



West Scioto Area Commission

Thursday, July 18, 2019 – 7:00pm
Church of the Triumphant, 1001 Vera Place
General Meeting

MEETING MINUTES

- 1) Meeting called to order at 7:00pm. Vice-Chair Kristen McKinley acting Chair for this meeting.
- 2) Roll Call:
Commissioners Present: Vice-Chair Kristen McKinley, Treasurer Rita Cabral, Secretary Brian Endicott, Commissioners Jo Leppert, Eric Russell, and Larry Weber.

Commissioners Absent: Chair Jessica Dyszel, Commissioner Leyila Cabus.
- 3) Approval of the June 20, 2019 Meeting Minutes: The Secretary noted that typographical errors from the first draft have been implemented. No additional amendments requested. Motion to approve by Commissioner Russell, second by Commissioner Cabral. Motion unanimously approved.
- 4) Introduction of new Commissioner Jeremy Thomas. Commissioner Thomas fills the vacancy of the appointed position previously held by Julie Smucker (term expired May, 2018). It was explained that the full term for this seat is May 2018 through May 2021 and the seat has been vacant for the first full year of this term. Commissioner Thomas's term will expire in May, 2021.
- 5) Guest speaker: David Celebreeze presented for GreenSpot Columbus. GreenSpot is an opportunity for neighborhoods to come together to promote sustainability. Neighborhoods annually choose two commitments in five areas of conservation:
 - a) Conserving energy
 - b) Conserving and protecting water
 - c) Reducing/reusing/recycling
 - d) Informing and engaging
 - e) Green transportation

A neighborhood must attract 300 new GreenSpot households with the neighborhood's defined boundaries.

Mr. Celebreeze can be reached at 614-645-6703.

6) Committee Reports:

- a) Planning Committee: Chair Larry Weber presented to the Commission Propositions of Importance for new developments within the Commission's area (attached). Chair Weber stated that the propositions are not binding, but instead intended as strong guidelines to determine if a proposed project meets the Area's general preferences.

Commissioner Russell introduced a motion to accept and adopt the propositions. Second by Commissioner Endicott.

Melissa Green stated a concern that the Commission could deny a project based on these propositions, but that project could be approved by the City if the Developer is following all city laws and guidelines from the Development Department.

One proposition is related to a developer exceeding the city's requirements for traffic improvements. Commissioner Russell connected this proposition to the proposed development currently under consideration by council under CV19-023. Erin Beck noted that Council Chief of Staff Michael Brown is working diligently to secure funding no later than the end of CY2019 for the requested broad traffic study.

The motion on the floor was called to vote and passed unanimously.

- b) Zoning Committee: Under old business, Chair Brian Endicott noted that CV19-023 does not yet appear on any publicly posted Council agenda. Erin Beck stated that it does not appear that Council will hear the application until September, following summer recess.

As new business, the Chair noted that Mr. Michael O'Callahan attended the July Zoning Committee meeting (held June 26, 2019 due to conflict with Red, White, and Boom). Mr. O'Callahan's client owns a parcel of land between parcels on Lake Shore Drive and Riverside Drive. This parcel is currently undeveloped and has an existing court case filed by the Ohio EPA. Following the conclusion of the court case, Mr. O'Callahan's client seeks to rezone the parcel commercial and sell it to the Riverside Drive property owner who will use the land to extend parking. The information presented to the Zoning Committee was preliminary, no formal actions have yet been taken.

As upcoming business, the Chair noted an error on the WSAC Calendar. The Zoning Committee's schedule is to meet 15-days prior to the Area Commission meeting, providing Commissioners adequate time to review any pending zoning applications. The posted August calendar has the Zoning Committee meeting on August 7 with the Commission meeting August 15. After discussion and no objections, it was decided to move the

Zoning meeting to Wednesday, July 31. Melissa Green will handle the required public notifications.

At the July 31 Zoning Meeting, the Committee will hear application Z19-051, 2700 McKinley Avenue. The project was previously approved in 2016 as a 42-unit apartment building. The developer has changed site plans and seeks to move forward with a 22-unit development. The reduction in density and change of site plans requires rezoning. Due to anticipated community interest in this project, the Zoning Committee's meeting will be held at the West Side Pride Center.

- c) Communications: Chair Rita Cabral noted that the Committee is working to extend interest in the Commission's activities to more neighborhoods within the Commission's area.

The previous survey results are still being tabulated and will be posted when complete. Meanwhile, the next survey is currently being compiled.

Commissioner Dyszel is working on stationary for Commission use.

Next Communications meeting is Monday, July 29 at Scioto Woods Park (weather permitting). Alternate location will be Minelli's.

The Chair noted more information is needed on the upcoming Neighborhood Pride events. Melissa Green offered the following schedule, which is not yet official (but close):

- Neighborhood Bus Tour: September 12, 9am-12pm. Commission Chair Dyszel and local civic associations may fill up to 4 seats.
- Transit Thursday: October 3 (tentative location: UA Lutheran Church)
- Public Safety and Mayor's Cookout combined into one event on October 10th at the Police Academy.

- d) Elections: Committee did not meet this month.

- e) Treasurer's Report: See attached.

- 7) Old Business: None (already covered Planning Committee's propositions in Committee reports).

- 8) New Business:

- a) Fort Wayne Regional Neighborhood Network Conference: Three Commissioners have expressed interest in attending: Commissioners Endicott, McKinley, and Thomas. Commissioners Endicott and McKinley completed the Early Bird registration (\$125); Commissioner Thomas

completed a regular registration (\$150). Lodging is expected to be \$125-\$150 per hotel night, plus applicable taxes. Treasurer Cabral noted that the Commission likely needs to also reimburse for travel (mileage) and meals. Commissioner Endicott noted that many meals are included as part of the Conference program. The Treasurer will gather additional information on eligible reimbursements (beyond registration and lodging) and present that information to the Commission at the August meeting.

A motion was introduced by Commissioner Cabral to approve funding for conference registration and lodging for this conference for the above listed attendees. Second by Commissioner Weber; motion passed unanimously.

- b) Resident Hari Ruiz introduced a concern that the Zoning Committee recommendation to approve CV19-023 contained a contingency that was not met. Ms. Ruiz stated the motion required a member of Council to attend the traffic-related meeting that was held on Monday, June 17.

Zoning Committee Chair Endicott read the motion as approved by the Zoning Committee: “recommend approving the variance application as amended contingent on a meeting with city zoning and traffic staff and city council and then bring outcomes of that meeting to the area commission meeting.” The Committee Chair listed the attendees of the meeting as Dan Belschmidt (City Traffic Division), Shannon Pine (City Zoning Department), and Ty Herndon (Columbus City Council). Erin Beck noted that a council member’s legislative aide present in the meeting is regarded as having the same effect as the Council Member being present.

Ms. Ruiz reiterated her concern that no elected member of Council attended the meeting for the record.

- c) A community member raised a concern over availability of minutes, which are not up to date online. Commission Secretary Brian Endicott noted that he would send approved minutes from May 2019 or June 2019 to anyone who requests them to speed up accessibility. The Secretary further noted that he only has been Secretary over those two meetings and therefore does not have access to previously approved minutes and that he also does not have access to publish minutes to either the webpage or email lists. This concern will be brought to the Communications Committee at the next meeting.
- d) A community member reiterated the concern for an immediate comprehensive traffic study, but also noted that a funding a study is not enough. A commitment for solutions is an urgent need from the city.
- e) A community member raised a question concerning public transportation. COTA presented to the Commission at the April, 2019 Commission meeting and holds regular public meetings that are posted to their

website. A suggestion was made to include questions on public transportation usage (including desired usage) on an upcoming survey.

- f) Hair Ruiz had 3 announcements for upcoming local events:
- COSI “Scrub the Scioto” is September 28, 2019 and will cleanup 28 miles of the Scioto River from I270 on the southside and I270 on the northside. COSI is looking into providing equipment, including gloves and boots. Sign-up for this will begin in early August. Check Green Columbus website for updates and additional information.
 - Two upcoming tree giveaways: Green Columbus will give away up to 750 trees to HoAs (and similar organizations) who have completed the Steward Training. Notices will go out in August/September. Second: City of Columbus will give away up to 300 trees, sponsored by Kurtz Brothers. Details are being ironed out – however, the trees “sold out” quickly last year, but then many were never picked up.
 - Ohio Pollinator Habitat Initiative Symposium is Thursday, August 22 at OSU 4H. Cost is \$40 per person and includes a boxed lunch. Register through ODNR – Know Your Wild Ohio Explorer – search for National Pollinator Week.

Ms. Ruiz noted she will also publish these events and additional information as it becomes available through Next Door.

- 9) At 8:33pm, Commissioner Endicott introduced a motion to adjourn. Second by Commissioner Russell, meeting adjourned.

Respectfully Submitted,

Brian Endicott, Secretary
Attachments (2)

Proposed Propositions/Resolutions for Adoption by the WSAC

The following statements attempt to reflect the beliefs, vision, values and intent of the WSAC regarding future development. They serve as guidelines for decision making, but are not intended to be binding regulations governing future votes to approve or reject proposed land uses. However, they do provide a formal framework for decision making. They serve as a basis for determining appropriateness of a project and the Commission's preferences for the general character and nature of the area.

- A. Maintain the general balance of land use within the area in favor of increasing the proportion of single-family housing.
- B. Generally disapprove applications for land use changes requiring rezoning if currently available properties with the required zoning are available in the same general locality.
- C. Preserve or increase the amount of tree canopy and green space using native plant species when possible. Increase the amount of recreational areas available.
- D. Improve pedestrian access and safety by connecting areas with multiuse paths and sidewalks as well as by improving access to public transportation.
- E. Give preference to developers of residential or mixed-use projects that accommodate essential regional services such as grocery stores and restaurants.
- F. Give preference to developers that invest in traffic improvements beyond that which is required by the City of Columbus.

**WEST SCIOTO AREA COMMISSION
TREASURERS REPORT**

Balance June 20, 2019
\$3.00

Deposit

7-1	City of Columbus	2500.00
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Expenses:

7-3	Adobe	14.99
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7-11	Vista Print business cards	46.49
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7-15	Smart Sign name plate	17.14
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	Total expenses	-78.62
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Bank Balance July 18, 2019

\$2424.38

Submitted by Rita Cabral, Treasurer
West Scioto Area Commission