



Clintonville Area Commission Meeting Minutes

Thursday, May 7, 2020, 7-9:00 pm Zoom Online Meeting

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The Clintonville Area Commission Meeting on Thursday, May 7, 2020 at 7:00 PM was recorded and is publicly available via Zoom Meeting Cloud. Zoom Online Meeting: <https://us02web.zoom.us/join/91012020000> or view at our YouTube channel: https://www.youtube.com/channel/UCZApkFzOFew_JtLAURddEg/

Commissioners in attendance:

- David Vottero District 1, cacdistrict1@gmail.com
- Khara Nemitz District 2, cacdistrict2@gmail.com
- Libby Wetherholt District 3, libbywD3@gmail.com
- Kendra Carpenter District 6, KendraD6@yahoo.com
- Michael Weinman, District 7, mikeweinmancac7@gmail.com
- Jim Garrison District 8, cacdistrict8@gmail.com
- B.J. White District 9, bjwhite.cac.district9@gmail.com

Commissioner(s) in excused:

- Judy Minister, District 4, judym.cac4@gmail.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"

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

David Vottero, District 1 – All is quiet in his district. Neighbors wave to each other but also keep their distance.

Khara Nemitz, District 2 – Talked about her excitement that Brian Peifer will be the new District Two Commissioner.

Libby Wetherholt, District 3 – She is seeing a lot of people out. Traffic on North Broadway has been very quiet until Sunday evening when people seem to be starting to go back to work.

Kendra Carpenter, District 6 – She is getting noise complaints from people speeding on 315. She emailed Katherine Cull about this. The city is sending up extra patrol cars to 315 to quell traffic. The city is not responding to 311 requests as quickly as usual. It is probably due to the pandemic.

Michael Weinman, District 7 – He sent an email to Columbus City Schools about Dominion Middle School remaining empty. They are not moving Immersion students into that school like they said they would be. He wants to find out what they are doing with a big empty building in the middle of the district.

Jim Garrison, District 8 – On Thursday, there was a Zoom meeting with the Morse/Dominion Blueprint Neighborhood and Blueprint Columbus. They wanted to meet with constituents to get feedback and find out who wanted shrubbery in their rain gardens. They wanted to address and discuss how to make the rain gardens more aesthetic and get thoughts on property value. It seems like they want to engage with the community on getting something resolved. Also, people are seeing a lot of back yard flooding. Areas affected are the 200 block of East Beaumont, the 500 block of East Dominion and 500-600 of Royal Forest. Commissioner Garrison is gathering more information about this. There are also complaints about speeding.

B.J. White, District 9 – There has been a lot of surfacing and curb reconstruction along the High Street corridor. The streetscape is looking better.

7:30 p.m. Consideration of prior meeting minutes – Khara Nemitz, Secretary

Do we have a motion vote to approve the April minutes? Commissioner Wetherholt moved to approve and Commissioner Vottero seconded the move. A vote was taken to approve the April minutes. All approved. Do we have a motion to approve the voting record? Commissioner Carpenter moved to approve and Commissioner Garrison seconded the move. A vote was taken to approve the April voting record. All approved.

7:35 p.m. Treasurer's Report – Kendra Carpenter, Treasurer

She is working on getting documents that are due in by the end of the month. She does not foresee any issues.

Community Liaison - Katherine Cull reported the following:

- Sandra Lopez and Katherine Cull are working collaboratively on hosting some virtual meetings. The first meeting is for the Vision Zero Project which was presented to the city right before the shut -down. This is a project implemented by the Mayor's Office to eliminate pedestrian tragedies to zero. They are also hosting a North Side Pride Center Meeting. It will include our City Attorney, our Code Officers, City Council, our Social Workers, someone from refuse. They will provide updates. She attended Jim Garrison's meeting with Blueprint Construction and then walked the neighborhood with Elizabeth Patnoe. Ms. Patnoe pointed out safety concerns and other things that the neighborhood is lacking. She is starting to address these concerns with Public Service to see if the neighborhood can get sidewalks and lighting and rain garden issues resolved. When she hears back from Michael Liggett and Blueprint she will update us. There will also be an Area Commission training session on May 30th.

7:40 p.m. CAC Election Update – Ann Henkener, Election Committee Chair

Ann Henkener thought the voting was very successful this year considering all the hurdles due to the pandemic. The incumbents were reelected in Districts One (received four votes) and Nine (received two votes). In District Two, Brian Peifer received 23 regular votes and one provisional vote and Josh Waller received one vote. In District Five, Brittany Bolton received fourteen regular votes and two provisional votes and Jessica Reback received seven regular votes and one provisional.

Provisional votes are votes that were received after 4/23. Ann recommended that the provisional votes be counted even though they were in the mailbox after the deadline. She had read articles that the Franklin County board of elections was having trouble with the timeliness of things sent first class mail. Therefore she thought it appropriate to include the late votes in the count. In response to Chair White's question about the allowance of the provisional votes she said they would not affect the outcome of the election. Chair White said the votes should be recognized as a virtue to the community. Including the votes would show that voting is a good thing and that the process is being honored regardless of the slow mail. Commissioner Vottero motioned to include the count of the provisional votes with the regular votes. Commissioner Nemitz seconded the motion. The commission voted on and approved to allow the provisional votes to count as votes.

At the end of the night, if there are no complaints, Ann Henkener will certify the election. Chair White can announce the results at the June meeting.

Commissioner Vottero and the rest of the Commission heartily thanked Ann Henkener for her hard work and dedication to running a difficult election.

7:45 p.m. Variance Agenda – Stephen Hardwick, CAC Z & V Committee Chair

1. 50 E. Lakeview BZA20-019: Homeowner Wesley Studebaker, in order to keep his existing driveway, seeks a variance to reduce the east side yard from 5' to 1' for the first 40' of the property on the side closest to Lakeview Ave.

Z&V Discussion: Would have to remove curb and use as walkway. It was one 1 1/2 car garage. The homeowner would like to add on to house, and the existing garage in the way. The Z&V Committee recommended approval by a vote of 7-1, Michael Haugh voting no because he saw no hardship and Diane Hayford not participating. There were no objections from the community and no one sent Mr. Studebaker any comments.

Commissioner Garrison wanted to clarify the variance with Mr. Studebaker. Commissioner Garrison iterated that the variance is required by the city even though the existing conditions remain the same. Mr. Studebaker said yes. He also added that technically there is a little bit of a hardship if the variance is overturned. He would have to forfeit the money for the variance, he would have to pay additional money to demolish the apron and have a new curb poured. These things would add no value to his home.

Commissioner Carpenter moved to approve the vote. Commissioner Garrison seconded the move to vote. Final vote: 7-0.

2. 3741 Indianola, CV20-019: In order to bring the site into compliance, Como Mower Service & Sales seeks the following variances:
 1. To permit exterior, covered storage of lawn mowers within the fenced area in the rear of the principal building as shown on the site plan.
 2. To allow outdoor storage of lawnmowers within 100 feet of residentially zoned property.
 3. To allow dumpsters to be located in the southwestern area of the site as shown on the site plan instead of directly behind the principal building.
 4. Reduce the number of required parking spaces from 16 to 8.
 5. Reduce the setback for the parking lot from 25' to 20' to accommodate the parking spaces in front of the retail building.

Z&V Discussion: Based on a complaint about the condition of the property, the City cited numerous code violations in July 2019. The site did not comply with a site plan that was several decades old. They now want to fix up the property and bring it into compliance. The applicant used a presentation that had not been submitted in advance, but the Chair allowed it because the applicant displayed the material via screen share and the public could see everything the committee saw. The Z&V Committee recommended approval 9-0.

Ms. Katarina Karac of Underhill & Hodge presented on behalf of Como Mower Service & Sales. Como has been in Clintonville for 40 years and at their current location for 30 years. The surrounding businesses have good relationships with Como Mower. The site has not changed significantly since 2005. The fenced in area in the back is not a sales floor. It is a place to store mowers that are being worked on or are waiting to be worked on. It is a place to store mowers that can't be stored in the retail building. There are no salvaged parts. Site plan has not changed since 1979. It used to be a restaurant. There was a 1988 site plan that was reviewed by the city but the building on that plan was never built. So that site plan is not acknowledged as valid. Ms. Karac reviewed the variances in relationship to the site plan for a better understanding of the upgrades. There will be repaving and restriping of the parking area, additional greenery planted and the dumpsters will be screened. Regarding the parking variance, they are asking that parking

be based on the retail square footage only, not the retail and storage combined which code requires. Como Mower is asking for a 20' setback to allow for two extra parking spaces.

Commissioner Wetherholt asked to be reminded of what happens with a change of owners on Council Variances. Ms. Karac said the site plan would be the plan of record. Any new owners would have to comply with existing site plan. Commissioner Wetherholt asked what Como means by "spruce up". There will be repaving and restriping of the parking area, additional greenery planted to define the site and the dumpsters will be screened. Commissioner Wetherholt said the storage container is ugly but she understands it is utilitarian.

Stephen Hardwick said the plan is acceptable because it states that the outside storage is for lawn mowers only.

Commissioner Weinman asked for confirmation that the shipping container is considered a shipping container and not a portable building. Ms. Karac replied this is correct. Since it is not a portable building there is not requirement to obtain a special permit in their application. The shipping container is there to house more valuable mowers. Commissioner Weinman asked if it is different than a temporary pod. Ms. Karac's understanding is that if it were a trailer, and a pod is considered a trailer, a special permit would be required. However, it is a permanent structure and is treated as part of the storage area.

Commissioner Garrison had a couple comments. In regards to 3363.41(a), he notes that Paynes Service has a similar situation with car storage in the back. He notes that where the dumpster is located is probably better for pick-up and the neighbors. He feels that it is appropriate to only reference the main retail building when doing the parking calculations. And, that the parking variance request appears to be appropriate for the use of the building.

Chair White asked if we should make a motion to approve all five variances at one time. Commissioner Nemitz moved to do this and Commissioner Carpenter seconded the move. Final vote: 7-0.

3. 118 Graceland, 19GC-056, Signcom, Inc. seeks variances:
 1. For a special permit for off-premises signage.
 2. To increase the number of tenant panels and changeable copy.
 3. To increase the portion of a ground sign utilized to display tenant panels from 50% to 80% of the total graphic area.
 4. To allow an off-premises sign in the CCO.
 5. To increase the height of a ground sign from 6' to 17'.

Louis Visco presented on behalf of Casto. The new sign will be shorter and a little wider than the current one. The sign will allow for up to seven tenants and the Graceland Flats sign. It will be exactly where the small pylon is. There will be no separate Graceland Flats sign.

The Z&V Committee recommended approval 9-0.

There were no questions from the Commissioner, the public watching on You Tube, or anyone present at the Zoom Meeting.

Chair White asked if we should make a motion to approve all five variances. Commissioner Vottero moved to do this and Commissioner Carpenter seconded the move. Final vote: 7-0.

4. 3400 N. High Street, 19BZA-030, Final Revised Screening Form; Final Revised Statement in Support, Original Application; Amended Request and Statement in Support; Revised Site Plan; Revised Screening Form; Parking Agreement. North Broadway High Professional Building LLC seeks a variance to reduce the minimum number of required parking spaces from 55 to 22, CC3312.49.

Presentation: The City is requiring the owner to respect the ROW, which extends into the existing parking lot. This requirement forced the applicant to again reduce parking. After the City Fire and Traffic Departments met, they requested that the North High curb cut be removed. They have 26 parking spaces at the church across the street, and they will encourage office employees to use that lot. They also have 15 overflow spots at Clinton Elementary. The combined parking is more than minimum required. They did a parking study to the City's specifications at the end of February. The results showed that in a 750' radius there were consistently 150-180 on-street parking spaces available. The applicant said they would ask the City to purchase the ROW. The Chair suggested asking the CAC for a letter of support because the community agreed that ENB should not be further widened. The Committee recommended approval 9-0.

Eric Zartman of Underhill & Hodge presented on behalf of the applicant. The project size has not changed. However, because the City is requiring the owner to respect the ROW, which extends into the existing parking lot, the applicant is forced again to reduce the parking. With the offsite parking the site exceeds, by a few spaces, the required amount of parking. The street parking study was finalized. At all times, there were at least 150 parking spaces within the 750' radius.

Commissioner Vottero asked if it would be possible to make a more easily accessible pedestrian link between the business and Clinton Elementary. Mr. Zartman said that parking spaces are taking up the area where there might be a connection. Also, he mentioned that Clinton Elementary is valet parking only, so customers will not need to walk to Clinton Elementary. Commissioner Vottero asked if there is a lease agreement with the school. Mr. Zartman said it is not a lease agreement. It is an agreement with the principal. The Methodist Church parking spaces exist under a lease agreement. The owner is asking office tenants and restaurant workers to park off-site as much as possible.

Commissioner Garrison made a note about Mr. Zartman's previous presentation at the Z&V Meeting in regard to accessible parking. The Ohio building code requires one accessible parking space per 25 spots. It appears that the applicant has one extra accessible parking space.

Chair White asked if we should make a motion to vote on this variances. Commissioner Nemitz moved to do this and Commissioner Vottero seconded the move. Final vote: 6-1.

5. 8:15 p.m. Proposed Resolution – Vice Chair David Vottero

Please see attached resolution attached

Katherine Cull reported that the idea for the Dr. Acton sign on top the Acton Road sign is slowly making its way up to the Mayor's Office.

There was much discussion about the meaning of the artwork and its importance to the Clintonville community. Chair White stressed this saying: it is part of who we are, and it should exist.

Chair White asked if we should make a motion to approve Resolution 2020-1. Two Commissioners approved to move this. Final vote: 7-0.

8:45 p.m. Meeting Adjourned