



**Clintonville Area Commission Meeting Minutes
Thursday, August 5th, 2021, 7:00 – 9:00 PM
Whetstone Library, 3909 N High Street**

Commissioners in attendance: David Vottero (D1), Brian Piefer (D2), Libby Wetherholt (D3), Hugh Crowell (D4), Brittany Boulton (D5), Michael Weinman (D7), Jim Garrison (D8)
-District 6 Vacant

Commissioners with an excused absence: B.J. White
Times listed below are recorded as per listing in the agenda

7:00 p.m. Call to order & welcome by new Chairperson Vottero

- Chair Vottero expressed appreciation for mask wearing and noted Commissioner B.J. White was not feeling well and would not be attending with an excused absence.
- Call to approve agenda; Boulton move, Crowell second, unanimous approve

Commissioner Introductions and District Updates

District 1, Commissioner Vottero: Crestview has been repaved from High Street all the way to alley west of CSX tracks.

Continue to work with District 6 residents of Aldridge Rd. regarding parking restrictions for Whetstone students. Working with the city, a survey was distributed. Residents have completed survey and city is working on solution.

District 2, Commissioner Peifer: New businesses opening in D2. 2 buildings on N Broadway were sold; excited to see what's coming and development in the community.

District 3, Commissioner Wetherholt: Summit Street north of Weber has been repaved. There has been a problem with lighting in Walhalla. Unknown if resolved but city is on it at this point. Rapid 5 project information available at Columbus Underground, MORPC, Columbus Dispatch article or at www.rapid5.org. Has to do with waterways and connections within Franklin County.

Working with Chassidy Barham, Columbus city attorney regarding the abandoned Burger King on Indianola. An injunction hearing was held on July 20th and court granted permanent injunction against property owner for building being a public nuisance and ordered owner to bring property into compliance by August 20th. A contempt hearing is also scheduled for September 20th in the event compliance is not achieved. Discussion was also had regarding the Burger King on Olentangy River Road outside of the Clintonville area which has exhibited similar issues with nuisance.

District 4, Commissioner Crowell: He and Kathryn Cull met with managers of Starbucks at Torrance and High regarding ongoing traffic issues. Resident complaints were outlined along with constructive criticism and possible solutions. Jill Wilder, (DM) and Penny Huber (Store

Mgr.) were receptive to the comments and outlined what progress they've made so far as well as difficulties due to the pandemic. They've taken several steps and working on others. Starbucks expressed interest in more community outreach. Starbucks may attend future meeting to engage with community.

District 5, Commissioner Boulton: Clintonville Area Business Association has formed and began accepting members. You can visit <http://www.clintonvilleba.com/> for information. Happy hour will be at Lineage Brewing, August 12th @ 5pm. Sunday August 22nd @ 5pm, D5 office hours at 475 Chatham.

During an office hour meeting with a resident, they indicated racist language in their deed and was looking to have that removed. Residents can remove for a fee by contracting with an attorney.

District 6, Commissioner Carpenter: vacant

District 7, Commissioner Weinman: Nothing to report

District 8, Commissioner Garrison: Theft in the district still an ongoing issue. Catalytic converter theft still an ongoing issue. Residents should be aware and take precaution. Vehicle theft occurred a few weeks prior as well as package thefts. Neighborhood / Block watch going to be pushed.

District 9, Commissioner/Chair White (via email): Water main break at Charleston and Woodglen still unresolved and water seeping through pavement.

Deer being hit but promptly remedied by the city with actionable 311 service request.

Mr. Patel, owner of the Shell station/Food Mart got broken into on August 1st. His service station has been completely remodeled with all new branding and the landscape spruced up. With the only outstanding item being the sign being upgraded to an LED price sign comparable to the one UDF has across the street. The new store front was smashed in and the store burglarized. Mr. Patel and I have spoken about this and he is very upset. I explained to him that District 9 is supporting him in his efforts to fend off crime and appreciate his cleaned up appearance of that corner with his rebranding.

7:10 p.m. Consideration of prior meeting minutes – Commissioner Garrison, Secretary

Former Secretary, Commissioner Boulton, circulated the draft minutes earlier in the day. Incoming Secretary, Commissioner Garrison asked the Commission if they had received the minutes and if there were any objections. With no objections,

Commissioner Garrison moved to approve, Commissioner Boulton seconded. Approved 7-0.

Treasurer's Report – Chair B.J. White (via email)

1. Transition is in effect. The memorandum of understanding is completed and the bank authorization is fulfilled. The annual financial report is still impending and I will provide a full report on September. A proposed budget was provided to David for discussion with the CAC if he chooses to engage the CAC tonight on the topic. The city's clearing house has swept the account clean except for \$300 and we will be replenished with the full \$2500 allowance next week. Please ask that people be patient with reimbursements while we are getting re-saturated with me as a new signer on the CAC accounts that just happened this week. I will give an update at September's meeting with disbursements.

2. The CAC now has a new PO Box which needed to happen to do a new lease. The old box had an antiquated lease with members listed who are no longer on the CAC. The lease expires every year on July 31st. When this one expires, I will hand over the keys and the new treasurer and/or chair can do a new lease for the current po box. Also, there were 2 keys to the old box that were not turned in and the CAC would have to pay to have the box re-keyed to have new keys. I gathered the old mail which is mostly from BZA that are shadow copies of what is emailed. I have included the stack of mail that I gathered from the PO Box. It is in the container that Jim Garrison is delivering to you. You and I both have a copy of the key. I will continue to check the mailbox routinely and at least weekly with your permission or until you recommend otherwise.

The former CAC address up through July 31st, 2021 was:
PO Box 14297
Columbus, OH 43214

The new/current CAC address effective August 1st, 2021 is:
PO Box 14065
Columbus, OH 43214

7:20 p.m. Announcement of 2021-2022 Committee Chairpersons

Chair Vottero discussed having positive meetings with all and appointed existing chairpersons to continue in the same positions for additional term.

Ann Henkener - Election

Andrew Overbeck – Planning and Development

Stephen Hardwick – Zoning and Variance

Jim Garrison – Historic Buildings

Ty Hulbert – Technology and Public Relations

Ryan Foshee/Zach MacGuire – Clintonville GreenSpot Neighborhood

Commissioner Weinman asked whether voting was done on chairpersons and Chair Vottero indicated, no to chairpersons per the by-laws.

Vote to approve Election Committee members; limited to 5 members. Additional members may participate but non-voting. Bios of proposed roster members was read by Chair Vottero. No discussion on the roster.

Commissioner Wetherholt moved to approve, Commissioner Piefer seconded, Approved 7-0

Zoning and Variance Committee (ZVC) Chair Stephan Hardwick gave overview of his committee members; 7 returning to their roles on the committee as well as 1 new member;

Andrea Pruneau. Although the roster did not require a vote, Chair Hardwick wanted to share the information.

Declaration of a vacancy in District 6

In July's meeting, a vacancy was not declared given the relatively sudden notice of the resignation of Commissioner Carpenter, District 6. Election Chair Ann Henkener overviewed the process by which a replacement Commissioner is chosen; by appointment from qualified candidates. For qualifying, petitions would need to be returned with signatures and a candidate statement by Thursday, August 26th and then certified on Tuesday, August 31st. The qualified candidates would be named to the commission in advance and then be voted upon at the September meeting.

Commissioner Boulton moved to declare District 6's position vacant, Commissioner Piefer seconded, Approved 7-0

Before continuing on to the next agenda item, ZVC Chair Hardwick noted that the ZVC Committee required approval of the roster by the Commission.

Commissioner Crowell moved to approve, Commissioner Wetherholt seconded, Approved 7-0

Remainder of committee rosters were suggested to be tabled until the September meeting due to absence of some committee chairs.

Commissioner Wetherholt moved to table, Commissioner Boulton seconded, Tabled 7-0

7:30 p.m. Neighborhood Update - Kathryn Cull, Neighborhood Community Liaison

- Thanked Commissioner Crowell for his work in discussions with Starbucks.
- Thanked Commissioner White for completion of forms to secure annual funding.
- Chair Vottero will need to schedule time to add authorized signature on file downtown.
- Columbus Police Department (CPD) Liaison Officer Riley moving on. When new contact is named, information will be passed on.
- Mayor and Columbus Public Health request masks to be work indoors regardless of vaccination status. Vaccines are available at CPH.
- Following a Citywide coordinated election dates meeting, Election chair Henkener gave an overview and noted how shifting dates would be problematic for adoption by the CAC since terms are 6 months off the proposed timelines aligned with Jan-Dec calendar. The change would need approval by the CAC and a by-laws change.
- In-person meetings considered but on pause due to recent increase in COVID cases.
- Re-Introduction of JP Dorval, K.Cull's counterpart at city council replacing Sandra Lopez.
 - Council is on break in August, reconvening in September
 - Capital budget season; send request to him for passing on.
 - Meeting on ATVs with CPD yesterday; numerous vehicles and weapons seized. New initiatives happening but need more time to implement.
 - Columbus Redistricting Committee (CRDC) redrawing maps for issuing to public for comments and then revisions, approvals with maps at end of year.

7:45 p.m. Stephen Hardwick – CAC Zoning & Variance Chair

1. BZA21-087, 52 Brevort Rd.

Neighbor concerned about application but came back later with no objection. Neighbor was initially concerned about height shadow and greenspace.

Comments from commission:

Chair Wetherholt:

- Neighbor was initially concerned about height?
- Sometimes blank wall a problem.

Chair Boulton:

- Will there be plumbing in the building?

Applicant:

- Neighbor concerned about greenspace; plantings added.
- Misunderstanding on placement, garage moving more behind neighbor's garage.
- No plumbing.

No public comments.

Commission vote: 6 yes, 0 no, Chair Vottero abstained

2. GC21-030, 5385 N High Street

Commissioner Garrison recounted that Commissioner White (D9) indicated property was broken into the night before and increased light on the property helped with crime deterrence; concerns of additional light from revised sign should take this issue into account.

No comments from commission.

No public comments.

Commission vote: Commissioner Boulton moved, Commissioner Wetherholt seconded, 6 yes, 0 no, Chair Vottero abstained

3. Z21-059, 4910 N High Street

Comments from commission:

Chair Wetherholt:

- Will there be steps up to the building?
- Has experience with Chick-Fil-A drive thru and system works very well.
- Voting no since the traffic department comments have not been received yet. Believes this will cause more traffic problems.

Chair Vottero:

- How does ROW dedication amount compare with other properties.
- Request that internal trees are true shade trees, not small trees
- Look at species selection and city forester publication for reference.
- Appreciation for retaining the sign. Would light and movement be incorporated?
- Appreciated the efforts from the applicant.
- Asked for car stacking to be described.
- Is there headlight screening
- Noted that a curb cut on Morse Rd is being removed.

Commissioner Piefer

- Has experience with the brand; always super-efficient.

Commissioner Crowell:

- Will there be face to face ordering and pay?

Commissioner Garrison:

- Recapped some of Commissioner White's comments from the ZVC meeting.
- Noted email received regarding the development. Given additional egress into lot to north, exit into Arbor Village and back feeding businesses on High Street unlikely.
- Stressed the need for headlight screening on all fronts of the property.
- Expressed appreciation to applicant for early engagement and cooperation.
- Asked applicant to expand on franchise ownership

Applicant:

- Switchback sidewalk up from High Street.
- All properties subject to same dedication subject to which ROW it is.
- Trees need to be 2.5" and within a certain size of soil; red maple and honey locusts
- Original sign design is to be brought back.
- Noted that the sign would be easier to remove but became a focal point to development.
- 32 cars in stacking lane. Amount is 10 more than other Chick-Fil-As in area. Face to face ordering and stay-in-line fulfillment.
- There will be headlight screening.
- Exit on High Street will be right-in, right-out.
- Indicated that headlight screening has been addressed on all sides
- Chick-Fil-A restricts who owns franchise locations and requires store to be main focus.
- The needs met by the project are those indicated in the Clintonville Plan
- To go south on High Street, travel north to adjacent lot and turn left or exit on to Arbor Village, turn right on Morse, then left on High St.
- The project will not be LEED certified but will utilize efficient elements; building practices.
- There will not be solar panels. There will be LED lighting.

Public comments:

What needs of the community are met with this?

How will one be able to go south on High Street?

Will the project be LEED certified?

Will there be any solar panels?

Commission vote: Commissioner Weinman moved, Commissioner Piefer seconded, 5 yes, 1 no, Chair Vottero abstained

New Business – Chair Vottero

1. Looking to revise the format or framework of community meetings in order to increase attendance and listening of residents. Something more unscripted. Perhaps Districts 1,3,4 organize an October meeting, 6,2,8 a January meeting, 5,7,9 an April meeting. An opportunity for creativity in community interaction. Also would like Kathryn Cull's presence at the meeting. Kathryn Cull offered opportunity to involve special guests to attend depending on certain topics (e.g. mental health).
2. Think of establishing a standing rules task force in order to streamline by-laws or help ease transfers from one year to another.

Call for Public Comment

No public comment

8:30 p.m. Meeting Adjourned (8:46pm)