



West Scioto Area Commission

Thursday, October 17, 2019 – 7:00pm
Church of the Triumphant, 1001 Vera Place
General Meeting

MEETING MINUTES

- 1) Meeting called to order at 7:21pm. Late start due to access to building issue.
- 2) Roll Call:
Commissioners Present: Chair Jessica Dyszel, Treasurer Rita Cabral, Secretary Brian Endicott, Commissioners Leyila Cabus, Jo Leppert, Eric Russell, and Larry Weber.

Commissioners Absent: Vice-Chair Kristen McKinley
- 3) Approval of the September 19, 2019 meeting minutes. No amendments were recommended; Commissioner Russel motioned to approve the minutes, second by Commissioner Endicott. Motion passed unanimously.
- 4) Police Liaison (Officer Paulus) Comments:
 - Gratitude to everyone who attended Neighborhood Pride event at Columbus Police Academy
 - Reminder with vehicles parked outside to keep doors locked and place garage openers out of sight.
- 5) Zoning & Variance Committee Updates:
 - CV19-023: No updated on pending rezoning
 - Z19-051 [2700 McKinley Ave]: Anticipating Council action soon, no notifications received.
 - BZA19-095 [686 Grandview Ave]: Scheduled for BZA on 10/22
- 6) Z19-049 – 4407 Trabue Road
 - Request is to rezone to ARLD (312 dwelling units)
 - Mr. Jeff Brown and Mr. Joseph Thomas presented on behalf of the applicant, Metro Development.
 - Maximum number of units: 312
 - Applicant shall install a left-turn lane (225') on westbound Trabue Road and a right-turn lane (225') on eastbound Trabue Road
 - Applicant to invest \$1,000 per unit to the City of Columbus for traffic improvements along the Trabue Road Corridor

- Applicant to invest \$25,000 to the City of Columbus toward funding a traffic study (refer to CV19-023)
- Applicant also submits Storm water Management Memo reflecting reductions in storm water drainage in 1-yr, 5-yr, 10-yr, 25-yr, 50-yr, and 100-yr rain events.

The significant community concern raised related to storm water drainage from I-270 that currently poses flooding issues in adjacent communities. The concern is added density will intensify this problem. Secondary concern raised is traffic safety at the exit point, particularly for residents exiting turning westbound on Trabue Road. Additionally, traffic concern was raised concerning added density increasing congestion. Other concerns raised included total density, sidewalks, access to public transportation, and unresolved details regarding township or city road maintenance.

At 8:42pm, the Chair noted we have elapsed our regular scheduled meeting time and called for a vote to extend the meeting until 9:15pm.

Commissioners voting in favor of extending the meeting: Cabral, Cabus, Russell, Thomas, and Weber.

Commissioners voting against extending the meeting: Dyszel, Endicott, and Leppert.

Result: 5 for, 3 against, 1 absent. Meeting extended until 9:15pm.

Chair Dyszel called for a vote to approve the application.

Commissioners voting in favor of approval: None.

Commissioners voting against approval: Cabral, Cabus, Dyszel, Endicott, Leppert, Russell, Thomas, and Weber.

Result: 0 for, 8 against, 1 absent. Recommendation: disapproval.

7) GC19-046 – 3255 McKinley Ave.

- Mr. David Hodge presented on behalf of the applicant, Preferred Living
- Requested variance to allow projecting sign (“Belmont House”) on Preferred Living development on SW corner of McKinley and Trabue.

Significant concerns raised over the bright illumination and light pollution caused by the sign. Additionally, both Commissioner Members and community residents voiced concerns that the character of the sign does not match the character of the Quarry and West Scioto areas. Commissioner Endicott noted that these concerns are valid but are allowed under current Graphics code and that the request is to allow the sign to project from the side of the building.

Chair Dyszel called for a vote to approve the application.

Commissioners voting in favor of approval: Endicott
Commissioners voting against approval: Cabral, Cabus, Dyszel, Leppert,
Russell, Thomas, and Weber.

Result: 1 for, 7 against, 1 absent. Recommendation: disapproval.

8) Committee reports:

Due to the late time, Communications, Planning, and Elections committees
tabled their reports.

Treasurer's report attached.

9) Commissioner Leppert called a motion to adjourn at 9:12pm. Second by
Commissioner Cabral. Motion passes unanimously.

Respectfully submitted,
Brian Endicott, Secretary

WEST SCIOTO AREA COMMISSION TREASURERS REPORT

Balance August 15, 2019 \$1924.84

Expenses:

10-3	Adobe	14.99	
10-17	Brian Endicott	341.56	
10-17	Jeremy Thomas	289.12	
	Total expenses		-645.67

Bank Balance October 17, 2019 \$1279.17

Submitted by Rita Cabral, Treasurer

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