



**Clintonville Area Commission Meeting Minutes
Thursday, April 5, 2018, 7-9 pm
Whetstone Library Community Meeting Room**

Commissioners in attendance: David Vottero, Khara Nemitz, Libby Wetherholt, Judy Minister, Randy Ketcham, Jason Meek, Chris Allwein, B.J. White

Commissioner(s) absent and excused: Matthew Cull

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

COMMITTEE REPORTS

7:05 p.m. Community Update – Chris Suel, Interim Liaison

7:15 p.m. Treasurer’s report - Commissioner Meek

Zoning & Variance Committee – Stephen Hardwick, Chair

7:05 p.m. Chair Hardwick noted that The July Z&V meeting has been changed from July 3 to July 2 due to Red, White and Boom. Time and location will remain the same.

7:10 p.m. Demolition Permit Time Waiver 381 E. Beaumont Rd., District 5.

Jason Conklin, home owner in attendance. Amendment to the previous variance for a time waiver only. No public concerns/questions noted. No commission concerns/questions noted.

- Approved 8-0 (Commissioner Cull Absent)

7:10 p.m. Variance Application 3479 N. High St., District 2

1. Increase the public-private setback zone from 11 feet to 19 feet within the existing building setback for a seasonal patio for the propose restaurant. 3372.614(A).
2. Reduce the minimum number of parking spaces from 36 to 16 spaces, for 2,800 square feet of restaurant space, 650 square feet of seasonal patio space, and 1,200 square feet of retail space, and to include all office uses. 3312.49;
3. Permit the existing zero (0) foot parking setback on West Kenworth Road for the existing parking lot, while the Kenworth Road right of way still exists but there is no direct vehicular access to the parking lot and landscape islands exist in the right of way, 3312.27(4);
4. Not provide interior landscaping in the existing 16 parking-space parking lot, to

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- conform the existing parking lot, 3312.21(A)(B);
5. Permit ground-level residential use corresponding to the single-family dwelling, 3356.03;

Chair Hardwick (presenting public correspondence in support and/or opposition). Received several letters of support “mostly” in favor of the restaurant “in general”. Received some correspondence of neighbors concerned for traffic and parking in the vicinity of the restaurant. CAC Zoning & Variance Committee voted 6-0 in favor with 1 abstention.

Katalina’s Restaurant – Business Owner, Kathleen Day
Cor Castle LLC – Property Owner
Kelley Companies - Developer
Bass Studio Architects - Chris Manilla

Comm. Wetherholt asserted some preliminary information about the development and responded to commissioner concerns/questions.

Comm. Allwein: Asked to elaborate on variance #3. What does the headlight screening consist of? A 3’ cedar fence.

Comm. Vottero: Walk us through the parking calculations. Explanation given to office-to-restaurant ratios, in compliance, according to code. Asked about the patio space and the plane of the wall to allow for the setback.

Comm. Minister: Providing information to reaffirm that the developers will be making a \$700,000 investment to renovate the building, inquired where most of the capital will be invested. Mostly electric, plumbing, reconfiguration for the kitchen and centrally to the restaurant. The house being converted to retail/studio space. Garage door to the alley-way at the rear of the property. Build-to-suit? Or tenant be responsibility? Still under discussion.

Comm. Allwein: Asked about the parking variance 36 space requirement to 16 spaces. Asking about the Kroger parking lot. Has anyone approached Kroger to see about parking allowance? Response was no, not as yet. Trying to obtain a parking variance because of the “tough standard” that is imposed on new business who infuse new life into old buildings. Trying to achieve walkability in accordance to the Clintonville Neighborhood Plan. Asked how many parking spaces exist for Katalina’s location on Pennsylvania Ave.

Comm. White: Asked about fewer spaces for parking and allowing a setback for a patio space. Responding with the importance or the patio amenity to the restaurant. Asked about the landscape variance and to reaffirm 1 tree per 10 parking space. Response was that trees take up valuable parking space.

Comm. Ketchum: Asked about parking variances and expressed a concern for the neighborhood. Asked about why they haven’t researched more parking solutions without asking for variances.

Chair Hardwick (P & D Committee) cited the Clintonville Neighborhood Plan assumes that there

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will be parking available on the residential side streets. People will be arriving from High Street and not arriving via Kenworth Road.

Comm. Wetherholt asserted that asking other merchants for shared parking spots is not enforceable.

Kelly Companies (represented) mentioned that the business is 7AM-3PM.

Comm. White: Egress to and from the restaurant parking lot from High Street. Response to reaffirm that egress is from Orchard Lane and not from the service road into Kroger parking lot. Asked about the flow of traffic south of the new median construction north of Orchard Lane. Asked about delivery trucks being there before 7 AM and/or after 3 PM, do neighbors need to be concerned about delivery truck traffic in the early hours? Response was that deliveries were only during business hours.

Public Comments: Mary Rodgers, owner of Moxy's, spoke in support of the restaurant. Mark Bowman, Kenworth Resident expressed concern about egress to and from the resident. Expressed disappointment in not working with Kroger to make Katalina's patron parking available at Kroger. Loves the restaurant and appreciates the greenery between the patio and the sidewalk. Diane Irwin, W Dunedin Rd, excited at the arrival of the restaurant and especially excited at the walkability. Beaumont Rd resident (name undeterminable)

Comm. Nemitz: Asserted she has heard from many of her constituents that are in favor.

Vote to approve all 5 variances: 5 yes by Comms. Nemitz, Minister, Wetherholt, Meeks, Allwein, 1 absent Comm. Cull, 3 abstentions by Comms. Vottero, Ketchum, and White.

Passed: 5-0-3 (1 absent)

7:40 p.m. Planning & Development – Justin Goodwin (Chair of CNP Review Sub-Committee)

Introduction of Draft Report from Clintonville Neighborhood Plan Review Sub-committee, Meeting periodically and has been in progress for 9 years, provided an update in progress. Refocusing on development sites and giving a more thorough review of more development sites along High Street. Mentioned that a CNP review form is given to those applicants to give consideration in how their projects "fit in" with those goals. Variance criteria and zoning consideration. Concerns about design requirements with regard to the commercial overlay. Cited Verizon on High Street at North Broadway and the "interpretation". More consistent CAC review and even engage the community for review of development projects. Land-use developments and mixed use developments on High St and Indianola Ave.

Comm. White: Plea for a development site inventory and to push for working with restaurants like Katalina's to suggest that they align themselves with a more appropriate site than to ask for a bundle of variances to make something work. Expressed that the bookends of Clintonville are often dismissed and that there is more to Clintonville than Henderson to North Broadway. Making our community walkable and connectible is providing public parking and stave off neighborhood concerns.

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Comm. Vottero: Our goal as an advocate for the community is to work with the city to create parking even if it is a quasi municipal lot. Work with the city toward a parking solution.

Public attendee (name unknown) spoke enthusiastically about green solutions and sustainability and/or renewable energy.

Comm. Whetherholt: energy usage is not part of the CNP.

Comm. Vottero: this should be addressed by the city and is more of a broader plan than be addressed neighborhood by neighborhood.

COMMITTEE REPORTS

- 8:05 p.m. Election Committee Report – Ann Henkener, Chair
- Deadline for turning in petitions – received 4 applicants
 - District 4 Judy Minister, District 5 Dana Bagwell, District 7 John Eschenbrenner, Michael Weinman
 - Mark ___ has resigned from the committee. Asking Greg ___ to be a member of the committee as a stand-in. All in favor “aye”, none opposed for the replacement.
 - Comm. Minister made a brief candidate statement.
- 8:10 p.m. Technology and Public Relations Committee Report – Judy Minister
- Promoted the CAC elections. Website getting more visibility and being shared through other mediums like Clintonville Spotlight
 - Litter issue prevails for service project. 45 projects citywide, June 6th, 36 businesses here locally, to work toward litter cleaning initiatives. North Area Realtor Association (Clintonville) will be making it their project to clean up some sites as their Realtor Care Day, Clintonville Inc, (benches, gardens) require cleaning and maintenance, waiting for approval from the Board of Realtors
 - Mark ___ has resigned from the committee. Asking Greg ___ to be a member of the committee as a stand-in. All in favor “aye”, none opposed for the replacement.
 - Comm. Minister made a brief candidate statement.

COMMUNITY ORGANIZATION REPORTS

- 8:15 p.m. Columbus Blueprint (See Attached)
- Chair Whetherholt provided the following information on rain garden construction.
 - Surveying is done, then public meeting is held at 30% phase, talk about site locations, 60% phase is presented to the CAC, 90% phase is near implementation and final review (see exhibit shown by Comm. Whetherholt).

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- Leslie Westerfelt is the public relations liaison with Blueprint Columbus.
Terry Smith, Blenheim Rd resident, sign up to receive Blueprint Columbus email updates.
Comm. Minister, posts it on Facebook

OLD BUSINESS

8:15 p.m. Architectural Review Guidelines

Request to Table Discussion Regarding architectural review/planning guidelines until May to coincide with discussion regarding CNP Draft Report
C2 P2 meeting a comprehensive land use plan that will be part of all of the neighborhood plans.

NEW BUSINESS

8:20 p.m. Lime Bike Pilot Program – Mike Reese, Ice Miller

3 Pilots in Columbus: A deployment of 150 bikes “dockless” technology, GPS tracking and solar power, app synched, data is programmed into the bike. Target date is in June. (more detailed info is in presentation in Libby’s possession) Demonstrated its use and security.

8:36 p.m. **Commission Comments:**

Comm. Allwein: What criteria are you using to determine the test market area?

Comm. Minister: Is it government subsidized ?

Comm. White: How does this work into the CNP? North/South Linden, Clintonville Columbus south side near Parsons Ave.

Comm. Vottero: A great way to augment the last leg of public transportation.

Lineage Brewery Owner expressed a concern of people just leaving the bikes in parking lots.

8:50 p.m. **ADJOURN**

No time permitted for...District Reports

District Reports

UPCOMING EVENTS:

Now Thru March 31 Candidate Petitions Available at Whetstone Library

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Now Thru April 16 Mail-In Ballot Request Forms Available at Whetstone Library

- March 15 CAC Candidate Orientation
6:30 pm, Whetstone Library
- March 27 Planning & Development
7 pm, Clinton Hts. Lutheran Church
- March 31 4 pm, Whetstone Library
Deadline for Submission of Candidate Petitions
and Notarized Nominating Petition Affidavits
- April 3 Zoning & Variance
7:30 pm, Clinton Hts. Lutheran Church
- April 5 Clintonville Area Commission
7 pm, Whetstone Library
- April 6 5 pm, Whetstone Library
Deadline for Submission of Write-In Candidacy Notification

