

Minutes of the Planning Meeting of the WSAC December 13, 2022

Meeting began at roughly 7:00 pm

An interested citizen from Scioto Station attended for about 30 minutes. He seemed interested in looking at the Trabue development.

Discussed the need to develop future development preferences for the properties surrounding 3670 Trabue Rd. Topics included:

1. annexation
2. school districts
3. microbrewery
4. wetlands, flood plain and stream on southside of Trabue
5. Jimmy V's plans for his property on the eastside of Trabue incl. a tentative plan for a recreational business
6. commercial favored, especially grocery and medical
7. mixed use commercial is not favored
8. preference for preserving all remaining green space

The spread of apartments from McKinley west opens things up

CRA priorities were discussed. Rita suggested that it should be reserved for purposes of widespread neighborhood rehabilitation in blighted areas. Larry was shocked to learn that the Trabue project was a scheduled recipient. Despite replacing a single abandoned structure, it's not generally a blighted area.

City Council recently split the agenda, one for Zoning and separate one for Variance

Rita discussed attending the previous night's City Council meeting. She discussed a previous project where the variance was voted and approved before the zoning and that overrode the zoning application. The developer took advantage of this new loophole.

Discussion about needing greater awareness (earlier notification) of the zoning applications and variances.

Discussion of our existing affordable housing stock. Some of the existing AH needs to be replaced. Rita discussed a case in Virginia where House for Humanities came in and rehabbed an old trailer park. General discussion of affordable housing and Area Medium Income (AMI)

City Councilman Dorans contacted our Commission Chair regarding the split vote on the Trabue project. Larry suggested preparing a list of pros and cons as expressed in Z&V and the Commission meeting.

The status of land use planning was discussed along with our need to talk again to the Dept. of Planning. Larry discussed a past meeting with the City Planning Dept. came and clarified various aspects of C2P2. He reported that during that meeting the committee asked

specifically about the definition of multiuse and the effect on Trabue Road. The committee was assured that Trabue was not considered a major corridor and that it was unlikely that such things as multi-story, high density housing would be favored. This was prompted by Rita's report that Council members used WSAC's approval of C2P2 to suggest that in so doing we had tacitly supported such development on Trabue Road.

Discussion about the status of land use planning and delays in scheduling due to the impact of COVID, changes in the zoning code, staffing issues, and the rapid pace of development within the WSAC boundaries. Conclusion: It's going to be a long time if it happens at all.

Discussion of the 2011 Master Plan

Discussion about the parcels along the south side of Trabue and the dynamics of city and the Franklin Township.

Discussion about trees being cut down near the housing behind the abandoned car was.

Discussion about the old car wash getting new garage doors, probably for storage of equipment for future construction

Trabue Road Bridge projects discussion – Larry:

Last chance for comments to the County Engineer have to be submitted on the next day. Interesting comments and suggestions were offered. These included the addition of designated turn lanes for the park and QT development. A list of issues were compiled by Larry and Mick. Mick volunteered to send it in.

Discussion about purchase and use of the sliver of land on the east side of river at the RR bridge for the purpose of a scenic access to a future extension of the Scioto Trail.

New initiatives threats and opportunities:

- Roundabout, bridge project, Hague development
- There should be an action plan
- Continue to encourage communication among the county, city and townships on projects within the ASAC boundaries on Hague Ave. traffic improvements traffic improvements.
- Discussion about how bad the traffic is on Hague. Emergency vehicles can't get through on certain times of the day.
- Buckeye Yard drainage and removal of green space discussed

Discussion of drainage flowing into the new park. Larry reported that an aquatic biologist tested water quality of the creek running through the golf course and along the north side of Scioto Woods and into QT Metro Park. His findings were that the stream is a "surprisingly high quality urban stream."

Discussion about a new map of the Commission area. Eli volunteered to find out what options were available to us for accessing and printing from the database.

1:32 time recorded