



West Scioto Area Commission

Wednesday, August 4, 2021 – 7:00pm
West Side Pride Center, 1186 W. Broad Street.
Zoning & Variance Committee

MEETING MINUTES

1. Meeting called to order at 7:00pm.

2. Roll Call:

Committee Members Present: Chair Endicott, Vice-Chair Cabral, Commissioners Weber and Leppert

Commissioners Absent: Commissioners McKinley and Cabus

3. Approval of the July Z&V Committee Meeting Minutes (meeting date: June 30, 2021). Motion to approve by Commissioner Weber, seconded by Commissioner Cabral. Motion unanimously approved.

4. Z21-058 (1335 Dublin Road)

- Applicant is Face Forward Ascetics
- Rezoning request: RC-4 to C-3 due to RC-4 not allowing medical clinic
- Applicant's current facility is in the same strip-mall on Dublin Road, however the parcel it is currently on is zoned different than the parcel they seek to move to.
- Purpose of the move is for a larger and more user-friendly location for their clients
- Neighbors support the application and the move
- Committee voted unanimously to recommend approval of this application.

5. Old Business: Belmont House update

- Mr. Jared Smith presented a brief update on site plans for the Belmont House at the NW corner of McKinley Avenue & Trabue Road
- Chair Endicott Requested Mr. Smith attend and provide an update in

response to ongoing utility improvements adjacent to the development.

- Mr. Smith indicated that SubArea A of Phase I is complete and residents are moving in. Despite the COVID pandemic, the units are filling in with residents faster than expected.
- Phase II is in construction and is expected to have units available soon, likely in late fall or early winter.
- The utility improvements are part of the overall design plan and nothing being done is unexpected
- A long conversation regarding the commercial uses of future buildings on Trabue Road. Mr. Smith indicated they have prospective tenants but could not elaborate on who they are. He expressed confidence the units will be leased soon. However, some prospective and ideal tenants have declined due to limited parking.
- Chair Endicott mentioned disappointment that the developers have not kept the Commission up to date on progress, including the “San Margarita” sign on the corner of McKinley at Trabue that falls within Franklin Township (not City of Columbus). Despite the Commissions recommendation not being required, we should’ve been kept informed as a neighborly courtesy.

6. New Business – None.

7. Meeting Adjourned at 8:20pm.

Note: The Zoning Committee secretary was not present at this meeting and meeting minutes are being developed later than usual. Meeting notes were scarcely available for these minutes.