

SCIOTO WEST SCIOTO AREA COMMISSION

Thursday, February 18, 2021 – 7:00 p.m.

Via WebEx

General Meeting

**Meeting Minutes**

Meeting called to order.

Roll Call: Commissioners Present: Chair McKinley, Commissioners Endicott, Leppert, Cabral, Cabus and Russell (later joined).

Chairman McKinley: Welcomed everyone to the meeting. Motion to approve the prior meeting minutes entertained. Motion made to approve prior meeting minutes by Commissioner Cabral, second by Commissioner Leppert. No discussion. Motion passed to approve prior meeting minutes unanimously.

Chair McKinley moved to approve Jennifer Streeter to take meeting minutes for the foreseeable future. There had previously been discussed compensating someone at \$50 per meeting. Chair McKinley would like someone to make a Motion at a rate of \$50.00 per session. A Motion to approve was made by Commissioners Endicott and Weber to approve Jennifer Streeter as taker of meeting minutes at a rate of \$50 per meeting. Motion passed unanimously.

CPD Liaison Officer Paulus: 1) Reported high amount of juvenile crimes of car thefts have really been a topic of discussion at CPD as well as other agencies. This is an ongoing problem. Whitehall, New Albany and Gahanna are seeing same thing. For those of you in your neighborhoods that see your neighbors that like to start their cars with the cold weather, they are putting cars at risk. If you see someone, tell them about the risk. 2) The other issue discussed is up and down Hilliard-Rome Road break-ins at restaurants. CPD has had meetings with managers at restaurants, extra patrol and doing plain clothes officers trying to work that area as well as they can to rid this problem. They are seeing that people are leaving items of value in their cars, and a lot of out-of-state tags. Chair McKinley asked if any questions for Officer Paulus. 3) Discussion was had about whether there had been any more incidents in the park area just south of the new apartment complex on North Hague Avenue about people on their property with guns. Presumably some are in Franklin Township, but wondered if Officer Paulus had heard anything. Officer Paulus has not been notified of any other incidents in that area in the last week of any more incidents. Commissioner \_\_\_\_ indicated had been in last few weeks. Officer Paulus mentioned whether it was at Whispering Creek Apartment area. Commissioner \_\_\_\_ could not say that is where they came from. Officer Paulus will look into that and get information back. No further questions for Officer Paulus.

Chair McKinley moved on to next order of business and introduced City Liaison Rebecca Deeds: Announcement made that City Representative, Erin Gibbons, is moving onto a new roll in March so her last day serving City Council would be Friday, February 20. Since there is a packed agenda, if any non-urgent questions not for the good of the group, please reach out to Rebecca by email. A reminder that there is training scheduled on Saturday, February 20, 2021 from 9:00-11:00 a.m. on Civil Conversations.

Registration is open until 11:55 p.m. tonight. You can search for an email from Rebecca on registration. There are a couple of reminders from David Hooie: 1) that area commissioners are not to enter into good neighbor agreements with developers – Basically, the City Attorney has confirmed that area commissions do not have this authority in the City Code and they are unenforceable agreements. 2) Reminder for all area commissions to please use your area commissioner email for all area commission business. If you have non-area commission business with area commissions, please share those via personal email. If public records request and there is commission business on personal email, they can ask for all of your personal emails.

Commissioner Leppert had question for Rebecca Deeds about good neighbor agreements. Chair McKinley reminded that this was the agreement that the developer had the community members where the water drainage problem was that they had them sign. Chair McKinley advised it is not legally enforceable, correct. Chair McKinley had previously raised that when we went through that with the Brookhollow residents. Rebecca Deeds stated that the point is that area commissions do not have the authority to enter into those so that is what is relevant to the area commissions.

Rebecca Deeds had another reminder that when you have committee meetings you are to announce those meetings at least seventy-two (72) hours in advance because they are public. Please also remember, the Cbus area commission web page and keep updates on there. Please follow up with Rebecca if you have questions on that. With regard to the Franklin County Jail – there had been a request for tours, but there is no tour scheduling due to COVID-19. Rebecca is working with them to have photos next week. Last thing is if you have an interest in public health, you can have someone from Columbus Public Health come and speak. It takes about 30-45 minutes including question and answer time regarding COVID-19 vaccinations. If interested, please let Rebecca know. Chair McKinley asked where Erin is off to and Rebecca believed she was moving to the Franklin County Board of Elections.

Chair McKinley would like to suspend agenda and move up the zoning committee application to take care of that so can move on to the rest of their business. Two commissioners made Motion. Motion passed unanimously.

Chair McKinley asked Commissioner Endicott to discuss the BZA application. Commissioner Endicott: In short the application is requesting to have a number of trees removed to zero on the facility grounds. They would plant same trees in new area on the facility grounds. The Zoning Committee met and saw no hesitation recommending approval and voted unanimously for that. I believe Kris Long is on here to discuss. Chair McKinley if area commissions can limit questions to application before them, we do not have the luxury of time so confine to questions about application.

Kris Long: The variance application is regarding the Parking lot island tree request. Same number of trees will be planted, but in another area on site. The landscape architect is on board for questions and members of their team if any questions. Chair McKinley asked if any area commissioners asked if presentation needed again. Agreed not to re-present. Commissioner Endicott is going to recuse himself

again to recommend approval. Commissioner Russell moves to approve the application as it sits and second by Commissioner Cabral. Commissioner Endicott abstaining. Motion passed.

Kevin Wheeler: Zoning code update presentation to proposed changes for the zoning code for the City. Zoning Code Update for City of Columbus slide presentation. This has not been done since the 1950s comprehensively. Presentation is being distributed to Chair McKinley and Rebecca to share by Kevin Wheeler. In 1950, there were 40 square miles and 376,000 residents. We are now 220 square miles and over 900,000 residents. Discussed Growth trends – lack of transportation options; increased demand for multi-family, smaller homes and smaller lots; more infill development and redevelopment; less territorial expansion; desire for walkable neighborhoods; rising housing costs and inadequate supply; not all neighborhoods have prospered. Asking number of questions as a city about how we grow – work is underway – key examples: 1) transit (LinkUS) – looking at West Broad Street corridor, Olentangy corridor, and Eastside corridor. 2) housing; 3) sustainability; 4) zoning – how can we position the zoning code for the future?

Phase One – November 2020 start with summer 2021 completion – Zoning Code Assessment and Update Strategy. Questionnaire. Phase Two – Code Update. Presentation will be sent for you to review. Zoningupdate@Columbus.gov. You are welcome to reach out if you have questions. Commissioner Leppert questioned outreach to neighborhoods - don't really embrace change. Kevin Wheeler is doing these presentations to all associations, zoning committees, groups, reaching out to everybody. Point is an important one for those in established neighborhoods. Commissioner Cabral questioned about firm helping with the zoning code and setting up a new one tell us something about that particular company or who they are, what their background is. Questioned Kevin Wheeler just to be clear they are not writing the zoning code, they are helping. Firm Lisa Wise Consultants based in California that does zoning code work, worked with Oklahoma City, Austin, TX, locally did work with Westerville. Lisa Wise is the lead consultant. Opticus Design. Peter Park is a former planning director for Milwaukee and Denver, he oversaw the overall zoning codes. Locally have MKSK – planning and design firm, but also regionally. Warholl and Wallstreet is helping strategize outreach with Phase 2. That is the team. Commissioner Cabral questioned whether he could you give some idea as to maybe what might change with this? Weber goes back to the fact that there are a lot of variances. Example is parking. Some areas have unique parking requirements. Another example is mixed use. Do not have a list of the changes that they are going to make, but things they want to look at and understand. At this stage, they prepare priorities and gather input.

Commissioner Cabral – Treasurer's report: One expenditure of \$20 for email service and webpage so balance of \$3,393.64. No questions.

Commissioner Endicott – Zoning Committee: Application No. 200132917, \_\_\_\_ Drive. Applicant plans on presenting in March. Applicant does not have technology to join via webex. Does anyone have any objection to presenting by phone. Need application to share (documents). Rebecca has no issue with that. Commissioner Endicott will inform him of that for March 3 (first Wednesday of March).

Commissioner Endicott has two other applications Trabue Road and 21007 or 2209 McKinley Avenue. McKinley Avenue – Jeff Brown is the attorney has been after him, but not received the application from

the City yet. Trabue Road has application. Zoning committee is picking up and getting busy right now. End of Commissioner Endicott report.

Chair McKinley introduced Joe Ready from Thrive Companies for project of the quarry. Michael Liggett, Transportation with Dept. of Public Service with Carpenter Marty giving overview of the RTMC Mobility Study that just began. Starts at Renner Rd from Alton Darby Creek Rd to Trabue Rd; Trabue Rd from Renner Rd to Riverside Drive; McKinley Avenue from Trabue Rd to Grandview Avenue. To Address pre-existing challenges (bridges, difficult intersections, railway lines and geography towards Riverside Drive); important corridor for west side of Columbus. Growth trends in City of Columbus metro area.

Holistic/comprehensive study (traffic impact studies, macro scale). Moving people focused effort (improved mobility in the RTMC; maximize economic vitality, improve health and safety, improve access to employment). Strong partnership with the community – will be forming a steering community to area commission to ask members to be a part of this steering committee and robust public input. Use study to bring forward implementable solutions for short and long-term recommendations for funding. Turning over to Drew and Gina Balsamo (traffic engineer with Carpenter Marty) handling study from the consulting side. Drew Laurent with Carpenter Marty to touch on subject of COVID-19 impacts on traffic volumes and travel patterns broke into two part study: A lot of pattern changes and volume changes in last year. Part I – scope items which can be completed before traffic and public meetings reach normalcy; Part II – scope items to be completed after traffic and public meetings reach normalcy. Part I schedule was presented with estimated completions February, 2021 through August, 2021. Now turn over to Thrive team to Steve Bollinger regarding quarry trails and metro parks. Has submitted application for zoning development. Traffic concerns off of Trabue Road heading north heading into quarry trails will be community center, 4 buildings overlooking pond is businesses, 43,000 sq ft. office and apartments; bridges pedestrian and vehicular done. Lots of construction and looking to have completed in the June time period. Hoping to start sales in mid-summer and open up for apartments/leasing summer and early fall. Kayak, waterfall, parking lot, boardwalks, walking paths. 1800 acres of parkland that will be a bmx pump track, dog park, sledding hill, 160 ft walk face wall, paddle boat pond, amphitheater, playground (natural elements), mountain biking track. Jo Leppert – can this be made available for the commissioners. Chair McKinley received email from resident on Trabue Road regarding request from Janice Quatman in Marble Cliff Crossing – speed limit needs to be reduced to 35 mph, vehicle traffic is too fast for us lakeshore drive traffic. From Dublin Road to Riverside Drive. Michael Liggett will check in with traffic study section to see if they have recently done a review on that. Chair McKinley will forward to him. Email is [MTLiggett@columbus.gov](mailto:MTLiggett@columbus.gov). Webpage up and running for mobility study on the city website [bit.ly/RTMCMobility](http://bit.ly/RTMCMobility) and also comment/question link at [RTMC@columbus.gov](http://RTMC@columbus.gov). At 8:16, opened for comments/questions. Commissioner Endicott questioned if anyone else jumped in with Thrive? Liggett advised also conversations with Fifth Third (?) living, area developers. Endicott asked for Drew talking to a return to normalcy and gauging traffic patterns – do you have benchmarks for that – how are you determining back to normal. Drew advised nobody knows at this point – gauge is somewhat return to normal for school traffic versus hybrid and virtual and also no more business restrictions. Michael Liggett agrees with that assessment. This is going to be a new normal – schools/business restrictions keeping eyes on moving forward. Chair McKinley stated no guidelines on traffic studies because never been here before. Commissioner

Endicott asked if a timeline for the zoning application. Zoning application filed today and has completed draft for phase 2 traffic study. Hope would be to come to next month or following month meeting to present on the zoning application as well as the traffic study. Endicott says most likely would be April. Endicott asked Mike to send power point to him as well. Mark Wags appeared looking forward to working with area commission. Commissioner Cabral had question to Michael Liggett answered public transportation run by COTA – that is one of the reasons they are including them on the steering committee. Does not know what future plans are, but want them included in study. No other questions on quarry.

Chair McKinley advised only five (5) more minutes left for scheduled meeting time. Chair McKinley requests motion to extend meeting. Commissioners Cabral and Endicott make Motion. Motion passed to move meeting to 9:00 p.m.

Commissioner Russell – Committee Reports: Nothing right now. Two potential nominees for position open.

Commissioner Cabral – Communications: Continuing hard work on both web pages (ours and the City) and making progress.

Commissioner Weber – Planning: Have an Affirmation from planning for the McKinley corridor would be included in the upcoming land use process. Thanks to Eric we have de-segrated the entire commission area into 6 zones and have assigned each of those zones to someone to look at specific recommendations for very specific properties.

Chair McKinley next area is new business. As you will recall, we applied for tech grant for projector and laptop. The equipment pick up is tomorrow, Friday February 19 from 3-5 pm, Saturday February 20 11-1, and Monday, February 22 4-7 pm. Commissioner Endicott will pick up between 4-7 on Monday. Other new business: Commissioner Weber under zoning received call today from a property owner who has learned that two pieces of property off of Hague Avenue are for sale each for 1.2 million dollars (one is the horse farm and the other is a connector to Hague). The realtor lives in the community and he is pushing the idea that this would be single family very high end homes in a nicely wooded area, but nobody believes it. Something we need to look for. Some property has been annexed (all of the horse farm has). Would beg on their behalf that we be watchful and get early start on this one – that is their request. Rebecca Deeds: what cross streets or direction – Commissioner Weber very isolated. Scioto Woods that connects directly to Hague. Dirt road. Horse farm and this other property surrounds Ben's parents' property. Believed to be same developer (nobody has been able to learn that). Those two properties are zoned rural residential right now. Commissioner Weber offered to research that. It would markedly change the environment of that community in his opinion. Three families have contacted him about it.

David Hooie joined. He had no questions/comments.

Commissioner Endicott noted still missing meeting minutes from November/December. Chair McKinley will look to see if she has them. Chair McKinley made Motion to adjourn. Motion passed unanimously and meeting adjourned at 8:38 p.m.

Prepared and submitted by Jennifer Streeter, Assistant Secretary  
West Scioto Area Commission