

December 2018 WSAC Regular Meeting Minutes

Commissioners Present: Rita Cabral, Jo Leppert, Jessica Dyszel, Jaime Grinch

7:05pm No quorum present, no business to be discussed

No local precinct officer present

Turned forum over for questions for invited guest.

Jared Smith/Preferred Living

Phase 1: 266 apartment units are under construction. Utilities have been moved and road to trailer park relocated. Hope to begin pouring the concrete foundation soon, weather dependent. Turn lane work is delayed by winter temperatures, likely April for completion. Open for the summer.

McKinley closure was in part to utility improvements. Doing turn lanes for Phase 1 and 2, right and left hand turn into complex, all on McKinley.

Commissioner Cabral asked about a dog park in the development. Mr. Smith said that they usually plan small dog parks in their developments (usually court yard, possibly in Phase 2). Commissioner Leppert agreed that the inclusion of a dog park was a desirable amenity.

7:11pm Commissioner Weber arrives, quorum requirement met.

7:13pm Commissioner Russell arrives.

Commissioner Cabral asked about sidewalks, if they would be placed through all of the phases. Mr. Smith said that he thought that Columbus City code required sidewalks to lead from each dwelling unit to the clubhouse and mailboxes. Requested updated plans for Phase 2.

Commissioner Weber asked if Preferred had connected with MORPC on the possibility of a multi-use path. Mr. Smith said no, but he believed that there might be room on the front of the development to widen the proposed sidewalk to a multiuse path.

Commissioner Cabral if Preferred had done any examination of passage over the railroad track to the Metro park at the quarry. No but they were working with Waggenbrenner on the Traffic Impact Study (TIS).

Commissioner Weber asked about if there were any developments on Phase 3 and Phase 4 (multi-use phases). Not at this time.

Commissioner Dyszel asked if Mr. Smith or Preferred had given any thought to what commercial uses might enhance their property. Small retail, strip mall type places (drug store, coffee store).

Hari Ruiz asked if Preferred would be interested in Commission input on the potential commercial development (based on the results of the current survey on the website). Mr. Smith mentioned that he

was not the current property owner but they were waiting to see who might be interested in the property.

Commissioner Cabral asked what was being done in relocating the trailer park residents. Mr. Smith said that Preferred has an option to purchase that property but it is still currently owned by Dallas and there are no immediate plans to close the trailer park. Melissa Green (City Liaison) said that a city social worker had been out to the park to let residents know about future plans and help them as much as possible. Commissioner Leppert asked if trailer park residents owned their trailers or rented both land and dwellings. Commissioner Weber said that by state law there is a minimum 6 month period after notification to relocate.

Currently, the big tall structures on the McKinley property were elevator shafts.

Commissioner Weber asked about the TIS. Mr. Smith talked about how the scope of the study had been changing over time based on City input and the plans for the entire Waggenbrenner development and what assumptions could be made on P3 and P4.

Robert Vance asked about the triangular piece on the corner of Trabue and McKinley. Now owned by Preferred looking at developing it as some sort of green space. Hari Ruiz suggested a pollinator garden to enhance the space and lower maintenance.

Property is now called Belmont House. Hari Ruiz asked if they were prohibited from using street names that already existed in the city, Yes.

Since quorum was not present official meeting was called to order.

Roll Call Present: Cabral, Leppert, Dyszel, Weber, Russel, Grinch. Absent: McKinley (due to traffic), Watkinson (class conflict).

Committee Reports:

Planning: wrapping up the dissection of C2P2 proposal. Planning Chair Weber has asked Greater Southeast AC to come speak to the planning committee since they had been through the process. Hari Ruiz suggested to ask a commissioner from an opposing AC to come (Commissioner Cabral suggested University AC).

Zoning and Variance: No applications. Stephanie Coe from Southwest AC visited committee. Discussion about C2P2.

Communications: Logo update, survey information. New surveys will be posted on the 1st of every even number month, new survey coming on February. 74 respondents to the survey so far. Committee meeting minutes are due to Hari for posting on the website, send as pdfs.

Treasurer's Report: Two expenses: Adobe and parking expense. Still have \$300 excess from the city in the account. Pending expenditures: web page renewal. Adobe one year subscription. Melissa Green asked if she could get copies of the monthly reports.

Elections and Appointments: Checking in with UA post office if they will be closing and what will happen to our PO Box. No applications for the open position. Are expecting a student application from a Hilliard-Davidson sophomore. Orientation will be hosted in January for any interested applicants.

Melissa gave an overview of the proposed city code updates that would affect the ACs.

-Term Limits on Officers

-Limitations on the size of commissions (≤ 15 Commissioners)

-Public announcements of non-regular meetings (both through AC channels and City Bulletin)

-Selection procedure moved to the same time of the year for all Commissions

8: 35pm Meeting at end point unless needed to be extended for business. Commissioner Cabral motioned to adjourn, Commissioner Russell seconded. All approved, adjourned.