



Clintonville Area Commission Meeting Minutes **Thursday, August 2, 2018, 7-9 pm** **Whetstone Library Community 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: Randy Ketcham

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

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

COMMITTEE REPORTS

7:05 p.m. Community Update – Katherine Cull, Liaison
Initiatives to stop Illegal Dumping
Fam Jam Update in August
Meeting with Traffic Management for signal on California

7:10 p.m. Treasurer's report - Commissioner Eschenbrenner
Ledger Balance \$276.00, appropriation money should be arriving soon.

7:15 p.m. Appointment of Chairs of Committees – Commissioner Wetherholt
Election Committee: Ann Henkener is returning Chair, Nancy Stewart, Kari Engen, Jan Patton, Ryan King

Zoning & Variance Committee: All returning members. Stephen Hardwick is returning Chair, Judy Minister, Mike McLaughlin, Michael Young, Paul Bingle, Diane Hayford, Kelly Thiele, Sharon Groves, Mike Haugh

Planning & Development Committee: Andrew Overbeck is returning Chair, Kari Engen, Jim Dziatkowicz, Will Koehler, Megan Valentine, John Eschenbrenner, JD Pisula, Justin Goodwin, Andrew Miller, Matt Brown, Joe Ryan, Libby Wetherholt, Alex Smith, Michael Curtis.

Technology & PR Committee: Judy Minister is returning Chair, Jenni Smith, Stu Nicholson, Ty Holbrook

Historic Buildings Committee: Joe Motil and Melinda Shaw will act as co-chairs, Allen Woods, continue to ask for volunteers.

Motion to approve all committees with the exception of Historic Building committee, with a collective

second motion. All in favor, none opposed. 8-0

Mary Rodgers: If districts 3,6, and 8 are up for re-election, then how can they serve as chair?

7:15 p.m. Approval of Committees – Commissioner Wetherholt (The vote is tabled for Historic Building Committee)

7:20 p.m. Call for more Committee Members – Commissioner Wetherholt

7:25 p.m. Zoning & Variance – Chair Stephen Hardwick

[Application, 177 W. Como](#), District 2. ****TABLED****

Variance to allow for a total of 3 dwellings on the lot (1 duplex, 1 carriage house), instead of 1 single-family or 1 duplex, [3332.037](#). Each residence is to have its own garage.

7:35 [Application, 800 E. Cooke Rd](#), District 7. Presented by Jack Reynolds

Variances to: Reduce the setback to less than 600' from a residential district, [3365.17](#). Have an M-1 Manufacturing use in a C-4 Commercial District. (Slideshow presentation - Obtain from Chair Wetherholt) The site is paved property line to property line with some softness or greenery. Describes a very industrial appearance for a brewery with no on-site food preparation. Pre-made snacks or munchies. No room for streetscaping. Incorporating tree islands.

Comm. Bagwell: The corvette shop isn't shown. Does your parking lot extend to this area?

Presenter: Yes, it does.

Comm. Eschenbrenner: The 20 spaces you mentioned, is that the property that is owned by the railroad?

Presenter: Yes, it is.

Comm. Bagwell: Do you have any special agreements to use that space for parking?

Presenter: No, but would approach CSX when appropriate.

Comm. Allwein: How robust is your operation on Morrison Rd?

Presenter: Fairly steady. The Clintonville location will be a smaller venue.

Comm. White: Will there be wine and cocktails? Will there be music?

Presenter: Tap room and a raised stage.

Public Comments:

Joe Motil: What are the hours of operation? If a motorist traveling south on Indianola wants to turn left into the brewery, can they?

Presenter: I do not know the hours of operation. Maybe open at mid-day. After-work operation. The left turn from the south bound lane did not come up in the traffic study.

Drew Miller: Has an easement been pursued with the adjacent property owner? Will there be re-striping on Indianola for ingress to the business?

Presenter: We have the same questions. There is a cross easement in discussion.

Mary Rodgers: This will be a manufacturing business that has a tap room. Will you also be distributing to other retail locations?

Presenter: Not like to distribute from that location since this will be supported by the Morrison Rd location.

Comm. Bagwell: Is this location already wet or will you need to propose it on a ballot?
Presenter: Yes, I am sure that it is or they would not have chosen the location.

Passed 7-0-1(abstention due to possible conflict of interest).

7:55 PM [Application, 2725 N. High](#) (former White Castle), District 2.

Variances:

To permit dwelling units on the first floor of a building and adjacent to restaurant and office/retail uses in a C-4 district. [3356.03](#).

To have a setback 3' beyond that of the principal building for parking at the side of the building. [3325.231](#). Voting only.

To reduce the required number of parking spaces under the UAC's rules from 66 to 60. [3312.49](#) and [3325.281](#) (the requirement would be the same under the overlay for the Clintonville portion).

No public concerns, 3 members on the Z & V Committee had expressed 5-3-1

Presenter: Matt Canterbury, VP of Design (Powerpoint presentation and renderings handed out) Working with the UAC for parking variances. Challenging traffic patterns for ingress and egress. With the design, they will try to slow traffic for improved safety. The elevation and the pass-thru driveway design requires the variance. Parking is to the rear. Presenting to the UAC meeting in August.

Comm. Nemitz: Is there any way of making the design of the wall more aesthetically pleasing? I could enthusiastically support this if there was more cosmetic treatment to the design of the wall.

Chair Wetherholt: Cautioned that they may get some push back on the safety of that intersection and turning radius of the fire department.

Comm. Bagwell: I am a proponent of anything that encourages parking on High St.

Joe/Presenter: The development will be comprised of studios and 1 bedroom apartments

Jennifer, Broadmeadows: How many parking spaces do residents have and how many to those who visit the retail space have? Is there assigned parking?

Joe/Presenter: We are at a total of 60 parking spaces; 29 residents and 31 retail space. Shared parking scenario during off hours.

Joe Motil, Public attendee: My concern is the parking situation and keeping the parking off of High st making the High St corridor more pedestrian friendly. Parking is an issue in that area.

Aaron Underhill, attorney representing the land owner Olentangy Vlg Apts: The concern is not with the development itself but the parking with consideration of the 50% reduction and the 6 space variance. Provide a physical barrier on the west side of the development to discourage the crossing between properties.

Comm. Bagwell: I do not think that people will park and cut through the woods because it is pretty rugged.

Comm. White: This is the type of design that really feeds into the Clintonville Neighborhood Plan with connectivity and cyclability in mind. Is there a place for bike storage with the residents?

Presenter: Yes, there is dedicated bicycle storage for residents.

Comm. Allwein: Does your representation include the Title Loan facility? How many spots do they have?

Presenter: No. Possibly 12.

Comm. Allwein: Have you been in contact with the Title Loan facility to see about shared parking with them?

Presenter: No, but that's an idea.

Comm. Bagwell: I would like to see a shared parking agreement with the adjacent businesses. We are not voting for the parking variance.

Mary Rodgers: Clintonville gets a parking lot and the University District gets a new apartment building. Are we stuck with being a parking lot forever?

Chair Wetherholt: It is impossible to predict future projects and how this will affect future development.

Comm. Minister: There is a large sewer easement for storm run-off on the property. How will this be addressed?

Presenter: here are pervious pavers as part of the parking lot design.

Chair Wetherholt: Provides explanation for Comm. Vottero's absence during the presentation and during the vote because he has conflicting interest. 7-0-1

8:22 [Application, 203 E. Weber Rd.](#), District 1.

A variance to increase the maximum height for a garage from 15' to 23'. [3332.38\(G\)](#).

City Staff Planning Review Comment: "Planning supports this request. The Clintonville Neighborhood Plan recommends that new garages be compatible and similar in character in terms of height. The proposed garage's height is compatible with other garages and homes in the area."

Chair Wetherholt: Shared some notes on habitable space.

Comm. Vottero: Do not impose conditions on the water supply.

Comm. Bagwell: Asserting conditions would be a waste of time.

Comm. Minister: The code takes care of enforcing these.

Vote to exercise the vote for the height variance without the conditions stated by the Z & V committee. 7-0

Vote to approve the height variance. 7-0

8:30 40 Walhalla Rd Proposed Development

Presenter: Mark Smith, Carter Bean, Jack Reynolds, Co-Owners, Sarah Buck and Rebecca Hanley. A preliminary description of what's ahead.

8:44 Jill Frost - St. Vincent

Handed out fliers and will return for September CAC meeting.