



West Scioto Area Commission

Thursday, August 17, 2023
First Community Church
3777 Dublin Road
Columbus, OH
7:00 P.M.

Regular Meeting Minutes

Call to Order

The meeting was called to order at 7:02 P.M. by Chair McKinley.

Roll Call

Present: Chair McKinley, Treasurer Eli Bohnert, Deb Boyd, Rita Cabral, Vince Cerasini, Eric Russell, Larry Weber

City of Columbus Reports

Division of Police Liaison for the 15th Precinct.

Officer Tom Paulus

Officer Paulus reported that in our direct area a lot of complaints continue to come in about the Greyhound Bus Terminal on N. Wilson Rd. Neighbors noted that people are remaining in the grassy areas.

Commissioner Russell reported that the homeowners at Mill Run wanted Officer Paulus to be aware of the break-ins occurring in their area. Officer Paulus replied that the CPD is short staffed and there is no quick fix. They are working with the Hilliard PD. Block Watch said they would talk to the residents to remind them to remove all valuables from their cars and to lock their cars when they leave them.

He invited residents to call or email with any issues that come up.

Department of Neighborhoods Liaison

Rebecca Deeds

- The summer networking session for area commissioners will be held at Bud Dairy Food Hall on Wednesday, August 23rd. The registration link has been emailed to commissioners. Commissioner Cerasini said he will attend.
- The City is having a produce giveaway to families in need.
- Councilman Rob Dorans is holding a Zone In hearing next Monday, August 21st from 5:00-6:30. The meeting is virtual or in-person. She emailed the link to commissioners.

Columbus City Council, Division of Community Engagement Legislative Advisor
Averi Townsend

Averi Townsend was not in attendance.

Zoning Committee Report

Zoning Chair, Commissioner Cabral

Commissioner Cabral reviewed the new policy that the WSAC established in June concerning the speaking time of committee members who are not commission members. While there is a speaking limit for citizen attendees of 3 minutes, the new policy provides that committee members who are not commissioners have the same speaking time as commission members, and they do not require a speaker slip.

Z23-012 and CV23-019 3451 Trabue Rd.

Jared Smith, developer, and Attorney Hodge presented their proposed PreferredLiving development. Hodge introduced the site plan as mixed-use made up of multi-family residential and commercial. The plan provides for 45 dwelling units per acre. He explained that annexed properties have different numbers for taxing districts. The taxes of the annexed land stay with the original entity. The first floor of the two buildings in the front would hold 10,000 sq. ft. of commercial with three stories of residential above. There would be covered garages in the back of the lot.

Attorney Hodge said he asked for 8 ft. multi-use path on the left side of the development. The current volleyball court will be moved off property to the corner near the San Margherita arch.

Jared Smith said he fine tuned the plan so a roundabout would fit on the left side. He reduced the units from 340 to 320 so they would now meet the parking requirement.

Attorney Hodge restated that the zoning code allows 60-ft. buildings all around the site. A variety of retail are allowed so PreferredLiving's development is a reduction of what is allowed.

Zoning committeeman Newman said he talked to Tim Dietrich, a manager in the Zoning Department, who told him that if patio space is included then parking spaces are required for those. Hodge said he won't deal with that until tenants are living there. He claimed that the zoning code rewrite that Columbus Zoning is undertaking will drastically reduce parking requirements.

Jared Smith stated that, yes, they can shorten a building to get a left turn out of the development. He stated they have an MOU with the city on what is to be studied for traffic. The MOU asked to look at a roundabout. They can use data from the last two traffic studies done by the City. The study assumes the other parcels will have the same usage as the PreferredLiving property. Data is collected for 60 days, and the city review of the data takes 30 days.

Attorney Hodge said the architecture for the multi-family is constructed of generous natural materials. The retail units in the front buildings will have 12–15-foot ceilings and the apartments will have 9–10-foot ceilings.

Commissioner Cabral remarked that a three story with a pitched roof would be more appealing than the current four-story plan with a flat roof.

Attorney Hodge responded that they will not get to three stories. The front buildings will be four stories. He wants a recommendation for approval. To further sell his project, Hodge said the best commissions approve good projects and this is “not 10 pounds in a five-pound bag.”

Commissioner Cabral asked that he send an email of the Trabue Rd. configuration.

Developer Smith said he will dedicate the right-of-way to the City for Trabue Rd. He told the City if they put in a roundabout Smith will give up the left-hand turn lane and put it in as a deed restriction with the City so it was a recorded document.

Commissioner Weber said he is willing to allow more units back further, but he is unhappy with the four stories on the inside which is a very urban look and wondered why four stories in the front was important to the developer.

Smith said the existing CPD text called for a high-density mix-use project with a 60-foot height. He wanted to show that on the frontage of Trabue Road with commercial on the first floor and the apartments above it.

Commissioner Cabral said 60-foot height doesn't conform to the neighborhood.

Smith replied it conforms to existing zoning codes. He said he would not be here if they removed the residential on the first floor. He only needs approval for residential on the first floor.

Zoning Committeeman Newman stated this is not a density issue. The commission would like the height be pushed further back.

Smith replied there are four stories on McKinley, but they are farther from McKinley Ave. He stated his request is for the four stories in the front with a flat roof with the three stories in the back with a pitched roof and is seeking the Commission's approval for that today.

Commissioner McKinley called for public comment.

Resident Brian Endicott said the question is do you want what the current zoning is or what future zoning is. Current zoning allows for 60 ft. buildings or six stories. The developer is asking for only four stories. The commissioners are looking at three or four stories, but the question is six or four stories. If you vote no, you are voting for six stories because you are

voting to keep current zoning. He stated, "I'm all about compromise." Four is a good compromise between three and the allowed six. The character of Trabue Rd is an adult bookstore, a stripper bar, an abandoned car wash, and a used tire lot that he would not drive down Trabue Rd. when his mother was in the car. Why aren't we dedicated to improving that?

Commissioner Weber stated six stories is not the alternative. You wouldn't have the parking. We want to replace one story on Trabue Rd. with more stories inside. I don't want a precedent of four stories.

Commissioner Cabral said the buildings in the area are two stories. Three stories are an increase from that. She stated that, after attending the Zone In panel meeting, she thinks we are in a maximum four-story area, not a six-story area. From Riverside going up Trabue, it is all two stories. The height of the Quarry development was reduced to correspond with the buildings across the road. The three stories in the PreferredLiving project would be actually adding a story to the area. In addition, all of the buildings should be uniform.

Smith replied yes, other projects have the same siding and brick, but this project is larger. The old Andersons had a variation of buildings with three, four, and five stories. When the city plan says 45 units an acre, the buildings will not be three stories. He said that could not work.

Chair McKinley called for a vote. Commissioner Cabral asked to vote with conditions. Zoning Committeeman Newman reminded the commission that the City won't approve without a traffic study per Tim Dietrich.

Commissioner Cabral asked if City Planning could review the project, then proposed to put off the vote until a traffic study is completed. Chair McKinley confirmed with Commissioner Cabral that she wanted to table this application (Z23-012 and CV23-019 3451 Trabue Rd.) and called for a second. Commissioner Weber seconded. Chair McKinley called for a roll call vote. The motion failed 5-2: Weber- yay, Cabral-yay, Russell-nay, Boyd-nay, Cerasini-nay, Bohnert-nay, McKinley-nay

Chair McKinley entertained a vote on applications Z23-012 and CV23-019. Commissioner Bohnert moved to approve applications Z23-012 and CV23-019. Commissioner Cabral seconded. The motion failed 4-3: Weber-nay, Cabral-nay, Russell-nay, Boyd-yay, Cerasini-yay, Bohnert-yay, McKinley-nay

Z23-042 4398 Trabue Rd.

This application will be on the agenda again in September. It is a request for a change from LC2 to L-M industrial use for a trucking company and storage of shipping containers. They are proposing storage container units two or three high. Adjoining property may be combined.

BZA23-092 at 696 and 700 Grandview Ave.

The applicant is requesting to build an Urgent Care and Pharmacy. This will be on the September agenda.

The next zoning committee meeting will be September 6, 2023.

Treasurer's Report

Treasurer, Commissioner Bohnert

Balance July 17, 2023	\$149.51
Expenditures:	
Constant Contact month	23.00
Bank Balance August 17, 2023	126.51

Commissioner Bohnert reported the commission can use e-checks for all purchases.

Committee Reports

Communication Committee

Chair, Commissioner Boyd

- Commissioner Boyd thanked everyone for the turnout on National Night Out.
- Commissioner Boyd continues to work on the WSAC website.
- A link was emailed to residents about the MORPC survey, and it was posted on social media.
- The next meeting is in September.

Nominations Committee

Chair, Commissioner Russell

Commissioner Russell had nothing to report.

Planning Committee

Chair, Commissioner Weber

The August meeting was canceled. The agenda included meeting with area businesses and will be rescheduled later.

Chair McKinley wished Commissioner Weber a happy birthday.

Public Participation

Resident Brian Endicott read a prepared statement concerning the debate period that followed a development application at the June 15th meeting and a concern with neutrality of reviewing development applications. At that meeting, during a discussion of PreferredLiving's application for a multi-use development at 3451 Trabue Rd (Z23-012 and CV23-019), Commissioner Weber stated that Zoning Committee Member Newman, not a member of the commission, had done research into the project and had some questions for the applicant. Mr. Newman spoke for over 15 minutes with questions for the applicant in opposition of the proposal. Endicott claimed Article VI Section O of the West Scioto Area Commission By-laws was broken. He stated the By-laws do not provide a different standard for non-commissioners who are members of standing committees.

Endicott claimed Article VI Section K of the West Scioto Area Commission By-laws was also broken that provides that the chairperson should recognize members of the public who wish to speak, and, further, that an equal amount of time should be allotted for each side of an issue. Because Commissioner Weber turned the floor over to Zoning Committee Member Newman, Zoning Committee Member Newman knew ahead of time how much time he would be allowed. No other person present would have prior knowledge of how much time they would be allowed.

Endicott stated that Chair McKinley, Commissioner Weber, and Vice Chair Russell have over 25 years of combined experience and should be familiar with the By-laws. He questioned the purpose of By-laws if they aren't going to be followed. He claimed that the commission gives preference to opposition to development applications.

Chair McKinley notified resident Endicott that his time was up and that she had allowed him to speak for four minutes instead of three minutes as stated in the By-laws. Resident Endicott asked for more time to finish his prepared statement. Chair McKinley declined the request. Resident Endicott said he would email it to her.

New Business

Chair McKinley called for a motion to reappoint the current zoning committee members to the Zoning Committee. Commissioner Russell moved to approve and Commissioner Bohnert seconded. The motion carried unanimously.

Chair McKinley called for a motion to reappoint Commissioner Cabral and Commissioner Boyd to the Communication Committee. Commissioner Russell moved to approve and Commissioner Bohnert seconded. The motion carried unanimously.

Chair McKinley called for a motion to reappoint Commissioner Russell to the Nominations Committee. Commissioner Bohnert so moved and Commissioner Cerasini seconded. The motion carried unanimously.

Chair McKinley stated that the Planning Committee was being disbanded because the same commissioners serving on the Planning Committee also serve on Zoning. This will allow for more robust participation on the Zoning Committee. This decision was made by Chair McKinley and Vice-Chair Russell in the best interest of the WSAC.

Neighborhoods Program Coordinator David Hooie was in attendance and spoke on best practices for area commissions. He advised that the area commission should always have a zoning committee and added that nothing other than the zoning committee should be in the By-laws. The WSAC By-Laws say that the chairperson shall nominate members to the standing committees, but they don't say what the standing committees are. Hooie and a consulting lawyer thought that the WSAC By-laws should state that the standing committee is the zoning committee.

Chair McKinley said a WebEx will be held for the commissioners that will provide legal advice for them. Time will depend on people's availability. It is not open to the public.

Adjournment

Commissioner Russell moved to adjourn. Commissioner Bohnert seconded. The motion carried unanimously.

Respectfully submitted,
Carol Mischnick
(DRAFT FOR APPROVAL)