



West Scioto Area Commission

Thursday, December 19, 2019 – 7:00pm
Hope City Church, 3300 El Paso Drive
General Meeting

MEETING MINUTES

- 1) Meeting called to order at 7:04pm.
- 2) Roll Call:
Commissioners Present: Chair Jessica Dyszel, Vice-Chair Kristen McKinely
Treasurer Rita Cabral, Secretary Brian Endicott, Commissioners Leyila Cabus, Jo Leppert, Eric Russell, Jeremy Thomas, and Larry Weber.
- 3) Approval of the November 21, 2019 meeting minutes. Secretary Endicott reminded text of changes of election rules are needed to be added to the final draft of minutes. No other amendments recommended. Motion to approve minutes after including text of updated election rules by Commissioner Cabral. Second by Commissioner Thomas. Motion passed unanimously.
- 4) Officer Paulus not present, so no update from police liaison.
- 5) Chair Dyszel thanked Commissioners Cabral and Endicott for attending Commission leadership retreat held on December 14, 2019. Training schedule will be available soon for the first part of 2020. State of the City Address is scheduled for February 13, 2020.
- 6) Guest Speaker: Honorable Maryellen O'Shaughnessy, Franklin County Clerk of Courts. Also presenting: Nick Toole, Public Information Officer and Community Relations Specialist. The Clerk's office ensures court documents are managed properly and sets the docket for the Court. The Clerk also oversees the issuance of auto titles; nearest Auto Title location to our commission area is the West Auto Title, located near I-270 and West Broad Street. The Clerk's webpage, clerk.franklincountyohio.gov has more than 4 million hits annually.
- 7) Zoning & Variance Committee Updates:

Update on Z19-049, 4407 Trabue Road:
 - Approved by Development Commission on December 12, 2019 (unanimous).
 - Brookhollow resident Darrell Riley shared that a Good Neighbor agreement is pending and asked about filing the agreement with the Franklin County Recorder's Office. He also shared frustration that there were significant

changes to the application and site plan from what was presented to the Area Commission, but the Development Commission heard the application anyway.

- Commissioner Cabral stated that it felt apparent that the Development Commission's decision was made prior to the meeting and gave too much emphasis to financial contributions and site improvements paid by the applicant.
- Zoning Chair Endicott noted that this application was last on the Development Commission's agenda and that 3 other applications not recommended for approval by Area Commissions were tabled by the DC. He also noted the Development Commission members showed displayed a clear lack of interest during remarks by WSAC members and community residents.
- Commissioner Cabral requested all statements presented to Development Commission (from commissioners and community residents) be attached to these minutes.

BZA 19-126, 3627 Rochfort Bridge Drive; Jim and Vicki Thornburg requesting variances related to paved driveway, fence location, and line of sight.

- Committee unanimously recommended approval. The Thornburgs presented on their own behalf and reviewed the timeline of their property purchase (40+ years ago) and upgrades that they now need variances for.
- Commissioner Russell motioned to recommend approval of all variances, second by Commissioner Endicott. Motion unanimously passed.
- Next step is BZA, currently scheduled for Tuesday, January 28, 2020.

8) Committee Reports

- Planning Committee: The Committee met with Jackie Yeoman, Manager of Planning Department. Jackie prepared a matrix comparing C2P2 versus current Trabue/Roberts Plan. Next step for the Committee is to review the matrix.
- Treasure's Report attached. Website fee has increased from \$164 to \$208 and is due January 15. Discussion on change of webhost, but at this point it's too late to change prior to the next due date. Discussions will continue in the New Year.
- Communications and Elections did not meet. Communications will meet in January, either January 20th or 27th.

9) New Business:

- Zoning Meeting Space: Rebecca still looking, but library space may be the current best option. Zoning Chair Endicott is looking at Upper Arlington Library meeting space. Rebecca Deeds will continue pushing city for space.
- Bylaw discussion on Article IV (D); language matches city's best practices recommendation but the bylaw requires advance authorization ("in writing") before a Commissioner can speak on behalf of the Commission

to any public body or official. Zoning Chair Endicott noted that the timeline between WSAC meetings and the Development Commission (and other) meetings make this requirement a nearly impossible burden. To meet this burden via a public meeting would mean WSAC could almost never present our findings to Development Commission (etc).

Chair Dyszel recommended each commission take time before the next Commission meeting and consider a revision.

Commissioner Russell made a motion to authorize the Zoning Chair and Commission Chair to represent to public bodies (or officials) the findings of WSAC. Second by Commissioner Leppert. Motion passed unanimously.

Commissioner Weber has prepared remarks focusing on preserving greenspace for a City Council meeting on Z19-049 (meeting not yet scheduled). Commissioner Endicott motioned to authorize Commissioner Weber to present remarks on this topic to City Council. Second by Commissioner Thomas. Motion passed 8-1 (for: Dyszel, McKinley, Cabral, Endicott, Weber, Cabus, Thomas, Russel; opposed: Leppert).

The bylaw specifically notes that it is “not to be construed as a restriction upon the right of the individual Commissioners to represent their own views”.

10) Motion to adjourn by Commissioner Endicott at 8:32pm. Second by Commissioner Leppert.

Attachments (4):

- 1) Treasurer Report
- 2) Commissioner Endicott remarks to Development Commission
- 3) Commissioner Weber remarks to Development Commission
- 4) Commissioner Cabral remarks to Development Commission

WEST SCIOTO AREA COMMISSION TREASURERS REPORT

Balance November 21, 2019 \$391.94

Expenses:

12-3	Adobe	14.99
12-5	Adobe	-14.99

Total expenses 0.00

Bank Balance December 19, 2019 \$391.94

Submitted by Rita Cabral, Treasurer

West Scioto Area Commission

Balance of expenses Dec. 2019 to April 30, 2019

Web page \$204 plus taxes Due Jan. 15, 2020

Web name \$24.85 est “

PO Box 21373 Zoning Committee \$106.00 Due April 2020 consider using with Elections Com.

Total \$339.34 est.

Balance due Commissioners for RNNC Conference

Brian Endicott \$125.00 Registration fee

Jeremy Thomas \$125.00 Registration fee

Kristen McKinley \$52.00 Travel

Total \$302.00

Commissioner Endicott Statement for Development Commission

Commissioners –

My name is Brian Endicott, and I serve as the Chair of the West Scioto Area Commission's Zoning & Variance Committee. Our Committee held three public meetings with the applicant, providing a significant amount of time for the committee and community to share concerns with the applicant.

The most significant issue presented was existing flooding through the neighboring Brrokhollow community and how the proposed development would further exasperate this issue. Metro addressed this issue by adding additional holding ponds, exceeding the requirement of city code. Even with the site plan modifications, many residents remained concerned that a community of this density would make the existing flooding issues even worse.

Traffic is another significant issue. It is well established – but worth repeating – that the Trabue Road corridor has an urgent traffic issue. Including this proposed 312 unit development, the corridor has more than 2,100 new units in some phase of construction. Metro has addressed this concern two ways: they have offered to join a public/private partnership to fund a corridor wide traffic study and they have offered to contribute \$1,000 per unit toward costs to implement the traffic upgrades recommended by the study. Ultimately, though, residents and commissioners agree that traffic upgrades should not be reactionary; these upgrades should be implemented prior to building the development.

The exit from the development onto westbound Trabue Road also posed a significant concern to our Commission. The exit is at the base of the downslope of the bridge crossing I20 where the speed limit is 50mph, and we perceive this as a major safety risk for those exiting the development and turning westbound.

The third major issue is density – which is an overall contributing factor to all of our concerns. Some nearby residents and commissioners have suggested that they might be agreeable to this project with a reduction in density, a suggestion that the applicant has unfortunately rejected. Because the developer has not adjusted the density, the commission has not held any formal discussions or votes. Lacking any formal discussions, it's impossible to gauge what reduction in density – if any – could result in a majority of commissioners voting to recommend approval.

Our Zoning Committee voted on this application in October and despite improvements, voted unanimously to not recommend approval. The Commission met two weeks later and for the same reasons outlined, also unanimously voted against recommending approval.

Since those October Commission meetings, Metro has made additional site plan improvements. These improvements include adding even more holding ponds to

control storm water, moving buildings away from Brookhollow and closer to the highway, extending turn lanes entering the development, and adding a community garden that was suggested by multiple residents during a Zoning Committee meeting.

Despite these improvements, our commission remains opposed. Speaking only for myself, I am perhaps closer to being able to support this proposal based on some revisions made since our Commission voted. However, the applicant declined to seek reconsideration from the commission. As such, I remain opposed to this project as does our Commission.

Thank you.

Commissioner Weber Statement for Development Commission

Speech Notes re. Z19-049 4407 Trabue Road

Both the WSAC Z&V Committee and the Commission itself voted unanimously against Z19-049. Metro Development subsequently made some concessions which they chose to not present to us even as a courtesy. I commend them for addressing two of five major concerns addressed by area residents. Specifically they fortified the storm water issue with additional and expanded storm water detention basins, and they increased the setback from existing homes.

Unfortunately they achieved those conditions, not by reducing the density (number of units and tenants), but by planning to destroy a 9-acre greenspace on the southern end of the property that Metro had originally planned to preserve. It is the opinion of a national developer of affordable housing that they could likely reduce the # of units from 312 to 200 and maintain comfortable profitability. By reducing to 200 units they can easily achieve the following:

- Increase the setback from the existing single family homes
- Reduce height from 3 to 2 stories on the eastern side of the property
- Allow more open space including preservation of the 9 wooded acres
- Reduce additional stress on Trabue Road traffic, and
- to some degree alleviate storm water management problems

312 units is simply inappropriate for this location. We know that strictly speaking the developer is within the code, but not within the boundaries of reasonableness or the provision of quality of life. Let me quote from the Design Guidelines of C2P2 to make that case:

Thank you. Please require Metro to adhere to the City's Design Guidelines and consider quality of life and the importance of open and greenspace.

Thank you.

Commissioner Cabral Statement for Development Commission

City of Columbus Development Commission Meeting December 12, 2019

Rita Cabral, West Scioto Area Commissioner,
Vice Chair Zoning and Variance Committee

Development Commission Board Members and City of Columbus Staff
Re: Application Z19-049 4407 TRABUE RD. (43228)

West Metro Development, c/o Jeffrey L. Brown, Atty.; 37
Broad Street, Suite 460; Columbus, OH 43215.

We have one urgent issue here today and that is TO GET IT RIGHT!

“We”, everyone in this room this evening, are reshaping the face of our community with this development, past development and future developments. The change in Columbus is moving at lightning speed and so is this application.

The West Scioto Area Commission and area residents are working hard to participate in the change that is needed for the growth of Columbus and the land use and safety of our community.

This application has a potential for 530 residents in the 312 units. The developer has said that most will be young adults or empty nesters so we should assume that most of those residents will have their own vehicle. These vehicles will be funneling out onto Trabue Road at the bottom of the 270 overpass. For those not familiar with the area, the majority of the shopping for essentials (like groceries) requires a left hand turn onto the over pass. The extended turn lanes that are proposed by this applicant are **not enough to satisfy the increased traffic** and could make the safety concerns worse by not slowing the oncoming traffic. In addition, the COTA bus stop is down Trabue Road and there is no proposed sidewalk to help residents travel safely to and from the bus stop or to other area amenities

Reduction of the number of units, reduce speed and warning of congested area are possible additions that can be made.

I recommend this application not be approved or tabled until “WE ALL GET IT RIGHT”.