



## **Clintonville Area Commission Meeting Agenda**

**Thursday, April 1<sup>st</sup>, 2021, 7:00 – 9:00 PM**

### **Zoom Online Meeting**

<https://us02web.zoom.us/j/84834443800?pwd=eE1DQkVJZXpaQXRwUTlvOUcxcFEydz09>

### **Streaming Live on You Tube**

ChannelClintonville.com

**Public attendees and viewers may email their questions or comments to:**  
[commissioners@clintonvilleareacommission.org](mailto:commissioners@clintonvilleareacommission.org)

**Commissioners in attendance:** David Vottero, Brian Peifer, Libby Wetherholt, Judy Minister, Brittany Boulton, Kendra Carpenter, Michael Weinman, Jim Garrison, B.J. White

#### **Commissioners with an excused absence:**

#### **7:00 p.m. Call to order & formal welcome by Chairperson White**

Welcome to your Clintonville Area Commission "...committed to the undertaking of the preservation of the values of the community through promotion, implementation and recommendation to city officials."

The CAC was empowered in 1974 by the Columbus City Charter to represent the Clintonville community in the discussion of community concerns. By City Code, the purpose of the CAC is to "...afford additional voluntary citizen participation in the decision making in an advisory capacity and to facilitate communications, understanding and cooperation between neighborhood groups, city officials and developers".

#### **7:05 p.m. Commissioner Introductions and District Updates**

Each Area Commissioner has 1 minute to provide a summary of their district update and if they chair a committee, provide a brief update on the work of the committee they chair.

#### **7:15 p.m. Consideration of prior meeting minutes – Commissioner Boulton, Secretary**

#### **7:20 p.m. Treasurer’s Report – Kendra Carpenter, Treasurer**

#### **7:25 p.m. Neighborhood Update - Katherine Cull, Neighborhood Community Liaison**

#### **7:30 p.m. CAC Election Committee Chair - Ann Henkener**

**7:45 p.m. MORPC - Rolanda Hampton, Diversity, Inclusion & Engagement Officer**

Joint initiative with Franklin County Board of Health Clean Air Presentation

**8:55 p.m. CCS Facilities Master Plan Regional Community Conversations – Stephen Hardwick, Region 4 Co-Chair**

In order to provide ample opportunity for community involvement, the upcoming Facilities Master Plan (FMP) Regional Community Conversations will not be held next week, as Columbus City Schools redesigns the timeline for these virtual engagement sessions.

<https://forms.gle/4faADSn3ezwcypQy6>

The survey will remain open for stakeholders to register to participate in the sessions or provide feedback at the onset of the FMP process. Registrants and the Columbus community will be notified of the updated Community Conversation schedule when it is available.

**8:00 p.m. Stephen Hardwick – CAC Zoning & Variance Chair**

**1. BZA21-017, 111 W. Dunedin. Application. Staff Report. Letters of support. Turning radius information. (Please see attached CAC Z&V Meeting Minutes for links).**

2. Homeowner Michael Reeves asks for variances to:

1. Increase the height of a garage from 15' to 24'. CC3332.38(G)
2. Reduce the minimum side yard for a garage from 3' to 0', CC3332.26.
3. Reduce the minimum side yard for the house from 5' to 2.9', where it currently is. CC3332.26
4. Presentation by homeowner
  1. Back of garage has hole so cars can stick through
  2. Neighbor wants garage on property line to avoid fence maintenance
  3. Wants second floor, no water
  4. Needs the space he'll gain by keeping the garage at the property line for a proper turning ration into the garage. His husband has hit the current garage twice trying to get in. To move it off the property line would make the second bay inaccessible.
  5. Has joint maintenance agreement. Easement recorded for maintenance
  6. City said would support if the architecture compares with house.
  7. Will have one full ground level story and dormers on the second floor.
5. No comments from the committee or the pubic
6. Commissioner Judy Minister reported no feedback from the neighbors
7. Motion to approve passed 7-1 (Michael Haugh voted no because he's concerned that a second floor could be turned into a separate dwelling

**2. CV21-022, 306 Leland Ave. Application. (please see attached draft of CAC Zoning & Variance Meeting Minutes Draft for links to supporting documentation).**

1. Homeowner Kurt Mortensen, asks for variances to:

1. Allow 2 separate 1-unit dwellings to be constructed on a single parcel to allow a 1-bedroom carriage house over the garage

(property was originally 3 lots). CC3332.033.

2. Allow the carriage house to front on a public alley. CC3332.19.

2. City Planning Comment: "Planning is generally supportive of this proposal but requests additional information in the form of building elevations. The Clintonville Neighborhood Plan (2009) recommends this location for single family, however it also states that the continued development of multifamily projects that will help to fill the gap for housing needs for young professionals and seniors, provide support for retail revitalization, and to support pedestrian activity (pg.4). The addition of a carriage house is generally consistent with this recommendation. Staff requests building elevations to review for consistency with the plan's design guidelines."

3. Presentation from homeowner:

1. The neighborhood was plotted after his current house built. There are three distinct lots, although they are treated as one by the city. One lot is vacant. One has the house. The third has the garage lot. The homeowner also owns the lot to the north of the garage.
2. This was on the local Facebook page.

4. Committee comment:

1. Andrew Miller says it's a strange lot. Sits a bit off Leland,
2. Michael Haugh said we are usually OK with height variance assuming they match the architecture of the house, but here the house is one story. He's worried that a carriage house would set a precedent. Without elevation drawings, there's not enough information to say yes or no.
3. Judy Miller, wants to see Commissioner Carpenter's report. Asked whether the City suggest attaching it to the house. The homeowner said there was a reason that was rejected, but he couldn't remember whether it was a City objection, foundation issues, or other cost.
4. Chair Hardwick said the was an eclectic area and there was a large 2-3 story house being built across the street.

5. Vote, Motion to approve passed 5-2-1.

1. Michael Haugh wants higher scrutiny because it's a Council Variance.
2. Mike McLaughlin said that even though this does fall outside what we usually do, given the lot's location and size, he votes yes.
3. Diane Hayford is concerned about precedent. This is a big departure from what we normally approve. He can put another dwelling on the other lot he owns. No.

4. Kelly Thiel agrees with MM that it's a unique area and a unique property. Yes.
5. Judy Minister said she doesn't have enough information. She wants to see the Commissioner's report. Abstain.
6. Andrew Miller: Yes. It's an irregular property based on its location and size.
7. Sharon Groves: Yes
8. Chair Hardwick: Yes

**8:30 CAC Zoning & Variance Committee Proposed Rules** – Distributed February 4<sup>th</sup> via email to the CAC and published with the March meeting agenda.

**8:35 CAC Planning & Development Committee Chair – Andrew Overbeck**

Committee Update and Community Survey Update March meeting was cancelled. February's meeting may be viewed here: <https://youtu.be/yQdxYNS9QWg>

**8:45 District 6 Area Commissioner, Kendra Carpenter** – Discussion of Bishop Watterson traffic and parking concerns.

**8:55 p.m. Meeting Adjourned**

**Columbus Blueprint Construction Projects – Sign up to receive text or email alerts about Blueprint Construction or find more information about whether you qualify for a new sump pump installation, please visit...**

<https://www.columbus.gov/utilities/projects/blueprint/Clintonville-Area/>

**Climate Action Plan – Resident Engagement**

The City of Columbus is drafting a Climate Action Plan to serve as a roadmap to community-wide carbon neutrality. We want your input! Community feedback is essential to help define how we will reach our goal. We want to center and invest in our historically disenfranchised communities and envision an inclusive, prosperous, sustainable future together. Learn more about this initiative here:

<https://www.columbus.gov/sustainable/cap/>