



West Scioto Area Commission

Zoning Meeting 8/31/2021

- Call to Order: 7:10 at the Hilltop Library
- Meeting Minutes were written by Leyila Cabus
- Members Present: Eli Bonhert, Rita Cabral, Leyila Cabus, Vance Cerasini, and Larry Weber
- Steve Maser of Franklin Township was in attendance
- Rita Cabral motioned to approve the June Zoning minutes, Larry Weber seconded the motion. The motion was approved unanimously.
- Z22-022 with CV 22-029 (3670 Trabue Road):
 - They would have a 10 foot wide multi-use path.
 - They hired an arborist to review the tree canopy on the property.
 - They would expand the right of way to help the widening of Trabue. They would also add a left-hand turn lane on Hague.
 - They plan to meet code requirements in regards to parking spaces. The photo provided is not necessarily accurate, for there is subgrade parking.
 - Currently all plans are set for 10 feet. They are willing to reduce the length 3 feet per story. They are also looking into reducing units by combining some of the one bedroom units into two bedroom units.
 - They are partnering with a program to help single mothers with resources.
 - The balconies are recessed to give some dimension to their building.
 - They assured us that they will only use top quality materials and they are going to focus on exterior elements.
 - It was expressed by multiple committee members that this project is unsuitable for this area based on its location. Our area is not able to support this amount of density based on traffic. To add it does not subscribe to the architectural integrity in our area.
 - It was recommended by committee member Cabus that they get rid of the pool and put in extra units in that allotted space. The goal was to reduce story space.
 - It was expressed that if this project is to be approved, we would like to see more mutable tones and we would like to see Italian influence as well as quarry influence.
 - They are using subgrade parking so it is less visible to surrounding residents
 - There was a vote in place of approval of Z22-022 with CV 22-029: Committee Members Cabral and Weber voted no on this project.
 - Committee members Endicott and Bonhert voted in the affirmative.
 - Committee member Cabus voted yes with contingencies that they reduce the height by 3 feet and they show an updated outside plan before overall approval. Committee member Cerasini voted yes with contingencies that they subscribe to the Trabue Roberts plan with the maximum units of 202 units.
 - Z22-053 w CV22-038:

- They would like to maintain character with their residential areas. To break conformity they plan to use an industrial influence. They also want to break down height and change scales of windows so there is less conformity.
- They would like amenity spaces along the river.
- They plan to use quarry elements.
- They would like to add bungalows to create something unique for this space.
- The traffic study for the area is still in process. The speculation is that the areas will always have a right in and a right out.
- The price point would be a little under the price point of what Quarry Trails has.
- Their current timeline would be that it would be approved by next meeting.
- The next meeting will be October 5th.
- Committee member Cabus motioned to adjourn