



West Scioto Area Commission

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Thursday, December 15, 2022

First Community Church

1320 Cambridge Blvd.

Columbus, OH

7:00 P.M.

Regular Meeting Minutes

Call to Order

The meeting was called to order at 7:04 P.M. by Chair McKinley.

Roll Call

Present: Chair McKinley, Treasurer Rita Cabral, Larry Weber, Eli Bohnert, Leyila Cabus, Eric Russell, Deb Boyd

Approval of Previous Minutes

Chair McKinley called for a motion to approve the November 2022 minutes. Commissioner Russell moved to approve. Commissioner Bohnert seconded. The motion carried.

City of Columbus Reports

Division of Police Liaison

Officer Tom Paulus was not in attendance.

Department of Neighborhoods Liaison

Rebecca Deeds

- December 31 fiscal reporting is due.
- Training for area commissioners has ended.
- Trainings will be pared back in 2023.
- Martin Luther King celebration activities will be January 16, 2023.
- Reach out to Columbus Health Department for vaccines.
- Per David Hooie, trainings from last year were recorded and are available for anyone to watch

Columbus City Council, Division of Community Engagement Legislative Advisor

Averi Townsend

- Monday, December 12, 2022 was the last council meeting for the year.
- Council approved the flavored tobacco ban and is awaiting a decision from the State House. More information can be found at www.columbus.gov/tobacco.

Zoning Committee

The application for CV22-100, 3755-3799 Ridge Mill Dr. was unanimously approved by the zoning committee with conditions:

- 1) That there be a disallowance for an extended-stay hotel. The zoning does allow for extended-stay on this property, but residents want assurance from the developer that extended-stay will not be built there.
- 2) That traffic improvements be made.

The presentation of the CV22-100 application was made before the WSAC by Attorney David Hodge of Underhill and Hodge. He shared the following:

- This application has been before the zoning committee twice.
- The applicant is requesting a variance that would allow for residences on the ground floor because current retail in that area is vacant as is the movie theater.
- No traffic study is required. Access points to the north are a concern. The clear vision triangles on the corners of the property meet that concern.
- Sanitary capacity is sufficient for the project.
- Some landscaping will be preserved.
- Storm water amount won't increase "by a drop." The development will be a 20% improvement over the existing stormwater removal capability. Underground chambers manage the quantity of water and treat it to maintain quality.
- The 235 units will consist of 10% studio apartments (\$1200), 58% one-bedroom (\$1800), 26% two-bedroom (\$2000), and 7% penthouse apartments (\$2500).
- Parking hovers around the minimum requirement as fewer people have cars.
- There is no effort to provide affordability in this project.

Residents living in the area of the 3755-3799 Ridge Mill Dr. project asked questions and voiced concerns and ideas about traffic in, out, and around the development area. The discussion led to a commitment from Mr. Hodge to install a sign prohibiting a right turn south of Building B. For other problems voiced by residents, Mr. Hodge suggested using the 311 number provided by the City of Columbus to report traffic issues. Liaison Deeds said Columbus' Vision Zero is a global plan to alert your city to traffic areas of concern.

Mr. Hodge closed by restating the three commitments the applicant will make:

- 1) Install a sign prohibiting a right turn south of Building B.
- 2) Convert access points north and south of property to right in and right out.
- 3) Prohibit a hotel of extended-stay to be built on the property

The chair called for a motion to approve. Commissioner Cabral moved to approve with added commitments. Commissioner Cabus seconded. Motion carried unanimously.

The next zoning meeting will be January 4, 2023 in Room 2 of the Hilltop Library. One applicant is requesting a reduction set-back for a deck.

Treasurer's Report

Treasurer, Commissioner Cabral

Balance November 17, 2022	\$2454.19
Expenditures:	
Constant Contact email service	20.00
Constant Contact 1 year Domain Fee	22.00
Micro Center 2 SD cards	46.20
Bank Balance December 15, 2022	\$2365.99

Commissioner Cabral stated that one organizer for the National Night Out has not been reimbursed by the city. Liaison Deeds had not been made aware until now and will take care of it.

Committee Reports

Communication Committee
Chair, Commissioner Cabral

The SD cards locked up the recorder so there will be no recording of tonight's meeting.

Commissioner Cabral requested two people from West Scioto Area Commission itself and two people from the zoning committee to take charge of the recorders at their meetings which would include making sure the cameras are charged and ready for each meeting and that the cameras have the correct SD cards installed.

It was suggested that the SD cards be downloaded to a couple of portable drives so they can be used over again.

Nominations Committee
Chair, Commissioner Russell

Commissioner Russell has received no word from the schools concerning his letter asking for a student volunteer to sit on the West Scioto Area Commission.

An application from Vance Cerasini was received to fill the seat left vacant by Brian Endicott's resignation.

The Zoning Committee chair seat will revert to the vice-chair until a new Zoning Committee chair is named.

Planning Committee
Chair, Commissioner Weber

The development proposal for 3670 Trabue was approved so Planning looked at the nearby properties on the south side of Trabue. The discussion was interesting, but there was nothing to report.

Questions were posed by resident attendees about any coordination between the projects on Trabue Road. It seems the city wants to deal with Trabue if a problem arises.

Public Participation

John Gardocki, Principal Transit Planner for MORPC, remarked that Columbus needs to promote multi-modal for the massive growth in Central Ohio. He stated that we need density because it costs three times as much to build on green fields as it does to build up.

Commissioner Weber stated we are looking for three characteristics: livability, desirability, and sustainability.

One attendee questioned where we are putting the density and wondered if there are businesses where the inhabitants of the dense developments can work or will they need transportation to get to their jobs.

Motion to extend the meeting

The Chair called for a motion to extend the meeting 15 minutes. Commissioner Cabus moved to extend the meeting 15 minutes. Commissioner Bohnert seconded. The motion carried.

New Business

Meeting Space

Chair McKinley began the discussion of finding a new meeting place. Potter's House would charge \$50 a meeting and would require a lease. Liaison Deeds said that a lease is not permitted.

Commissioner Russell moved we hold the meeting at First Community Church in January. There was no second.

Commissioner Bohnert said we could use the First Community Church's North location.

Church staff member Tim Vansant stopped in to say he had space in both the north and south churches, and he would speak to the facilities people. Commissioner Bohnert is working with the church and will let the commissioners know what he finds out.

Zoning Committee/Conduct of Commissioners

Discussion was held on proper conduct when speaking at a Development Commission meeting, City Council meeting, or conversing with others that is in line with the commission's by-laws.

Some members had been sent public records requests. Discussion arose about what is included in such a request if there are not emails or texts but only personal recollections of conversations, but no notes of conversations.

David Hooie, Neighborhoods Program Coordinator, was in attendance and stated that any email is liable for public records if commission business is discussed. He stated that he saw the recording of former commission member Brian Endicott's presentation before the Development Commission, talked to the city attorneys, and they did not think the former commissioner crossed the line. There is no removal clause for violating by-laws, and neither the city council nor the mayor will get involved in removing an area commissioner.

Commissioner Weber stated that it is fair play that we should know what another commissioner is going to say when speaking before another body. Commissioner Weber had wanted a vote of lack of confidence. He had wanted to remove him as chair of the zoning committee, not from the committee itself.

Commissioner Weber remarked that comments were made by former commissioner Brian Endicott at the Development Commission meeting that were completely false concerning density, and good will was squandered. The former commissioner established an adversarial stance in the Zoning and Variance meeting.

Move to extend meeting

Chair called for a motion to extend the meeting 15 minutes.

Commissioner Cabus moved to extend the meeting 15 minutes. Commissioner Bohnert seconded. The motion carried.

New Business (continued)

Zoning Committee/Conduct of Commissioners (continued)

Director Hooie was asked for advice when speaking to City Council outside of the role as an area commissioner. He stated that commissioners should begin by saying they are speaking as a resident and leave out all reference to their capacity as a commissioner. Watch pronouns and use "I" versus "we". Commissioners must follow Sunshine Laws but, as volunteers, commissioners are not bound by ethics laws. There is a process to follow. Commissioners must maintain what communications they have and they must produce it.

Chair McKinley remarked that commissioners who have retired or those who have resigned should provide their emails or passwords to their accounts so the West Scioto Area Commission can access them and hold them for two years.

Chair McKinley restated the Roberts Rules process for holding a vote after viewing the tape of the Zoning Commission meeting. When a motion is made, ask for a second. If there is no second, the motion fails. If there is a second, call for a vote.

Commissioner Weber stated he is drafting language on notification signage.
City Council Advisor Townsend said residents impacted by a variance are those within 125 feet and can provide in-person testimony.

Adjournment

Chair McKinley called for a motion to adjourn. Commissioner Cabral moved to adjourn.
Commissioner Weber seconded. The motion carried.

Respectfully submitted,
Carol Mischnick