



Clintonville Area Commission Meeting Minutes Thursday, February 4th, 2021, 7:00 – 9:00 PM

Live Stream Recorded on You Tube
ChannelClintonville.com

Commissioners in attendance: David Vottero, Brian Peifer, Libby Wetherholt, Judy Minister, Brittany Boulton, Michael Weinman, Jim Garrison, B.J. White

Commissioners absent: Kendra Carpenter

7:00 p.m. Call to order & formal welcome by Chairperson White

Welcome to your Clintonville Area Commission "...committed to the undertaking of the preservation of the values of the community through promotion, implementation and recommendation to city officials." The CAC was empowered in 1974 by the Columbus City Charter to represent the Clintonville community in the discussion of community concerns. By City Code, the purpose of the CAC is to "...afford additional voluntary citizen participation in the decision making in an advisory capacity and to facilitate communications, understanding and cooperation between neighborhood groups, city officials and developers".

7:05 p.m. Commissioner Introductions and District Updates

District 1, Commissioner Vottero: It has been quiet in District 1, but we have had the best street plowing I have seen in my history in Clintonville.

District 2, Commissioner Peifer: Chair White and I met with all the homeowners who would be impacted by the 5th alternative of the Olentangy Trail connector and all are very opposed to this option. I do see that they plow the trail early in the morning in the event of snow.

District 3, Commissioner Wetherholt: I also want to compliment our snow warriors, particularly on Brynhild, the large hill that goes down into Walhalla. A water line leaked there and there was quite an icy patch and they treated it with salt really well. A constituent also suggested moving a historical bridge to use for the Olentangy Trail connector.

District 4, Commissioner Minister: I noticed that there was discussion on Facebook about what might take over the Tee Jaye's site. Some neighbors have said it will be a Chik-Fil-A, but when I checked the Auditor's website on 1/20, it was sold to Shriner's Children's Hospital. *Chair White* noted that it has been deeded to Shriner's for about 15 years so they may be a shareholder of the property. Starbucks (at Torrence and High) has said that they are doing the Chik-Fil-A model 11-3 each day but I have photos showing cars in traffic during those times. I have seen signs on the east side of town depicting fines for \$150 for blocking traffic and that might be something we want to consider at this intersection.

District 5, Commissioner Boulton: I kicked off an e-newsletter last month and held community hours. A handful of neighbors attended community hours and they are looking forward to the bike trail connector. We also discussed the traffic patterns at Acton and High and concerns around drivers not looking before turning at the light, or speeding through the light, especially when kids are around.

District 6, Commissioner Carpenter: Traveling home in winter traffic from Cleveland, no update.

District 7, Commissioner Weinman: Nothing to report.

District 8, Commissioner Garrison: In addition to porch pirates, a resident noted that their package was recently opened with a phone inside from their porch/stoop. I also reached out to Blueprint and they are done with the raingardens. Chik-Fil-A or someone using that name did apply for a site compliance review on 1/29/21 at the old Tee Jaye's site. There is a question as to whether the large sign on the site will remain in place.

District 9, Commissioner/Chair White: Notes the information on the Olentangy Trail snow plow plan that she requested from the city and shared (Olentangy Trail has primary status like other busy roadways for drivers). She drove past Chik-Fil-As in Grandview and Dublin Road and saw that there are signs near the restaurants about the model of order-taking, and worries that there may be a highway sign off I-71 about the potential Chik-Fil-A at Morse and High. We have Raising Cane's and Hot Chicken Takeover in Clintonville, so I will wait and see but hopes that a national chain will not jeopardize a local restaurant.

7:24 p.m. Consideration of prior meeting minutes – Commissioner Boulton, Secretary

On January 27th, you received a PDF copy of the minutes and voting record from our January 2021 meeting. I have received edits from Commissioner Wetherholt on this document – thank you for sending those along. Chair White, may I please ask for a motion that these minutes be approved?

Chair White moves, Commissioner Wetherholt seconds. Approved 8-0.

7:25 p.m. Tony Celebrezze III, Assistant Director - City of Columbus Department of Building & Zoning Services (presentation attached following minutes)

The City of Columbus has initiated a Zoning Code update process and we need your input. As Columbus looks to the future, it is important that the Zoning Code be positioned to help manage growth and reinforce community priorities. Zoning regulates development through standards that address such things as property use, building size and placement, and setback on any given parcel. The first phase of this Code update effort is an assessment of the current Code and process. Phase one is underway and will conclude in summer 2021. As a member of the community, your input is valuable now in setting the stage for the upcoming changes in phase two. You can learn more about the update process and sign up for our email list by visiting the project website. Please forward this information to others who might be interested. Survey translation can be requested for the following languages: Spanish, Somali, French, Nepali, and Arabic. Please contact zoningupdate@columbus.gov for more information.

Presentation shows that there is a history of exclusionary zoning we want to address, the city annexed much of the surrounding area in the '50s and '60s, and yet our population is booming and we need to meet the need. We are considering how we infill, how we incentivize walkable neighborhoods, how we meet demand for multi-family and smaller homes and lots.

How do we position the zoning code to meet evolving needs in the future? We want to zone for job centers, but mixed-use developments all require variances currently. We need the code to be responsive to development patterns. It is difficult for the average person to understand our code.

The update will be two phases. Phase I began in November and Lisa Wise's consulting group, who has done Westerville and other zoning updates, is leading the technical review. We have conducted over 90 interviews with elected leaders, builders, area commissioners, and other leaders in the city. We anticipate finishing Phase I in summer 2021 and provide a recommended update strategy. Phase II will be the actual code update, and anticipate it will take 18-24 months. We will bring ideas and concepts back to CAC multiple times during that period. We have 1200 responses to the survey now and hope for 4000 by the end of the month.

Survey available here: <https://files.constantcontact.com/fb8ce15a701/1e62e38f-213f-487e-a5de-8cb87f1fa01b.pdf>

Chair White: Will parking be addressed? A: Most likely. We have the pre-1950s components of the city that was developed pre-car for most families, and then the more suburban style of development. We are trying to balance them both.

Commissioner Wetherholt: Why can't we incentivize mixed-use developments that include one-story supermarkets inside of office or residential units? A: I agree, and I have always wondered why you cannot have a two story, especially given land constraints.

Chair White: Our stretch of High Street is the only section of US-23 that does not have architectural review. Is this something that will be considered? A: Yes.

Commissioner Vottero: I'm very glad this is happening and I encourage everyone to take the survey. How do we become stakeholders? And have you considered form-based codes? I do want to go on record that we as a Commission have asked the city to establish an architectural review process for historic buildings here in Clintonville. A: I was with South Side AC this afternoon and I would be more than happy to attend a meeting with the Zoning Committee or full AC in the future. There will be some form-based code incorporated.

Commissioner Wetherholt: We do not feel like we have input at North Broadway and High as well. We would like for developers to at least meet with commissions, if not request approval. We had 160 apartments being built at the west end of Graceland and were told the developer does not need to meet with us.

Commissioner Weinman: Will you be looking at more than just zoning? For example, handicap parking appears in about five different components of the code. A: We are focused on the zoning code but will try to make sure that the changes we make things consistent, as well as with state code.

Commissioner Garrison: Recommends detailing the accessible parking space requirements prior to variance process.

Commissioner Boulton: I took the survey. It's very quick and easy to navigate but there is also an open-ended space at the end for comments. I would like to circle back to the concept of affordability and note that I would definitely like to be a part of future CAC stakeholder conversations on the topic, but have you also yet met with Neighbors for More Neighbors, the new YIMBY group encouraging density? A: Not yet, but is familiar with the group's leaders and will.

Commissioner Minister: I am really concerned about the aesthetics of our neighborhood in the buildings that have happened in absence of that review. When CAC was founded in the 1970s, the preservation of our neighborhood character was a chief concern. We have had a handful of disasters in the last five years, including the Verizon at N Broadway and High. Perhaps the city should hire more urban planners. Neighborhoods like Worthington, New Albany, and old Westerville have done a good job of that with a smaller budget. *Chair White* noted that OSU campus has an architectural review process.

8:00 p.m. Stephen Hardwick - CAC Zoning & Variance Chair

Variance agenda: BZA20-235, 4216 Indianola Ave. Application. Additional Attachment to Application, 1/25/21. Full Staff Comments. Emails with City. Screening Form. Kelly Hartshorn w/ Staging Spaces, seeks variances to:

- 1) Decrease the minimum driveway width from 20' to 12', which is the size between the existing building wall and the property line, CC3312.13B, and
- 2) Decrease the required parking spaces from 12 to 8, CC3312.49C.
- 3) Reduce the minimum setback from the Indianola right of way from 25" to 15", CC3372.704A.

- 4) Presentation (Attachments: CAC Screening Form, 4216 Indianola Emails About Staff Review, Staff Review, Variance Request, Variance Application)

Business Owner Kelly Hartshorn and Jennifer LaPointe in attendance.

Commissioner Garrison: The community is positive about the business coming in and for changing the sea of asphalt out front into greenspace. One resident also wants to know whether you could look at native shade trees.

Commissioner Vottero: We are glad you are chipping away at the asphalt with green space and happy you're expanding.

Commissioner Weinman moved to vote on all three variances together and Commissioner Garrison seconded. Approved 8-0.

8:14 p.m. CAC Election Committee Chair - Ann Henkener: CAC Election Timeline, Rules, Community Outreach, & more!

I circulated the recent voting numbers and ask for a budget for \$33.50 for the P.O. Box and an undetermined amount for stamps. Commissioner White is providing envelopes and a tent. The big changes are that the only support the Library can give us is handing out the candidate package. They cannot take them back because they would have to quarantine them for four days. After we receive them, I will get everyone's email address and make appointments with candidates to receive their packets.

The signature requirement will be 25, not 50, and voters can provide signatures over e-mail. Write-in candidates will have a 15 signature threshold. We will remove the self-addressed stamped envelope component.

The changes from January are around Whetstone Library not being a location for some of the election timeline activities. We are awaiting a number for the P.O. Box to update in our published documents. There will not be a drop-box at the library itself because of COVID-restrictions. Candidate orientation will happen over Zoom.

Chair White screenshared the election rules as well as the by-laws to clarify the certification process.

Please see attachments for updated 2021 CAC Election Rules and Timeline.

Commissioner Vottero moved to accept the rules, Commissioner Wetherholt seconded. Approved 8-0.

8:40 p.m. Justin Goodwin - Transportation Planning Manager, City of Columbus Department of Public Safety, Division of Traffic Management NW Corridor Mobility Initiatives & More

The website is www.linkuscolumbus.com and there are currently a number of public engagement opportunities – a survey and focus groups happened last fall, engaging over 800 people. There is now a report summarizing that stakeholder input online. Partners include the City of Columbus, MORPC, Franklin County, and COTA and focuses on high capacity rapid transit in high growth traffic areas.

There are web meetings Wed 2/10 and again at a second time that you can register to attend online.

8:47 p.m. Patty Huddle – Columbus-Franklin County Finance Authority

Our origin in 2006 was around parking garages, large scale projects downtown as well as in Grandview Yard. Our board decided to expand our reach to neighborhoods and small businesses. We created the Neighborhood Improvement and Small Business Loan. It's a 2.5% rate with a 15 year term for fixed assets, not for working capital. There is also a Property Assessed Clean Energy (PACE) program that

provides for energy efficiency improvements. The benefit of the financing is that it is off balance sheet and the repayment is made on a special assessment on the property.

8:54 p.m. Katherine Cull – Neighborhood Community Liaison

Screenshared the new city Area Commission website and asked that Commissioner Boulton or Peifer upload the by-laws to it. All subcommittee meetings need minutes archived for four years.

Last week, the city designated \$26M for rent and utility assistance, which will be distributed by IMPACT and Celebrate One. They are looking for additional nonprofits to disseminate emergency rental assistance. Commissioners Wetherholt and Vottero recommended Clintonville Resources Community Center.

8:58 p.m Urban White Tailed Deer – Chair White and Commissioner Wetherholt

The Ohio Community Wildlife Cooperative Conference took place on November 19th, 2020. Chair White began to cite the example of Ann Arbor and wanted to discuss how their community responded to the idea of thinning of the herd. Commissioner Wetherholt disagreed that herd culling was a focus of the conference and thinks the focus needs to be on health and safety of the deer and residents and asked that we do not discuss the item this evening.

This had been on the agenda since December and continues to be tabled, though Chair White has discussed the urban white tailed deer population with her constituents and detailed their concerns during district updates.

9:05 p.m. Sandra Lopez, City of Columbus

We are working on housing legislative packet reform and reimagining safety. Council wants to find ways to improve safety for everyone and make sure that there are resources alternative to calling the police (social workers and other staff). There have been community surveys and they anticipate the legislation passing in the coming weeks.

9:08 PM Adjourned

Commissioner Peifer moved to adjourn. Commissioner Vottero seconded.