



Clintonville Area Commission Meeting Minutes

Thursday, July 11, 2019, 7-9 pm

Whetstone Library Community 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.cac.4@gmail.com
- Dana Bagwell District 5, dkjbagwellcac@yahoo.com
- Kendra Carpenter District 6, KendraD6@yahoo.com
- Jim Garrison District 8, cacdistrict8@gmail.com
- B.J. White District 9, bjwhite.cac.district9@gmail.com

Commissioner(s) absent and excused:

- John Eschenbrenner District 7, cacdistrict7@gmail.com

7:00 p.m. Call to order by Chair & introduction of Commissioners

7:03 p.m. Commissioner White requests approval of prior meeting minutes by vote: 7-0-1 (Abstention by Khara Nemitz due to being absent during the June meeting.)

7:05 p.m. Election of 2019-2020 Officers

For Chair: Khara Nemitz nominates B.J. White, not sure who seconds the nomination. Judy Minister proposes David Vottero and Jim Garrison seconds the vote. Vote results:

- David Vottero: Judy Minister, Dana Bagwell, B.J. White
- B.J. White: Khara Nemitz, Libby Wetherholt, Kendra Carpenter, Jim Garrison

B.J. White elected Chair

For Secretary: David Vottero nominates Khara, Khara nominates Kendra Carpenter, Kendra Carpenter declines. Not sure who seconds the nomination. Vote results:

Khara Nemitz elected Secretary

For Treasurer: Libby Wetherholt nominates John Eschenbrenner. Not sure who seconds the nomination. Unanimous vote for John Eschenbrenner.

John Eschenbrenner elected Treasurer

Next steps in process:

- Chair calls for Public Interest to Serve on Committees
- Chair appoints committee chairs
- Chair selects members for committees
- Commission approves chairs and committees at August meeting

COMMITTEE REPORTS

7:15 p.m. Community Update by Katherine Cull, our Columbus Neighborhood Liaison

Katherine Cull introduces Sgt. Hess of the Columbus Ohio Police. Sgt. Hess informs of 2nd shift on bicycle patrol. Prior year there were 0. This year there are 8. They have made 27 felony arrests. They have confiscated 52 grams of crystal meth, as well as heroine and LSD. They have spent 229 community hours trying to make a difference. They are doing this on their own. The division did not ask them to do bike patrols. They are working on shutting down two drug houses, but addresses cannot be disclosed because they are under investigation.

Kendra: What is the best way for residents to communicate with you. I have seen on the Clintonville Discussion forum that people are talking about people dressing up in safety vests, knocking on doors and then robbing homes. How do we contact the police without calling 911. I have been recommending using the non-emergency number (614-645-4545). People have video and license plate numbers.

Sgt. Hess: You can email me. You can contact Clintonville's (Precinct 3) community liaison officer, Officer Ted Stacy, 614-645-1403, tstacy@columbuspolice.org. I communicate with him almost every day. There is a new mobile app. Go to app store and look up Columbus Police. You can submit a tip. But, if you email or call me, I will get back to you right away.

Community Questions and Comments

Samuel Jordan, Weisheimer: What is the protocol for bike patrol in the winter?

Sgt. Hess: Not out as often. We were able to shut down drug houses on Weisheimer and Garden. We will be out there but not as much on bikes.

Samuel Jordan, Weisheimer: I live on Weisheimer. What will we be seeing?

Sgt. Hess: You will be seeing cruisers.

B.J. White thanks Katherine Cull for her help with a disputing neighbor issue.

7:20 p.m. Treasurer's Report by Commissioner Eschenbrenner

John is not present. Libby Wetherholt says John is in the midst of submitting the report to the city. She went and signed it today and then reimbursements will start happening.

7:15 p.m. Zoning & Variance Presentation by Chair Stephen Hardwick

BZA19-064, 2864 N. High Street

2864 N. High St. LLC seeks variances to:

1. Allow for a reduction of the minimum parking aisle from 20' to 19' for the two parking spaces at the east side of the site, CC3312.09.
 - Z&V Commission Votes: 4-2-1
 - CAC Votes: 6-2-0
2. Eliminate the one required shade tree for the ten parking spaces, CC3312.21.
 - Z&V Commission Votes: 2-4-1
 - CAC Votes: 4-4-0
3. Reduce the required parking setback from 5' to 0', CC3312.27.
 - Z&V Commission Votes: 4-2-1
 - CAC Votes: 6-2-0
4. Eliminate the requirement for a walkway along the south face of building to connect to High Street, CC3312.41.
 - Z&V Commission Votes: 4-2-1
 - CAC Votes: 4-4-0
5. Reduce the required parking from 48 to 10 spaces, CC3312.49.
 - Z&V Commission Votes: 0-6-1
 - CAC Votes: 6-2-0

Comments

Applicants: Evan Fracasso (Owner Representative) and Brenda Parker (Architect)

Brenda Parker: The building is currently Clintonville Outfitter. It was originally constructed in early 1900s as an auto dealership. Rough plywood siding added in 70's or 80's. Propose to convert portion of the building from retail to restaurant. The back part was the maintenance bay, the middle area was offices, and the front part was an open air showroom. They are trying to take it back to its original design: front porch is an open patio, middle part is the enclosed restaurant space, the rear part is for utility spaces and the back part is for retail. The previous variance was for the whole building to be a restaurant and a variance for 6 spaces. Due to concerns of neighborhood and the City of Columbus they have done everything that they could to get more parking in and are requesting an additional four variances. Unique condition of property is alley along south side. It starts to slope up almost a story. Due to the retaining wall that is there a variance request for a reduction from a 20' to a 19' minimum parking aisle. Regarding the parking set-back line: zoning requires 5' of landscape with low fence. But due to the need of more parking

spaces would like to request a variance of bringing it to zero, but with still three feet for planting and fence in right of way space, not property space. Once you hit 10 parking spaces a shade tree is required. But because they need the parking are requesting no tree, however will add tree to vacant tree grate on High Street. On High street there are two existing bike racks. City of Columbus would like a third bike rack at this location. The plan proposes a concrete pad for scooters. Requesting a variance from 48 to 10 parking spaces. Patio will be open year around. Parking ratio for restaurant is 1 to 75. Clintonville overlay reduces that ratio by 25%. Retail, is staying the same, and requires 4 parking spaces.

Evan Fracasso: The project references Clintonville Neighborhood Plan: Designed to be walkable and bikable and encourage personal interaction. The plan has bike racks and the patio allows for people to interact. They are promoting ride sharing to location. Their business will enhance the neighborhood because of this. Re-development will sustain and increase property value. Regarding the plans desires for economic development this proposal does this but needs the variances, welcoming to pedestrians, entrance is on High Street. He compares Clintonville to the old historic neighborhood German Village and how they have businesses that succeed with limited parking.

Stephen Hardwick: There was strong opposition to the parking variance from the neighbors, Olentangy Village and the strip with Oriental Village, O'Reilly's (manager doesn't see where customers will park, commented that La Vache had to hire a parking attendant due to their spaces being usurped) and the paint store. There is parking on High Street but all businesses must share. Neighbors concerned that business would take up more than its share of parking. Bike station is a service station for bikes. Thursday, Friday, Saturday business would offer \$5-\$7 Uber vouchers. Neighbors did not want parking to rely on outside vendors. One resident concerned that city couldn't control the division between restaurant and retail, but they can. Libby Wetherholt said, yes, the city can enforce this. (See Clintonville Zoning and Variance Meeting minutes for reasons why committee members voted the way they did.)

Dana Bagwell : Who is the owner? What is the brew pub?

Evan Fracasso: Owner private equity group and potential tenant will make press release if CAC approve variance request.

Dana Bagwell: Any use will require a variance unless vast majority of the building is left unused.

David Vottero: I looked at parking with in the community on 10 different evenings. I looked at the parking capacity in the neighborhood. City says it should be no more than 80%. But Clintonville has yield streets which works when you have breaks on the street from cars. Parking on side streets is already very dense. This project will over-stress streets. Residents want something good to happen. But many people concerned with overparking. This is too deep of an ask for this neighborhood. All of the public parking

occurs on High Street. It can't go west as the property is privately owned.
Dana Bagwell: Have any residents inquired about permit parking?
David Vottero: That happened years ago near Crestview restaurant. It is a pain for residents to get permits.

Jim Garrison: Location will be a brew pub for sure? Retail location in the back, is there no longer brewing on-site? Previous plans appeared to show brewing.

Evan Fracasso: There will be brewing but very limited micro-brewing. You can't brew in this building because it is not zoned for manufacturing. May have once a month sales for things brewed in the back.

Jim Garrison: Could owner sub-lease retail space as a retail space? I am concerned that if a second business comes in then two businesses would be fighting over parking. Is there policing of parking to make sure their customers don't illegally park? Does the 100 occupants cover retail?

Evan Fracasso: Owners could sub-lease space, no plans for policing people who park illegally, yes 100 occupants covers the retail space.

B.J. White: Commends them on developing the building but it is difficult to ask since we are still a motor-centric city. That is our challenge. Perplexed regarding the retail space. Will they sub-let out?

Evan Fracasso: No

Kendra Carpenter: Shares concern of parking. How will they advertise ride sharing? You could be giving out 90 vouchers on weekends.

Evan Fracasso: It will be part of marketing on web-site.

Libby Wetherholt: Point of order, conversation is going off topic.

John Kennedy: Attorney represents the apartment complex across the street. Commends design and idea. But parking variance is too high a request. BZA has a test. You must establish practical difficulties. There are seven criteria to be addressed. There are four that make a difference. 1st: Will property yield a reasonable return without the variance? – property is grandfathered in as a retail space; 2nd: is the variance substantial? 48 - ten is substantial; 3rd: is the character of the neighborhood or does the adjacent neighborhood suffer as a result of the variance? - His client would bear the brunt of the parking variance; 4th: Does the owner have knowledge of the need for a variance at the time they purchase? - Yes, they understood what they were requesting at the time of purchase.

Evan Fracasso: He compares the numbers Vottero stated. I counted street parking spots: 53 spots from Arcadia to High St. and 80 from Arcadia to Weber. Noted how existing businesses are at capacity with their parking and are overflowing on to streets and businesses are not complaining about it.

David Vottero: Responds by noting that the distance that Evan Fracasso went on High Street was further than most people would walk before parking in side streets.

B.J. White: After vote, CAC does not support the variance request for 2864 N. High Street recommendation and it will reflect this on the

recommendation form.

David Vottero: When does this go to BZA?

Evan Fracasso: In August.

BZA19-056, 2973-2977 N. High St.

NOA Housing Property LLC seeks variances from the current CPD to:

1. Reduce the number of trees required in the parking lot from 6 to 0 (no trees to be removed, a 2014 variance already allows 0 trees), CC3312.21A.

- CAC Votes: 8-0-0

2. Reduce the required parking from 60 to 56 spots, CC3312.49.

- CAC Votes: 8-0-0

Condado Architect (Tim): Here to answer questions from last month's meeting. They have city's review. It is not the staff report and he emailed it to Libby. (Libby did not receive yet.) Starting program to incentivize customers to take alternative transportation options. They also present "Good Neighbor" agreement again.

Condado (Rob?): Working on attracting to non-driving patrons. Patrons are already given on-site discount 10% for some things but they also want incentive for bike riders (free 1/2 size of chips and queso) if they come in with bicycle helmet, loyalty program for cyclists.

Condado Architect (Tim): Traffic Management Department suggest we add more bike parking, but in general support application. The Zoning Department they want to see which tree island is being lost and whether we would have more room for parking. Dave Rice, staff on this project, said to clarify 2014 variance request for parking. With new variance request parking would go from 70% to 63%. Lastly, there was also question about long term plan. Architect spoke with, Dustin, the owner of the retail center. Valvoline is last tenant operating on long term. Their lease will be up in 2021. They will look for new complimentary business. New business will not have a drive through so this will add 4-5 parking spaces.

David Vottero: Is there plan to open larger patio spaces for other businesses?

Condado Architect (Tim): Other businesses will have to pursue that if they want to. Condado's has the biggest area compared to the other businesses but the smallest patio. Each business is different. There is no immediate plan for the other businesses to enlarge their patios.

Kendra Carpenter: Bigger patio will allow for 47 more seats. She applauds ride sharing ideas, but is concerned with people who are drinking coming out

of their establishment getting scooters and bikes.

Condado (Rob?): The alternative to public transportation, bikes, scooters and walking are cars. We are going to have a robust campaign on alternative transportation modes. They will offer incentives. They are working with Olentangy Village to make sure they are not negatively impacting their parking, working with another business where they have ample parking as a place for their employees to park, discounts with Lyft and Uber and the bus.

Jim Garrison: Commends Condado's and wishes prior applicant could hear how hard they have worked on their parking challenges.

Condado (Rob?): We are invested in Clintonville and have done a lot for charitable causes.

Kendra Carpenter: If you do not get the variance you want, are you saying you are going to move out of Clintonville.

Condado (Rob?): No

David Vottero: It is a true patio, no roll down covers in cold weather?

Condado (Rob?): No enclosed patio.

David Vottero: That is good because load will occur in walkable weather.

Judy Minister: If prior applicant had requested a 63% reduction in parking, that probably would be acceptable. That would be 31 parking spaces. We need to look at what percentage of the parking requirements the applicant is providing. And the good neighbor agreement is a plus.

Condado Architect (Tim): Hardship – have to turn people away due to parking restrictions. Why support variance: they support the community.

B.J. White: Questions or comment from the Commission or public?

Constituent (name): Question about tree variance.

Dana Bagwell: It is an existing variance. In a parking lot a certain number of trees are required. They are adding more trees.

B.J. White: The variance regarding the 0 trees in the parking lot was addressed already by the applicant consenting to plant one big shade tree.

Samuel Jordon (Weishemier): If you expand patio, it is already a tight turn to get to parking at back.

Condado (Rob?): The addition of the patio will not change anything.

COMMUNITY ORGANIZATION REPORTS

7:50 p.m.

Sarah C. Pomeroy – Asst. Columbus City Attorney in the Zone Initiative section of the City Attorney's office
She introduces herself. Her office takes up building and health code violations. Sometimes they deal with criminal nuisances (drug houses), hotels that have criminal activity, massage parlors, etc.

8:00 p.m.

Michael Liggett – Community Relations Coordinate, Department of Public Service

- Piedmont added to final punch list (punch list is submitted by project manager to contractor before a project can be closed out)
- 250 piedmont Rd – 311 issue closed out
- Torrence Rd curve is still being addressed
- Two items: metal pipe staging on Rosemont Pl, damaged curb, other issues re: CIP project
- Work with Katherine Cull and utilities on those issues.

Jim Garrison: He has constituents that would like to speak. He has constituents that are unhappy with the design of their rain gardens. Repaving has been bittersweet. People are happy with new roads but some of the sewer outlets have been blocked. Repaving causes speeding perhaps there can be radar put in. People concerned with property values because of precast rain gardens on their streets. One property owner had a damaged water line because the contractors stored rain garden equipment on his property. 311 said it is the owner's issue because it is on their side of the property line. The residence has not had water for three weeks.

Michael Liggett: Rain gardens are under Public Utilities. Work with Katherine on Public Utilities issues. Happy to take on resurfacing issues.

David Wycoff (West Schreyer Place): A trench was closed for three months, efforts made by workers that did not work. Wasted time and money. Finally replaced two of the trees that were dug up. They are not getting the results. He sent power point to his commissioner and did not hear back. Commissioner did not get Power Point, but looks forward to it being resent. We are not getting any response. Miller has disappeared again. There are broken and missing curbs. This is all old business. The damage continues to increase. He will have trouble getting a claim through with his insurance if a problem lingers on too long.

Michael Liggett: Public Service will address Rosemont place issue and broken curb due to installation of bikeway sign.

David Wycoff (West Schreyer Place): Concerned about Columbia Gas fish wire at lawn of 248 West Schreyer Place. It has been there for a year. When

will I hear back?

Michael Liggett: We will follow up with the construction inspector. And I will get back to you when I hear from the construction inspector.

Mr. Estell (Sp?) (245 Arden Road): Concern is traffic flow. Would like to have one-way streets in the neighborhood.

Michael Liggett: Two way streets slows traffic.

B.J. White: Call 311 with any issues regarding traffic.

Greg Eisler (165 East Beechwold): Concerned with speeding traffic on his street. Has made multiple complaints. Police were most responsive. His neighborhood has no sidewalks.

Erik Gis (Beaumont): Speeding is out of control. It would enhance the neighborhood if city would be responsive to request.

8:55 p.m. ADJOURN

UPCOMING EVENTS

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| July 14 | Open Garden Tour |
| July 23 | Planning & Development Committee
7 pm, Clinton Hts. Lutheran Church |
| July 27 | Open Garden Tour |
| July 30 | Zoning & Variance Committee
7 pm, Clinton Hts. Lutheran Church |
| August 1 | Clintonville Area Commission
7 pm, Whetstone Library |