



West Scioto Area Commission

Thursday, June 21, 2019 – 7:00pm
Church of the Triumphant, 1001 Vera Place
General Meeting

MEETING MINUTES

- 1) Meeting called to order at 7:02pm.
- 2) Roll Call:
Commissioners Present: Chair Jessica Dyszel, Vice-Chair Kristen McKinley, Treasurer Rita Cabral, Secretary Brian Endicott, Commissioners Leyila Cabus, Jo Leppert, Eric Russell, and Larry Weber.

All commissioners present.
- 3) Approval of the May 16, 2019 meeting minutes. No amendments were recommended; Commissioner Russel motioned to approve the minutes, second by Commissioner Weber. Motion passed unanimously.
- 4) Dolores Moore/Columbus Division of Police Outreach¹:
 - The Mayor's office seeks community input on the search for a new Police Chief
 - Public forums are scheduled for June 25th (Columbus Urban League, 788 Mt. Vernon Ave) and June 27th (St. Stephens Community House, 1500 E. 17th Ave)
 - Residents are invited to participate in an online survey available at www.columbus.gov/policechiefsurvey.
 - A search firm will be hired to conduct a national search after the survey closes.
 - The Mayor hopes to appoint a new Police Chief by the first quarter of 2020.
- 5) Columbus Parks & Recreation:
 - Tina Mohr and Cathy Spatz provided information on current projects
 - A consulting firm has been hired to assist with upcoming land grants
 - 30+ Parks and Recreation communities within the WSAC area, including 11 parks and 2 golf courses, ranging in size from 1.7 acres to 164 acres
 - Capital Improvements for 2019 include upgrades to Griggs Reservoir and a new basketball court at Redick Park.

¹ This item was listed on the Agenda as Sheriff's Department Outreach

6) CV19-023, 2400 Old Dublin Road

Presenter Information:

Mr. Joseph Reidy, Esq.
842 N. Fourth Street, Suite 200
Columbus, Ohio 43215
614-771-0682
jreidy@wagco.com

Mr. Reidy provided an update on the proposed 800+/- development for the old Quarry site. Development includes up to 864 dwelling units, office space, retail, and restaurant space as well as a Metro Park.

Mr. Reidy read the 6 requested variances of CV19-023:

- 1). Section 3363.01, M, Manufacturing District, to permit residential use with up to 864 dwelling units consisting of detached and attached dwelling units and multifamily uses.
- 2). Section 3309.14, Height Districts, to permit height of 60 feet in the H-35 Height District in Subareas B, C, D, E, inclusive.
- 3). Section 3312.21, Landscaping and Screening, to reduce interior parking lot trees in Subareas C and D from one (1) tree per 10 parking spaces to one (1) tree per 20 parking spaces.
- 4). Section 3312.25, Maneuvering, to reduce maneuvering area for garages from 20 feet to 0 feet subject to minimum total maneuvering area provided by easement.
- 5). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce the minimum number of parking spaces in Subarea D from 371 spaces to 59 spaces. Shared parking for Subarea D will be available in Subarea C.
- 6). Section 3312.53, Minimum Number of Loading Spaces Required, to reduce code required loading spaces to zero (0), with loading areas being provided as needed and subject to design approval by the Division of Traffic Management/Public Service Department.

Subject to: The following uses of the M, Manufacturing District shall be prohibited: a). Extended stay hotels, b). Adult entertainment and/or adult store, c). all C-5, Commercial District Uses, d). all uses of the M, Manufacturing District, Sections 3363.02 – 3363.17, inclusive.

Mr. Reidy further noted that condition has been added to require a rezoning application to be filed with the City of Columbus no later than December 31, 2019.

Mr. Reidy's presentation included suggested improvements from the Traffic Impact Study for the Quarry Trails development, including both build and no-build recommendations.

Zoning Chair Brian Endicott provided the Zoning Committee Report:

The Zoning Committee met on June 5, 2019 to officially hear CV19-023. Mr. Reidy previously presented to the committee at the May and April Zoning Committee meetings. It was noted that seven community members attended the June 5th Zoning meeting. After a significant discussion related to traffic concerns, a motion was made and approved to recommend CV19-023 for approval contingent on a meeting with Columbus City staff on traffic and zoning concerns and these same committees from City Council.

A public meeting was held on Monday, June 17 regarding these traffic concerns. Dan Blenschmit (Columbus Public Service, traffic division), Shannon Pine (Zoning), Andrew Dyer (Columbus City Council), and Ty Hendron (CM Favor) attended the meeting, as did representatives from Wagonbrenner, the entire WSAC Zoning Committee, an additional WSAC Commissioner, and 2 area residents.

No firm commitments were reached at this meeting, but it was noted that the dialogue is ongoing. CM Favor's office was in touch with the group of attendees on June 19 and Council President's aide Zak Davidson reached out on June 20.

Erin Gibbons (Columbus City Council) was in attendance and provided attendees her contact information to send traffic concerns:

Erin Gibbons
Director, Columbus City Council Dept of Community Engagement
emgibbons@columbus.gov
614-625-6427

Several community members provided testimony regarding current traffic congestion and strongly noted that additional development will only exasperate this problem. Other concerns raised by residents include the Council Variance pathway instead of a typical rezoning application and the overall increased density in the area. Supporters of the application opined that the Metro Park and surrounding development will be much needed added asset to the area and increase property values.

At 8:27pm, Chair Dyszel noted that the end of the meeting is approaching at 8:30 and cut the speakers to two more. Five more speakers were allowed.

At 8:42pm, Chair Dyszel noted that the Commission still needs a motion on this application and has additional business to attend to. The Chair made a motion to extend the meeting until 9:00pm. Second by Commissioner Russell. The Secretary called roll for voice vote:

Commissioner Dyszel: Yes
Commissioner Weber: Yes

Commissioner Cabral: Yes
Commissioner Leppert: No
Commissioner Cabus: Yes
Commissioner McKinley: Yes
Commissioner Russell: Yes
Commissioner Endicott: No.

Motion carries 6-2, meeting was extended to 9:00pm.

The Chair requested a motion.

Commissioner Leppert motioned to recommend CV19-023 for approval. Second by Commissioner Endicott. The Chair asked if any Commissioner wanted to make comments.

Commissioner Endicott echoed the concerns shared by residents regarding traffic, but also noted he felt encouraged by the new dialogue with city staff and members of Council. He noted that after spending a significant amount of time debating this issue, he decided to support it for three reasons: Wagonbrenner's dedication to working collaboratively with the community and Commission; what he referred to as deceptive communications on social media; and confidence in the evolving dialogue with council to invest in improving traffic.

Commissioner Weber stated he had drafted a statement that he strongly supported the development, but had significant concerns related to the proposed height variance and traffic concerns and had concluded he would vote no. However, after hearing additional information on the height and some optimism that traffic concerns were being heard, he announced he would support the application.

Chair Dyszel stated that she too supports the development but has an issue with the process of a Council Variance as opposed to rezoning. She stated she would therefore vote against the application.

Commissioner Cabral provided statistics of all new developments within the area, including Preferred Living, Whispering Creek, Gateway Lofts, Quarry Trails, and the new development. She stated she has attended prior meetings with council and city staff and remains concerned. She informed city staff that are present (Erin Gibbons and Melissa Green) that we have an "emergency" in our area on traffic, and that emergency funds are available to quickly invest in a comprehensive traffic study. She stated she would be voting against the application.

No further comments from Commissioners, the secretary called for a voice vote:

Chair Dyszel: No
Commissioner Weber: Yes

Commissioner Cabral: No
Commissioner Leppert: Yes
Commissioner Cabus: Yes
Commissioner McKinley: No
Commissioner Russel: No
Commissioner Endicott: Yes

The secretary announced a split vote (4:4).

An audience member asked if this means it fails. Melissa Green responded that the Commission sends the split vote result forward, along with comments and concerns.

- 7) Treasurer's Report (see attached).
- 8) Committee reports:
 - Planning Committee: Commissioner Weber, Chair of Planning Committee tabled until July Commission meeting finalized wording of Propositions of Importance (re: C2P2).
 - Elections and Appointments Committee:
 - i. Jeremy Thomas has successfully submitted all application materials for the vacant appointment seat. He will assume this seat on the Commission at the July Commission Meeting.
 - ii. The Chair role is now vacant as Hari Ruiz has resigned from the Committee. Commission Chair Dyszel motioned to appoint Commissioner Russell to the Committee, second by Commissioner Endicott. Motion passed unanimously. The Committee will elect a new Chair at their next Meeting.
 - iii. Communications Committee: Next meeting is Monday, June 24, 2019 at 7:00pm at Minelli's Pizza.
- 9) Commissioner McKinley introduced a motion to adjourn at 9:02pm. Commissioner Russell second. Unanimous.

Respectfully submitted,
Brian Endicott, Secretary

WEST SCIOTO AREA COMMISSION TREASURER'S REPORT

Balance May 14, 2019 \$412.79

Expenses:

Expenses:

6-3 Adobe	14.99	
6-18 BUS ONL TFR TO CHECKING	394.80	
Total expenses		-409.78

Bank Balance June 20, 2019 \$3.00

Submitted by Rita Cabral, Treasurer
West Scioto Area Commission