

# WEST SCIOTO AREA COMMISSION

Thursday, June 17, 2021 –7:00 p.m.

Via WebEx

## Meeting Minutes

Meeting called to order at 7:09 p.m.

Roll Call: Commissioners Present: Commissioners Endicott, Russell, Cabral, Leppert, Weber, and Cabus. Commissioner Russell attended via phone. Averi Townsend, David Hodge and Dave Perry were also in attendance.

Commissioner Russell: Table approval of April minutes until July meeting.

Election of Chairs: Commissioner Cabral moved to carry forward all the commission chairs and committee chairs. Commissioner Endicott seconded that Motion. Motion carried unanimously to carry on with same officers and committee chairs.

Officer Paulus: Will not be with us this evening because of his assignment. Rebecca: Paulus is on a temporary assignment for marine work for six months. Point of contact for now is Sgt. Daniher.

Rebecca -Community Liaison: We will vote to move forward with the new budget and in-person meeting space later. There is training on Saturday July 10 from 9-11 a.m. and the topic is engaging new Americans. Invites will be sent out in coming days.

Averi Townsend –Council Liaison: Public hearing coming up June 29 at 6:30 p.m. regarding short term rental code update. Hosting Westside Council community meeting on July 7. Invite will be on Facebook event. Please email any thoughts directly to [crdc@columbus.gov](mailto:crdc@columbus.gov). There is a survey also.

Chair Russell –treasurer’s report will move to budget discussions. There is no one available from Parks at this evening’s meeting.

Chair Endicott –Zoning: 3 applications. 21-038 council variance 21-052 application was tabled for traffic study. Forwarded to commission. Will present again June 30.

Z21-039 for 2299 River Oaks Drive. Application was rezoned to AR1 allowing 36.3 per acre currently at 12 units per acre. No change to current density. Zoning committee did recommend. Revised application, forwarded to commission. Revised application AR12 to AR11d which is 17 per acre. Fear from commission was not only that the current owner could do this, but a future owner could. David Hodge, attorney for the applicant/property owner present. To allow this eastern most five acres here to be split from the property and to rezone to accommodate that remainder density. The materials submitted included this limitation text and there is language or should be that commits us to the site plan.

Attorney David Hodge: Density is not being changed at all (5 acres) is not a part of that rezoning request. They are only rezoning everything on the left side of the green line. Cabral: That five acres was supposed to be used a buffer on that property. How do you propose the new zoned property?

Hodge: The property that is already developed has a code compliance buffer on it and we are not impacting that perimeter yard at all. We have an adequate buffer to the east and anything in the future to the five acres would have to go back through a re-zoning process. Cabral -Why was the staff review report not sent to us ahead of time? Hodge: This meets all staff’s initial

comments. With all due respect, the city will not issue new staff review results that are already addressed. Cabral: in communicating with Lisa Russell, there will be a new review and in regards to buffering and the proposed use of the five acres. If there are intentions for that five acres and we want to know those intentions. Hodge: there are no intentions and would have to be rezoned if so. Lisa Russell is right that there will eventually be a staff report prior to development commission, but this will not go back through a city staff review. Endicott: unclear to the commission is what is to the

right of the green line that is not rezoned and it would have to come before the commission. Hodge –that is correct. Endicott: that is not part of David’s request tonight. My concern is back to the density of the current space. The limitation text did not go far enough that there would not be one additional space built.

Why increasing the density if you are not going to increase it? Hodge: lot split to reduce the overall acreage by five acres (everything on the right side of the green line), we are changing the overall acreage on which these 288 units sit. When you split that five acres out, it no longer meets the AR12 so that portion is being rezoned (the developed portion) to the units already on the property. Weber: unclear on the ownership. Hodge: they have been entertaining offers to sell this apartment complex. From a business prospective, they are going to sell off the apartment complex, retain the five acres to the east because it is valuable. [Site plan commitment shared on screen.] Cabral –if this were to go through and you were to come to us with a plan for the five acres to be developed and we said no, we don’t want to see that five acres developed, how do you feel about that? Hodge: that is certainly within your rights to do. I think the City’s plan has a designation on that which is open space. Commissioner Russell: little bird told me there might be an application in the works for those five acres. Hodge :I know nothing about it nor has the property owner told me anything about it. Commissioner Endicott makes motion to approve, seconded by Commissioner Cabus. Z21-039 to accept the zoning request. Motion carried unanimously. Commissioner McKinley will send in recommendation to City.

Commissioner Endicott –final Z21-041 without any conditions committee did recommend 3900 Scioto Darby Creek Road. Dave Perry: consultant for Hidden Creek Landscaping and Matt Seiler, owner of landscaping business present. [Aerial photo of northside of Scioto Darby Creek Road two acre site. Scioto Darby Executive Court presented.] Lee’s RV storage/Hidden Creek Landscaping is 7.5 acres and the rezoning narrow parcel. Proposed rezoning from rural to limited commercial for expansion of the landscaping business. Trabue/Roberts plan request is consistent with the recommendation for light industrial zone. Zoning committee did recommend

approval. Matt Seiler: The canopy that you spoke of, there were a lot of ash trees that were dead. We are out of native honeysuckle so planting any tree we have to make a nature garden area, mainly to be able to walk clients through since the main property is mostly gravel and storage for trucks and equipment. Future goal for that space is to have a training center and additional parking up by the house.

Commissioner Endicott moved to recommend Z21-041, Commissioner Weber seconded. Motion carried unanimously. Commissioner McKinley will forward recommend to City staff.

Commissioner Endicott: BZA application tabled in April –gravel lot has not re-appeared yet. Will try again for July. Jeff Brown is attorney on that one.

Commissioner Russell: Committee reports –nominations and elections: nothing to report except for citywide election discussion. Rebecca: already discussed in April. Waiting to hear when informational sessions will be available.

Commissioner Cabral –Treasurer's report: Sent out treasurer's report for last month ending April 30. Two checks for current 3 months and additional check to take us into August. Balance of \$2,648.34, \$20 expense for constant contact leaving us balance of \$2,628.34. Still is an issue with a chargeback from Wix. After reviewing with the City and the City Treasurer and getting nowhere on that, I am about ready to approach Zach Gwinn and see what his recommendations on this. We need to vote on the budget which was sent out in an email just recently for next year's \$2,500 budget. Administrative and special projects, \$50; space cost and rental, \$720; consumable supplies, \$500; misc expense, \$730. These figures are based on previous budget submittals that we have done in the past so those numbers really haven't changed and are flexible. We have no idea what we are up against for rent so that all comes up to \$2,500 which is what we are getting for the year. Confirmed Assistant Secretary, Jennifer, is not being paid for May since no meeting. She is paid through August. Commissioner Endicott: we can move things around with the budget, correct? Commissioner Cabral:

yes. Endicott moves to approve the budget, second motion made.  
Motion carried unanimously to approve the 2021 budget.

Commissioner Cabral –Communications: Missing minutes to post -November, 2020 and January, 2021. Zoning missing October, 2020 and that meeting was held on September 30. Missing the updated bylaws to post to the website and we are all missing the updated bylaws. The mobility survey discussed about how flyers to hand out worked with the people that you talked to? Commissioner Weber: did talk to a lot of people who followed through I believe, very frustrated with local businesses, don't know if I got anything out of it. Rebecca thank you for

getting us those flyers. Commissioner Cabus: did put little flyer at the host stand at Carraba's and then put a few in some people's mailboxes. Endicott –per the discussion at the zoning meeting I had made my own flyers, to my knowledge somewhere in the number of 110-120 people through social media and neighbors had completed the survey or were going to. My friend said that flyers were taped to mailboxes and that is against the law. The post office doesn't own your mailbox, but they control what goes into and onto your mailbox. Illegal to put anything onto or inside a mailbox that is not postmarked. Newspaper slot is different. Next meeting is June 22 which is next Tuesday.

Commissioner Weber -Planning: I want people to come to the July 13 meeting. Really need to start moving on some things.

Commissioner Russell -New business: Meeting space. Endicott: the director's statement clearly said let your area liaison know and we will make available any city owned space. There is an area not being used and is vacant and not allowing us to use it. If the City was truly dedicated, this is a way that they can. Russell: in the past, this has been an issue, have been told it was administrative issue for unlocking/locking and cleaning. Rebecca: challenge because I push back on this many times because I understand you are in a tough spot. You live in an area without a lot of public meeting spaces. State law requires to go back to in-person. Legislation may

extend. They have until July 1. Desire to use the Wyandott Lodge –push back was staff needed to be hired. Happy to raise this again and also am frustrated by this. Spoke with supervisor, David Houie, would meet with each of liaisons to discuss this. Still grandfathered in for June 30 meeting. Meeting falls on July 15 –if anyone has any ideas where possible to meet. West Pride Center on Broad Street in Franklinton, but has limitations with parking and small space. 1410 Cleveland Avenue –not ideal, but larger meeting space and more modern space and considerable more parking. Leppert –if city does not provide us with space that is appropriate, what are they willing to do –are they going to provide us equipment. It would be illegal to have virtual meeting. Has to be open to the public.

Commissioner Cabral –motion to extend meeting by ½ hour. Leppert seconded motion. Opposed by Endicott and Weber.

Averi Townsend: I have been in conversation to council members about the difficulties the westside commissions have been having. There are a couple of options I can talk to Rebecca about it. Quite concerned about it. Should not have to travel long distances. Will connect with Rebecca.

Commissioner Cabral –nothing tentatively established for next meeting. Tentatively put down Pride Center on West Broad so we have some idea as to what is going to happen for the next meeting. Do not want to approve a motion tonight because need to put pressure on city to use the Wyandotte Lodge. Leave it hanging to push the ball forward a little more. Rebecca –when everything goes back to normal, have to provide 10 days notice to public of hearing notice. Would need notice by the morning of June 30. Rebecca can respond via email and work with Averi and council to see if alternatives. Place worst case scenario that it would be Pride Center if nothing else available. Cabral –if we start to meet in public means meetings will be in person can Assistant Secretary be at meetings in public. Jennifer mentioned yes at this point; however, if son makes high school soccer team, she will have conflict. Jennifer will know by August 7 if he makes team and will keep commissioners informed if she will need to resign if public meetings.

Next meeting is July 15.

Commissioner Russell: Motion to adjourn meeting. Meeting adjourned.  
8:46 p.m.

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

Edited on May 17, 2022 by Carol Mischnick, volunteer minutes taker for WSAC  
per corrections requested by Commissioner Brian Endicott via email July 15, 2021