



# West Scioto Area Commission

Thursday, April 18, 2024  
First Community Church  
3777 Dublin Road  
Columbus, OH  
7:00 P.M.

## Regular Meeting Minutes

### Call to Order

The meeting was called to order at 7:05 P.M. by Chair McKinley.

### Roll Call

Present: Chair Kristin McKinley, Deb Boyd, Rita Cabral, Leyila Cabus, Vance Cerasini, Eric Russell

### City of Columbus Department of Neighborhoods Liaison Rebecca Deeds

- Training for area commissioners on the new purchasing process will be held Saturday, April 20<sup>th</sup> at 10 a.m.
- An email was sent to area commission chairs and vice chairs requesting their participation in a community meeting with city staff from 6 -8 p.m. on May 8<sup>th</sup> at 1393 E. Broad to reimagine the Pride Centers so they better serve the neighborhood.
- When approving zoning applications, you may condition approval on the buildings looking like the elevations on the site plan.
- The City has set up the Zoning Gallery at 141 N. Front St where residents can see the proposed zones and districts in the rezoning process. There is a 60-day comment period that ends on June 6<sup>th</sup>. Contact information is 614-645-5343 or [zoningupdate@columbus.gov](mailto:zoningupdate@columbus.gov).
- A U.S. Supreme Court decision addressed the social media accounts of government officials.
  1. If area commissioners share commission information on their personal social media accounts, it should be strictly informational.
  2. Voicing opinions on social media puts commissioners at risk for personal liability.
  3. If commissioners set up their own West Scioto social media page, comments cannot be blocked or deleted.
  4. The phrase “Views expressed are my own.” should appear at the top and content should be only facts to avoid personal liability.
  5. Liaison Deeds is transitioning out of the liaison role to work with David Hooie on the reimagining of neighborhood Pride Centers.

## **Zoning Committee Report**

Zoning Chair, Commissioner Cabral

GC23-050 3400 Twin Creeks Drive was presented by Attorney Jeff Brown. Twin Creeks is a private street, the parcel is zoned multi-family, and an easement is on record. He requested a variance for 25' for the placement of two signs that will be illuminated using spotlights. There is not enough room for these signs using the current zoning setback requirement.

- Resident Brenda Fuller stated the lights from cars entering the roadway would shine in her windows.
- Resident Gretchen Roginson asked when the signs will be erected. Jeff Brown replied they would go up at the same time construction of the development begins. Gretchen Roginson asked what happens if the signs are erected and the development isn't approved. Brown stated the process would be building permit, electric installed, construction of buildings begins, and then the signs go up.
- Resident Willard Flack stated the property lines are still in question as the survey and the auditor's page don't match.
- Commissioner Cabral said signage approval should come after the development application is approved. There are too many unknowns now. The commission needs more concrete information.
- Commissioner Russell moved that the application be approved as presented. Commissioner Cabral seconded. The vote is as follows: Russell-no Cabral-no Cerasini-no Cabus-no Boyd-no Chair McKinley-no  
The motion failed.

Resident Willard Flack reported that he attended the ZoneIn gallery and encouraged everyone to attend.

The next Zoning Committee meeting will be held May 1, 2024.

## **Treasurer's Report**

Treasurer, Commissioner Bohnert

Balance March 21, 2024	\$2,594.00
Expenditures: None	
Income: None	
Balance April 12, 2024	\$2,594.00

## **Committee Reports**

Communication Committee

Chair, Commissioner Boyd

- The WSAC website was updated.
- A mass email will be sent out to inform residents of the ZoneIn gallery.
- A contact list of commissioners will be circulated.

Nominations Committee  
Chair, Commissioner Russell

The paperwork for three appointments to commission seats was handed in to Liaison Deeds. Commissioner Russell moved to accept the appointments of Deb Boyd, Rita Cabral, and Larry Weber to seats on the commission. Commissioner Cerasini seconded. The motion was approved unanimously.

### **Public Participation**

Resident Willard Flack speaking as a resident, not a member of the WSAC Zoning Committee, said he has been in contact with Parks and Rec to inquire about their ownership of the parcel in question. They had no definite answer.

Resident Gretchen Roginson wanted clarification of the variance request GC23-050 3400 Twin Creeks. She wondered if its approval was attached to approval of the development as a whole. Commissioner Cabral stated that GC23-050 is an independent application; however, there has been no commitment made to the project the signs were promoting. Commissioner Russell clarified that the commission does not know what the final property proposal will be. It was noted also that, according to the auditor's site, the Twin Creeks property being considered for development is no longer two parcels but three.

### **Bylaw Amendment(s)**

The commission heard the second reading of the bylaw amendment that would allow chairs and vice chairs of the Commission and the Zoning Committee to speak at other official meetings under certain conditions. Commissioner Russell moved and Commissioner Cabral seconded to accept the second reading. Passage was tabled until two additional bylaw changes have been passed.

### **Adjournment**

Chair McKinley asked for a motion to adjourn. Commissioner Boyd moved to adjourn. Commissioner Russell seconded. The motion carried.

Submitted by  
Carol Mischnick  
Recorder