



Clintonville Area Commission Meeting Minutes

Thursday, January 2nd, 2019, 7-8:55 pm

Whetstone Library Meeting Room

Commissioners in attendance:

- David Vottero District 1, cacdistrict1@gmail.com
- Khara Nemitz District 2, cacdistrict2@gmail.com
- Libby Wetherholt District 3, libbywD3@gmail.com
- Judy Minister District 4, judym.cac4@gmail.com
- Kendra Carpenter District 6, KendraD6@yahoo.com
- Michael Weinman, District 7
- Jim Garrison District 8, cacdistrict8@gmail.com
- B.J. White District 9, bjwhite.cac.district9@gmail.com

Commissioner(s) absent and excused:

- Dana Bagwell District 5, dkjbagwellcac@yahoo.com

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".

Introduction of commissioners and district reports

Commissioner Vottero – Reported that he is working with former commissioner Rob Wood to restart the Neighborhood Civic Association and Neighborhood Block Watch.

Commissioner Nemitz – No report.

Commissioner Wetherholt – Attended a Community Awards Dinner organized by Milo-Grogan at the Milo-Grogan Community Rec Center. She was very impressed to see how that community worked together with their commission to achieve their goals. She attended Katherine Cull's Neighborhood hours at the Whetstone Library. She announced that the Clintonville GreenSpot Committee is welcoming new members for the coming year. Those who are interested should contact her.

Commissioner Minister – Reported that since streets have been repaved in District 4 there have been problems with asphalt in drain lines. One neighbor has been upset since May. The city finally came out and corrected a drain line – but one that is no longer functional not the one that had the problem. Some neighbors have corrected their own drain lines. Michael Liggett has been contacted. Judy has not received a response. Judy has been in contact with Katherine Cull about this issue. On a more positive note, the trees that the city is obligated to replace during construction and Columbus Blueprint, were planted around the Whetstone Prairie. 130 trees were planted around walkways and vernal pools.

Commissioner Carpenter – Reported that she has received complaints about the deer population. Two of her neighbors have had accidents involving deer. The neighbor reached out to State Wildlife Commission. Commissioner Carpenter also reached out to Katherine Cull for help with this matter.

Commissioner Garrison – Reported that much of the conversation has been about unlocked houses and cars being accessed. Video cameras seem to be successful in spreading awareness about this problem. He also noted that Weiland's recognized the owner of Mozart, Anand Saha, for helping them during December when their ovens were not working. All present at the meeting were happy to hear this story; we thought it was a great example of the kind of community Clintonville strives to be.

Chair White – Reported that she and Katherine Cull met with District 7 neighbors regarding concerns over traffic and parking. District 9 report: many unoccupied properties are filling up with tenants. Some of the properties sited were: the old Verizon store, the old paint store on Westview and High Street, the old Just Pies business and the old Liberty Tax building next to Moo-Moo Car Wash. Also, 24 new trees have been planted in Sharon Meadows Park.

Commissioner Weinman arrived late and announced that he was happy to have made the meeting.

Consideration of prior meeting minutes – Commissioner Nemitz

Commissioner Nemitz proposed tabling the vote for approval of December's meeting until February. BJ made a motion to approve this and Commissioner Wetherholt seconded this motion. The CAC voted to approve tabling the approval of the December minutes until February.

Treasurer's Report – Commissioner Carpenter

The commissions books are balanced within 99 cents. Reporting to the city is in on schedule. The current balance \$653.74. All reimbursements must be approved by Commissioner Carpenter or Chair White. Commissioners must fill out expense report for reimbursement. It is recommended that you use the commissions Tax ID number so tax on a purchase can be reimbursed. Commission's expenses are under budget. The budget is divided up into different expenditures. The commission is almost over on the Consumable Expenditures (envelopes, stamps, etc.). If necessary, the budget will be reworked to accommodate overages on consumables.

Zoning & Variance Committee - Chair Stephen Hardwick

Variances sought to:

1. Decrease the driveway width from 10' to 4' 2" due to a shared driveway with a neighbor, CC3332.26(E). 2. Increase the maximum height from 15' to 20', CC3332.38(G); and 3. Reduce the minimum side yard from 3' to its current 1'11", CC3312.13(A);

Applicant Presentation: 1920 garage. Not currently used as a garage. Will keep it where it is along the property line but will increase it from 14 ft to 16 ft width and will make it about 10' longer than the original. It will still be a one-car garage. A letter from the applicant's neighbor supporting the proposal and drawings were submitted.

Chair Hardwick sited these comments and votes by the Zoning and Variance Committee in his presentation:

1. Motion to approve 3332.26 (driveway width): Comment: PB, DH, MM, MH encouraged the applicant to get a binding agreement with the neighbor to assure mutual continued access and maintenance. Approved 7-0
2. Motion to approve 3332.38 (height): Comment: MH was concerned about usable space above garages. Approved 6-1 (MH voted no):
3. 3312.13 (side yard): Comment: PB wants to see a joint maintenance agreement. Approved 6-1 (PB voting no).

Zoning & Variance approved the variance.

The next Zoning & Variance meeting is scheduled for January 9th. Currently, there is nothing on the agenda.

These were comments from the commissioners on the variance:

Commissioner Garrison noted that the applicant's garage face would be at 1'-11" from the property line per application and roof overhang would reduce this by an additional 12" excepting a potential gutter not shown in the submitted drawings. The code reads that the property line is from any part of the structure not just the building mass itself. He also noted that the windows on 2nd floor face away from the neighbors so there is no opportunity to

“peer” into the neighbor’s yard. He expressed that this was thoughtful of the applicant when creating the design of the building.

Binding agreement with neighbor that shows mutual access and maintenance recommended before BZA meeting.

Commissioner White asked if progress had been made on creating a joint maintenance agreement with the neighbor. Applicant said the neighbor is amenable and they are working on it. Applicant is also looking for an easement agreement in their title before pursuing a joint maintenance agreement with neighbor.

Commissioner Vottero asked if the garage can be erected 3’ from the property line as code and not 1’-10. Applicant said this would make maneuvering a car awkward. Commissioner Vottero asked the applicant when he is looking into the title is he looking for an existing easement that exists between applicant and neighbor as well as an agreement about the maintenance and upkeep of the driveway. He recommended creating and formalizing a maintenance agreement.

Commissioner Wetherholt commented that when you go to the BZA that a maintenance agreement is good to have because sometimes they ask for one.

Chair White suggested that the new gutter be installed so it drains away from neighboring property.

Chair White asked if each point of the variance should be voted on, or if it should be voted on all at once. Commissioner Nemitz put forward that it should be voted on all at once and Commissioner Carpenter said she would second the motion. It was voted by all to vote on the variance all at one time.

The CAC voted to recommend the variance be approved 7-0.

Zoning & Variance Committee - Chair Stephen Hardwick

Per the city’s request, Chair Hardwick summarized practices and procedures for the Clintonville Zoning & Variance process. You can find the procedures on the CAC website. You can also request the procedures via email: hardwick.zoning@gmail.com. You can also ask Chair Hardwick questions. Commissioner Vottero suggested that the application be sent from the city to the Zoning & Variance Committee. The city can make sure an application is complete before being reviewed by the Zoning & Variance Committee. Chair Hardwick, said all he needs is an email from the city saying the application is on the city’s website ready to be reviewed. Katherine Cull said the city is working on streamlining the application process and providing easier access to documents. Chair Hardwick would like to set up a sole email address for the zoning and variance requests.

Community Liaison - Katherine Cull

Mayor Ginther is having a community day. A free, fun-filled family event with activities, food, music and a Ceremonial Swearing-In for Mayor Ginther's second term. Saturday, January 4, 2020, 10 a.m. to 1 p.m., at the Franklin Park Adventure Center, 1755 E. Broad St.

Community Liaison Office hours: 2nd Tuesdays of each month, Tuesday, January 14th, 2-4 p.m. at Whetstone Library, 3909 N High St, Columbus, OH 43214.

Katherine is in communication with the Mayor's office about Clintonville's deer problem. She will be attending a lunch meeting next week to discuss.

Clintonville Parking Task Force

Chair White set forth information regarding the formation of a Clintonville Parking Task Force. Chair White would like to proactively address parking issues in relationship to development and new businesses in Clintonville.

Chair White describes the preliminary objectives as follows:

Objectives explained through community participation and strategies by design with participating businesses. The organizational meeting is Saturday, February 8th, 2020 12:30 p.m. to 2:00 p.m. in the Community Meeting Room at Whetstone Library, 3909 N High St, Columbus, OH 43214. All residents of the Clintonville neighborhood, members of the Clintonville business community, and real estate developers are welcomed and encouraged to attend.

The objective to the organizational meeting is to devise a strategy within the mission and bylaws set forth by the Clintonville Area Commission to address parking concerns and create impactful solutions to those expressed concerns directly related to parking for re-development opportunities along the High Street corridor.

Commissioner Wetherholt said according to the bylaws if a task force is organized it must address specific issues. She asked what specific issues will be addressed. Chair White read the submitted paragraph above. Commissioner Carpenter asked what the schedule of meetings might be. Commissioner White said that depended on who participated and willingness of participants to participate. Commissioner Vottero commented that since this is an organizational meeting, participants will then refine and articulate their perceived mission so that Chair White may appoint a chair of the task force at the next CAC meeting. Chair White said, yes, this is what she will do – the meeting is only organizational. Commissioner Vottero recommended that the chamber be notified. Chair White confirmed they had been notified.

Redeveloping Commercial Space – Chair B.J. White and Commissioner Judy Minister

Chair White coordinated these presentations as a way to open up the discussion to the people of Clintonville about what kind of neighborhood do we want to live in when it comes to development and tenants for existing buildings. Chair White wrote: Citing two examples and provided the scenarios, discovering the options for a viable and feasible business that meets our Clintonville Neighborhood Plan as well as meets desirability to the residents of Clintonville.

Commissioner Minister wrote about how there is a connection to a concept/ pattern known as "wealth services". The discussion is spurred partially by the following topic as discussed on NPR and originated in an article in The Atlantic publication. It explains the exponential growth and redundancy of businesses like nail salons, fitness centers, beauty and facial services, hair salons, massage therapy in Clintonville and other "wealthy-ish" parts of town. Even businesses that feed us (restaurants) fall into the category of "wealth services": business that proliferate in neighborhoods with a **high amount of disposable income**. The revolving door of some tenancies can be explained by **over saturation**.

The graph she provided (see attached) illustrates how this concept/pattern is apparent in District 4. Especially in regard to salons, barber shops, fitness facilities and specialty retail shops. There is only one bank and gas station. There are also residential units like the Deco. There are green zones (the name comes from the Clintonville neighborhood plan) and it means that original green front lawns exist and there is no overlay. There are approximately 80 offices. Three dentists. There are small residential units.

Additional points:

- There are no vacant properties in her district.
- The former quilt store/law office, 3434 North High in District 3 is under contract to be a salon/day spa. 16 parking places. Total sq. ft: 4500 sq. feet.
- Newest building in her district has turned over the most, most likely because of the high rents.

Chair White noted per the NPR program that this type of development is referred to as "wealthwork". The more disposal income there is there are more personal care style of businesses. She commented that because of "Amazon" style commerce that smaller stores have gone by the wayside. Therefore what does Clintonville want for their empty buldings? Commissioner Minister commented that smaller businesses in her district are thriving. David Vottero said this is because they provide a shopping "experience" – unlike shopping online.

Please find attached Chair White's presentation on a site in her district: 5432 High Street. Her presentation tells the story of how she got engaged with a derelict property in her district, what she learned and the questions that arose on how to deal with such properties. Chair White discussed the challenges District 9 faces in developing its empty buildings. She offers up the idea of proactively procuring tenants that serve the community.

Commissioner Minister discussed the new owners of the old funeral Home on High street as a good new business: a day care center. The owners preserved the history of the building. It appears the owner did their research because they are serving a growing population in Clintonville: 4 year olds.

Commissioner Wetherholt said that one way to attract positive development is to not build small store fronts that are more suited for accountants, specialty shops and massage parlors.

Commissioner Vottero commented that small storefronts are what make Clintonville unique. He suggested we may have to consider parking variances for existing buildings in order to keep the more specialty businesses in Clintonville that serve as a destination.

8:30 p.m. Resolutions by the Clintonville Area Commission - Resolutions are attached.

- Resolution of Support for Clintonville Traffic Signal Box Art
Commissioner Vottero made a move to adopt the resolution with the understanding that Commissioner Wetherholt's comments and corrections will be included. Jim Garrison seconded the move. The CAC voted to recommend the resolution to be approved 7-0.
- Resolution of Gratitude to Flags on High - Chair White asked that the resolution be voted on with the caveat that the grammatical edits would be made to the document. The CAC voted to recommend the resolution to be approved 7-0.

Commissioner Carpenter commented that the CAC should be doing more of these resolutions in order to highlight the positive things that are occurring in Clintonville.