



Clintonville Area Commission Meeting Minutes
Thursday, September 2nd, 2021, 7:00 – 9:00 PM
Whetstone Library, 3909 N High Street

Commissioners in attendance: Brian Peifer (D2), Libby Wetherholt (D3), Hugh Crowell (D4), Brittany Boulton (D5), Michael Weinman (D7), Jim Garrison (D8), B.J. White (D9)
-District 6 Vacant

Commissioners with an excused absence: David Vottero (D1)

7:00pm Call to order

- Move Columbus redistricting up to top of agenda
- Addition to the agenda, CV21-049 Hugh Crowell moves, B.J. White seconds, no objections

7:03pm Commissioner Introductions and District Updates

District 1, Commissioner Vottero: Absent

District 2, Commissioner Peifer: Increased scooter presence, using the right-of-way, community is looking for ways to mitigate the issue, Commissioner has been routing issues to 311.

- Commissioner Wetherholt indicated that she calls the scooter company to get action and they are usually responsive.
- Community liaison Kathryn Cull said there is city enforcement on it. The scooters are supposed to be on street and not sidewalk. She will be looking into the issue. Football coaches have been reaching out to rename the park

District 3, Commissioner Wetherholt: Work has happening on murals under the North Broadway train bridge. Donations can be accepted. Original artwork needs to be updated but original artist is unable to do it. However, the artist has not yet granted permission for others to work on the mural. Discussions are ongoing.

September 16th – There will be an informational meeting on the Indianola Ave complete street study. Tentatively planned for Studio 35 but may happen online. Commissioner Wetherholt will know tomorrow or early next week on details. It is important for the community to see options and let city know what they feel is appropriate. There are possibly different solutions needed for different parts of Indianola.

District 4, Commissioner Crowell: The commissioner has been working on the landscaping plan for the fire station. The plan was approved by historic resource commission on August 19th. They kicked off work this week by implementing a rain barrel. They are looking towards the fall to remove overgrowth and plant shrubs. Following this effort, there is expected to be native

species planted in the spring and repainting of the sign. On a side note, they have a new Captain at the fire station; his name is Justin Long.

District 5, Commissioner Boulton: Commissioner Boulton recounted that she held an event of Commissioner coffee with neighbors. During that, they discussed the Ave project. She is also undergoing planning on the homelessness task force and hopes Clintonville Resources Commission (CRC) will be first host.

The Commissioner also attended the grand opening of new local business, Tech Experts.

District 6: vacant

District 7, Commissioner Weinman: No Update

District 8, Commissioner Garrison: Not much to report but the Clintonville stick is no longer there; fell off during the High Street generator move.

District 9, Commissioner/Chair White: People are excited about the new Aldi coming to the community.

Constituents have contacted the Commissioner concerned about the recent draft city council districting map. A lot of meetings and calls were made to prevent District 9's exclusion on the redistricting but it has happened anyway.

There have concerns expressed of a homeless man living in bull moose ravine. Commissioner White looks forward to having a discussion on how we engage/treat homeless people.

7:15pm Consideration of prior meeting minutes – Commissioner Garrison, Secretary

In consideration of the late completion of minutes, and absence of Chair Vottero, the approval of prior minutes was tabled until October's meeting.

7:18pm Treasurer's Report – Chair B.J. White

Commissioner had somewhat of a late start due to lack of smooth transition, but Commissioner White is now able to access accounts with exception of final years summary. The budget was completed with input of Chair Vottero. The decision was made that instead of splitting budget to categories, the money would be allocated to committees.

\$200 to each committee admin and special projects

There was a motion to table discussion until October's meeting. Commissioner Weinman moved, Commissioner Garrison seconded, no objections.

7:23pm Committee rosters

- Planning & Development – There have been members turned away due to much interest – Commissioner Wetherholt moved to approve roster, Commissioner White seconded – roster was approved
- Historic Buildings – A Co-Chair was added; Jamie Luciano – Commissioner White moved to approve the roster; Commissioner Wetherholt seconded – roster was approved. Commissioner Garrison added that the Committee was looking to revise the mission of the committee away from simply documenting buildings. – Commissioner Wetherholt indicated that since this was the oldest committee, it was appropriate but would require a by-laws change

- Technology & Public Relations – Commissioner White thanked Chair Ty Hulbert and indicated she needed an expense report for the Committee’s camera – Commissioner Garrison moved to approve roster; Commissioner Wetherholt seconded – roster was approved
- Greenspot – Thanks was given to Annelise Kearns regarding the committee’s social media integration. They are looking forward to spring plantings. Commissioner Crowell moved to approve roster; Commissioner Wetherholt seconded – roster was approved

7:34pm – Appointment of a Commission liaison to the Election committee

Commissioner Wetherholt to be election liaison – This person is tasked to speak to the election committee as a representative for CAC. Commissioner Crowell moved to approve the decision; Commissioner Peifer seconded – approved; no objections.

7:36pm – Election Committee updates

A vacancy was officially declared for District 6 – However, 0 applicants have fulfilled the requirements to be considered for appointment to the role. The committee suggested to redeclare vacancy – one person picked up a packet, 3 inquiries via email. Commissioner White: point of clarification – questioned that since this is a matter of appointment, do applicants know this position will be only temporary? Perhaps we can revise language to reinforce that this is a temporary position until June. Commissioner White suggests revising the language in advertising the position. Community liaison, Kathryn Cull, offered to advertise too.

A new timeline should be available tomorrow. Petitions due Sept. 30, certified on Oct. 5, and filled at October 7th meeting.

7:43pm – Neighborhood Update, Kathryn Cull, Community Liaison (w/ JP Dorval)

- Previously mentioned scooter issue has been brought up in many areas of the city. Kathryn will come with specifics on solutions for the October CAC meeting.

- City’s commission has created 9 districts and draft map unveiled to public based on 2010 census data. There will be a 30-day comment period and October 7th a new map will be released based on updated 2020 census data. The map indicated Clintonville to be split into in 2 districts; 9 and 4. Map drew upon guidelines set for redistricting. (Largest district cannot be more than 1% more than smallest district.) Nearly all area commissions wanted their districts whole; 40 different communities and it has been proven difficult to please everyone.

Members of the Commission asked when is next meeting and timeline incorporating 2020 census? Response was that next map should be October 7th; 3 new maps to be released.

Discussion on racially and community diversity being made. Commissioner Wetherholt noted that splitting up 2 different voting boards crossed major highway and waterways and split up area commission. And that it was better for Commission as a whole (or by individuals) to write letters to the redistricting commission. – JP Dorval indicated that regarding a response from the CAC, both individual and as a whole is better in addition to seeing comments online. May have been breaking a rule to satisfy another rule. Commissioner Boulton asked if Commissioner Wetherholt would be open to drafting a letter. Commissioner Wetherholt asked if Commissioner White would like to give input. Commissioner White indicated that she would like to give input. Commissioner directed other to look at email for action. Commissioner Weinman asked what would happen if 2 people from District 9 get elected and JP Dorval said he would get back to us. Commissioner Weinman further asked how the commission determines the numeric population. JP Dorval responded that it was based off of geographic population size and that he could have

discussions on his end. Later on in the conversation, he would say that based on district, whoever is top vote getter in that district gets to represent that district.

Public comment:

Donna Lee Osborn – of East North Broadway would like to see CAC District 9 included. Also potential to market Experience Columbus. When Clintonville gets excluded from the Short North, Clintonville gets excluded from marketing. CAC District 9 has more in common with Clintonville than other part. There is a need for constituents to voice this same sentiment. JP Dorval clarified that he was not the one drawing the map and that it was the result of the redistricting Commission.

Joe Motil – The redistricting shouldn't include short north and downtown. That may force high density on Clintonville. JP Dorval indicated the map is not meant to change development. Commissioner White said that the same bad logic is used in state representative system. Commissioner Garrison indicated that there should be a vertical link in representation. – JP Dorval noted that all districts are being reviewed/changing. Commissioner White felt this change could be end of CAC D9 in the CAC.

8:14pm – Zoning and Variance Committee Report – Andrew Pruneau

- Drew Miller was voted to be Vice Chair

- Rules of the Committee was covered/reviewed to cover ways to make sure all are heard on issues. Goal would be to increase times and quantity of meetings. Distribution of minutes and other procedural things to be reviewed for improvements. Standard rules change, not by-laws change. Commissioner Weinman asked regarding item #4 – Why would that ever happen? Could it be used maliciously. #7 – this is an extraordinary cause. What example is there for the change? ZVC rep. responded that the intent is to give more time. Commissioner Boulton mentioned that the Cat café (later on agenda) is a good example Commissioner Wetherholt noted that bylaws define special meetings. Commissioner Weinman noted that #17d rule could not happen if Robert's Rules governs. Commissioner Wetherholt observed that the word "conduct" is misspelled in #17g. Commissioner White, regarding #8, expressed thanks for #8.

8:28pm – Variance request - CV21-049

Commissioner White asked if Variances 1, 2, and 3 are recycled? Applicant responded that 4,5, and 6 are new.

Commissioner Wetherholt asked about the proposed material on the outside of buildings. Applicant responded that the material was brick. Commissioner Wetherholt noted that brick material was more Clintonville instead of modern finishes.

Commissioner Peifer asked for clarification on the change to the retail areas. Applicant indicated there was a net decrease from 15,000 SF before and now 2,800 SF.

Commissioner Garrison asked if the areas revised from retail to residential use could be reverted back in the future. Applicant responded no.

Commissioner Garrison noted that the code does not allow for "extended stay hotels" to be advertised or leased as "apartments."

Commissioner Garrison asked if there would be HVAC condenser units on the roof and stressed that design submission does not address this issue and visible units similar to Graceland Flats would be discouraged and efforts should be made to avoid that condition.

Resident Joe Motil asked for clarification on what is parking, retail, and residential. Applicant clarified for the resident.

Commissioner Boulton asked if Commission should vote as a whole or part – Consensus of the

Commission was to vote as whole. Commissioner Wetherholt motioned, Commissioner White seconded – no objections, variance approved 7-0

8:45pm – Variance request – BZA21-090

Due to an administrative error this variance request appears on BZA agenda prior to the next CAC meeting and therefore the ZVC will vote for a recommendation on the variance on behalf of the Commission.

Commissioner White indicate that she hadn't had a lot of feedback on the project. The building needs tenants and District 9 does well with multi-tenant retail. There is a lack of self-worth in the community when a streetscape building is empty. She would like to welcome them into neighborhood. Commissioner Boulton noted that the applicant can't make it to the meeting. Commissioner Wetherholt mentioned that District 3 had the first cat café. COVID spelled the end of that endeavor, but it was successful, and they had no parking. She was unsure on welfare of cats and accreditation of the business (Who inspects these?) Commissioner White clarified that there is a comparable business – the house rabbit rescue – which is nearby and is pretty amazing what they do.

Commissioner Garrison noted that this project was a good example of how a positive business can potentially be sidelined by unidentified existing non-compliance of a site. As a result, the Commission needs to be aware of the limitations of their jurisdiction/enforcement when it comes to site issues and focus on variance requests.

Commissioner White clarified that this retail center was a border street with the city of Worthington.

No public comment.

8:56pm – Capital Budget requests.

Chair Vottero is working with planning development on response to capital budget request – mobility, etc. Commissioner Wetherholt indicated that more details may be available during the October meeting.

857pm – Meeting adjourned.

Commissioner Garrison motioned, Commissioner Crowell seconded, no objections.