

WEST SCIOTO AREA COMMISSION ZONING MEETING – WEDNESDAY, MARCH 4, 2020 7:00 P.M.

The meeting was called to order at 7:00 p.m.

Roll was called. Commissioners Cabus, Cabral, McKinley and Endicott were present. Commissioner Leppert was excused. Commissioner Weber was attending the Parks and Rec tree canopy meeting.

Z19-094 – 3670 Trabue Road second presentation after the application was tabled last month due to no plans being provided Mr. Glaven presented

Proposal was for landscaping and property improvements but there was no plan

A plan from a landscape architect was provided but it would have to be approved by the city so that it is in compliance with all code requirements.

Existing building will keep the existing office. Replacement of existing doors so that their appearance will be better. Will paint and do minor maintenance to improve the appearance.

Will put in landscaping to upgrade the appearance.

Limitation to buy here and pay here but application hasn't been amended yet.

Maximum quantity of cars is 25-30. Value is from \$9,000 to \$20,000.

Commissioner McKinley asked if the application would be amended to reflect that there would be no buy here pay here type of sales. Applicant responded that they would be willing to abide by that.

Commissioner Weber entered the meeting at 7:10 p.m.

The landscape plan has not been submitted to the city yet.

Curtis Davis from the Southside Area Commission was in attendance. Curtis was able to offer insight into how they usually do their applications. And the city process for the application without the landscaping plan.

Commissioner Endicott asked if the applicant had a timeline for the city yet. They were told to go to the area commission.

Per applicant, they are amenable to a condition that vehicles be maintained.

Vote was taken. Commissioners Cabus, Cabral, Weber and Endicott voted in the affirmative. Commissioner McKinley voted against the application.

Quarry Trails Update – Joe Reedy and his team presented

They wanted to see what the community wants and expects for this project. Working to see what to do with the river corridors. Played a video about The Rapid Project.

Rapid 5 project – initiative to connect all of our parks and waterways together

Also a video on Westbend mixed use project

Westbend is currently the Buckeye Salvage Yard – from 1950-1970 it was an unregulated landfill. They will be cleaning it up and capping it as well as any other improvements

100,000 sf of office, creative 50,000 and Class A 50,000
850 Units, 170 Affordable

There is an easement on Fisher road for the city water line so the future plan to connect Fisher and 33 will be preserved

70/30 residential to office

All retail will be outward facing so public can access as opposed to inside for residents only

Price point and size of units is TBD

Tax abatements will be necessary to be competitive for office space. Also necessary to do the site clean up.

This is the first look at this project so a lot of details are to be determined

Timeline – application to city is end of this month

Quarry Trails Update

Graphic visual slides were presented

Community Discussion – Todd and Eric – Eric & Todd brand studio, Columbus, Ohio

What makes this community great?

Commissioner Cabral talked about the history of the quarry and the mound (Adena), prior to the Hopewells

Some of the community members spoke about their fathers work in the quarry when he came from Italy

San Margherita was settled by mostly Italian immigrants.

Discussions continued about pedestrian and bike access to all of the new developed area at the Quarry.

Joe Reedy encouraged everyone to let the County Engineers office know what we are looking for

Commissioner Endicott spoke about the Metro Transit Plan for 2050. There is an interactive map on our WSAC Commission facebook and website. MORPC also has it on their website

The presenters did ask if there was anything else that they could come back with that we are interested in hearing about when they come back

Breaking ground beginning of April

Commissioner Endicott asked about a site visit that Commissioner Leppert had been interested in

Commissioner Weber indicated that the buildings not be seen from the river. Reality is that the community center will be able to be seen. Otherwise they are committed to the idea of the buildings not being seen from the river.

The next meeting will be at the Hilliard library. There will be 2 applications on the agenda.

The meeting adjourned at 8:30 p.m.