

Amended Draft Minutes
Clintonville Area Commission
Zoning & Variance Committee
May 26, 2021, 7:30 p.m.
(Edit date: 6/1/21)

1. Called to order at 7:30 p.m. Present: Stephen Hardwick, Diane Hayford, Michael Haugh, Kelly Thiel, Sharon Groves, Andrew Miller, and Judy Miller (who arrived a few minutes into the meeting).
2. Consider [previous meetings minutes.](#), Approved 6-0
3. Variance agenda:
 1. CV21-049, 3632 Indianola. [Application](#). [Map 1](#). [Map 2](#). [Screening form](#). The Avenue Apartments, LLC, seeks to permit dwelling units on the first floor of a building in a C-3 district. [CC3355.05\(C\)](#). Note: Due to an error that City Staff has acknowledged, two City-created maps included in the original packet were incorrect. To avoid confusion, the chair deleted them from the application. City Staff sent the two maps linked to in this agenda to replace the deleted pages.
 1. The chair announced that the applicant asked to table this application so that they could respond to comments from the City
 2. A motion to table was approved 7-0.
 2. CV21-051, 636 Chase Road. [Application](#). [Screening form](#). Owner Whistle Stop Holding, LLC, in order to allow use of the property "as a studio for individual health, wellness, learning and enrichment through various activities and techniques, including but not necessarily limited to yoga and similar motion-based therapies, meditation, counseling, and other activities related to individual well-being and self-awareness," seeks a variance from the provisions of Section [CC3332.033](#), R-2, Residential District use; [CC3321.07](#), Landscaping; [CC3321.09](#), Aisle; and [CC3312.27](#), Parking setback line...."
 1. Attorney David Ferri presented for the applicant, who was also present. The building was always commercial—it was a convenience store a long time ago and a day care until recently. It's walkable and on a public transit line. There will be a bike rack. The building is close enough to Chase Road to require landscaping. There are currently 6 spots, and they will stripe a seventh. For landscaping, they want native shrubs to create a buffer between parking and Chase Road, but although the zoning code requires more, for line-of-sight reasons 2 1/2' is the max allowed. They will maintain the buffer between the building and the resident behind.

No changes to the exterior except paint and new landscaping.

Signage will be in front of the building. The variances are:

1. To allow landscaping between the parking lot and the road to be 2 1/2', the maximum allowed by the sight triangle. They want the same buffer that's there except with native plants instead of honeysuckle.
 2. They want to keep parking as it is. They have an 18' aisle where 20' is required.
 3. They will specify the parking setback difference they are requesting at the CAC meeting. They want to leave things the way they are.
2. Committee Question: The attorney said the parcel was currently zoned residential with a use variance.
 3. Recommended approval 7-0.
4. Announced that the next meeting of the CAC will be on June 3, 2021, and the next meeting of the Zoning & Variance Committee will be June 23, 2021.
 5. Meeting adjourned at 7:49 p.m.