



# West Scioto Area Commission

Thursday, February 15, 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 by Secretary Cabus in the absence of Chair McKinley and Vice-Chair Russell.

Commissioner Cabral moved that Secretary Cabus serve as Chairman Pro Tempore. Commissioner Cerasini seconded. The motion passed unanimously.

### Commissioners in Attendance

Eli Bohnert, Deb Boyd, Rita Cabral, Leyila Cabus, Vance Cerasini, Larry Weber, Chair Kristen McKinley (late arrival)

### City of Columbus Reports

#### Department of Neighborhoods Liaison

Rebecca Deeds

- Commissioner Boyd will attend the area commissioner training on February 28<sup>th</sup>.
- Introduced Rob Doersam, Zone 3 attorney

#### Columbus City Council, Division of Community Engagement Legislative Advisor

Cole Calloway

- The budget should be passed by the end of February.

#### City Councilmember District 2 Representative

Nancy Day-Achauer

- Introduced herself as the council representative for District 2.
- Chairs the Neighborhood and Rec/Parks Committees
- Intends to do marketing to interest more people in the area commission.
- Stated the need for more recreation and parks programs west of 270 and public art in the city.
- Introduced her legislative aide Jacob Dille and Marwah Warsame, her legislative assistant.

Commissioner Weber asked whether there would be another 614 Beautiful competition because his submission was not selected in 2023. Councilmember Day-Achauer requested that he email his proposal to her office to see if it met other funding options.

### **Zoning Committee Report**

Zoning Chair, Commissioner Cabral

- There were no new applications on this month's zoning agenda.
- Held an open discussion on application BZA23-108 at 3400 Twin Creeks Dr. In attendance were Alex Sauersmith, Sr. City Planner; Phil Asher, Building and Zoning; Doug Holz, Division of Sewage and Drainage; and, Rebecca Deeds, Neighborhood Liaison. Discussion included characteristics of the parcel: a clean water stream, wells, wetlands, and the existing playground.
- Hilliard Village is in contract to be sold and the proposed buyer is interested in the 3400 Twin Creek parcel.
- The applicant for the 1664 Westbelt parcel was a no show at tonight's full commission meeting and still needs WSAC approval before moving forward.
- The next zoning meeting is March 6<sup>th</sup>.

### **Treasurer's Report**

Treasurer, Commissioner Bohnert

Commissioner Bohnert is deferring his February report until the March meeting to allow time to reconcile his figures with those of Liaison Deeds.

### **Committee Reports**

Communication Committee

Chair, Commissioner Boyd

- Gretchen Roginson attended and is interested in being on the Communications Committee.
- They reviewed the website, QR codes, and the use of informational postcards to target the Mill Run area with WSAC details.
- Commissioner Bohnert suggested using the City's print and design departments.

Nominations Committee

Chair, Commissioner Russell

Commissioner Russell was not in attendance.

### **Public Participation**

Resident Willard Flack spoke on the Kittle Group and the Twin Rivers application.

- He met with Tony Celebreeze, Deputy Director of the Department of Building and Zoning, who walked the area in question. The deputy director said more variances would be needed than the one Kittle had applied for. The current owner of the parcel is in court with the city and the parcel has been split and a pie-shaped section was removed for reasons unknown.
- The flood plain is larger than originally suggested.

- The water runoff from the proposed development parking lot will pose problems for the area.
- The retention pond is in question.
- Deputy Director Celebreeze will talk to Recreation and Parks about other uses for this parcel.
- The retention pond would have to be 50' from each creek.

Resident Brenda Fuller spoke on her findings.

- The pond is not a retention pond. It is a detention pond, or mud pit.
- MetroParks showed an interest in this parcel.
- Kittle Group should not have requested a variance in a flood plain.
- The codes covering this parcel are local, state, and federal codes.
- The developer should have notified the neighboring communities but did not.
- She posed the idea of combining Redick Park and the Twin Creek parcel into a MetroPark.

Commissioner Cabral thanked the residents for their research. She informed the representatives from the City who were in attendance that the current Hilliard Village on Twin Creeks Drive is a low-income housing development, is in disrepair, and is only 50% full.

### **Bylaw Amendment**

The bylaw amendment needs further discussion. Commissioner Boyd will send the final draft around to commissioners again and Liaison Deeds will email Attorney Rob Tobias' remarks on the amendment language to commissioners in preparation for discussion next month. Commissioner Cabus moved to table the discussion. Commissioner Bohnert seconded. The motion passed unanimously.

### **Adjournment**

Commissioner Cabral moved to adjourn. Commissioner Cabus seconded. The motion passed unanimously.

Submitted by  
Carol Mischnick  
Recorder