

Zoning Meeting Minutes 2/1/2023

- Call To Order: 7:00pm at the Hilltop Library
- Members Present: Eli Bohnert, Rita Cabral, Leyila Cabus, Vance Cerasini, Deb Boyd, Larry Weber
- New Business:
- Newman motioned to nominate Rita as the commission chair. Weber seconded the motion. Bohnert abstained, but the rest of the committee voted in approval.
- There was a call to vote to nominate Vance Cerasini as a member of the committee. The committee unanimously voted in approval to nominate Vance as a part of the committee.
- Bohnert motioned to approve the January meeting minutes. Weber seconded the motion. The motion unanimously passed.
- Newman motioned to approve the 11/30/2022 minutes. Boyd seconded the motion. The minutes unanimously passed.
- There was an announcement that there is a training session on February 25th.
- Everyone has been assigned to specific jobs within the Zoning committees.
- Weber is assigned to planning. Bohnert is assigned to CRA's. Newman is assigned to roads and traffic. Cabus is assigned to parking, bus stops, and sidewalks. Cerasini is responsible for height and density. Boyd will be overlooking green space. Lastly everyone is responsible for speaking on architectural renderings of projects.
- It was proposed that everyone in the committee must be responsible for quality of life and demographics.

- Cabus also proposed two additional responsibilities: business and commerce as well as developer/public outreach.
- The group questioned as to who oversees whether apartments comply with adhering to having 20% affordable housing.
- There was a newly created district for Henderson Road.
- Guest Speaker David Vottero:
- Vottero, the Chair of the Clintonville Area Commission, spoke before the committee.
- The Clintonville zoning and variance committee is composed mostly of non-commissioners, but at their commission meetings, the commission represents the public output.
- The Clintonville AC zoning committee was responsible for requesting that the developers make changes.
- Sometimes the process receives pushback from the developer because the Clintonville Area Commission requires more community support.
- The Clintonville Area Commission requires committee members to take a zoning training in the first 6 months of their appointment.
- For a long time the Clintonville Area Commission had their own sub-areas that they created, however it did not last forever due to the fact that some of the representatives of the subcommittees wanted too much power.
- There is economic diversity within the Clintonville Area Commission, however there seems to be a lack of racial diversity. With this being said, Vottero finds it important to represent the whole of the community.

- It would be beneficial to require developers to be aware of our demographics and the wants and needs of our community.
- Vottero is a member of the City of Columbus' Zone In committee.
- Cabral and (as expressed by Vottero) many community members across the city have noticed that the city lacks a definite vision for planning across the city.
- The Clintonville Area Commission chose not to be a part of C2P2 because they wanted to subscribe to their own Clintonville Area Plan. There was no proof that the city's plan was better than the pre-existing Clintonville Area Land Use Plan.
- The Clintonville AC would like different architectural setups for Indianola and High Street.
- Vottero would like to see the City of Columbus use form based code.
- Vottero emphasized that the city and the developers keep themselves accountable for having enough parking for their residents.
- Form based code steps up the basic zoning and directs the attention on what the building looks like. Cincinnati has form based code overlays and their model tends to work well.
- Vottero argues that form base code does not limit architecture, it simply enhances quality of projects. It sets the standard of architecture. He furthers the point that Pittsburg uses this model as well.
- It is recommended that cities need to create 1 new house for every 1.2 jobs made. In Columbus, it is 1 house per 1.5. The city of Columbus is behind on the housing sector. Vottero recommended that we look into the 2050 plan. Vottero suggested AC's need to account for our corridors.

- There is no need for radical thinking in reducing single family housing. Vottero suggests that there be more consideration for multi-family housing.
- Area Commissions must take the effects of redlining into account when making decisions about how neighborhoods are set up.
- Cabral and Newman expressed concern about franchising and high density along Trabue road. Vottero responded that it is pertinent not to focus on who owns the restaurant/development. Vottero asks that developers and commissioners take the community in consideration with how projects design their project. At the very least, the commission can recommend that developers choose different spots if it truly does not align with the community's value.
- There is a specific difference between the Clintonville and the West Scioto Area Commission. The Clintonville Area Commission primarily deals with redevelopment applications.
- Commissions need to require that developers do their homework on projects.
- Vottero suggests that we take the City of Columbus on their word when it comes to sewage and drain water capacity.
- There are 3 (almost 4) water plants in the Columbus Metropolitan Area.
- Traffic studies tend to not be comprehensive of the activity of the community. Traffic studies tend to have limitations. However, the city is doing a little better with parking impact according to our speaker.
- Vottero recommends that we have consistency in neighborhood form instead of worrying about density.

- Zoning Variances are a legal document that typically lasts forever. City zoning and commissions need to be more aware of how variances impact the community. That being said, it dwindles flexibility for future projects, which could be to the detriment of the area.
- Vottero recommends fully engaging with developers to create sustainable neighborhoods. Sometimes the commission or the committees take the time to inform the developers of the needs of the community or the specific wants of the community.
- Committee member Cabus motioned to extend the meeting until 8:45. Boyd seconded the motion. The motion unanimously passed.
- Vottero does not have much information on how he views the roundabout situation on Trabue Road, however he does express a need of having cohesiveness to pre-existing walkways and prioritizing the safety of the residents. Vottero also emphasizes walkability.
- Our community is responsible for redefining itself.
- Clintonville Area Commission does not have any CRA's.
- Cabral motioned to extend the meeting 8:50. Boyd seconded. The motion was unanimously approved.
- Vottero also recommended talking to council and state representatives as much as possible.
- New Business cont.:
- We need a vice chair. There was no time to vote or speculate for a new vice chair.
- Boyd motioned to adjourn the meeting. Bohnert seconded. The vote unanimously passed with a verbal roll call. The meeting adjourned at 8:55.
- The next Zoning Meeting will be March 1st at the Hilltop Library.