a wide variety of variances tied to the different sub-areas. A,B,C,E and F. D is on the other applications which is 313 Trabue Road, variance Z21-017 and rezones from manufacturing AR1 And CV21-020 addresses sub-area D for the Quarry Trails. The big picture there is they want to allow for three (3) 6-story buildings. I would ask you to look at these applications. Endicott received copies of these applications and reviewed. Does anyone want copies? Commissioner Weber would like to see it. City Liaison said they can help. Thick booklet/document was sent by email and mail by Tierica. Liaison Rebecca: If you want physical copy, please send an email and let know you want copy and confirm preferred mailing address to send to and she will follow-up with Tierica. Commissioner Endicott: we meet in 12 days. Chair McKinley: if you want before meeting, let's get in front of that now so we don't have commissioners for the full area commission meeting. Carla Williams-Scott added if it is emailed to them, they may be able to assist so Jamie might be able to assist. Would prefer to have help of zoning, but could talk to Rebecca off line. Rebecca greatly appreciated offer and will see if feasible to go through zoning. Just request the "Quarry trails Packet" and Commissioner Endicott will define to Rebecca what the packet is.

Commissioner Endicott: Next order of business is the Renner/Trabue corridor traffic study. Mike and vendor of study went over power point, minor changes, nothing major. Bulk of the meeting is the next step, looking at doing public survey focusing on what are the issues: mobility, bikes, pedestrians, public transportation, encompassing all of mobility and thinking of targeted intersections: Renner and Rome-Hilliard, Hague and Trabue, and Riverside and Trabue; sidewalks or the lack thereof through the corridor which has been a burning issue for quite some time; and a desire to make sure the arteries are included in addition to the actual corridors. They need sidewalks, they need public transportation. So, next step is they are working on this survey and hopefully will launch second half of April and we will have more time to talk about this before it goes public. Also discussed whether to form sub-committee to track the projects from the traffic study through projects that are initiated as a result of the traffic study. Starting to talk loosely whether that is worth it.

Chair McKinley: That is all for zoning. Move on to Nomination Committee. Commissioner Russell did not give any indication there was anything new to report when he informed me that he was tied upon a work project.

Commissioner Cabral - Communications: Sent out minutes for communications meeting. Reminder: there is a list of minutes that are missing so they are missing on website. Still need on website the election and appointment info. That is one of the last major things to update on the new website and now have information on the student handbook. Going to update the student handbook and post that on the website. Some of this info is going to be a lot easier to access instead of using google drive on email. Do need updated copy of the bylaws, the old bylaws are listed so that is lacking. Started working on the City's webpage through Wordpress and had some good discussion over that. This upcoming month will be doing a great deal of work on that. The mobility study from yesterday, the updated copy that Michael sent us, was one page longer and that has been posted in the new section and should be posted in zoning area also. Chair McKinley agrees that would be good to do that. Send Commissioner Cabral email for ideas, questions, etc. Next meeting is April 20.

Chair McKinley – David Hooie has joined. Thank you for joining us. David Hooie: Nothing to report, just on for the budget portion.

Commissioner Weber - Planning: There will be no meeting in March. April will be really the beginning of the desegregation of the land use planning process where we have assigned sub zones and that is a big task in preparation for our sometime upcoming land use planning process. End of report.

Chair McKinley: New Business is open discussion for suggestions on budget for next year. Chair McKinley reported no meeting space this year, incurring some expense to compensate for meeting minutes taker into new fiscal year. City Liaison Rebecca shared document for budget summary from last year MOA. Chair McKinley and Commissioner Cabral will complete on where the money goes. As of last year, most fell under consumable supplies like printing, office supplies, copying, maps for planning. No banking fees listed last year, anticipate there will likely not be travel expenses at this time. Space and rental space is hard to determine right now, administrative special for minute taker. Chair McKinley can shift resources and can update MOA in budget. For 2021-2022 fiscal year, it will return to \$2,500 for this coming fiscal year. Commissioner Cabral: Question in regard to budget as to how it is going to work at the end of the period. 1) We have an automatic payment to our email service/website that is only \$20 a month, but if our funds are drawn down to nothing and it is during the period, that fee is automatically deducted and puts us in a spot; 2) the minute taker – assistant secretary, Jennifer - will be paid on a monthly basis?; and 3) Mailbox expenses. Discussion had that we have not been able to spend the money this year. Could we take funds to use in another manner for the neighborhoods department, but keep it there and have a plan that it is designated in the future. Director Williams-Scott reported it is per City Code from the City Auditor that they have to zero down their budget. Carla Williams-Scott to David Hooie – can't we leave a small amount for those recurring fees they will have. David Hooie: Yes, Fiscal Director leaves \$300 in their account. Commissioner Cabral: With such a sizeable amount left, make suggestion it goes to mobility survey? Chair McKinley: use for training? Commissioner Endicott: thinking forward to a time where we are somewhat back to normal. At the county, the governor's order allows meetings to take place remotely. I think the governor's order will expire sometime the beginning of summer. City Liaison Rebecca stated it is expected to expire July 1. Commissioner Endicott: need to look at space if we could rent meeting space using funds from this year as in pay the rental fees now applying that towards next year. No public library or school in our area to use. New areas are expensive. Carla Williams-Scott: can certainly do that. The other thing you may want to consider is that if you are going to meet in person, you may want to have PPE, sanitizers, and masks. You can use funds for that. Governor's order will override Mayor's order. 50 cases per 100,000 before he would lift all orders and last we were at 176 per 100,000. From health commissioner you can see dramatic drops when you see more people being vaccinated. That is how they will gauge when we can do in- person. Commissioner Cabral: in regards to the WebEx will the City still maintain. City IT advised it has always been in effect. So, yes it will continue. Carla Williams-Scott – executive order for public meetings may impact via webex, would have to check with City Attorney on that. Executive order allows public meetings to be virtual now. Zach Gwin – City Attorney: thinks when the legislature passed something to open meetings and sunshine laws that allowed for electronic meetings and virtual meetings, would be surprised if they didn't create extension through 2021. Chair McKinley: would be great if kept in loop. Commissioner Leppert – makes it easier for public to attend as well and just as important. City Liaison Rebecca: Important to hear what has worked like Mr. Davis who didn't have a computer with video so he called in. He was still an attendee, but will need a work around to unmute if continued. Good conversation to have. Chair McKinley has asked people to email requests in advance and that has been helpful too.

Commissioner Endicott: going back to budget – if we need to think about renting space could we use some of the \$3,000 from this year for that if we needed to. I am 100% behind Commissioner Cabral into making contribution to mobility study. Chair McKinley – could easily put us over our budget and our

biggest expense so we need to be smart when thinking about that. City Liaison Rebecca: recommends we generally propose a budget before end of meeting. Discussion on budget proposal was: \$20 for website = \$240; \$50 for Assistant Secretary - \$600; \$125 for PO Box; Total: \$965. Would be reasonable to put a little bit in for office supplies/miscellaneous of \$75 and the rest into meeting space. David Hooie is recommending putting remainder in miscellaneous. Commissioner Cabral increase supplies. Carla Williams Scott: we can reach out to city parks and rec and see what options there would be with space rental.

Motion to extend meeting by Commissioners Cabral and Endicott. Motion passed unanimously to extend meeting by 15 minutes.

Commissioner Cabral reported a mistake on last month's report. Subtracted \$20 from the top balance so will be sending out revised treasurer's report for February. Balance is guaranteed correct now as reported earlier.

Commissioner Endicott: Saw on NextDoor there is tax abatement for Vandalia Rental. It appears to be over by gas station and by the hotel. Chair McKinley: Why are commissions not made available on tax abatement applications and if there is any thought allowing commissions to have some kind of say or recommendation on these. Can we reach out to council liaison and ask that question. Commissioner Endicott: should it be standard for the city to let us know as tax abatements are coming through our commission area? Williams-Scott: that raises good question. We could reach out to see if there is some way they can share information, will talk to colleagues in development to bring things before commissions. Commissioner Cabral: agree we should have someone from city council update us on the tax abatements because they involve a lot of dollars sometimes. City council needs to hear our opinions on this. Director Williams-Scott: agrees and would be good idea to have somebody on economic development on the processes and second piece letting council know what concerns about abatements as its legislation then makes its way to counsel. City Liaison Rebecca will follow-up on that.

City Liaison Rebecca reminded if you want packet, email her and confirm address. City Liaison Rebecca will send Webex of tonight's meeting to Assistant Secretary.

Chair McKinley will text Commissioner Cabral the phone number for Assistant Secretary, Jennifer Streeter.

Motion to adjourn meeting carried. Meeting adjourned at 8:40 p.m.

Prepared and submitted by Jennifer Streeter, Assistant Secretary
West Scioto Area Commission