



West Scioto Area Commission

Thursday, May 21, 2020 – 7:00pm
via WebEx
General Meeting

MEETING MINUTES

Meeting called to order at 7:09pm.

1) Roll Call:

Commissioners Present: Vice Chair McKinley, Commissioners Cabral, Cabus, Endicott, Leppert, Russell, Weber

Commissioners Not Present: Thomas

2) Nominating Committee:

There were three Commissioner seats open for election this year. There were two applicants, Commissioners McKinley and Leppert seeking re-election. Both were elected unopposed.

There was some discussion on if a motion was necessary to reappoint these Commissioners. Although both ran unopposed, this was an election and no motion is necessary.

One seat remains vacant – the seat previously held by Commissioner Dyszel. This seat is open to applicants – who may be appointed by majority vote following submission of required petition signatures.

3) Officers:

a) Commissioner Cabral nominated Commissioner McKinley as Commission Chair. Second by Commissioner Weber. Motion passed unanimously.

b) Commissioner McKinley nominated Commissioner Russel for Vice Chair. Second by Commissioner Cabral. Motion passed unanimously.

c) Commissioner Cabral nominated Commissioner Endicott for Secretary. Second by Commissioner Russell. Commissioner Endicott noted that he also serves as Zoning Committee Chair and both tasks carry a heavy burden. He is willing to continue as Secretary for a few more months during the Coronavirus pandemic, but desires someone else to fill this role soon. Motion passed unanimously.

d) Commissioner Russell nominated Commissioner Cabral as Treasurer. Second by Commissioner Endicott. Motion passed unanimously.

- 4) Minutes: Secretary Endicott noted that the Website is still missing two meeting minutes from CY 2019. September minutes were kept by an alternate secretary (excused for RNCC Conference). November minutes were approved in December and can be posted.

No changes were recommended for the February 20, 2020 meeting minutes. Motion to approve by Commissioner Cabral, second by Commissioner Russell. Motion passed unanimously.

- 5) Department of Neighborhoods Liaison Rebecca Deeds:
 - a. Roles & Responsibilities training will be held via WebEx on May 30th, 9-11am
 - b. FY 2019 final fiscal report due no later than May 31, 2020
- 6) Columbus City Council Liaison Erin Gibbons:
 - a. Council meetings are proceeding biweekly and available via WebEx.
 - b. Three ways to submit testimony:
 - i. Email to city clerk
 - ii. US Mail (Attn: City Clerk)
 - iii. Speaker Slip online at city's webpage
 - iv. Alternatively, attend meeting (in person)
- 7) Columbus City Attorney Liaison Zach Gwin:
 - a. Court resumes June 1
 - b. When resumed, evictions will be minutes in Convention Center
- 8) Treasurer Report – See attached. Motion to accept report from Commissioner Russell, second by Commissioner Cabus. Motion passed unanimously.
 - a. Rebecca Deeds noted the 2020 RNCC (Hosted by meeting minutes) will not be in-person.
- 9) Zoning Report:
 - a. Z19-049: No communication or updates from CM Tyson's office since April 29, 2020.
 - b. Z19-098 [3370 Trabue Road]: Approved at last WSAC meeting for zoning change allowing for self-storage facility. No movement on this application since that meeting.
 - c. Next meeting (via WebEx) on June 3: Z20-094 w/ concurrent CV20-023 1550 N. Wilson Road.

Current Application: Z19-094 [3670 Trabue Road]. Applicant seeks rezoning to allow for auto sales. Zoning Committee recommends approval (3-2 vote), with agreement for no "buy-here, pay-here" style sales.

Presenting for the applicant, Mr. Jeff Glavin.

Mr. Glavin gave an overview of the project, which transitions a longtime vacant car wash to auto sales. The applicant has agreed to the stipulation that there will be no "buy-here, pay-here" style of car sales or financing. Per the request of the Zoning Committee, the applicant has provided an updated landscape plan. The applicant also agrees that only personal cars will be for sale or lease, no commercial vehicles. The estimated price point for a sales will be used cars valued \$8,000 or greater and some new car sales (or lease).

Zoning Chair Brian Endicott noted that since the Zoning Committee met on this application, Staff Review comments were made available from city departments. The planning department opposes this application because this is not a use recommended within the Trabue/Roberts plan.

There was much discussion on whether allowing car sales on this location should be permitted, or if a developer should be required to follow the recommended land uses of the Trabue/Roberts Plan.

Commissioners in support of the application pointed that the car wash site has been vacant for several years, is an eye sore, and reduces property value in the area. Supporters acknowledge that car sales are not recommended by the current area plan – but since the site has been vacant for so long, this would be a dramatic improvement to the site.

Commissioners opposed to the applicant argued that the land-use plan should be the guiding document and straying from the plan creates a slippery-slope. There was a rebuttal that there hasn't been any applications (within or outside the recommendations of the land use plan) since the site has been vacant and it's likely to remain vacant for the foreseeable future.

A vote was taken to recommend approval:

Commissioners voting to recommend approval: Endicot, Leppert
Commissioners voting against recommending approval: McKinley, Cabus, Weber, Russell, Cabral.

Motion failed, 2-5.

The applicant requested guidance for a use for the site that the Commission would consider recommending for approval. Zoning Chair Endicott suggested a restaurant or destination bar, perhaps with live music but further deferred for suggestions from Commissioners voting against this proposal. No Commissioner voting against the

proposal made any recommendations to the applicant, but some suggested they may follow-up with the applicant following the meeting.

- 10) Commissioner Cabral made a motion to extend the meeting until 8:50pm. Second by Commissioner McKinley. Motion passed 6-1 (Commissioner Endicott voted against).
- 11) Planning Committee – Chair Larry Weber said there are a few questions still pending regarding adoption of C2P2. Specifically, there's a question to C2P2's usage of the word "urban" and the definition of "urban." No meeting date has been set for a June meeting, but may be the third Tuesday.
- 12) New business: Commissioner Cabral informed the Commission that a public meeting will be held via WebEx on May 28th at 10:00 with Councilmember Favor's office to discuss the CRA application that is pending before Council for the Quarry Trails development. Commissioner Cabral requested the meeting on behalf of the Commission. Commissioner McKinley reminded everyone about representing the commission without prior authorization. Send questions/comments to Commissioner Cabral prior to meeting.
- 13) Motion to adjourn at 8:49pm by Commissioner Russell, second by Commissioner Cabral.

Respectfully Submitted,
Brian Endicott,
Secretary