

WEST SCIOTO AREA COMMISSION ZONING COMMITTEE MEETING

SEPTEMBER 2, 2020

The meeting was called to order at 7:07 p.m.

Commissioners Endicott, Cabus, Cabral, Leppert, and McKinley were present. Commissioner Weber was attempting to logon but having difficulty. David Hooie was present for the City of Columbus.

The Chair deferred voting on the meeting minutes in deference to the applicant's time.

GC20-027 (2305 Wilson Road)

Tracy Diehl was present for the applicant.

Existing Wood Spring Suites. Located along I270 and has visibility from the highway. Existing pole sign is within the height limits but is blocked by existing tree foliage that has grown. Proposed sign would be 60 feet in height and is consistent with other current signage (Marathon, etc.) in the area. Cutting down trees is not the optimal solutions as they would need to be continually cut. Better for environment to leave them. No other sign will be on the property.

Commissioner Endicott asked if this property has new ownership. Yes New Era is the new owner and it will remain a Wood Spring Suites.

Commissioner Leppert indicated that she was out at the property today and there are trees taller than the sign itself. She asked if there was some landscaping down there recently. Applicant indicated that there may have been but she had not personally been to the site. Commissioner Leppert stated that it appeared that there was an area placed for people walking dogs.

Presenter shared the photos of the surrounding area including the Marathon sign and the existing tree and signage. New sign will go in existing place of sign. Marriott and Penske signs are also off the freeway in this area. Sign is 95 feet from the interstate. Presenter shared the site plan as well. Color scheme is similar to existing and also has an electronic portion at the bottom same as existing. Not an abundance of signage here so no sign clutter.

Commissioner Endicott asked how tall the existing signs such as Marriott is. Presenter is not sure but does know that the Marriott sign is taller than the building. Commissioner McKinley asked whether the Marriott was as many stories as Wood Spring Suites. Present indicated that was correct and that the property grade was different.

Commissioner McKinley asked if there were any plans to trim or top the trees. Presenter indicated that there was not.

Commissioner Cabral asked whose property the trees were on. Presenter indicated that some are on Wood Springs Suites property and some are on state property. The trees that are blocking the sign are the ones on the state property.

A vote was held to recommend this application be approved.

Cabral Yes

Leppert Yes

Cabus Yes

Endicott Yes

Weber – not yet present as he was still trying to log on

Full area commission meeting is Thursday, September 17, 2020 at 7:00 p.m. and present was invited to participate.

Minutes from the June 3, 2020 meeting were deferred due to minutes not being circulated.

OLD BUSINESS

Z19-094 (3670 Trabue Road) is going to the Development Commission on September 10, 2020 at 6:00 p.m. via WebEx. Commissioner McKinley and Endicott plan to speak at the Development Commission Meeting.

Meeting minutes – Only minutes missing are January of 2020. Commissioner Cabral indicated that she believed there are two sets missing. Commissioner Endicott stated that July 2019 is missing but there was no meeting. We also did not meeting in April, May, July or August of 2020.

Commissioner Weber joined the meeting at 7:32 p.m.

Thereafter discussion was held about what minutes are still outstanding.

Commissioner Cabral indicated that there is an attendee for this meeting who had some questions. Commissioner Cabral suggested that he attend because she believed that Joe Ready was going to be at this meeting. Commissioner Cabral asked Commissioner Endicott to follow up and answer this community members questions via his email.

Commissioner Endicott indicated that the Chair should be sending recommendations to the City. Commissioner Endicott and Commissioner McKinley agreed to speak later to get on the same page about this process so that it is consistent moving forward.

Commissioner Endicott spent a few minutes catching Commissioner Weber up on the application that was before the Committee this evening.

Commissioner Cabral raised the Zoning training that city does and encouraged all area commissioners to attend them. Commissioner Cabral further stated that we need to keep on top of this training.

Commissioner Cabral explained that at the training they said that Zoning Variances are the trend for the developers. What happened with Metro development is going to happen again. There was a graph of how things are changing. We need to go to the trainings to see what is new.

Commissioner Leppert asked if the variances are the way developers are getting around going to the area commission.

Commissioner Cabral said that she believes so. Since that is the trend we need to be prepared.

Commissioner Leppert agreed.

Motion to adjourn at 7:43 p.m.