



West Scioto Area Commission

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Thursday, September 15, 2022

Hilltop Public Library

511 S. Hague Avenue

Columbus, OH

7:00 P.M.

Regular Meeting Minutes

Call to Order

The meeting was called to order at 7:03 P.M. by the Chair, Commissioner McKinley.

Roll Call

Present: Chair Kristen McKinley, Treasurer Rita Cabral, Eli Bohnert, Leyila Cabus, Brian Endicott, Eric Russell, Larry Weber

Approval of Previous Minutes

The Chair called for a motion to approve the August 2022 minutes. Commissioner Cabral moved to approve. Commissioner Bohnert seconded. Motion carried unanimously with Chair McKinley abstaining due to her August meeting absence.

City of Columbus Reports

Division of Police Liaison

Officer Tom Paulus reported that there is an increased amount of reported panhandling on Rome-Hilliard and around the Trabue Road and Wilson Road area. There is speculation that an organization has been recently dropping off homeless individuals near Wilson Road. To a question about reported crime on the corner of Trabue Road and Hague Avenue, Officer Paulus reported there are no current reported crimes in that area, but it would be a prime spot for crime and drug use.

Department of Neighborhoods Liaison

Rebecca Deeds

- A Building and Zoning training will be held on October 8th. Invitations have yet to be sent out.
- A virtual Building and Zoning training will be held on October 29th from 9:00 A.M. until noon.
- A virtual Code Enforcement and Planning Training will be held November 9th from 5:30-8:30 P.M.
- Columbus Public Health has bivalent COVID boosters.

Columbus City Council, Division of Community Engagement Legislative Advisor

Averi Townsend

- A Southside Community meeting will be held on September 28th at 6:00 P.M. at the Barrett Community House. Council members will be present.
- Blood drives are coming to our area in late September and early October.
- City Council is working on two programs:
 - 1) The city is launching a beautification initiative next Thursday. Area commissions can not apply, but community engagement teams such as homeowners' associations that have the ability to obtain insurance, can apply.
 - 2) The City is funding three additional in-person training opportunities for Commissioners in conjunction with the Kirwan Institute. A different focus will be presented each month for three months: 1) The history of zoning and planning, 2) the United Way, and 3) the 2020 census data. All three training sessions must be attended. Attendees will receive a Visa gift card to defray expenses. The meetings will be videorecorded for playback later.

Mayor Andrew J. Ginther's Office

Assistant Director of Community Affairs

Marshall Troxell

- Five bond issues will be on the November 8, 2022 ballot.
- None will increase property taxes or impose any new taxes if passed, but will authorize the city to purchase bonds for these purposes:
 - 1) Issue 14 proposes \$300 million for safety and infrastructure
 - 2) Issue 15 would allocate \$200 million for recreations and parks
 - 3) Issue 16 would allocate \$200 million for neighborhood development including affordable housing and other neighborhood investments
 - 4) Issue 17 proposes \$250 million for public service
 - 5) Issue 18 would allocate \$550 million for public utilities
- The length of the bonds varies by issue from 17-22 years.
- In total these would amount to a \$1.5 billion investment in enhanced community projects.

Zoning Committee Report

Zoning Chair, Commissioner Endicott

Z22-022 w/ CV22-029 re: 3670 Trabue Road (at the corner of Mapleway and Trabue)
The committee met with the developer four times and voted 4-2 to approve with some contingencies.

- The unit count was reduced to 202 units from 231, or below 45 units per acre.
- Ahlum and Arbor performed a tree survey that found invasive species and honeysuckle were choking out healthy trees.

- Some trees will be saved
- 100 non-invasive trees will be added throughout the site
- They are contributing land to the city for future right-of-way expansion possibilities
- A 10-foot-wide mixed-use path along Trabue will be added to accommodate pedestrians
- The building height will be lowered by 3 feet as requested by taking the ceilings from 9 feet to 8 feet.
- The color will be change from an obvious orange to a darker color and lighter metal panels will be worked in to improve the sight of the project after comments from Zoning committee members.
- Attorney provided a summary of the rezoning application Z22-022 and variance application CV22-029
- Same citations as were originally submitted but the numbers have changed a bit.
- Developer is committed to funding improvements on Trabue by adding a left-hand turn lane.
- Contributions to the city for improvements will occur regardless of whether this project gets approval or not.
- Adding a lane on Trabue will have no impact on the setbacks which are currently 60 feet from the center of the road.
- Ten plus years out another lane will be added to Trabue Road.
- No traffic lanes will be added right along the right of way.
- Any lanes added will be 25-30 feet from the building.
- The developer will ensure that mixed-use plan is planned so that the city's lane expansion will not take it out.
- Columbus City's Smart Streets Initiative would require that the right-of-way be replaced if it is removed for roadway expansion.
- The current commercial zoning that exists for the car wash assumed higher traffic load than the apartment residential zoning would.
- Fencing will be placed between the parking lot and the railway to address the close proximity to the railroad tracks.
- The developer has no backup plan for this area nor is there plan for redevelopment.
- Developer is going to comply with 20% of units being affordable (half at 80% and half at 100%). This is an ongoing commitment.

It was noted that adult stores or clubs are typically placed in townships because their code is less stringent.

Commissioner Weber stated that the surrounding neighbors wanted to keep the trees in their backyards and don't want to lose the green space in front of them.

Commissioner Cabral and a representative from Franklin Township expressed concerns about the traffic on Hague Road. The developer stated that rezoning from commercial to residential is technically a reduction in traffic use.

Commissioner Russell reminded the commissioners that the city hasn't addressed the vacant carwash.

Commissioner Weber stated that he does not believe this project is good for this location.

Commissioner Cabral asked about the developer's repeated statements that single mothers will be living in the complex but there is no mention of a playground in the area. The developer replied that single mothers will not be forced to live in the complex if they don't want to. The developer stated that there will be more young professionals and folks without kids than anyone else.

Commissioner Endicott asked if other projects further down Trabue Road had playgrounds. Commissioner Cabral answered that other projects have a garden and plenty of green space.

Commissioner Cabral asked how the reduction in the project's height was achieved. The developer responded that the ceiling heights were reduced from 9 feet to 8 feet.

A resident attendee asked about the number of stories for the complex. The developer stated that the highest is four stories and the grade decreases from there. The resident asked if this was setting a precedent by approving a four-story building on this site. Commissioner Endicott stated that we are not setting any precedent. Commissioner Weber said there is discussion in the city's C2P2 about that. Commissioner Russell responded that we are pushing the envelope with four and five stories in this area.

Commissioner McKinley asked about the businesses that will be displaced with this project. The Guardtower is purchasing its own space. Another tenant has been offered assistance from the developer but hasn't taken them up on it. A third tenant was hoping to get out of their business anyway.

Commissioner Russell asked whether the developers were coordinating at all on this area because it seems that there is no planning and the development is ad hoc mish mash. The developer's attorney replied that he has been involved with Thrive but coordination happens more on projects.

Commissioner Cabral brought up her concern about the number of people that will ultimately live on that small footprint and the opportunity that would provide for tension. Commissioner Cabus asked if there are more units wouldn't the city be more incentivized to improve the roads.

Commissioner Cabral stated that the developer owns other types of developments. The developer stated that the other property that they are pursuing in the area is not a candidate for this type of project. Commissioner Weber stated that the same economics are going to apply to any other properties in the area.

Commissioner Bohnert summarized the most recent changes that the developer has made. He stated that the developer is working in good faith on this project and that he whole-heartedly supports this project.

Commissioner Endicott spoke to an article in the Columbus Dispatch that he sent out about the need for more housing.

During the discussion among commissioners, Chair McKinley stated that protocol allows for commissioners to address questions to the developer and to give their input, but it does not allow for inter-commissioner debate during the meeting.

Commissioner Bohnert moved to approve Z22-022 with CV22-029. Commissioner Endicott seconded the motion. The motion failed 4-3. The vote tally was as follows:

Commissioner Bohnert – Yes
Commissioner Cabral - No
Commissioner Cabus – Yes
Commissioner Endicott - Yes
Commissioner McKinley -No
Commissioner Russell – No
Commissioner Weber - No

Discussion arose on the roles of the chair in committees. It was noted that they are ex-officio member in all committees except for the Elections Committee. Commissioner Endicott stated that the chair is a non-voting member of the zoning committee.

He said he gets a lot of random questions about traffic lights, road projects, etc. Liaison Deeds said she would submit questions to Rob Tobias and David Hooie.

Commissioner Cabral moved to extend the meeting until 8:45 P.M. Commissioners Cabus and Bohnert seconded. Motion carried.

The zoning forms have to be submitted within 72 hours of the vote. jmrose@columbus.gov is the planner for tonight's zoning application.

The next zoning meeting will be held on October 5, 2022 at the Hilltop Library, Room 3.

Treasurer's Report

Treasurer, Commissioner Cabral

Balance August 18, 2022	\$2,514.19
Expenses	
Constant Contact email service 9/12/22	20.00
Bank Balance September 15, 2022	\$2,494.19

Committee Reports

Elections Committee

Chair, Commissioner Russell

There is a by-law change proposed concerning the student seat. Commissioner Endicott stated that the by-law change was considered because we had someone interested in a seat on the commission; however, the commission now has another vacancy with Commissioner Thomas resigning. The Elections Committee will endeavor to send out letters to the principals and guidance counselors to solicit a student to fill the student seat.

Planning Committee

Chair, Commissioner Weber

Steve Mazur, Administrator for Franklin Township, was in attendance at the planning meeting. It was recommended they work to establish cooperation with surrounding area commissions and townships.

The notification signs are in and Commissioner Weber hoped to place them at the Trabue Road proposed mixed-use project that was discussed at tonight's meeting. Commissioner Endicott stated the signs were to notify residents of upcoming applications to be presented to the WSAC. Commissioner Weber disagreed. Commissioner Endicott stated that the city will post signs if the project comes before the Development Commission.

Commissioner Cabus moved to table this debate about the signage until the next meeting. The motion was seconded by Commissioner Cabral. The motion carried.

Communications Committee

Chair, Commissioner Cabral

Commissioner Cabral had no new updates. There will be no September meeting and likely none for the rest of the year.

The meeting adjourned at 8:47 P.M.

Respectfully submitted,
Carol Mischnick

(DRAFT MADE FROM NOTES TAKEN IN MY ABSENCE FOR APPROVAL)