



# West Scioto Area Commission

Thursday, January 19, 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 7:07 P.M. by Chair McKinley.

### Roll Call

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

### Approval of Previous Minutes

Chair McKinley called for a motion to approve the December 2022 minutes. Commissioner Russell moved to approve. Commissioner Bohnert seconded. The motion carried.

### City of Columbus Reports

#### Division of Police Liaison

Officer Tom Paulus reported that West Scioto had no activity that stood out as problematic. In discussions with Officer Paulus, the question arose concerning which entity has jurisdiction at the Quarry Trails development. Officer Paulus stated that MetroPark rangers will respond; however, if a crime was committed, the police will respond as well. Property crimes will go to the police department's call center where the report will be taken over the phone.

#### Department of Neighborhoods Liaison

Rebecca Deeds

- Liaison Deeds introduced Zach Gwin, the assistant city attorney for Zach Klein. Mr. Gwin serves as the community attorney on the west side handling property problems.
  1. Commissioner Weber asked about the issue of single-family homes becoming rentals. Attorney Gwin stated large out-of-state companies are buying up properties. The city's Airbnb legislation is new, and properties must be registered with the city. Cathy Collins is head of licensing.
- Deeds reminded the commissioners that the city attorney prefers them to use gmail for their webmail service. Apple won't provide passwords.

- The city is offering training for area commissioners on Saturday, February 25, 2023 at 10 A.M. at the Reeb Avenue Center Gym. The topic is changes taking place in the city. Michael Wilkos is the presenter.

**Columbus City Council, Division of Community Engagement Legislative Advisor**

Averi Townsend

- The first city council meeting was January 9, 2023.
- Mitchell Brown replaced Elizabeth Brown on city council.
- There will be a reorganization of committee members.
- The capital budget committee hopes to have feedback from the area commissions by March 31 this year.

**Zoning Committee Report**

Zoning Interim Chair, Commissioner Cabral

Commissioner Cabral introduced zoning application BZA22-177. Roger Headings of Headings Brothers presented the plan for the homeowners who have requested a setback reduction from 20’ to 17.583’ for a replacement deck at their residence.

Commissioner Cabral reported that the zoning committee unanimously approved this application.

Commissioner Russell moved that the WSAC approve the BZA22-177 application. Commissioner Weber seconded the motion. A roll call vote was taken and the motion carried unanimously.

The zoning committee has a speaker planned for the February meeting.

The Clintonville Area Commission did not go ahead with C2P2.

A new chairman for the zoning committee will be voted on at the February meeting.

**Treasurer’s Report**

Treasurer, Commissioner Cabral

Balance December 15, 2022	\$2412.19
Expenditures:	
Micro Center 2 SD cards	46.20
USPS Zoning Stamps	4.84
Constant Contact month	20.00
Micro 1 TB Storage Device	46.99
Credits	(23.10)
Bank Balance August 18, 2022	\$2317.26

Commissioner Cabral reported that someone is needed to attend the Treasurer training in March.

## **Committee Reports**

Communication Committee  
Chair, Commissioner Cabral

Commissioner Cabral:

- There was no January meeting.
- The new storage device will allow for the regular meeting and zoning meetings to be stored on the same device
- The Area Commission Training Courses Schedule provided by Liaison Deeds will be posted on the WSAC calendar.
- Commissioner Cabral heard from the Middle Scioto Watershed. They are working with Green Columbus to hand out free trees on April 22-23, 2023 (Earth Day). Volunteers are needed in each neighborhood. Commissioner Russell suggested sending out an email to get participation.
- The next Communications meeting will be February 15 at 7:00 P.M. at Minelli's.

Nominations Committee  
Chair, Commissioner Russell

Commissioner Russell reported he had a verified application to fill the vacancy on the commission. The nominee, Vance Cerasini, introduced himself and provided his credentials for the position.

The Chair asked for a motion to approve Vance Cerasini as a member of the WSAC commission. Commissioner Bohnert moved to add Vance Cerasini to the vacant commissioner's position. Commissioner Cabus seconded. The motion carried unanimously. His term will begin 30 days from when city council processes his application.

Planning Committee  
Chair, Commissioner Weber

Commissioner Weber reported that Angelo Dallas, owner of properties west of Johnnies, attended the January planning meeting and said he wants to keep those properties even though other members of the family do not. He would like to see developments on Trabue Road contained to two stories.

The Planning Committee looked at the principle regarding affordable housing and would prefer integrating a percentage of affordable units based on income into other developments rather than isolating affordable housing developments.

Commissioner Weber invited Alex Sauersmith, a planner for the City of Columbus, to discuss questions concerning C2P2. The understanding by the WSAC was that C2P2 meant no four-

story buildings. How does Trabue Road development fit in with that provision? What trends does the city project? How can the WSAC communicate with the city earlier on a development?

Commissioner Weber reported the Planning Committee wanted to add Michael Newman as a member. Chair McKinley advised that Michael Newman should indicate to her via email his wish to be on the Planning Committee.

The next Planning meeting will not be on February 14<sup>th</sup> due to Valentine's Day. The next Planning meeting will be either February 7<sup>th</sup> or 8<sup>th</sup> depending on which day the invited guest, Alex Sauersmith, can attend.

## **Public Participation**

None

## **WSAC signage**

The county engineer began construction on the bridge where the first West Scioto Area Commission sign was to be placed so a new placement is needed. The second sign was intended for the intersection of Cemetery and Truman. Commissioner Bohnert moved to place the first sign near Cemetery and Truman. Commissioner Cabus seconded the motion. The motion carried unanimously.

## **New Business**

Commissioner Weber provided paper copies of a proposal he had come up with for notifying residents of proposed developments in their neighborhoods. He suggested notification via email and signage. Chair McKinley suggested that commissioners review the proposal and discuss it at the next meeting.

Liaison Deeds stated that the city does not condone placing signs . If they are placed on a property, permission would need to be obtained from the owners of the property.

Questions and suggestions arose from the commissioners:

- Would signs be placed for everything?
- One suggestion was using 125' distance from a project as a guide.
- Rules must be in place to avoid complaints. Placement cannot be subjective.
- Placing signs requires effort, e.g., obtaining owner's permission, physically placing and removing the sign.
- Electronic notifications can easily be sent to all and for everything.
- Signs could be placed according to the dollar size of the project and if it is a zoning change.

Chair McKinley stated the commissioners should come to the February meeting prepared to flesh out ideas so the WSAC can commit to a notification policy.

## **Adjournment**

At 8: 26, Commissioner Russel moved to adjourn. Commissioner Bohnert seconded. The motion carried.

Respectfully submitted,  
Carol Mischnick