



Clintonville Area Commission Meeting Minutes
Thursday, February 7, 2019, 7-9 pm
Gethsemane Lutheran Meeting Room
35 E. Stanton Avenue

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

Commissioner(s) absent and excused: Dana Bagwell

7:00 p.m. Call to order by Chair & introduction of commissioners

7:03 p.m. Consideration of prior meeting minutes – Commissioner White

Minutes approved 7-0 (2 commissioners absent during vote, Commissioners Allwein and Bagwell).

COMMITTEE REPORTS

7:05 p.m. Columbus Code Enforcement – Heather Truesdell, Director
Made introduction and handed out pamphlet and business cards. Answered some questions from the public. Spoke about the 311 reporting procedure. Stephen Glasgow is the code enforcement officer in Clintonville.

Chair Wetherholt: I have difficulty report issues on 311's website.

Commr. Minister: Filed several 311 complaints over the past several weeks. The issue is not resolved even though the update online states that it is.

Commr. Ketcham: What are restricted areas for parking trailers or RVs in your individual area or private property?

Truesdale: We would enforce it if there was a visual obstacle.

Commr. Vottero: Parking enforcement is separate from Code enforcement?

Truesdale: Yes. We collaborate with CPD.

Unknown Member of the community: Construction crews using the median as a staging

area and tearing up sandstone curbs at W Schreyer and Rosemary Pl.

7:15 p.m. Community Update – Katherine Cull, Liaison
Deadline extended (TBD) passed the original March 8th deadline for the feedback on the proposed bylaws changes. We have only received 2 forms of feedback, one from Clintonville and one from Linden. Please send the feedback. Open to commissioners feedback and community feedback. The response form is on the CAC website.

Commr: White: Asking about traffic study that you were going to assist with. Election Committee for resources.

Chair Wetherholt: I spoke with Chair Henkener of the election committee regarding that.

Liaison Cull: I will follow up on the traffic study.

7:20 p.m. Treasurer's report - Commissioner Eschenbrenner \$2,409.76 is the current balance. We submitted the 4th quarter report to the city.

Chair Wetherholt: Will submit bill for Kenwell Printers

7:25 p.m. Zoning & Variance Committee – Stephen Hardwick, Chair (Part 1)

Demolitions:

- An application to waive the waiting period for the demolition of a detached residential garage at 333 Gudrun Rd was approved.
- Application to waive the waiting period for a demolition permit for 4136 Indianola Avenue (the old Corvette building). Kindred Brewery.

Commr. Ketcham: Has Kindred Brewery made it on the city council agenda yet?

Approve the demo permit. 8-0 (1 absent)

Chair Hardwick: I have created a Twitter account @ClintonvilleAC Twitter Handle being used for Z&V announcements.

3749 N. High St. (Katalina's) District 2 – Graphics Variance

1. Allow for a roof sign that does not sit higher than the lowest part of the roof. The application is not available as of the drafting of this agenda. *Has been tabled.

Chair Wetherholt: Katalina's may need a sign variance. We will work with them to get a sign approved as quickly as possible. Hopefully, they will be on the agenda in March. Their sign choice will be a roof sign. The lit of letters will be mounted on the roof. Need to refer to the graphics code. We need more details.

7:30 p.m. Zoning & Variance Committee – Stephen Hardwick, Chair (Part 2)

3726 N. High St. District 4 – Council Variance for Z Nomads, Central Asian and East European Carry Out

1. Allow for a retail bakery/soup and baked goods carry out on C-2 lot (3353.03) Single residence in the front formed from apartment units and a business space in the back.
2. Parking variance (unspecified) (3312.49)

No new building/construction. People visiting the business will use the alley for ingress. May be open Wednesday through Sunday.

Chair Wetherholt: Can you describe the difference in the Council Variance? Change of use variance for a single C2 use with a single alternate use.

Z & V Chair Hardwick: The Z & V Committee voted against the change of use variance 6-2. The Clintonville Neighborhood Plan cited that no new retail space shall be used in this stretch of High St. Neighbor's concerns

Variance Agenda:

1. Application: A proposal for a "Central Asian and East European" carry out 3726 N. High St. The proposed name is Z Nomads. The application requests a variance to [3353.03](#) to allow for a "retail bakery/soup and baked goods carry out" on a C-2 lot. The applicant has also sought a parking variance to [3312.49](#). (I have asked the applicant for clarification of the parking request.) [Application here](#).

7:40 p.m. City of Columbus Bond Package – Council Member Elizabeth Brown

Councilmember Elizabeth Brown, City Council Finance Chair

We divided the City of Columbus in 4 quadrants. We can track funding based upon an area versus a "type of funding". Easier to get community feedback on priorities for spending. We would like to infuse the resident voice. My email address is: ECBrown@Columbus.Gov The Capital Improvements funding is for sidewalks, curbs, and infrastructure.

Chair Wetherholt: Submits a form from the CAC P&D committee with items being address with UIRF funding. Mentions the stretch of Indianola Ave north of Morse Rd.

Commr. White: Cites the proverbial cliff at Morse Rd. Less than 4" of berm for cyclists

and ease of road sharing with motorists. The road needs to be widened. The speed limit is 45 MPH and needs to be lowered because of residences and the entrance to the school for the blind. This roadway needs some major attention.

Commr. Minister: Does burying of power lines qualify for this funding?
All electrical and utilities are underground along High St until you get to Clintonville.

Council Member Brown: Undergrounding of utilities is the most expensive improvement. We have discussed this deferring to Council Member Michael Stinziano also in attendance.

Commr. Vottero: Re: planning for capital costs, how do you determine the capital costs for the plan?

Council Member Brown: The plan has to be shovel-ready before we can assign a budget. When the plan is done, the development could be about 12 months in the pipeline.

Chair: Adding sidewalks to all of Indianola Ave.

Lena Bozelli, Fenway Rd: Across from Wesley Glen. How can we achieve safer pedestrian traffic? There's a lot of squads and first responders on this roadway. Can signage, curbs, sidewalks be added to this street?

Chair Wetherholt: I am not sure what the process is.

Council Member Brown: I will take this back and start the conversation.

(Courtyard Estates Resident) Resident Leland Ave Girard Ave,
Budget hearings for physical spending for utilities, infrastructure, and other capital budget improvement.

Pete Castle, Olentangy St: Is the spending being done on a community basis within the defined areas?

Dennis Forest, Garden Rd: Rain Garden Construction, when will it end? All streets between Indianola and High St will be resurfaced, in part, if not full.

Council Member Stinziano: There is no end date confirmed.

Chair Wetherholt: I just posted a statement from Leslie Westerfelt regarding the timeline for Blueprint Construction.

Liaison Cull: How are projects selected when brought forth by the community.

Council Member Brown: It depends on the issue. Mostly the number of 311 calls. The Department of Public Services will use data, the walkability score, traffic studies, etc.

Jonathan, Courtyard Estates resident: Will there be any discussion about Courtyard Estates.

Commr. White: We'll table this until later in the agenda.

Commr. Vottero: Thank you for being here tonight and explaining the Capital Funding budget. There are opportunity neighborhoods with needs that require your consideration.

7:00 p.m. Zoning & Variance Committee – Stephen Hardwick, Chair (Part 2)

*Resuming Z Nomads, continued.

Chair Hardwick: We are only concerned with zoning related concerns.

Commr. Minister: Citing concerns about running a business out of a 500 SF space.

Janet Forest, Garden Rd: Speaking about the Z Nomad development, expressing concern about the narrow alley way that divides the garage on her property and the thru-way to and from the parking lot for this building. No parking. Once this is zoned C4, what is the potential for other undesirable business into the "neighborhood". Worried about traffic and parking. This seems to deviate from The Clintonville Neighborhood Plan.

Chair Wetherholt: A C4 use, not a change of zoning.

Penny Casey, Forest Ave: Expressed abundance of foot traffic and dog walkers in the alley and park bound pedestrians.

Mary Rodgers, E North Broadway. What attracted the business owner to this property.

Business Owner: It was located in a walkable area which would attract foot traffic. This would also serve as my primary residence.

(unnamed resident) Oakland Park resident from Eastern Europe, in support of the business.

Terry Casey, live near Forest: Expressed a concern for auto-focus higher intensity business.

Terry Smith, Blenheim: If you allow this to happen what's to keep undesirable retail business

Commr. White: No matter the result of the vote, please consider other locations in Clintonville between Arcadia St on the South to Chase Rd on the North.

Commr. Ketcham: Has she been told that we are an advisory committee?

8:00 p.m. Election Committee – Ann Henkener, Chair
Final preparation and approval for May election.
\$1,800 for postcards for 3 districts + plus postage. Against a \$2,500 annual budget.

Commr. Minister: This is way outside of our marketing budget.

Commr. White: Motion to approve \$1,000 for the election committee, 8-0 Approved!

Libby turn over mailbox keys.

Motion to approve timeline, 8-0 Approved.

Candidate statement for 300 per question or 500 for a full statement.

CRC is working with CEC to go solar. 1 building was with City of Columbus power and the other with AEP.

Bylaw changes Accept the greenspot as a standing committee, adding the social media is interfaced, T, F, and I for GreenSpot. Pend discussion for the standing the committee. Report to CAC quarterly.

9:05 Department of Neighborhoods unify bylaws

The Election change is the biggest change that effects CAC.

8:20 p.m. GreenSpot Task Force Report – Libby Wetherholt, Chair

COMMUNITY ORGANIZATION REPORTS

8:50 p.m. Clintonville Historical Society – Mary Rodgers

OLD BUSINESS

9:00 p.m. Public Comments

Courtyard Estates

District Reports

9:45 p.m. ADJOURN

Upcoming Events:

Feb. 17 Clintonville Chili Cook-Off, Clintonville Woman's Club
4-6 p.m.

Feb. 26 CAC Planning & Development
Clinton Hts. Lutheran Church, 7 pm

Mar. 5 CAC Zoning & Variance
Clinton Hts. Lutheran Church, 7 pm

Mar. 7 Clintonville Area Commission, 7 pm
Whetstone Branch of Columbus Metropolitan Library

We are all neighbors. Treat every person as though you will see these people at the grocery or a coffee shop tomorrow.

Should your issue or question not be fully answered during the time for discussion, feel free to email additional questions or inquiries to your commissioner or to the entire commission. commissioners@clintonvilleareacommission.org