



Clintonville Area Commission Meeting Minutes

Thursday, November 7th, 2019, 7-8:55 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.cac4@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

AGENDA

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. Introduction of commissioner and district reports.

Commissioner Vottero reported (notes are missing from commissioner's report); Commissioner Minister reported on communications with neighbors regarding the now two year problem of missing mail from the Beechwood Post Office. It is a federal post office so Commissioner Minister brought complaint forms to be mailed to Sherrod Brown's office. From June to mid-October there have been seventeen reported thefts of mail and altered checks and last week there were five more. Commissioner Minister reported that Parks and Rec had

followed up on her call that she made for a neighbor about removing dead trees from their property; Commissioner Wetherholt reported (notes are missing from commissioner's report); Commissioner Nemitz reported that it had been quiet in her district; Dana Bagwell reported (notes are missing from commissioner's report); Commissioner Carpenter reported ongoing flooding at Delawanda due to new construction and issues with the new development (could not hear name); Commissioner Garrison reported on people reporting break-ins and a fundraiser at Whetstone Community Center that you kind find out more about in the Clintonville Spotlight; Commissioner White reported that her district has been quiet; Commissioner White also reported on District 7 where neighbors at East Schreyer expressed concern regarding dead trees behind the The Old Bag of Nails restaurant. Code enforcement came and now will be revisiting site plan to make sure trees will be put back.

7:15 p.m. Consideration of prior meeting minutes – Commissioner Nemitz

The CAC voted to approve the October meeting minutes.

7:20 p.m. Treasurer's Report – Commissioner Carpenter

Treasurer has nothing to report at this time due to the lead-time in turning the role over to her since the past treasurer is no longer in the CAC.

7:25 p.m. Zoning & Variance Committee - Chair Stephen Hardwick

Variance agenda:

1. GC19-049, 5030 N. High (across from Graceland): Plaza Properties seeks a variance to allow 7 tenant panels on a freestanding sign (increase from 5 to 7 panels). Application: District 9.

CC3377.11. Tenant panels and changeable copy.

The following provisions shall apply to any tenant panel or changeable copy displayed on a permanent on-premises ground sign in an institutional, commercial or manufacturing district:

A. No more than four tenant panels shall be utilized and each tenant panel shall identify no more than one tenant. B. Changeable copy, either manual or automatic, in compliance with the provisions of C.C. 3377.08(C), may be used in lieu of one or more of the allowed four tenant panels. C. The portion of such ground sign utilized to display tenant panels and changeable copy shall be no more than 50 percent of the total graphic area of the sign. D. Where a commercial or manufacturing use contains five or more tenants or activities, no less than 50 percent of the total graphic area of said sign shall be utilized to identify the entire use. E. When any tenant for whom a tenant panel is displayed vacates the premises, the owner of the subject property shall remove said tenant panel from the subject ground sign within 30 calendar days following such tenant's vacating. Said removed tenant panel shall be replaced with either a new tenant panel or an infill panel which is designed to visually integrate with the subject ground sign.

Zoning & Variance approved the variance. The CAC voted to recommend the variance be approved 8-0.

2. GC19-040, 2845 N. High St.: Blair Companies seeks additional variances for signs previously approved by the CAC. Specifically, an increase from 10 square feet to 25.2 square feet, CC3377.24(D)

The CAC voted to recommend this part of the variance be approved, 7-1. ; and to permit the display of a projecting sign and a side wall sign directed to the same street. District 2.
The CAC voted to recommend this part of the variance be approved, 6-2.

Zoning & Variance denied the entire variance. Next Zoning & Variance Meeting is 11/20.

CC3377.24(D) Permanent on-premises projecting signs.

This section contains general provisions for regulating permanent on-premises projecting signs serving uses located in an institutional, commercial or manufacturing zoning district. Permanent on-premise projecting signs are also subject to the provisions of C.C. 3377.19.

A. Projecting Sign On a Building.

A use situated in an institutional, commercial or manufacturing district shall display no more than zone permanent on-premises projecting sign directed to each street which abuts the lot, and erected in accordance with the provisions of this Graphics Code, subject to the following additional limitations:1.Where such projecting sign is utilized, the use shall not display a ground sign or a side wall sign directed to the same street. District 2.

Commissioner Questions:

Commissioner Vottero:

Questioned that the only reason this was coming back to the commission is that the projecting sign on the front of the building was mistakenly not part of the original variance therefore increasing the square footage request for signage. The presenter answered, yes. Commissioner Vottero also asked Stephen Harwick that there were Z&V members that were concerned that the additional request for signage square footage was not part of the original CPD. Then there was discussion regarding the history of the site in regards the CPD and UCO.

Commissioner Minister:

Commented that the main concern is too many lit signs on High Street. Commissioner Minister, after reading the city's Planning Division comments, was persuaded to see it from their point of view. Their concern is that changeable fuel signs could set a precedent for additional changeable signs in a commercial overlay area. Someone earlier commented that the code needed to be changed - Commissioner Minister said this might be a good idea. Commissioner Minister questions whether the signs are within the allowable square footage. Presenter answered the signs on the North facade exceed the square footage by fifteen square feet.

Commissioner White:

Compares the project to the Get Go in Upper Arlington. If it is comparable, she does not think the variance is a big ask. Commissioner White confirms that the signs are dimmable.

Commissioner Garrison:

Commented that it is helpful to have clear signage when it comes to pricing at the gas pump.

Presenter commented that this is an efficient way to change gas pricing signs without having to manually change them.

Public Questions:

Mary Rogers: Does next tenant get same signage? Answer: Sign is associated with the business. Any new business will have to ask permission to use automatic changeable number/letter signs.

Ken Eptstein (Brighton Road): What are CPD and UCO? Answer: CPD means Commercial Plan Development. It is a text that the city and many times the developer write governing the use of a specific property. UCO means Commercial Urban Overlay and are texts are about what a property may do from a design standpoint.

NEW BUSINESS

8:00 p.m. Presentation by The Hadler Companies – Bill Hadler - ON HOLD

Impending Development Plans for the vacant lot at Sunnyside Ln and High St across from the COTA Bus Turnaround. 5304 North High Street Columbus, Ohio 43214

Co-Presenters are Ron Dee, Vice President with Real Estate at Swenson's Drive-In Restaurants and David Hodge with Underhill & Hodge, Attorneys at Law

Commissioner White met with co-presenters earlier in the week and invited them to come to the CAC meeting. Co-presenters asked that this project be tabled as the project is on hold.

COMMUNITY REPORTS

8:30 p.m. Community Liaison - Katherine Cull

She will hold new monthly community hours at Columbus Library's main branch. She also urged all commissioners to comment on the 3109 code changes which are changes to the area commissions. On December 2nd City Hall will review the 3109 code changes. Midway bar complaint has been forwarded to the city's attorney's office. Regarding the urban deer population, Katherine recommends inviting someone from the state to come and discuss the problem as it is a state wildlife problem. Commissioner White will coordinate this person coming in to speak.

OLD BUSINESS

311 Service Center - Charmaine Chambers and Carmen Dunken. They were scheduled to present at our October meeting when time ran out and are pending confirmation for rescheduling for December.

Architectural Review – Impending meeting with the City of Columbus confirmed for November 26th, 2019 at 10:00 AM to discuss how to move forward with the resolution for a formal architectural review of commercial development sites along the High Street and Indianola Corridors.

Graceland Flats – Zoning & Variance Chair Stephen Hardwick, Commissioners Wetherholt, Carpenter, Garrison, and White met with Kolby Turnock, Vice President of Residential Development with Casto on June 27th at 10:00 AM and again on September 13th at 12:00 PM at the construction site. Construction on the multifamily residential complex is already in progress.

Commissioner White showed sketch of the 180 unit development. She commented that the developer has a good reputation and that they are transparent in their communication with the community. Commissioner Wetherholt commented that the sledding hill is part of the development so it will no longer be accessible to the public because of the building. Commissioner Garrison had concerns that the park parking will be used as overflow for the apartments. He was assured by the developers that there will be signage saying you can't park there. He also said there have been concerns about the amount of traffic on High Street. And that there are concerns about traffic going in and out of the development. Commissioner Carpenter said her constituents are concerned about traffic and congestion because those two things can bring crime. She also said she is focused on building relationships with developers so constituents concerns can be addressed with them. Commissioner White commented that regarding questions about the sewer, the developer said the city has already approved the development. Commissioner Vottero said that Mid-Ohio Regional Planning Commission traffic studies are typically done in advance of a project and are done with what the projected growth of a location will be. Commissioner Wetherholt has concerns about the traffic partly because the traffic study separated retail traffic from residential traffic. The combination of these two traffic used could contribute to speeding and accidents. Commissioner White has Mid-Ohio Regional Planning Commission coming to talk about the traffic issues.

COMMITTEE REPORTS

Greenspot had another tree give away. They will meet in December or January to discuss new projects. Also, seeking groups to do litter clean-up.

Historic Building Committee Joe Motil will most likely be joining the board. The Warrens have received notice from the city to tear down the building they are developing on High Street. They were asked by the committee to document the building.

Election Committee reported that there is interest in running for the District Seven open seat. Commissioner Vottero said three packets have been picked up.