



## Clintonville Area Commission Meeting Minutes

Thursday, August 1, 2019, 7-9 pm

Whetstone Library Community Meeting Room

### Commissioners in attendance:

- Khara Nemitz District 2, [cacdistrict2@gmail.com](mailto:cacdistrict2@gmail.com)
- Judy Minister District 4, [judym.cac.4@gmail.com](mailto:judym.cac.4@gmail.com)
- Dana Bagwell District 5, [dkjbagwellcac@yahoo.com](mailto:dkjbagwellcac@yahoo.com)
- Kendra Carpenter District 6, [KendraD6@yahoo.com](mailto:KendraD6@yahoo.com)
- Jim Garrison District 8, [cacdistrict8@gmail.com](mailto:cacdistrict8@gmail.com)
- B.J. White District 9, [bjwhite.cac.district9@gmail.com](mailto:bjwhite.cac.district9@gmail.com)

### Commissioner(s) absent and excused:

- John Eschenbrenner District 7, [cacdistrict7@gmail.com](mailto:cacdistrict7@gmail.com), unexcused
- David Vottero District 1, [cacdistrict1@gmail.com](mailto:cacdistrict1@gmail.com), excused
- Libby Wetherholt District 3, [libbywD3@gmail.com](mailto:libbywD3@gmail.com), excused

### Call to order by Chair & Formal Welcome by Chairperson White

Tonight is Mayor's Night so representatives of the city are not in attendance, ie. City Council, Department of Neighborhoods.

### Introduction of Commissioners with District Reports

Khara Nemitz: Reported that she had requests from her neighbors for sidewalk barricades on the block of High Street between North Broadway and Brighton Road. With the help of Katherine Cull, barricades are now in place. And reported that she met with Brian Higgins of ArchCity Developments regarding the potential of development of the empty College Car Company site on 3021 North High Street.

Judy Minister: Reported that Prairie Restoration Project continues. There was a work day the past Saturday. Also, organizing more volunteers at Park of Roses on Tuesday morning or Thursday evening. Nice things happening: stone benches on west side of Park. Also reported that Starbucks put up a sign encouraging people not to block the road at Piedmont and Torrence.

Dana Bagwell: Reported rain gardens are coming to a close. There are petitioners in the area

asking for signatures for a liquor license for a new Pat & Gracies that potentially may be going in at the Deco.

B.J. White: Reported that they have had one family film Friday at Sharon Meadows Park. Also, new O'Reilly Auto Parts may be going in the old Family Video store. Also, a pub fare restaurant is being considered for the southeast corner of Lincoln and High. The developer reached out to B.J. and asked what type of business would be welcome and supported by the community. Also, a family-oriented restaurant going in at Sunnyside Lane and High Street. Developers may be here next meeting. Also, there is an "up-tick" of car break-ins.

B.J. also reported that after an unsatisfactory conversation with Michael Ligget and a neighbor at last month's meeting she followed up with Department of Neighborhoods. The neighbor had a concern that he thought should be addressed by Project Blueprint. Michael Ligget said the neighbor should contact utilities. B.J. said that this puts the onus on the public to figure out who to call and what the issue is. B.J. met with Katherine Cull about putting a 311 code for the rain gardens.

Kendra Carpenter: Reported she attended Old Beechwold Association meeting where they discussed the rain gardens and curbs. Neighbors getting used to this new thing and trying to communicate better with the city and keep things positive. Also, talked with people at Courtyard Estates that are concerned about what could happen with the Graceland Flats proposed project. Have not heard about any plans to go forward; Casto does not have funding yet.

Jim Garrison: Reported that a lot of communication is happening on Facebook. Topics that have been discussed are Project Blueprint and the precast rain gardens that are not as attractive as others. They are also undergoing the lateral lining of the sewer lines and repaving of the streets. Jim is working with those involved to make sure neighbors know who to talk regarding any issues that may come up. There is photo album that people can post to and that city has access to. Now that streets are repaved speeding is an issue. Jim is referring people to a Columbus traffic safety guide. Solicitors are back in the neighborhood. Jim is informing neighbors about the rules and regulations that apply to them.

### **Public Comments**

Sandy Simbro (Orchard Lane) is concerned about more restaurants. People that go to the existing restaurants block her driveway sometimes. Starbucks signage will cause back up on to High Street and every way.

### **Review of Last Month's Meeting Minutes**

Commissioner White requests approval of prior meeting minutes by vote. Minutes are approved: 6-0

## Zoning & Variance Report by Chair Stephen Hardwick

**Demolition agenda: 3326 N. High St.,** application to waive the waiting period.

Stephen reported that the Z&V committee voted to not waive the waiting period. They wanted to allow more time to see if the small building in front of the brick building could be saved. Since then, Tim Kaskewsky, architect of record, and Mary Rogers of the Historical Society met. They are going to try and work together to save the building. The Historical Society does not object to waive the waiting period. Tim and developers purchased property in May. The “Lock” store has been renovated. The brick building had a fire and the building can’t be refurbished at a reasonable price. Tim Kaskewsky spoke and said they tried to renovate existing building but the cost was too high. They did not know that small building we part of the original brick building that was built in the 1920s. Long term plan is for more development on the site. What is going to be built is unknown. Short term plan is to demolish building and there is now reason small building can’t stay with significant investment. They don’t need a plan for the demo structure. B.J. White asked Stephen to read off reasons that Z&V Commissioners voted no. He did so. Khara Nemitz confirmed with Tim that the reason they want to move the waiver along is because they want to coordinate all the work on the site, including renovating the “Music Man” building and creating a space that could be useable. The garages could be rented and the land could be a temporary community space with something like food trucks. Khara also brought to the developers attention the desire to address the heat islands issue in Columbus. She said that they should look at using a permeable material (ie. Whole Food in Easton’s parking lot). Tim Kaskewsky said it cost twice as much. Jim Garrison suggested looking at the prefabricated permeable pavers. Jim Garrison asked if Tim Kaskewsky and developers had come to any conclusions about moving or salvaging the building. Tim Kaskewsky said it is open ended. There needs to be investment. Mary Rogers is going to work on some grants to help stabilize the back of the front when the back building when it is torn down. Jim Garrison requested that if the small building is demolished that there be some documentation of the building so we have some history of the building. Tim Kaskewsky is already doing this. B.J. White asked if he and client has consulted the Clintonville Neighborhood Plan. Tim Kaskewsky said he is familiar with it. His client less so. B.J. White said perhaps he should get in contact on the CAC Historical Committee and the Clintonville Chamber of Commerce has a contest for the best preserved historical building. Perhaps Tim Kaskewsky should reach out to them for some guidance. Judy Minister asked if the demolition permit would be amended to exclude the small building and have they filed. Tim Kaskewsky said he needed a signature from us and then he would file the demolition permit and they would not amend the permit. Dana Bagwell said that by running their demolition permit by the CAC they are showing good will as far as addressing the CAC and Historical Society’s desire to save the small building. B.J. White said she would put Tim Kaskewsky in connection with the Chamber of Commerce and the CAC Historical Building Committee. And she will take him at his word that he will make every effort to preserve the historic nature of the building.

- Z&V Commission Votes: 3-4 (did not pass)
- CAC Votes: 5-1 (passed)

## **Variance agenda: BZA18-108, 285 Canyon Drive**

Joseph Swain seeks a variance to permit an 8' privacy fence by reducing the side-yard set back from 5' to 0' on the west side of the property.

Applicant and neighbor are happier with the higher fence. Fence is in existence. Contractor told applicant he did not need additional permits.

Jim Garrison notes that fence helps applicant to enjoy his back yard without having to interact with negative behavior from his neighbor. He noted that the deck is 7' x 39' according to the auditor. Jim notes that there is no permit for this deck. Applicant said that fence blocks his side door.

B.J. White noted that Jamie Friese told the applicant what he needed to submit to keep the fence. Applicant is relying on what Jaime Friese told him to do.

See Jaime Friese's email as back-up documentation.

- Z&V Commission Votes: 7-0 (passed)
- CAC Votes: 6-0 (passed)

## **Z&V Meeting Schedule**

Stephen Hardwick reported that he needs to finalize the committee so they can have meetings next month. Some people would like to serve on the committee. Stephen asks that the CAC approve the slate of people that are committed. Stephen looks for diversity of opinion and approach. The committee come from a variety of districts.

## **New Business**

**Objective:** Consideration of a new date for Zoning & Variance Committee Meeting.

This meeting is held 48 hours before the monthly CAC meeting leaving only 1 full calendar day to share information from the Zoning & Variance Committee meeting, to gather consensus from our constituency, and to perform our own due diligence before exercising a vote. Upon the result of the executed vote, those results are made official to the City Planner, City Council, and/or BZA via Standard Recommendation Form that is submitted within 48 hours from our exercised vote.

Discussion followed about changing Z&V meeting to allow for more time for CAC Commissioners to review variances. Currently the CAC has 24 hours to review the Z&V comments before voting.

When a variance application is submitted they are giving their date by the city. Timeline for Stephen starts when he get the application. If the Z&V meeting is on a Tuesday Stephen needs to mail out notices the prior Tuesday. Stephen needs the weekend before that Tuesday to send get the notices prepared for send out. In general, he needs 10-11 days before the meeting to get notices out. Judy Minister thinks it is helpful to have the city review before

meeting a variance applicant. Judy Minister asks what is the time period between when the applicant files with the city and when they get their city review. Stephen does not know. But from his training that he has been through, the city weighs commission input on par with staff input. Stephen sends out variance applications to the Chair and to the commissioner whose district is affected. B.J. White says the commission will continue to discuss changing the Z&V meeting date or streamlining the process at a future meeting. The Commission votes to approve the slate of people that are already on the Z&V Commission 6-0 (approved).

## **Committee Reports**

### **Planning and Development Report** by Andrew Overbeck

Andrew Overbeck appreciates ability to serve one more year. Reviewed slate of committee members. Kendra Carpenter contacted Andrew Overbeck about joining the committee. Review of traffic signal box art. 70 people submitted designs. The committee met and came up with the finalists. Committee also worked on the Urban Infrastructure Recovery Fund. They communicated with the city and had conversations and updates. They are looking at Indianola for another planted median south of Weber. They did Phase One to the Neighborhood Bikeway Project. At the beginning of June, they did a ride with the engineers to discuss problems. They facilitated replacement of a tree that had been hit on an Indianola median at the end of June. Studio 35 has done a good job of taking care of the median. They will advocate for future projects. They will continue to work on the Clintonville Neighborhood Plan. Updating as needed. They had a community bike ride with 40 people. Looking into having a back-to-school ride.

### **Election Report** by Ann Henkener

Committee is short two members. They also need a liaison from the board appointed. This year they need to look at publicity (what worked and what didn't work). Would like to have Kari back as a guest member. They need to change some rules that people had complaints about during the last election. B.J. White requests a volunteer to hold on to the key until election time. Kendra Carpenter volunteers to keep key.

### **Tech and PR Report** by Judy Minister

Judy Minister is resigning as Chair. Judy Minister suggested Ty, a regular attendee of the meetings and a founding member. B.J. White received his letter of interest. Ty is appointed.

### **Historic Building Committee**

B.J. White asks if there is anyone interested in heading this committee. She reads from the CAC web-site what the committee does. Mary Rogers was on the committee when it started and fulfilled the goals of what the web-site says the committee does. Mary Rogers said the committee created a binder documenting the buildings and B.J. White says she has the binder. Judy Minister recommends scanning the binder to make it accessible. Jim Garrison expressed interest in the Historical Building Committee and would like the committee to play more of a role. B.J. White will review the by-laws and the topic of whether there will be

a committee will be discussed in September.

### **Old Business**

**Objective:** Consideration of the Architectural Review Resolution from 2016

This resolution was initiated in 2016 as a means for a central charge of the Clintonville Area Commission is to bring community concerns or problems to the attention of the City of Columbus and to suggest possible solutions, a guide to ensure thoughtful development with consideration of The Clintonville Neighborhood Plan, and so on.

B.J. White would like to review this resolution. Judy Minister would like to bring this to the forefront as well. She would like to inspire all the people building in the area. She said that Clintonville does not have historic review board. Only the municipal code can give us that. See city code: Code 3119. Clintonville is not listed in the code. The Architectural Review Resolution is supposed to address how they follow the Clintonville neighborhood plan by answering the questions on the Architectural Review. Judy suggest that we lobby to be considered.

### **Last Minute Guest**

Informs committee about 400 apartments that are being proposed at Henderson Road and Olentangy River Road. There is a meeting Wednesday, 8/7.