



WEST SCIOTO AREA COMMISSION ZONING & VARIANCE COMMITTEE

MEETING March 1, 2023 – 7:00pm

Columbus Metropolitan Library, Hilltop Branch, 511 S Hague Ave

Meeting Rooms 2 AGENDA

Call to order: 7:00 PM at the Hilltop Library.

Roll Call: Rita Cabral, Leyila Cabus, Vance Cerasini, Deb Boyd, and Larry Weber.

Approval of previous Meeting Minutes: Boyd motioned to approve the minutes. Cerasini seconded the motion. The minutes were approved with a roll call. Weber noted that there was something he needed clarity on, but he forgot what it was. There might be amendments made at future meetings.

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Review - Zoning Highlights:

- Zoning meetings should be held 14 days before the Development Commission, therefore dates on when Area Commission and Zoning Meetings will be held on different dates.

- The committee will be creating topics of importance that they will review. The Zoning Committee will basically be creating a zoning handbook.
- The group looked over the city website to review its contents. Specifically, they checked Zoning under the city portal. They reviewed the Development Commission schedule it was under Zoning Forms and Applications.
- It was noted that Zoning and Variances are separate searches when navigating the Citizen Access Purpose.

Best Practices Regarding Public Notification:

Cabus motioned to approve the WSAC Declaration of Best Practices Regarding Public Notification of Development Applications. Boyd seconded the motion. A roll was called and the motion approved unanimously.

By Law Amendment for Vice Chair:

- The By Law revision proposes that the Chair be able to choose a vice chair.
- Boyd motioned to add language to Article VII Section E on the By Laws to add “and may select a Vice Chairperson from among the members appointed to the committee.” Weber seconded. The motion was approved unanimously with a roll.

Old Business:

- The group talked about the Neighborhood Best Practices on Density Training.
- It was discussed that housing prices are significantly increasing. To add,

- our population is immensely growing as the City of Columbus.
- It was said that Wilkos reported that funding is running out for those who need assistance with housing and a higher rate of homelessness is predicted in the next 10 years.
 - Income costs and housing costs are disproportionate and its increasingly harder to live in the City of Columbus.

Open Discussion:

- Cabral stated that she plans on inviting Rob Dorans to our future meetings. Cabral asks that we have questions prepared in writing.
- Rob Grinch visited the Committee.
- Grinch stated that on the corner of Trabue and McKinley residents would prefer that it would be commercial usage.
- Grinch would like that there be a multi-use pathway on Trabue.
- Cabus read the Aldi requirements for real estate for properties to the group. The main issue about building on Builders Road would be that the zoning does not permit Aldi's requirements for real estate.
- Grinch suggested that we maybe create a survey to ask residents what shops they would like to see if commercial areas were added.
- Cabral would like a grocery store on Trabue and McKinley Road.
- There was an expressed need for commercialism. Cabus requests that if big development is to go on Trabue that commercial use be put on the bottom floors of the developments.

Next meeting: Wednesday, April 5, 2023, Hilltop Library Room 3
Adjourn 8:29pm.