



West Scioto Area Commission

Thursday, January 18, 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 at 7:05 P.M. by Vice Chair Russell.

Roll Call

Present: Eli Bohnert, Rita Cabral, Leyila Cabus, Eric Russell, Larry Weber

City of Columbus Reports

Division of Police Liaison for the 15th Precinct.

Officer Tom Paulus was not in attendance.

Department of Neighborhoods Liaison

Rebecca Deeds

- The training schedule for area commissioners will be announced shortly.
- Cole Calloway is replacing Averi Townsend as city council legislative advisor.
- Liaison Deeds will continue to work with Commissioner Boyd on commission expenditures.

Columbus City Council, Division of Community Engagement Legislative Analyst

Cole Calloway

Mr. Calloway introduced himself to the commission as the WSAC legislative analyst.

Columbus City Council

Nicholas Bankston

Councilman Bankston introduced himself to the area commissioners and stated that this year he chairs the Finance and Governance Committee and the Economic Development and Small and Minority Business Committees.

He introduced his legislative aide J P Dorval and legislative assistant Jonathan Brown.

Zoning Committee Report

Zoning Chair, Commissioner Cabral

The presenters for BZA22-075 were not present.

Cv23-147 1656 Middlecoff Ct. was approved unanimously by the zoning committee. This application is a freestanding, 850 square foot building for personal use. Commissioner Cabral moved to approve this application. Commissioner Bohnert seconded. Motion passed unanimously.

Commissioner Cabral said the Twin Creeks application will be on the next zoning committee meeting agenda on January 31, 2024.

The next Zoning Committee meeting will be January 31, 2024.

Treasurer's Report

Treasurer, Commissioner Bohnert

Bank balance November 16, 2023		\$2,493.11
No expenditures or credits		
Bank Balance January 18, 2024	2,493.11	

Committee Reports

Communication Committee

Chair, Commissioner Boyd

Commissioner Cabral gave the report in Commissioner Boyd's absence.

The committee worked on the WSAC website and is looking for a new West Scioto Area map to display. They discussed having postcards or pamphlets printed to hand out at public gatherings that would explain the area commission. They discussed creating a QR code to link to the WSAC email list. Commissioner Cabus suggested adding the QR code to business cards and Commissioner Weber suggested displaying the QR code on the zoning notification signage.

Commissioner Cabral moved to spend approximately \$500 for the design and publication of 2,500 pieces of informative materials. Commissioner Bohnert seconded. The motion was unanimously approved.

Nominations Committee

Chair, Vice-Chair Russell

The deadline to apply for an area commission seat is February 28, 2024. Three commissioners' terms are up: Commissioners Weber, Cabral, and Boyd.

Public Participation

Franklin Township Trustee John Fleshman spoke in support of the residents' and the township's opposition to the Twin Creeks project, BZA 23-108.

Willard Flack lives in Franklin Township and spoke in opposition to the Twin Creeks project. His concern is the effect the project will have on the residents' well water as their wells are at 45 feet and the project's retention pond is 25 feet below that. He spoke to the EPA concerning a large portion of the Twin Creek project area being in a flood plain. He stated that there are three creeks in this area that don't appear on the developer's plans. He emphasized that, during a zoning meeting discussion for this project, the attorney for the developer told the residents that if the project drains their wells, the residents' recourse would be to sue the developer.

Trustee John Fleshman further stated that the Franklin Township area is becoming industrialized and adding 216 units with approximately three persons per unit would strongly affect this area. This parcel of land would be ideal for a community area. The developer couldn't say what chemicals would be added to their retention pond that would make their way into the creeks and wells.

Brenda Fuller, Franklin Township resident, said with this project the Franklin Township residents would need flood insurance.

Bylaw Amendment

Commissioner Cabus moved to table discussion of the bylaw amendment. Commissioner Bohnert seconded. Motion passed unanimously.

New Business

Commissioner Bohnert proposed the purchase of another WSAC sign for \$1200. He suggested Site 3 at Fishinger and Riverside would be a good placement but a southern portion may be better. However, the City will determine location feasibility. Commissioner Cabral moved to spend \$1200 on a sign and to give priority to Fishinger@Riverside as first choice, Fifth @ Dublin as second choice, and Roberts @ the rail yard as third. Commissioner Bohnert seconded. The motion passed unanimously.

Adjournment

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

Respectfully submitted,
Carol Mischnick
Recorder