

West Scioto Area Commission Zoning and Variance Committee Meeting  
January 3, 2024

Call to order: 7:03 PM - 311 South Hague Ave

Roll call

Members present: Eli Bohnert, Larry Weber, Rita Cabral, Mick Newman, Deb Boyd, Vance Cerasini

Rita motioned to accept approval of October & December minutes

October minutes: Rita motion - Mick second

December minutes: Rita motion- Eli second

### **New Business**

#### **CV23-147 - 1656 Middlecoff Ct.**

Ethan Temianka (applicant)

- Structure to be built in backyard, need variance
- Summary - 860 sq ft
- Large room with fitness and kitchenette and bath - will be a primary residence
- Neighbors are supportive
- Rita - any questions from public? - none
- Deb questions - Chance of AirBNB use? No plans air bnb. Glass garage door for cars
- Rita motioned for approval, Eli seconded
- Larry yes
- Deb yes
- Eli yes
- Vance yes
- Rita yes

Rita tells applicant to come to the Commission for final vote

#### **BZA23-108 3400 Twin Creeks Dr.**

Jeff Brown (applicant)

- GC23Sign approval - rita says to hold off
- All agree
- Rita:- what can we do with the water situation?
- dev rep - we will comply with what the city requires
- Well problems - we can't do anything about it -
- Public reaction - ha!
- Discussion - Mick
- Mick suggest a bond to assure the wells get repaired if needed

- Rita - issue with playground - discussion -
- Dev guy said residents need to talk to the owner of that property
- Rita says we cannot move forward without addressing the playground issue - discussion
- Discussion about lighting
- Discussion about fence and security

Public discussion - 7:36 PM

Public Speakers in order of speaking

:

Scott Pangborn

Williard Flack

Brenda Fuller

Autumn Beistel

Kaylah Casuccio - by way of video call

Jason DiNardo

Zachary Whitt

John Fleshman

- Discussion - retention pond
- Main discussion is WELLS!
- Questions about pond & water
- Sewer plans are currently being reviewed
- Discussion about herbicide from retention pond get into wells?
- Drainage discussion
- Sewer and drainage report from city? - we can't proceed without (Mick)
- Has EPA been involved?
- ODNR says it's a wetland
- Jamie Frieze, Mr. Celebrese and City Council have been contacted
- Brenda Fuller - we grow our own food - more water issues
- Autumn Beistel from Hilliard Village - We need greenspace
- Scott Pangborn - 3450 Brookside resident - big water and drainage problems, question about chemicals for the retention pond
- Kaylah Casuccio via video call - I was there with Kittle as - asst prop mgr - to prop mgr - i noticed lots of police calls - Kittle wouldn't get special duty security. Background checks are required for tax credit property.

Rita motions to extend Meeting to 8:45

- Discussion about setback
- John Fleshman - Can we sue for well problems? Requests a vote tonight
- All agree not to vote tonight

**GC23-050 - 3400 Twin Creeks Dr.**

- Rita - no vote tonight for signs

**Old Business**

- None

**Open discussion**

- Rita - we need to develop more documentation

8:39 PM

- Rita motioned to adjourn. Eli seconded, unanimously approved