



West Scioto Area Commission

Thursday, June 15, 2023
First Community Church
3777 Dublin Road
Columbus, OH
6:30 P.M.

Regular Meeting Minutes

Call to Order

The meeting was called to order at 6:36 P.M. by Chair McKinley.

Roll Call

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

Approval of Previous Minutes

The Chair called for a motion to approve the May 2023 minutes. Commissioner Bohnert moved to approve. Commissioner Russell seconded. The motion carried unanimously.

City of Columbus Reports

Division of Police Liaison

Officer Tom Paulus was not in attendance.

Department of Neighborhoods Liaison

Rebecca Deeds

- MOUs are due June 30th. Let her know if help is needed with that.
- The fiscal reporting was due May 31, 2023.
- The updates to the WSAC by-laws go into effect on June 27, 2023. They were published in the City Bulletin last Saturday. Votes on vice-chairs for committees can be taken after that date.
- Two trainings are upcoming:
 1. On June 28, 2023 - a Webex on New Americans Leadership Academy Commission on Black Girls and My Brother's Keeper from 6:00-7:30 P.M.
 2. On July 29, 2023 – a Webex on Strategic Planning for Area Commissions by Sharon Ware from 10-11:30 A.M.
- Weekly recycling went into effect this week.
- The City allocated twenty million dollars for youth programs and jobs to combat violence.

Columbus City Council, Division of Community Engagement Legislative Advisor

Averi Townsend was not in attendance.

Election of Officers

Chair McKinley called for nominations for the position of chair. Commissioner Cabral made the nomination of Kristin McKinley for the position of chair. Commissioner Cerasini seconded. McKinley accepted the nomination for chair and called for any other nominations for chair. Hearing none, she closed the nominations for chair. Chair McKinley called for a vote of those in favor of Kristin McKinley for chair. The ayes were unanimous with no nays and no abstentions. Motion carried.

Chair McKinley called for nominations for the position of vice-chair. Commissioner Cabral moved to nominate Eric Russell for vice-chair. Commissioner Bohnert seconded. Chair McKinley called for any other nominations for vice-chair. Hearing none, she closed the nomination for vice-chair. Chair McKinley called for a vote of those in favor of Commissioner Eric Russell for vice-chair. The ayes were unanimous with no nays and no abstentions. Motion carried unanimously.

Chair McKinley called for nominations for the position of secretary. Commissioner Cerasini nominated Leyila Cabus for secretary. Commissioner Russell seconded. Commissioner Cabus accepted the nomination for secretary. Chair McKinley called for any other nominations for secretary. Hearing none, she closed the nomination for secretary and called for a vote of those in favor of Commissioner Leyila Cabus for secretary. The ayes were unanimous with no nays and no abstentions. Motion carried unanimously.

Chair McKinley called for nominations for the position of treasurer. Commissioner Cabral nominated Commissioner Bohnert for treasurer. Commissioner Boyd seconded. Commissioner Bohnert accepted the nomination for treasurer. Chair McKinley called for any other nominations for treasurer. Hearing none, she closed the nominations for treasurer and called for a vote of those in favor of Commissioner Eli Bohnert for treasurer. The ayes were unanimous with no nays and no abstentions. Motion carried unanimously.

Committee appointments are usually done by the Chair and affirmed by the commission. Chair McKinley asked that the current composition of committees be kept until next month since elections were just held. The Chair called for a motion to continue the current composition until next month. Commissioner Bohnert so moved. Commissioner Cerasini seconded. Motion carried unanimously.

Zoning Committee Report

Zoning Chair, Commissioner Cabral

CV23-043 2910 Scioto Darby Executive Ct.

Attorney Craig Moncrief with Plank Law presented the details of the zoning variance requested for the Puptown Lounge business. It is in a fairly industrial area in a hybrid office warehouse building but close to residential with the train tracks as a buffer. They are asking for a permit for pet daycare, grooming, boarding, and outdoor run uses with parking and landscaping as requested by city. The fencing is chain link with vinyl slats.

Commissioner Bohnert moved to approve CV23-043. Commissioner Weber seconded. A voice vote was taken and the motion carried unanimously.

BZA23-054 2910 Scioto Darby Executive Ct.

Applicant requests installation of an outdoor run area to accompany CV23-043. This was approved unanimously by the zoning committee. Commissioner Russell moved to accept BZA23-054. Bohnert seconded. The motion carried unanimously by voice vote.

Z23-014 and CV23-020 2400 Old Dublin Rd.

- The project was well received by the zoning committee and voted to approve with the contingency that Thrive add additional parking spaces based on their civil engineer's conclusions.
- Two parking spots were added. In addition, there are 90 parallel spaces on the road putting them over the one per bed model.
- The 8.5 acre-area is zoned for 500 units but scaled down to 486 units.
- Commissioner Cabral stated that parking is an issue if residents had to park on the street. The developer stated residents will not have to park streetside because there are enough spaces (663 spots) on the lot. All the surface parking behind the Phase One apartments holds more than the people for the units themselves (557 beds).
- Developer said a tour for commissioners will be planned.

Commissioner Bohnert moved to approve Z23-014 and CV23-020. Commissioner Weber seconded. The chair called for more discussion. Commissioner Cabral asked to amend the motion to include 15%-20% additional parking spaces. Commissioner Bohnert was not amenable to Commissioner Cabral's amendment. The Chair called for a vote on Commissioner Bohnert's motion. The motion carried 6-2 as follows:

Bohnert – aye	Boyd– aye	Cabral – aye	Cabus – aye
Cerasini – aye	Weber - aye	Russell – nay	McKinley – nay.

Z23-012 and CV23-019 3451 Trabue Rd. Phase 3 Preferred Living 340 apartments mixed-use with retail with a primary access from Trabue Road.

The vote on this project at the Zoning Committee meeting was five in favor and two opposed.

David Hodge, Zoning and Land Use lawyer for Preferred Living presented background for the project.

- The City's Trabue/Roberts Area plan from 2011 governs this plan with a mix of land uses of residential and commercial units.
- Density available for this 10.5-acres development includes 100,000 sq. ft. commercial and 660 apartment units.
- No residential on the first floor but commercial can be above the first floor.
- First two mixed-use buildings will have 9,999 sq. ft. commercial, retail and restaurant, on the first floor, with three stories of apartments above.
- South of those down the boulevard are the club house and pool amenity.
- Additional multi-family residential buildings have no retail on first floor.
- Other buildings are covered parking.

- The buildings on the frontage of Trabue Road are four stories with the first floor commercial.
- Commissioner Weber noted that while the architect's renderings show outside dining umbrellas, the setback doesn't allow for outside dining tables. The developer agreed that the umbrellas should be inside not outside the carve-out since the building is 5 feet from the setback.
- Commissioner Weber noted the city is requiring an additional turn lane. Hodge said it does provide for a westbound left-turn lane.
- Commissioner Russell wanted clarification on the square footage. The developer said the retail is on the first floor only with just under 5,000 sq. ft. on each side. Apartments will be located to the west and east side on the first floor and floors two, three, and four
- While residents were hoping for a retail site, the reality of the market is it is not a retail site.
- Preferred Living is creating a shared-use path.
- There is concern for pedestrian safety at the boulevard entry when crossing east and west at the road.
- The City wants five ft. sidewalks inside the right-of-way.
- The current Belmont/Hanover sand volleyball court will be relocated.
- There is an ongoing conversation about the bus shelters.
- In the architect's rendering, Building 1 has been shifted easterly and shortened to allow for traffic access on the property so the right-of-way can be dedicated to the city to if a round-about is needed.
- Four-story buildings along Trabue fill the need for growth.
- Underlining zoning allows for density.
- Trabue/Roberts Plan calls for 45 dwelling units/acre of mixed-use and this plan is below that.

Discussions began with questions and comments from the zoning committee members and the area commissioners:

Zoning Committee member Mick Newman asked if there will be 10,000 sq. ft. of restaurant space. Restaurants require the most parking so the developer, MJK Ventures Trabue, LLC, went on the assumption that the commercial business will be a restaurant to ensure they would have enough parking, one space for every 75 sq. ft. of restaurant, even though the developer doesn't know what the retail will be. Hodge stated there is an applicable overlay section of the code, 3372.609, that applies to this area that allows a 25% reduction in parking spaces for restaurant use and 50% reduction for retail.

Zoning Committee member Newman wanted clarification that the city had agreed to 610 parking spaces instead of 640 per a March 9th document. Hodge replied that they are still in discussion with the city and there is nuance to the parking issue.

Covered patio space also has parking requirements.

When asked about putting the three-story buildings in front, the MJK Ventures representative, Jared Smith, stated he can't build 3 stories in the front buildings because with interior hallways they need an elevator. If there are no apartments on the first floor, an elevator is needed for apartments on floors two through four to provide ADA accessibility. ADA has to be evenly distributed across the project.

Zoning Committee member Newman stated that the committee had asked the developer to move the four stories to the rear and put the three stories up front. The developer's preference is to have an elevator in a four-story building. If you have an interior hallway building that only has three stories with units on the first floor in addition to retail, you can put ADA accessible units on the first floor. Zoning Commission member Newman reiterated that the developer could then possibly put three stories in the front.

The developer said he wanted to clarify all of his previous statements on this issue. "We have a four-story building up front. That building will have at least one elevator in each of those buildings. It also has retail on the first floor. It also has some residential units on the first floor. If your question is, We can take those buildings from four stories to three stories and you would still have an elevator in those buildings, it is physically possible and yes, you can do that."

Zoning Committee member Newman stated that with 50% residential and 50% commercial on the first floor the developer wouldn't be required by ADA to have an elevator if there is ADA on the first floor.

Jared Smith stated he is asking for four stories in the front and wants elevators in the front buildings for an interior hallway building. Some people appreciate an interior hallway building and see it as an extra level of security.

Zoning Committee member Newman stated that the committee would like the developer to go to three story buildings in the front with 50% retail and 50% residential on the first floor.

Commissioner Cabral asked for a "no left turn" out of the main entrance. Lawyer Hodge said that won't be done because the traffic engineer experts will verify whether the current egress and ingress is safe.

Commissioner Cabral asked for a commitment for access on the left side of the project for the back area (Hanover Park) and a commitment for the new application for a future use of that area to exit with a traffic light or a roundabout. Smith replied they would not do that. Commissioner Cabral said we need good commitments from the applicant.

The developer said he does not own the properties in question and that is not the request for tonight. Commissioner Cabral pointed out that residents will be making left hand turns onto Trabue. The developer said residents from Belmont make left hand turns onto McKinley. Smith continued saying he doesn't dictate the traffic flow. It is controlled by the city traffic engineers.

Hodge stated that traffic is a concern for this vicinity, but under current zoning the overall impact of this development is a reduction in traffic because Preferred Living is building two four-story buildings, but this area is zoned for five stories.

Smith said that on a project like this there is little chance he will get a vote in City Council until there is a traffic impact study.

A resident remarked that Columbus needs more housing units and that four stories fronting Trabue is preferable to the current businesses along that road that include a tire store, an adult bookstore, and an adult nightclub. Commissioner Cabus remarked that putting three stories in the front and four in the back would not impact the number of units being proposed.

The developer remarked that there will be 5,000 feet of commercial space on the first floor of each building fronting Trabue with residential on the ends.

Commissioner Cabus asked for a commitment to include two bus shelters. The developer said they would work with COTA. Commissioner Cabus asked if Preferred Living would sponsor two bus shelters, one on McKinley and one on Trabue, at \$10,000 each. Hodge said the commission can put that in as a condition for approval but he can't commit to it tonight.

Commissioner Weber pointed out that he still has heard no compelling reason why the four-story buildings can't be moved off of Trabue Rd. It would not reduce the number of units. He remarked that allowing four stories along the front of Trabue sets a precedent for the area. He continued to say that three stories along Trabue would be a softer look while four stories would create a canyoning effect.

The developer replied that is not their request tonight. Smith said his request is for four story buildings up front. Smith said that current zoning is for 60 feet height. He said the impetus for tonight's meeting is the request for first floor residential across the board no matter where it is at on the property. Current zoning text won't allow any residential on any first floor. Hodge said he doesn't understand why some feel four stories are inappropriate. He said the height difference would maybe only be 18 feet. Smith said another opinion is that four stories are calming.

Commissioner Cabral remarked that everything along Trabue is two stories.

Smith stated that if his plan is not approved, he can change the height and extend retail across the front or put parking on the first floor by current zoning but this is not meant as a threat. He stated that existing zoning text has the maximum set back of 5 or 10 feet and parking spaces cannot front Trabue. The buildings must be along the road so he has no choice there.

Hodge said four stories is an aesthetic issue and said urban designers are creating that aesthetic look with a building hard out on the edge of the road and gave the Easton development as an example. People will regret not putting in four stories since the difference is only 15-18 feet. Commissioner Cabral remarked that this area is not Easton.

Zoning Committeeman Mick Newman and Commissioner Cabral introduced the findings of a survey taken by nearly 300 West Scioto Area residents three years ago when the commission was establishing a path to follow for the West Scioto community. The survey results showed 75% of residents wanted development to be contained to three stories or less. Hodge replied the zoning allows for 60 feet high buildings.

Commissioner Cabral moved to table this discussion until next month so the commission can ascertain what the City's traffic solutions will be. Commissioner Russell seconded the motion. The motion passed 7-1 as follows:

Bohnert – no	Cabral – yes	Cerasini – yes	Weber – yes
McKinley – yes	Boyd – yes	Cabus – yes	Russell - yes

Resident Brian Endicott remarked that David Hooie said four or five years ago that the developer has a right move forward to the Development Commission once he has presented here.

Hodge said he plans to return next month and stated that some of the things discussed will not change and the height issue has been beaten to death.

Motion to Extend the Meeting

Commissioner Russell moved to extend the meeting until 9:00 P.M. Commissioner Bohnert seconded. The motion passed.

Demolition Permits

Two applications were received for demolition:

3773 Ridge Mill Drive DEMO2321258 and 3900 Scioto Darby Creek Road DEMO2321025

Commissioner Russell moved to accept both applications for demolition. Commissioner Weber seconded. There were no objections. Motion passed unanimously.

Treasurer's Report

Treasurer, Commissioner Cabral

Balance May 18, 2023		\$571.04
Expenditures:		
City of Columbus withdrawal	271.04	
Google cloud 1 year storage	107.49	
Constant Contact email service	20.00	
Bank Balance June 15, 2023		\$172.51

The treasurer responsibilities will be turned over to Commissioner Eli Bohnert next month.

Committee Reports

Communication Committee
Chair, Commissioner Cabral

The committee continued with its regular work and will be voting on a new chair at the next meeting.

Nominations Committee
Chair, Commissioner Russell

There was nothing new to report.

Planning Committee
Chair, Commissioner Weber

There was no quorum but much discussion. They may have found a new venue at the Trampoline Park. It holds 40 people, and there would be no charge.

Public Participation

Parks Department, Sue Daniels, shared with the Scioto Trail Extension from 5th Avenue to

and email to the HOA for Marble Cliff homeowner representatives who expressed interest to her during the initial study in 2020. She plans to set up meetings in the next month to get fit into their neighborhood.

decommissioned railroad tracks and the Rails the WSAC with that information.

informed when the meetings will be held so a

Scioto Trail Extension Study

A representative from Columbus Recreation and commission that they are resuming the study of the Trabue Road that was begun two years ago.

In the next month, she will be reaching out by phone Commons as well as management and residents' input concerning how the trail would best

Commissioner Bohnert asked for details about the to Trails program. Daniels said she would return to

Commissioner Cabral asked that the WSAC be WSAC representative could attend.

Discussion of WSAC Minutes

September 2017 minutes show that the development WSAC meeting seeking a recommendation the right to move forward.

minutes for April 2023 and the Zoning not been published. Commissioner Cabral

Area resident Brian Endicott noted that the applicant had a responsibility to come to the and tabling the issue would give the developer

He also noted that the regular commission meeting Committee minutes from April and May 2023 have stated that the April 2023 Zoning Committee

minutes must be amended before posting, and minutes have not been posted. Chair would post the minutes as soon as they can.

the May zoning minutes and April regular meeting McKinley said the Communications Committee

Adjournment

Commissioner Russell moved to adjourn. Commissioner Bohnert seconded. The motion carried unanimously.

Respectfully submitted,
Carol Mischnick

(DRAFT FOR APPROVAL)