



## West Scioto Area Commission

Thursday, August 15, 2019 – 7:00pm  
Church of the Triumphant, 1001 Vera Place  
General Meeting

### MEETING MINUTES

- 1) Meeting called to order at 7:00pm. Vice-Chair Kristen McKinley acting Chair for this meeting.
- 2) Roll Call:  
**Commissioners Present:** Vice-Chair Kristen McKinley, Treasurer Rita Cabral, Secretary Brian Endicott, Commissioners Leyila Cabus, Jo Leppert, Jeremy Thomas, and Larry Weber.  
  
**Commissioners Absent:** Chair Jessica Dyszel, Commissioner Eric Russell
- 3) Approval of July 18, 2019 Meeting Minutes: The Secretary noted that two Commissioners sent feedback with typographical and/or grammatical corrections. Those corrections have been amended into the minutes. Motion to approve the minutes as amended by Commissioner Thomas, second by Commissioner Cabral. Commissioners Thomas, Cabral, McKinley, and Endicott voted to approve. Commissioners Weber and Cabus abstained. Motion carried (vote: 4-0-2).
- 4) Neighborhood Pride Update: Nora Gerber from the Department of Neighborhoods presented the finalized schedule for West Scioto's upcoming Neighborhood Pride event:
  - Transit Thursday at Upper Arlington Lutheran Church, 2500 Mill Run Drive: Thursday, September 26, 2019, 6:00-8:00pm
  - Healthy Habits and Wellness Expo at Wyndot Lodge, 33228 Indian Village Road: Thursday, October 3, 2019, 6:00-8:00pm
  - Neighborhood Safety Academy with Mayor's Community Cookout at Police Training Academy, 1000 N. Hague Ave: Thursday, October 10, 2019, 6:30-8:30pm.

Fliers were distributed, including additional fliers for future distribution.

- 5) Columbus Police Neighborhood Liaison: Officer Paulus provided the following updates:

- The 34<sup>th</sup> Annual National Night Out was held on Tuesday, August 1<sup>st</sup>. Robin Hersha (The Glenn) also attended.
- Crime: There was nothing major new to report on crime within the West Scioto area.
- Officer Paulus renewed an invitation to Commissioners and members of the Community interested in participating in a police ride along. For details and to schedule, call 614-645-4545 (mention desired neighborhood to participate). A background check is necessary and participants must be 18 years of age or older.

6) Guest Speakers:

Franklin County Engineer Cornell R. Robinson (and staff)

- Functions of the Franklin County Engineer's Office are similar to the functions of the Ohio Department of Transportation (ODOT), but on a much smaller scale. The Engineer's Office has primary jurisdictions over roadways such as bridges or underpasses.
- Trabue Road bridge over Railroad will see work done during CY 2020. Expect road closures.
- A community member asked about heavy traffic around UPS (which is close to the railroad bridge). The Engineer noted that plans were being looked at to extend access roads and create an underpass under Trabue Road that would eliminate left turns off of westbound Trabue into the UPS complex and eliminate left turns out of the complex onto westbound Trabue. Instead, traffic would use the access road and Trabue Road underpass, creating right-turn only entrances and exits.

7) Zoning Committee Report: Chair Brian Endicott shared the following updates from the Zoning Committee:

- The next Zoning Committee meeting will be held on Wednesday, September 4<sup>th</sup> at 7:00pm at the West Side Pride Center. Z19-049 (4407 Trabue Road) with 360+ new residential (multi-family) units will be on the agenda.
- No update on CV19-053 (2400 Dublin Road, Quarry Trails development). An update may be available for the September 4<sup>th</sup> Zoning Committee meeting.
- The Zoning & Variance Committee held it's August meeting on Wednesday, August 4<sup>th</sup> and heard application Z19-051 (2700 McKinley Avenue). The Committee lacked a quorum to vote on a recommendation to vote on this application.

**Z19-051: 2700 McKinley Avenue**

Applicant: 2700 McKinley Avenue Properties, LLC

Agent: David Perry  
411 Town E. Town Street, 1<sup>st</sup> Floor  
Columbus, Ohio 43215

Attorney: David Plank  
Plank Law Firm  
411 E Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

Mr. Perry presented to the Commission on behalf of the applicant.

- This project was previously rezoned to L-ARLD under Z16-081 for 42 dwelling units. The site plan has been modified reducing the number of units by half to a proposed 22 units. This change in site plan and reduction in units requires rezoning to PUD-8 (Planned Unit Development, maximum of 8 dwelling units per acre)
- Mr. Perry presented the Commission with a revised development text and site plan. Changes since the Zoning and Variance Committee meeting include adding 4 additional parking spaces and a fence bordering the south and east property lines.
- Updated total parking spaces is 46 spaces for 22 units (2.1 parking spaces per unit). This includes 22 single-car garages plus 24 surface lot spaces.
- There is no lake access from this development. Units bordering the lake will have a balcony view, but no access.
- As requested by the Hidden Lakes Association at the Zoning & Variance Committee meeting, a fence has been added to the site plan that will border the development on the south and east sides. The fence will be entirely on the development's parcels and will not interfere with the existing easement.
- A motion to recommend approval for this application was made by Commissioner Endicott, second by Commissioner Thomas. The motion was unanimously passed (7-0).
- The next phase for this development is the Development Commission. This application is tentatively scheduled for the public meeting on September 12, 2019.

8) Committee Reports

- a) Treasurer's Report: See attached. Commissioner Cabral initiated a discussion on purchasing promotional items necessary for a successful Neighborhood Pride. Commissioner McKinley suggested this topic be moved to the Communications Committee discussion.
- b) Planning Committee: Commissioner Weber noted that the Planning Committee met with David Hegly from the University Area Commission to discuss their reluctance to be an early-adopter on C2P2. The UAC took no formal action on the proposed citywide plan (did not vote).

- c) Communications Committee: The Committee met in Scioto Woods Park. The next survey (City Services) is now up on the webpage and results from the previous survey (traffic) are posted. The next meeting is scheduled for September 26, 2019 at Scioto Woods Park (weather permitting).

Discussion on Neighborhood Pride: Commissioner Cabral noted that materials and promotional items will be necessary for successful events. Purchases may exceed the amount the Treasurer is authorized to spend without prior Commission approval. May need t-shirts, a table, and a tablecloth with the WSAC logo. Commissioner Thomas motioned to authorized expenditures for items related to pride up to \$350. Second by Commissioner Cabus. Motion passed unanimously.

9) New Business:

- a) Melissa Green announced a Zoning Training session scheduled for Saturday morning, September 7. A registration link will be sent soon.
- b) Melissa Green also announced that she is moving into a new role within the Department of Neighborhoods and will no longer be a liaison. Rebecca Deeds will be starting as our new liaison. More information soon.

10) Motion to adjourn by Commissioner Weber, second by Commissioner Leppert. Motion unanimous. Meeting adjourned at 8:36pm.

Respectfully Submitted,  
Brian Endicott  
WSAC Secretary

# WEST SCIOTO AREA COMMISSION TREASURERS REPORT

Balance July 18, 2019 \$2424.38

Expenses:

8-5 Adobe 14.99

Total expenses -14.99

Bank Balance August 15, 2019 \$2409.39