

West Scioto Area Commission – Zoning Committee
Wednesday, April 3, 2019 – 7:00pm
Westside Pride Center, 1186 W. Broad Street
Meeting Minutes

Committee members present: Committee Chair Bob Vance, Commissioner Rita Cabral (Vice Chair), Commissioner Jo Leppert, Commissioner Larry Weber, Brian Endicott, Leyla Cabus

Committee members not present: Commissioner Ben Watkinson, Commissioner Kristen McKinley

Meeting called to order at 7:00pm.

- 1) Ms. Cabral introduced a motion to approve the March 6, 2019 meeting minutes. Second by Mr. Weber. Motion passed unanimously.
- 2) Chariman Vance introduced the Committee members and informed guests of procedures for the meeting. Guests were also given information on procedures for Zoning and Variance applications. Guests affirmed via the Visitors Charge that information presented to the Zoning Committee would be truthful.
- 3) Z-19-016, 4398 Trabue Road Columbus, Ohio
Presenter Information:
Matthew Marshall, Agent
7400 Metro Blvd., #308
Minneapolis, MN 5439
952-746-2872
mmarshall@nwgrains.com

Mr. Marshall has applied to rezone the above listed address from R-1 (Residential) to M-2 (Manufacturing) for the purposes of building a grain elevator. Mr. Marshall stated that his company, Northwest Grains, is a commodity export company and desired a location near the CSX Railroad.

The Committee and community residents asked several questions of Mr. Marshall. Topics included traffic, structure height and materials, environmental concerns (including noise, dust, and chemicals), and job creation. Mr. Marshall stated that a traffic study would be pending, but traffic impact would amount to approximately 20 heavy trucks per day, during normal operating hours (estimated 7:00am to 4:30pm). Precise information on structure height and materials was not known. Mr. Marshall did not expect significant environmental impacts from the structure. The estimated job creation was 8 to 10 new jobs.

Ms. Leppert introduced a motion to table the request pending additional information. She withdrew this motion.

Mr. Weber introduced a motion to recommend the West Scioto Area Commission not approve this application. Ms. Cabral seconded this motion. Mr. Endicott called roll with all Committee

members present voting in support of the motion. Mr. Marshall may revise the rezoning application and present again.

4) CV19-023, 2400 Old Dublin Road

Presenter Information:

Joseph M. Reidy, Esq.
842 N. Fourth Street, Suite 200
Columbus, Ohio 43215
614-721-0682
jreidy@wagco.com

Mr. Reidy began his presentation by informing the Committee and community that he recently received feedback from the City of Columbus and based on that feedback would not be seeking a vote on this Variance application at this meeting. Instead, Mr. Reidy presented an update on the Wagonbrenner development project at the Quarry site.

Mr. Reidy stated that a traffic study is pending and the results of that study may influence details of this Variance application.

Mr. Reidy discussed the creation of a Community Authority, a public/private partnership that will be funded by residents of the development and provide many city functions for the development.

A community concern was raised that the type of variances sought by this application should be presented instead as a rezoning application. The applicants sought to use parcels currently zoned M-2 (manufacturing) as mixed-use (including residential). Additionally, there is a desire for a hardship reduction in minimum parking spaces provided. These concerns were also within the feedback from the City of Columbus, and Mr. Reidy will be considering how to proceed.

Mr. Reidy informed the Committee and community of the development's commitment for 20% affordable housing within the rental development (80% AMI, Area Median Income).

Ms. Cabral suggested the Zoning Committee and perhaps full West Scioto Area Commission seek a meeting with the City of Columbus Department of Development.

Mr. Reidy was not seeking a vote, and pledged to return to the Committee or full Commission within 60 days with updates on the development.

5) Ms. Leppert introduced a motion to adjourn at 8:31pm. Ms. Cabral seconded the motion, which passed unanimously.