



West Scioto Area Commission Meeting Minutes 2/17/2022

- Call to Order: 7:00 PM at the West Pride Center (1186 West Broad Street).
- The meeting is being recorded on our newly bought camcorder.
- Commissioners Present: Rita Cabral, Leyila Cabus, Brian Endicott, Jo Leppert, Jeremy Thomas, and Larry Weber.
- Meeting minutes were written by Student Commissioner Leyila Cabus.
- Jeremy Thomas arrived late and was not here for the Zoning application. He arrived at 7:20 PM.
- Community members present: Eli Bonhert and Carol Mischnick.
- The meeting minutes from November 18th will be postponed until the next meeting.
- Both Chair McKinley and vice chair Russell are not able to attend this meeting. For this meeting Commissioner Endicott will act as Chair for the evening.
- Reports by Rebecca Deeds:
 - She reminded the group that there are three seats up for election/re-election for May.
- Reports by Averi Townsend:
 - City Council approved \$8,000,000 for emergency rental utilities for those struggling from COVID-19.
 - The City's Zoning Chair is council member Rob Dorans.
 - Averi Townsend has sent us as a group which City Council members are responsible for which positions. There are two new City Council members. (Please see attached notes)
- Zoning Committee Z21-102 w/concurrent CV21-135: 3370 Trabue Road:

- They have modified their site plan and the zoning committee did approve it on the February 2nd meeting.
- They were consolidating two buildings into a single building with two stories.
- Last time they did not have updated building elevations.
- City staff did ask them to add details to their plans and they did comply.
- They added trees as requested and has put in writing that they are committed to maintaining trees.
- City staff has approved of this site plan.
- They are committing to the drawings that they did send us.
- This site is already in construction, but currently they are only building what has been approved in 2019.
- Commissioner Cabral made a motion to approve the plan as amended previously. Commissioner Weber seconded the motion.
- A role call was made and all commissioners present approved of the motion.
- Treasurer's Report:
- Our ending balance is \$2145.05
- The GoPro camcorder as well as its accessories cost \$467.95.
- Another expense that was made was \$20.00 on parking for the student appreciation with Rob Dorans.
- Commissioner Endicott motioned to approve that the Treasurer would allow for an expenditure of \$400 for name plates. Commissioner Leppert seconded the motion. The group voted unanimously in favor of this expenditure.
- The group discussed whether we should use signs for zoning. Commissioner Weber is recommending that we do this. Commissioner Weber has agreed to work on the wording for

these signs for zoning applications.

- Rebecca suggests that we find signs that are weighted that way we have a sturdy sign. She also dissuaded the group from using signs that are in a triangular pattern because they tend to fall over.
- Commissioner Thomas motioned to approve the treasurers reports from December, January, and February. Commissioner Endicott seconded. The treasurer reports have been unanimously approved.
- Planning Committee:
 - There was not much to report since there has been a lack of attendance, however three people did show up for the February meeting
- Communications Committee:
 - The minutes from November 2020, December 2020, June 2021, and November 2021 have still not been approved.
 - Zoning minutes from August of 2021 and September of 2021 have still not been approved.
 - It has been said that the Chair of the respective committees need to be responsible for the minutes of their groups.
 - There will be no Communications meeting in February, however there will be a meeting on March 15th 2022.
- Commissioner Cabral recommends that as a group we need to find new people to be a part of the commission and for subcommittees.
- Nominations:
 - Because of COVID-19 most other commissions have voided the signature requirements due to the possible health hazards. Other commissions have adopted a policy where an applicant must have at least two letters of recommendations

- Commissioner Russell sent a letter to the commission to recommend that as a group that we waive the requirement that area commissioners need to obtain signatures. He also recommended as a group that we allow Eli Bonhert to become an area commissioner.
- Seats become active in May of 2022. Thus meaning that all matters of elections must be handled by the March or April meeting.
- Elections need to be established by the March meeting that way the potential commissioners up for elections are able to be active by the May Meeting.
- As a group we introduced ourselves to potential helpers of the commission. The purpose of this was to familiarize our community members with us as a group so that way they can become more comfortable with us as commissioners and thus become more comfortable with potential work that they might do.
- Commissioner Endicott recommends that the signature requirement would be waived until 30-60 days after the mask mandate is lifted
- Commissioner Endicott motions that any new applying commissioners will have their signatures waived contingent upon having two letters of recommendations, however any previous commissioners would have their signatures waived considering that they have previously obtained signatures. Commissioner Cabral seconded the motion. It was unanimously approved.
- Potential commission member Eli Bonhert circulated two letters of recommendations amongst the group.
- Commissioner Cabral motioned to approve to extend the meeting until 8:45 and Commissioner Cabus seconded the motion. The motion was approved.
- Commissioner Endicott motioned to approve that Eli become officially a commission member contingent on going to the nearest City Zoning training. Commissioner Cabral seconded the

motion. A roll call was done and each commissioner voted in favor of the motion.

- Commissioner Cabral suggested that Carol Mischnick record meeting minutes at certain meetings. It should be noted she would not be working as a secretary, for that is an allotted area commission position. Carol would be responsible for our general area commission meetings.

We are asking that she construct the March area commission meetings. Carol accepted this role.

- New Business:
- Commissioner Weber discussed that there was speculation that the Belmont House of Preferred Living has given up on phases three and four of their project.
- In December of 2020 the Code of Conduct passed with a $\frac{2}{3}$ vote.
- The final vote for the Code of Conduct was 5 out of 7 and thus it was approved.
- Commissioner Leppert notes that the approval of the Code of Conduct was not correctly done per our bylaws because it was not presented in writing at the meeting.
- Commissioner Endicott motioned to approve that we extend the meeting to 9:00 PM. Commissioner Thomas seconded the motion. The motion was approved.
- Commissioner Endicott reminded the group that Rebecca Deeds did circulate the writing for this issue at least three times and therefore this potential bylaw change was put in writing. To add, we were all meeting virtually and therefore he claims that what we approved was valid.
- Rebecca noted that we did read this statement at commission meetings multiple times.
- The code of Conduct was put into effect on March 3rd of 2021.
- The vote in October was considered moot and because we had not followed the correct procedures we did re-vote at the next meeting. Thus it stands that the November and December meetings are still not completed.
- Commissioner Cabus motioned to adjourn the meeting. Commissioner Cabral seconded the meeting. The meeting adjourned at 8:56 PM.

