



**Clintonville Area Commission Meeting Minutes**  
**Thursday, April 4, 2019, 7-8:55 pm**  
**Whetstone Library Meeting Room**

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

**Commissioner(s) absent and excused:**

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

7:02 p.m. Kevin Parks introduces his replacement Andrew King

7:03 p.m. Consideration of prior meeting minutes – Commissioner White  
March Minutes not voted and tabled for May meeting

**COMMITTEE REPORTS**

7:05 p.m. Community Update – Katherine Cull, Liaison  
Request for comments for the 3109, April 25<sup>th</sup> new area commissioner training – email sent, marketing material for the Department of Neighborhoods, flyer for upcoming lunch & learns addressing trauma in our community.

7:15 p.m. Treasurer's report - Commissioner Eschenbrenner  
Balance is \$2,218.58 with impending expense reimbursement to the election committee.

Commr. White: Is the meeting room reimbursement being disbursed for Gethsemane Lutheran Church Community Room for January and February meetings?

Commr. Eschenbrenner: Yes.

7:20 p.m. Election Committee – Ann Henkener, Chair  
We have 2 contested districts, 6 & 8, District 3 is not contested. Early voting is April 30<sup>th</sup> and election day is May 4<sup>th</sup>

7:25 p.m. Zoning & Variance Committee – Stephen Hardwick, Chair  
We will begin to record minutes including public comments and presentations. Legally

all we have to do is record votes.

**GC19-011, 2871 N. High St.**

Lineage Brewing c/o Mike Byrne requests variances to:

1. Allow the installation of a wall sign identifying building tenant, graphic to be installed on the south facing side of the building. CC 3377.20(E).
2. Increase the allowable graphic area from 168sq. ft. to 173 sq. ft. CC 3377.04.

Supporting documents:

Staff review: "Planning supports the proposed variances. The Clintonville Neighborhood Plan (2009) recommends that signs be placed and sized on buildings so that they are in keeping with the scale and size of the building facades, and do not obscure or interfere with architectural lines and details. The wall sign is generally consistent with the plan's recommendations, and therefore staff is in support."

Z&V voted 5-0 to approve, CAC voted 9-0 to approve

**CV19-026, 27-31 E. California.**

Marillian LLC c/o Smith & Hale requests variances to:

1. To allow residential use on the first floor of a property zoned C-4. CC 3356.05(C).
2. To reduce the number of required parking spaces from 4 to 1 on the two lots. CC 3312.49(c).
3. To reduce the parking setback from 10' to 4' for the parking space at 27 E. California. CC 3312.27(4).
4. To allow maneuvering between the street right-of-way line and the parking setback line and to maneuver rearward into the street at 27 E. California. CC 3312.45.

Michale Swarosky, Piedmont: Is there any alley way access to the back of the property.

Jack Hale: There is no access by the driveways from High St as part of the circulation patter to private drive

Z&V 5-0 to approve, CAC 8-0-1 to approve

Abstention noted by Eschenbreener due to associated with business.

Add the condition that the parking variances will NOT convey to another party who will NOT use as a residence. 8-0-1 \*\*\*See the hardship statement and application for details. Proposed for council variance.

**BZA19-018, 451 Glenmont Avenue**

Homeowners Ian MacConnell and Christa Yandrich apply for a demolition permit for an existing detached garage and to construct a new garage.

They request variances to:

1. Increase the maximum height from 15' to 22'. CC 3332.38(G).
2. Increase the maximum area from 720 sq. ft. to 1020 sq. ft. CC 3332.38(F)(1).

Supporting documents:

Staff Report: "Planning Division supports this request. The Clintonville Neighborhood Plan (2009) states that new garages "should be compatible and similar in character to existing nearby home designs, and measured in terms of similar height and width. "(p 52. The plan further states: "garage height should be permitted to exceed maximum height allowable by code if it is architecturally compatible with the primary house." (p 52) The proposed new garage is consistent with the plan's recommendations, therefore staff supports the request."

Z&V voted 5-0 to approve, CAC voted 9-0 to approve

Public attendee asked about structural integrity of the roof.

**COMMUNITY ORGANIZATION REPORTS**

7:55 p.m. OSU Capstone Project: Whetstone Park -- Maddy Lambrix et al from the classroom of Suzanne M Gray, PhD, Assistant Professor, Aquatic Physiological Ecology, School of Environment and Natural Resources

Commr. Voterro: How would you get people to gain a better understanding of rain gardens.

8:10 p.m. Report on Bond Package – Joe Lombardi  
See cardstock handout, refer to the website of the past projects,

**OLD BUSINESS**

8:25 p.m. Discussion regarding Minority Report on Votes

Commr. Minister: I have prepared a handout for the minority report.

Commr. Allwein: If anything goes out under the auspice of the commission, we should all be aware of it whether it is a minority report or majority report. If a report goes out

under the heading of the CAC, can we see it before you submit it?

Commr. Minister: It is the voice of the minority. According to the bylaws, it can be published.

Chair Wetherholt: I asked Steven Dunbar and it was reiterated that the recorded vote is the recommendation and that is what we work from. We have the ability to send in any comments on the Standard Recommendation Form.

Commr. White: 48 hours to hold a CAC Zoning & Variance Meeting prior to the Monthly CAC meeting has presented many challenges. We vote what our constituents convey with regard to these matters. If you look at the CAC calendar, these meetings are scheduled too closely to perform the due diligence on behalf of a community. By the time that the Z & V chair completes his notes and disseminates the narrative, it is often on the day of the CAC meeting. Therefore, I would like to make a motion to move the Zoning & Variance meeting to another week during the month so that it gives us time to gather consensus and perform due diligence. This is not the first time we have had this issue come up. We are only required to be at the CAC meeting, not required to go to the Z & V meeting. We need time to process and bring the information gathered to a 360 degree process to prepare our vote. I feel strongly that this should be rescheduled because it sometimes overlaps with the Planning & Development meeting. We have stacked meetings all at once and we have nothing scheduled on the 2<sup>nd</sup> week of the month nor the 3<sup>rd</sup> week of the month. Everything is on the 4<sup>th</sup> and 1<sup>st</sup> week.

Commr. Bagwell: How is having more time allowing you to prepare? Why not simply obtain a copy of the application. If people are against something, they are against it. Period. I chaired the Z & V committee and I changed my vote one time because a lot happened in that 48 hours. To cite the example of the Goo Goo car wash. A lot happened in those 48 hours. I do not know how changing the meeting time would make this body more capable of rendering a decision.

Commr. White: Because most of the information and communication that occurred at the Zoning and Variance meeting did not trickle down to us, not in time, not at all. And that's important because we are an advisory committee in lateral to the Zoning and Variance Committee and should be privy to that information discussed. We had a different presenter, they changed their angle, trying to just get perspective on why the Z & V committee voted as they did. We just had a presentation on the Bond package for the May primary. We need to educate the voter, right? If I am exercising a vote on behalf 2,000 households, I should have the whole story. It's about trust and completeness or sharing of information. There are 4 weeks in a month. We should have more lead time.

Commr. Ketcham: I think B.J. makes a good point because I have been on the commission for 6 years and it's always been this way.

Commr. White: As your secretary, I prepare the Standard Recommendation Form within

48 hours that we vote. That puts a lot of pressure on me to make sure that all of the content is included on the form whether it is presenter narrative, public commentary, or a minority report.

Commr. Vottero: The Standard Recommendation Form is the vote and prevailing document.

Commr. Minister: A member of the Z & V committee, Diane Hayford, suggested that the explanation of the votes be attached to the Z & V Chair's report to the CAC.

Commr. Bagwell: Our vote is our vote.

Commr. Vottero: I empathize with you, B.J. because different area commissions do things differently. They do site visits and string things out a significant time. Most of the time, we are here to say yes. We generally agree with the Z & V Report.

Commr. Minister: We differ on small things like a parking variance.

Commr. Vottero: If we move back the Z & V meeting another week, it may push back the timeline to the person needing the variance. If an applicant is rejected, we should table it.

Commr. White: I agree that we could table it. It was tabled by the B & Z.

Commr. Vottero: If the applicant had the ugliest garage ever constructed but it needs to be smaller.

Commr. Minister: This is why the Clintonville Neighborhood Plan exists.

Commr. Vottero: I am placed under oath when I testify about a Zoning & Variance.

Commr. Wetherholt: We would need to consult the city attorney on that.

Commr. Vottero: There needs to be a mindfulness of truth. People will have an awareness about being truthful. Told a story about an insurance company flier.

Commr. White: I am a notary and before people sign, they swear they are the person the claim to be.

Commr. Minister: In every real estate transaction, the buyers swears that they are signing on their own volition.

Commr. Vottero: I believe that the presenter needs to make their case.

Commr. Ketcham: I disagree. If I do not want to vote in alignment to the Z & V committee, then that is okay.

Commr. Vottero: Jimmy John's is a good example of why the subsequent committee should pause and go back to the commission and/or committee and ask why did you vote this down?

Commr. Minster: I was upset last month because I learned that the applicant was a candidate for the CAC District 6. I consulted Katherine Cull to be sure I was allowed to make this statement and she agreed. In the spirit of transparency, I did not know the applicant. Some people knew the applicant was running for the CAC.

Commr. Wetherholt: That makes no difference.

Commr. Mnister: I knew you knew it and I knew Randy knew it.

Commr. Wetherholt: (to Randy Ketcham) Would you have changed your vote?

Commr. Ketcham: No, I met with both Mary Relotto and Kendra Carpenter.

Chair Wetherholt: That shows a level of distrust to us as a commission.

Commr. Minister: Someone heard Commr. Ketcham speaking with the applicant after the Zoning and Variance meeting about the CAC election.

Commr. Bagwell: She didn't even speak.

Commr. Minister: She spoke at the Z & V meeting and she had her attorney speak at the CAC meeting. When things aren't transparent, that's where distrust comes from.

Chair Wetherholt: I am not sure what transparency lacked in this case.

Commr. Allwein: Tabling was an option. It might have been the right thing to do. I don't now if having a swearing-in for applicants is a good idea but if other area commissions do it, it's might be worth looking into. The notion of transparency has me upset. If the majority report is subject to be part of the Standard Recommendation Form, then it needs to be run by the commission. The "descent of the commission" should be a matter of being agreed to.

Commr. Ketcham: I had no idea who Kendra Carpenter is. She introduced herself to me and stated she was considering running for my commissioner seat.

Chair Wetherholt: Why are disseminating hearsay?

Commr. Bagwell: I move to adjourn.

Commr. White: I would like to table the motion to vote to reschedule the Z & V committee meeting. Anything that conjures this kind of discourse is worth revisiting.

## NEW BUSINESS

8:45 p.m. Public Comments

Frank Mascari, firefighter and real estate agent – How long do the bonds last, who buys them and what interest rate do they pay. The Worthington Christian Elementary School on Westview in Sharon Twp. City Sewer is being extended.

Commr. White: Transparency is always very important.

Eric Stoddard, Wetmore Rd. – Morse Dominion Project. There will be a rain garden care handout. It actually states violation of city code 1145 to alter rain gardens with a \$5,000 fine.

District Reports

8:55 p.m. ADJOURN

### Upcoming Events:

- April 15 Requests for Mail-In Ballots Deadline
- April 16 GreenSpot Meeting  
7 pm, Whetstone Recreation Center
- April 23 CAC Planning & Development Committee  
7 pm, Clinton Hts. Lutheran Church
- April 27 Farmers' Market Opens  
9 am
- April 30 Early Voting for CAC Commissioner  
6 to 8 pm, Whetstone Library  
  
Zoning & Variance Meeting  
7 pm, Clinton Hts. Lutheran Church
- May 2 Clintonville Area Commission  
7 pm, Whetstone Library
- May 4 Election Day, Clintonville Area Commission  
10 am to 2 pm, Whetstone Library