

WEST SCIOTO AREA COMMISSION

Thursday, April 15, 2021 – 7:00 p.m.

Via WebEx

Meeting Minutes

Meeting called to order at 7:01 p.m.

Roll Call: Commissioners Present: Chair McKinley, Commissioners Endicott, Russell, Cabral, Leppert, Weber, Reidy and Cabus.

Chair McKinley: Asked for motion to approve prior meeting minutes for March. There is an editing error on minute taker part. With amendment to change month to March, Motion made by Cabral and Endicott to approve prior meeting minutes. Motion carried to approve prior meeting minutes.

Officer Paulus: There is an issue with wifi in cruiser.

Chair McKinley: Next order of business is we have Judge Stephanie Mingo with us this evening. She is the Franklin County Municipal Court Environmental Judge. Floor turned over to Judge Mingo.

Judge Mingo: I wanted to take a couple of minutes to give a brief update on the work of the court. Most people refer to the court as the housing court and believe that we handle eviction and landlord/tenants when in reality the court really doesn't have jurisdiction to handle those types of cases. As the Environmental Court Judge, I hear three basic categories of cases: 1) civil cases of properties that are public nuisance, 2) criminal cases that involve crimes that create public nuisance, and 3) animal abuse/neglect/bite cases. In Category 1, this is where properties are alleged by the city, suburbs or county to be a public nuisance so a property may be found to be a public nuisance if there is a violation of housing building, zoning, health, or safety codes in violation on the property. These include properties that may have a roof or gutters in disrepair, inoperable cars parked in the grass, missing windows, peeling paint, vacant, missing windows, tall grass and weeds, or vacant and not kept up to code and squatters may be frequently breaking into that vacant property. Those are all issues for which the court would have good cause to find the property to be a public nuisance property. Another type of case where a property could be found a nuisance is where the property is being used for illegal activities: drug houses or homes or commercial properties being used for human trafficking, after-hours club where illegal alcohol sales are going on, prostitution, frequent gun shots, or general violence at that property. As we have seen crime rates go up since last summer, the Environmental Court has quite an uptick in these types of cases. So when you think about what you see on the news, most of that violence originates at a property. Environmental Court is where the city prosecutor goes to get an order to shut that property down. For properties that are found to be a public nuisance, the court has several options of addressing those nuisance properties. The court will set a compliance date 30-60 days out to property owner to get that property up to code. If the property not brought up to code, the court can give the city authority to go on to that property and to abate whatever nuisance is with that property. If the owner does not bring property into compliance, the court has the option of holding that property owner in contempt and assessing fines ranging from \$100-\$250 per day, so that serves as an incentive to bring into compliance with the court's order. So for cases where the property is being used for drug sales or illegal alcohol sales, the court has the option to order that property to be boarded up for up to a year. These cases don't make it to Environmental Court without the work of neighbors and groups like yours who are thoughtful and who are pursuing safe and clean communities. Without you all making

reports to 311, to code enforcement, these types of cases don't make into Environmental Court so thank you. Commissioner Leppert: what if it is just a case of neglect like where the people are older and don't have the cash for it, is there some other route to go where they can be helped? Judge Mingo: yes, the court has a special docket where it is called our owner occupied initiative and it is really for homeowners such as what you described. We don't have funding for those property owners, but we will have all resources we are aware of will be sitting at that table for that property owner to access. If senior citizen needs a new roof, we make sure the roof grant program leader is at that table. The court wants to give due respect to those types of cases. Thank you all so much. Feel free to contact court if questions.

City Liaison Rebecca: Couple of updates. First reminder is next area commissioner training which is money & mobility takes place next Saturday, April 24 from 10-11:30. We are approaching the end of our fiscal calendar so spending needs to be wrapped up by April 30. David mentioned if you wanted to pay your assistant secretary for 3 months, you could pay her in April if that works for your purposes. Rec and Parks wanted everyone to know there will be an aquatics survey going out to all splash pads and swimming pools in the city will be looking for feedback. On the feedback front zoning code update, many of you have been active and provided feedback. It was supposed to have finished, but has been extended to end of May to complete the zoning update survey. We later will discuss election updates.

Chair McKinley: Next on the agenda is Treasurer's report. Rita had asked to defer that until the committee meeting so if no objections, we will do that. So next, is Zoning Committee with Commissioner Endicott.

Commissioner Endicott – Zoning Committee. The zoning committee met on the 31st and reviewed zoning applications for 2400 Old Dublin Road and 3136 Trabue Road. The Old Dublin Road applications were simply the council variances from 2019 which were ultimately reviewed by city council. The only difference is that the variances were broken down. For 3136 Trabue Road we recommended approval with some contingencies. The applicant has agreed to reduce the height of the multi-family buildings to 5 stories from 6 and has promised to provide us site rendering drawings prior to proceeding to development commission. All 4 applications were recommended approval unanimously in the committee. I will now turn over to Commissioners Reidy and Bollinger for their presentation.

Commissioner Reidy: The applications for zoning are what we committed to for the main body of the project, as part of the original ordinance. We had to do this by variance because the district didn't fit what we had. Now the application you have ties out to residential, mixed use and commercial portions of the project that are in the application. To remind people, the variances increased the building height to 60 feet from 35 feet, it reduced interior parking lot landscaping from one tree per 10 parking spaces to 20 spaces. In sub areas C&D, it eliminated the required loading spaces in sub area D which is the retail area, it reduced the required parking in sub area D from 371 spaces to 54 spaces with shared parking provided in sub area C that is the adjacent apartment area that has 571 spaces, it also allowed maneuvering and parking spaces over parcel lines in sub areas C & D. As you can see these approval variances are in the new zoning and because the city is in the process of revising the zoning code, we still need to use variances in order to make the districts work. Phase I construction is 415 multi-family dwelling units, 50 single family dwelling units, 5,700 sq. ft. of office uses and actually building is 43,000, 20,000 sq ft of restaurant or retail, 3,500 sq ft of accessory, outdoor dining which is patio and the community center with all other than the community center is under construction. The ordinance also obligated us to construct various traffic improvements. First and foremost at the intersection of Trabue Rd. and Lake Shore Dr. was the installation of a new traffic signal and removal of vegetation to improve visibility. This work has been designed and approved by the city and will be constructed as we are moving forward with the rest of construction this year. WE have also entered into a maintenance

contract with the city of Columbus to provide for ongoing maintenance of the traffic signal. We are also working with the City of Upper Arlington to construct an additional lane to the westbound approach of the intersection Riverside Road and Trabue. However, this also involves coordination with Franklin County with the planned improvements of the Trabue Rd. bridge. An additional requirement of our zoning ordinance in 2019 was complete an additional traffic study which looked at the balance of impacts under phase I of the project. This has been completed and we are responding to the city's comments received on March 29. I will turn it over to Steve Bollinger. Process wise, we will work through this with you and then we will be going to the development commission as Commissioner Endicott mentioned and make sure we have the development plan for the south boot area along Trabue Rd prior to going to the development commission.

Steve Bollinger: Obviously, traffic is a huge point that we are going to try to work through. What we did with the traffic counts as compared to what is going to be in the zoning. When you factor in the 70 acre zoning application that we are more or less just officially zoning the variances that have already been approved but also the south boot zoning so it works out to be just about this: About 36,000 sq ft of community center, about 65,500 sq ft of commercial usage, 1,410 units of multi-family apartments as well as the town home and condo flat for sale product, and 320 detached homes are what is in our zoning package as you pull them both together. We wanted to go above and beyond that for traffic counts and needs of the area. We went in and did 42,000 sq ft of community center, 103,000 sq ft of commercial that is the office and retail, we have about 163 additional multi-family units that aren't actually going to be built for our zoning and then 2 additional detached single family homes. Used a drone to guide through what is actually being built right now – Quarry Trails flythrough shown during meeting showing materials, elevations, community center, apartments, metro parks, retail, hiking trails, etc. Commissioner Cabral brought up the size of parking spaces in keeping it to 9 feet rather than 8 feet. Commissioner Reidy assured it has not been an issue to do 8 feet and it was already approved. Steve Bollinger – had this approved through the variances already and following through with what has been approved in the past.

Commissioner Endicott: 2400 Old Dublin Road Zoning 21011 and council variance 21 016. Commissioners Endicott and Cabus made motion to approve. Motion carried unanimously. 3136 Trabue Road which is Z21017 and council variance 21 020, I also make a motion to recommend approval for those contingent upon the 5-story revision to the text to the application and continuing to bring us updated site plans/site rendering drawings. Second Motion made by Commissioner Weber. Motion carried unanimously. Commissioner Endicott: Site visit scheduled for the 28th with Steve Bollinger. Myself, Joe and Rita will be at that. No objection to Rebecca participating and second site visit with other members may be scheduled as well. Commissioner Endicott: Will want to do gravel height variance for the McKinley Road application at May meeting.

Commissioner Cabral: Treasurer's report had noted there was an entry for \$219.30 which is the original cancelation of the last website. The bank did a charge back on that which sent the bank notice and it took them forever to contact the bank. They basically refused to send out a credit so I have issues of going back and forth with the bank and Wix as emails and it has been extremely hard to contact them in person so that is what that charge is on there and then the other charge for the monthly fee of our constant contact email and website, but it is bringing our balance down to \$3,114.34. I have confidence that we will get the funds back, but it is a problem that I am dealing with right now and not an easy one. Last year's budget report was sent out for what we have budgeted for this year and it is basically going to the administrative which is the website and that is it. Commissioner Cabral made motion to approve three months of paying on a regular basis to the secretary. A second motion was made by Commissioner Weber. Motion carried unanimously.

Commissioner Cabral – Communications: Nothing to report at this time. Meeting is next week on April 20.

Commissioner Weber – Planning: Have made some step toward looking at the sub areas in preparation for the land use plan and will continue that.

Commissioner Russell – Nominations: [inaudible] Chair McKinley: Suspend requirements to turn in petition signatures given the pandemic. Motion to suspend the requirements to turn in petition signatures this year carried unanimously. We have hit a staggering issue on our terms and we've consulted the City and everyone seems to be in agreement we should extend the term by one year to keep all of the cycles on and also in lieu of the contributions that she has made to the group. Everyone I have spoken to on the matter has stated what a good job she has done and what a positive commitment she's made to the group. Commissioner Russell moves to extend Leyila's term one year from this term to end in 2022. Commissioner Cabral made a second motion. Motion carried unanimously. Rebecca: by extending her term by one year, not only have met the bylaws standard of having all 3 of your terms for all commissioners, but also works out that every single year 3 seats come up for re-election. It cleans up that and makes everything run nicely. Rebecca will have a new appointment form and will reach out to Leyila. Will amend original form. Commissioner Russell – since we don't have an election, Rita and Larry's position will extend. Rebecca will need to look at election packet (she has copy of) and determine whether there is any applicant paperwork. Chair McKinley and Commissioner Russell – yes, there is paperwork to fill out. Rebecca: No vote needed. Chair McKinley: Jeremy's term is up and we are holding his seat because he is deployed to active duty. His term will expire when it expires and when he returns, he will be re-appointed to that vacant seat. Commissioner Russell: We still have one seat open if anyone knows someone that would like to do that, we will get that information.

Chair McKinley: Discuss city wide area commission elections. Rebecca: Sent 4 page proposal for a centralized citywide area commission election. Put in front of area commissions for discussion for opinion, not something anyone will be mandated to accept. Basically, the benefit would be that there would be citywide publicized election, the election would take place on the same date so the city would be able to leverage all of the city's communication tools to raise awareness of people running for area commissions and for voting for area commissions. This would be put into place in 2022 – just trying to gauge interest. Just taking feedback. The terms would run January 1 to December 31 of each year. Commissioner Weber: We would have to change our bylaws just because of the date. I think it is a great idea. Commissioner Weber: I kind of like things the way they are.

Chair McKinley – New Business: Commissioner Cabral – Rebecca sent out this console to host residential districting map and process a town hall and I would strongly suggest somebody from our commission attend this and give us some feedback. I think we should stay on top of this. It will be Thursday, April 22 at 5:30 p.m. on Facebook Live Town Hall. If anyone decides you are available, please shoot an email to the commissioners to let them know.

Chair Russell: Rebecca had forwarded an email from Jennifer Knight with Columbus Department of Police about discussion of increasing penalties of those who were buying said services (prostitution). Jennifer Knight would be interested to speak to the area commission if we wanted. Chair Cabral – I think it would benefit us for Jennifer Knight to come and discuss those things. Chair McKinley will reach out and extend the invitation and find out when she is available. Commissioner Leppert will not be available next month for either meeting.

Chair McKinley – Motion to adjourn meeting. Meeting adjourned.