

WEST SCIOTO AREA COMMISSION

MEETING MINUTES

SEPTEMBER 20, 2018

The meeting was called to order at 7:04 p.m.

Commissioners Russell, Cabral, Dyszel, McKinley, Leppert, and Weber were present.

Commissioner Russell moved and commissioner Cabral seconded a motion to waive the reading and approval of the previous meeting minutes. Motion Carried Unanimously.

Officer Paulus attended and presented that there are new directives regarding panhandling. They can now cite both the panhandlers and those that are handing them money, etc. He distributed a photocopy of 2333.01 of the Code, Distribution in a right-of-way. Commissioner Leppert asked what the thinking was about citing the people giving the money. Officer Paulus indicated that it was becoming a traffic hazard and safety issue. Commissioner Dyszel asked if it applies to someone in a parking lot. Officer Paulus indicated that they get calls about that everyday and they try to send out a car to address it. If the manager of those businesses do not permit them there, they can be cited for trespass. Most of the stores have signed no trespassing orders for CPD.

A member of the audience asked about the old Big Boy property and what can be done to clean it up. There is trash, debris, etc. Officer Paulus said he would try and get out there.

Hari Ruiz asked about the fundraising groups that stand in the intersection to collect money. Officer Paulus indicated that he was not certain and that there is no clear exemption. Zach Gwin from the city attorneys office indicated that it usually wasn't enforced for those groups.

Commissioner Cabral moved and Commissioner Weber seconded a motion to suspend the agenda and hear the zoning committee and zoning applicant before all other matters of business.

Zoning Committee

Presented by Robert Vance. There were no zoning applications or business. Emails, agendas etc must be stored for two years. COTA is to be invited to commission meeting to address number of bus stops in the area. There is the possibility of another apartment complex at 2700 McKinley (just south of 5th)

BZA18-088 3040 McKinley Ave. LP (Decker Asphalt site)

Updates to plan. Maintained 50 ft. setback. Added notes to fence for slates. Additional mounding and trees along 5th Avenue to help screen it. Added a setback to the interior site. Pushing any piles more than 20 ft. back 200 feet from the property line. Now have 6 ft mound along fire access with evergreens and some deciduous trees to help camouflage.

Commissioner Leppert asked if all of that would be done this fall. They indicated that they believe so depending on weather.

Hari Ruiz asked that they use native plant materials. They indicated that they will look into it and change it as necessary.

The applicant indicated that they believed that the City has already approved this plan. Commissioner Russell moved and Commissioner Weber seconded a motion to approve the plan to include native species of plants. Motion carried unanimously.

Commissioner Russell thanked the applicant for their cooperation and indicated that he was glad to have them in the area.

Treasurer Report – Commissioner Cabral

Balance of \$2,800 last period. \$300 was money set aside from the city. Expenses for zoning supplies \$142.92. Used Staples gift card so charge was &96.50. \$158.02 for name plates for each commissioner. Useable funds \$2,245.48 (this does not include the \$300 set aside for the city)

Per David Hooie the \$300 was just to use in the interim. The city will eventually go in and take that back out.

There is now a reimbursement form. All commissioners received a copy of it. Commissioner Cabral moved and Commissioner Leppert seconded the approval of the use of the reimbursement form. It will be online in the google documents for commissioner use. Motion carried by voice vote unanimously.

A final pdf version of the form will be sent to all commissioners.

Fiscal policy draft was sent out to everyone this past week. Revisions were made to it based on the form. Revisions will be finalized and it will be voted on next month.

Communications Committee – Commissioner Dyszel

All committee members were present. Still finalizing what information that they will collect on website. Directory is still being put together for contact information and who is on what committee.

Question for David Hooie was regarding whether information in the directory would be public. It would so only will take whatever information people are comfortable giving out.

Logo was selected but going to request that the text be made more readable. They liked the logo with the circle with the S as the river through it. Feedback will be given and revisions should be made. We are out of business cards. The hope is that they could be printed with the new logo.

Tabled the discussion of survey topics. Hari will be cleaning up the lists and questions. Next committee meeting they will finalize it and put it on surveymonkey.

Committee Russell asked about linking zoning applications on our website. So if there is a proposed project, we would post a sign at the property and provide a link to the website. There was discussion about how to make it easy for people to get information about projects in the area.

Hari said it could be either a separate zoning page or under announcements. David Hooie indicated that we could direct them to the citizens access portal. Hari indicated that they would look into it. Bob Vance indicated that Commissioner Russell is assuming that all coming before the zoning committee have a BZA number. Sometimes they don't they simply come to the committee to fish around. Bob Vance stated that he would like to see the notification requirement increased from 125 feet.

Commissioner Dyszel expressed concern over the additional work that this would put on our already small group.

David Hooie indicated that they have been discussing increasing the 125 ft. requirement and have the applicant make the notification. These will take code changes. Bob Vance asked how that would be enforced. David thought they have a way to do that.

Commissioner Leppert indicated that maybe they should have a minimum number of people to send it to.

Bob Vance raised the issue of developers not following through on what they said that they would do. He asked David who would be responsible to follow up and enforce it. David said Code enforcement if it is a site plan violation. Eg of sidewalks at Addison Woods and Cyclemet size of scrap and screening has not yet been done. David indicated that we should direct that to our new city liaison. Per Zach Gwin, a 311 complaint would get a case open. Those would come to the city attorney's office for enforcement. They can impose fines.

Zach indicated that if an injunction is issued then fine would be \$100 per day. There is a superfine if director issues a directive then \$1000 per day can be imposed.

Hari asked what if they don't want to put in the sidewalk. If they don't want to do it, they would have to update their site plan. That would come before the area commission again.

Hari asked if the commission could use previous noncompliance if they come to the commission on another matter. The answer was that we could.

Eg. Of the local vegetation was aspirational so no enforcement unless reach an agreement of some sort.

Board of Elections and Appointments – Hari Ruiz

All were present. Only 3 members. Really need at least 4. If anyone knows anyone interested, send them to Hari. Came up with definitions of volunteering and work. Hari talked to Jeremy Thomas from Hope City and he appears to be interested in being on the Commission as someone who does not live within our area. He would be one of the regular appointee members. He has a Bachelor's in City and Regional Planning. He would be a volunteer. Hari is reaching out to the high schools again and hopes they will be more responsive to phone calls.

Planning – Commissioner Weber

Continue to comb through C2P2. We have at least two more meetings before we get through that.

We want to invite to either the committee or commission people from the planning department to hopefully clarify some things including definitions.

We also want to invite someone from the South East Area Commission because they are one of the three commissions that have put together their own planning document.

Commissioner Dyszel indicated that the committee meeting would be more appropriate for city staff to answer questions.

Old business

Review of the Fiscal Document - Covered under the Treasurer's report. Will be on the agenda next month.

Definitions of work and volunteer.

Commissioner Leppert asked why you would have a volunteer that doesn't live or work in our area. Per Hari Ruiz there was an article in the Westside Messenger where there was a commissioner who got transferred out of the area. City attorney advised that the bylaws allowed for it so long as they volunteered 500 hours per year.

Hari said they decided that an average of 500 hours per year worked would be acceptable. Volunteer would be at least 40 hours per year volunteering in our area.

Per Zach Gwin it is our duty to interpret our own bylaws. We have discretion to define work and volunteer however we want to.

Commissioner Russell asked if we could do this on a case by case basis.

A member of the audience indicated that she volunteers at the Church Triumphant. In other words she works there but doesn't get paid. She thinks if someone comes into this area and volunteers then they have an interest in the area.

Commissioner Leppert expressed disagreement with the large difference in the number of hours.

Commissioner Dyszel indicated that she thinks it would be difficult to put more hours in as a volunteer as opposed to working full time.

Commissioner Weber agreed with Commissioner Russell that since it is on a case by case basis that it is okay.

Commissioner Leppert indicated that she believes we are opening ourselves up to charges of discrimination if we do this.

Commissioner Russell asked if we are limited in how many commissioner was can have.

Hari indicated we can have 6 elected and 3 appointed, one of which is a student.

Bob Vance asked if we could briefly define who is in what category.

Commissioner Dyszel indicated that all current commissioners live within the area, including our student member.

Commissioner Russell indicated that he would be surprised if we had anyone who volunteers here would want to be involved.

Commissioner Weber asked if we could add a condition to this that would be a tax exempt charity or school that they volunteer for as opposed to someone who just comes in and volunteers of their own volition without an affiliation with a charity.

Commissioner McKinley moved and Commissioner Cabral moved to accept the number of hours and definition for volunteer versus work that can be a member of the area commission.

Commissioner Leppert wanted a limit. Commissioner Dyszel indicated that there is already a limit. The motion carried with one no vote. Commissioner Russell was opposed.

NEW BUSINESS

Erin Gibbons from City Council made us aware of a focus group being done by the OSU, John Glenn School of Public Policy.

Commissioner Dyszel will be forwarding contact information for Andrew Dyer who is looking for information on the McKinley Avenue Phase III and IV of the commercial planning district.

The area commission voted on this at their February meeting. The vote was close so that is why he reached out.

Commissioner Cabral asked what the story was on our new liaison. Commissioner indicated that she told her she would be here. However, David Hooie was here instead.

Waggenbrenner will be at our next meeting.

Commissioner Cabral indicated that we should have neighborhood newsletters publish the meeting information so that people will come to the meetings. Especially when we have the developers here to talk about projects.

Commissioner Russell talked about the property on the Northside of Trabue just before the railroad tracks before you get to go over 270. There are 10 acres for sale. Zoning is residential right now. There is another 6 acres available in county per the current listing.

The property next to the Extended Stay on Wilson. It was bought by BND Properties IV LLC out of Dayton. Seems like it is a developer. They are associated with development. Zoning is commercial. They paid \$800,000 for it at auction.

Someone asked about the new jail. It is going up fast. Unknown when completion will be.

Commissioner Russell checked into prices of signs. They run around \$100.

Hilliard code requires that notice of zoning changes be posted. Uncertain if Upper Arlington requires it.

Commissioner Russell wants to figure out how to get people engaged in the process.

Commissioner McKinley moved and Commissioner Leppert seconded a Motion to Adjourn.

The meeting was adjourned at 8:32 p.m.