



West Scioto Area Commission

Thursday, November 16, 2023

First Community Church

3777 Dublin Road

Columbus, OH

7:00 P.M.

Regular Meeting Minutes

Call to Order

The meeting was called to order at 7:04 P.M. by Vice-Chair Russell.

Roll Call

Present: Chair Kristin McKinley, Eli Bohnert, Deb Boyd, Rita Cabral, Vance Cerasini, Eric Russell

City of Columbus Reports

Division of Police Liaison

Officer Tom Paulus was not in attendance and sent no updates.

Department of Neighborhoods Liaison

Rebecca Deeds

- Planning training will be on November 29, 2023. WSAC needs someone to attend.
- Best Practice conference was held November 2, 2023.
- Youth Oratorical Competition was November 9, 2023.
- Zone In survey is very important. The City wants feedback. Residents have until the end of November to complete it.
- The City is holding Thanksgiving Give-Aways.
- Flu and Covid shots are available at Columbus Public Health.

To a question by Commissioner Boyd concerning office supply purchases, Liaison Deeds said to send an email to her and provide the item number if possible.

Columbus City Council, Division of Community Engagement Legislative Advisor

Averi Townsend was not in attendance.

Zoning Committee Report

Zoning Chair, Commissioner Cabral

CV23-126 3670 Trabue Rd. was presented by Paul Pardi. He reviewed several changes since the application was submitted last year.

- Reduction in units to 132 in four apartment buildings
- 70% will be 1-bedroom units; 30% will be 2 -bedroom units.
- A clubhouse and pool are planned.
- Deeding back a significant right-of-way to City for multi-use path.
- Landscaping and fencing along the parking lot.
- Fencing along the railroad track.
- A light at the entrance intersection with Trabue.
- Tonight he needs a setback variance.
- The planning staff is in full support.

Public Discussion

Resident Zach Whitt asked about pedestrian crossings in the development. The developer explained that the rendering the commission is looking at tonight was made by a landscape architect so sidewalks aren't shown. There will be a concrete walk across the parking lot and walkways for each building. The walkways will be 6' to 10'.

Commissioner Cabral moved to approve the application as presented. Commissioner Bohnert seconded. The commissioners voted as follows: McKinley – aye; Bohnert – aye; Boyd- aye; Cabral-aye; Cerasini-aye; Russell-aye. The motion passed 6-0.

Chair McKinley verified for the developer that she would forward the WSAC recommendation for his project to the City.

DEMO 23-45502 for 3582 Trabue Rd is part of application CV23-126 and expires on December 25, 2023. There were no objections to the demolition by the members present. Chair McKinley will contact Commissioners Cabus and Weber for their input.

BZA23-108 at 3400 Twin Creek Dr.

- There is great concern by residents that this development will cause damage to wells.
- A walk-through was requested and the public will be notified when developer sets up a time.
- Developer has conferred with attorney Jeff Brown.

The next zoning meeting will be held December 6, 2023 when application BZA 22-075 concerning 1656 and 1664 Westbelt Dr. will be discussed.

Treasurer's Report

Treasurer, Commissioner Bohnert

Balance October 17, 2023	\$2493.11
Expenditures:	0.00
Bank Balance November 16, 2023	\$2493.11

Commissioner Bohnert suggested purchasing another WSAC neighborhood sign. After discussion, he said he will resend the map with the approved locations marked.

Committee Reports

Communication Committee
Chair, Commissioner Boyd

Most of the meeting was discussion of how information is shared. They discussed possible designation of the Big and Little Darby Creeks as Outstanding National Resource Waters by the Ohio EPA.

Nominations Committee
Chair, Commissioner Russell

There was no update.

Public Participation

Resident Zach Whitt stated issues of concern about application BZA23-108 at 3400 Twin Creek Dr.:

- The developer putting up the Twin Creek development is the same company that developed Whispering Creek. With a Google search, he found that police have made several visits to Whispering Creek.
- The new development will be very close to the homes in that neighborhood.
- The parcel under consideration has been passed around several times.
- Most of the land is not able to be developed.
- The zoning department has said it is in character but Mr. Whitt doesn't think it is.
- The development would be three stories high looking into two story homes.
- Plans don't include a privacy fence.
- The Zoning Department is faced with an overwhelming number of applications and may miss important details.
- The current plans have no fence to keep people from cutting through yards.
- Area homes are on wells and the retaining pond would draw water from the wells.
- The developer has an option to buy but doesn't own the parcel now.

Resident Scott Pangborn remarked that the retaining wall was 50 feet from the creek and the whole parcel is a watershed. When he spoke to the bank to get a loan for his house, they said it was a flood plain. With a retaining wall, his property would flood when it rains.

Resident Scott Whitt said when the developer removes the existing trees the area will have more flooding.

Resident Pangborn said the field absorbs water now but won't when it is covered with blacktop.

Commissioner Cabral said the City needs to be in attendance at the walkthrough. Liaison Deeds suggested contact Jamie Freise who contracts sewers and drains.

Resident Whitt asked that ODNR test the wells. Resident Pangborn suggested using the EPA.

Resident Brenda Bohler provided background on the sanitary and waterway sewage lines on that parcel leading Mr. Whitt to note that they aren't sure how the sewage will be addressed.

Mr. Pangborn said one of the engineers should be at the walk-through, and he would ask someone at ODNR to attend on December 6, 2023. Water will erode their property.

Mr. Whitt noted that they are aware apartments will be built on that land, but these are stretched to the limit and getting the maximum number of units they can.

Liaison Deeds said to let Jamie Friese and Phil Ashear in the Building and Zoning Department know so they can attend.

Mr. Pangborn said he was in construction and from the prices mentioned, it means they are using the cheapest materials.

Commissioner Russell said the residents should contact the City quickly so things don't move forward on the City's end. Liaison Deeds reminded the residents this application will only go to Building and Zoning Adjustment. It will not go to the Development Commission.

Commissioner Cabral said the water issue at the Metro development on Trabue Rd. didn't come up until the walk-through.

Bylaw Amendment

Chair McKinley said the city attorney found a problem with the language of the bylaw amendment. Commissioner Russell said the second item was an issue. How are members to be notified? What if the Chairs discuss beyond their stated intent?

Commissioner Bohnert moved to table since there were two members not in attendance. Commissioner Boyd seconded. The motion carried unanimously.

New Business

Concerning the walk-through at the Twin Creeks proposed development:

- The entire commission can't attend without declaring a public meeting. The commissioners can attend in groups. The developer must give permission for the public to be on the property.
- Concerning the December WSAC meeting, which is scheduled for the 21st, there might not be a quorum. It will need to be posted in the bulletin if commissioners decided not to meet. Vice-chair Russell moved to cancel the December meeting. Commissioner Bohnert seconded. The motion passed unanimously.
- Resident Brenda Fuller, who lives near the Twin Creeks proposed development, invited the commissioners to visit her property to get a better idea of the residents' concerns.
- Resident Zach Whitt said it would give the commissioners a better idea of the impact that three story buildings at a distance of 15 feet would have.
- Resident Scott Pangborn said it would help to see how the area looks now. The creek responds to the rain quickly. It is a catch basin.
- Resident Whitt noted that the developer is granted tax abatements, but the property owners aren't.

Commissioner Cabral introduced two people who were announcing their candidacies for office. Patrick Barnacle announced he is running to represent District 6 in the Ohio House. Eli Bohnert stated his announcement would appear on social media in the next day or so.

Adjournment

Chair McKinley called for a motion to adjourn. Commissioner Cabral moved to adjourn. Commissioner Boyd seconded. The motion carried unanimously.

Respectfully submitted,
Carol Mischnick

(DRAFT FOR APPROVAL)