



West Scioto Area Commission

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Thursday, October 20, 2022

Hilltop Public Library

511 S. Hague Avenue

Columbus, OH

7:00 P.M.

Regular Meeting Minutes

Call to Order

The meeting was called to order at 7:04 P.M. by Chair McKinley.

Roll Call

Present: Chair Kristen McKinley, Treasurer Rita Cabral, Eli Bohnert, Leyila Cabus, Brian Endicott, Eric Russell, Jeremy Thomas

Approval of Previous Minutes

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

City of Columbus Reports

Division of Police Liaison

Officer Tom Paulus was not in attendance but Department of Neighborhoods Liaison Rebecca Deeds shared that he encouraged residents to reach out to him with any concerns.

Department of Neighborhoods Liaison

Rebecca Deeds

- Liaison Deeds has postcards for the 614 Beautification grant. Applications close November 4, 2022.
- A virtual Building and Zoning training will be held on October 29th from 9:00 A.M. until noon.
- A virtual Code Enforcement and Planning Training will be held Wednesday, November 9th from 5:30-8:30 P.M.

Columbus City Council, Division of Community Engagement Legislative Advisor

Averi Townsend was not in attendance.

Department of Development Planning Manager

Alex Sauersmith

- Shared the goals of the zoning code update
- This is the first update since the 1950s.
- The zoning code regulates what can and can't be done.
- A limited survey was conducted that showed that the 10 community concerns presented in the survey such as affordable housing, transportation, and equity varied by demographics
- The Department wants to be responsive to community needs.
- They have formed an advisory committee of Columbus leaders.
- They hope to have the standards adopted in the spring of 2024.
- The Department will hold community events in 2023.
- One event to be presented in five neighborhoods will feature an exhibit called "Undesign the Red Line".

West Scioto Area Commission Sign Designs

Commissioner Bohnert presented a document showing graphics of two "Welcome to West Scioto Area" sign designs and two sites to consider for placement of the first sign. The commissioners discussed which sign design each preferred. A second discussion included where the first sign placement should be. Choices presented were either Trabue@Riverside or Cemetery@Truman.

Commissioner Cabus moved to adopt the design that was in the second row of the graphics document and with placement to be at the Trabue@Riverside site. Commissioner Bohnert seconded the motion. A vote was taken and the motion passed 6-1 with Chair McKinley voting against the design selected but approving the placement.

Zoning Committee Report

Zoning Chair, Commissioner Endicott

Commissioner Endicott stated that a plan of succession for the Zoning Chair will be discussed at the next zoning meeting.

Z22-038 and variance CV22-053 (2474 McKinley Ave.) were reviewed.

- The developer intends to bring in the MetroParks to tie in with the river corridor.
- The West Bend multiuse development will have 40,000 sq. ft. of commercial space
- The first phase begins in January 2023 and will take 3-3.5 years.
- The WSAC zoning committee voted unanimously to approve the applications.

Commissioner Cabral moved to approve the applications for Z22-038 and CV22-053. Commissioner Cabus seconded. The motion carried unanimously.

Treasurer's Report

Treasurer, Commissioner Cabral

Balance September 15, 2022	\$2494.19
Expenditures:	
Constant Contact monthly fee	20.00
Bank Balance October 20, 2022	\$2474.19

Committee Reports

Communication Committee
Chair, Commissioner Cabral

615 Beautification Project Grant

- Scioto Woods was the only entity that responded to the call for applications for the 614 Beautification Project grants.
- The application must be approved by the WSAC but Scioto Woods hasn't completed the insurance requirement or found an outside fiscal agent so a vote on the application will be postponed until the next WSAC meeting in November.

Nominations Committee
Chair, Commissioner Russell

- Commissioner Jeremy Thomas has submitted his resignation letter.
- The Nominations Committee received an application from Deb Boyd to fill the vacant commissioner seat.
- Commissioner Russell will contact Boyd and request she attend the November WSAC meeting.
- The area commissioners will vote on her application at that time.
- There is no news on a candidate for the student seat.

Planning Committee
Chair, Commissioner Weber

Commissioner Weber was not in attendance.

New Business

Meeting location

Chair McKinley introduced a discussion about finding an alternate WSAC meeting location. Some community members have expressed an interest in attending the WSAC meetings, but they hesitate attending at the current location at night.

Several possibilities were mentioned.

- The Hilliard and UA libraries were suggested but there is no availability in the near future.

- The City of Columbus charges for use of their properties including the Raymond Golf Course facility.
- Liaison Deeds said she would include this issue in her report to the city and reiterate that the Columbus Recreation and Parks Department won't open their facilities to WSAC meetings.

Neutrality in Communications

Commissioner Endicott clarified the Zoning Committee's application process.

1. Zoning applications have a uniform process to keep it equal and fair.
2. The committee tries to use communications to be informative not persuasive by presenting just the facts.
3. Referring to a prior communication concerning a zoning application, the communication gave the impression the entire project consisted of five story buildings when 75% of the project was only four stories.

Commissioner Endicott indicated that the communication that went out concerning this prior application contained reasons the application was voted down but failed to include the reasons offered by those voting yes.

Chair McKinley stated that the form provided by the City asks for the vote results, but it doesn't ask for reasons. However, the reasons can be found in the Zoning Committee meeting minutes should someone want that information.

Liaison Deeds stated she will look for best practices from other commissions for sending out notices if additional emails on an application are sent.

Commissioner Russell asked to table this discussion until November's meeting to give the commissioners time to consider the issue.

Commissioner Caybus reported that she attended the Neighborhood Best Practices conference and will issue a report at a later time. Commissioner Cabral said she will post this achievement on the WSAC website.

Commissioner Russel moved to adjourn. Commissioner Bohnert seconded. The motion carried. The meeting was adjourned at 8:26 P.M.

Respectfully submitted,
Carol Mischnick

(DRAFT FOR APPROVAL)