



Clintonville Area Commission Meeting Minutes

Thursday, July 2nd, 2020, 7:00 – 9:00 pm

Zoom Online Meeting

<https://us02web.zoom.us/j/85199630153?pwd=V2hZaCtSdHVyY3BGMMW9BdGd0ZG1KZz09>

Streaming Live on You Tube

ChannelClintonville.com

Public attendees and viewers may email their questions or comments to:

commissioners@clintonvilleareacommission.org

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

Commissioners Not Present and Excused: Judy Minister, Kendra Carpenter

7:05 p.m. Call to order & formal welcome by Chairperson White

(allowing extra time for technology)

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."

7:10 p.m. Commissioner Introductions and District Updates

Each Area Commissioner has 3 minutes to provide a summary of their district update and if they chair a committee, provide a brief update on the work of the committee they chair.

District 1, Commissioner David Vottero: District 1 has been quiet. I am staying up to date with questions regarding The Crest application, which is being postponed for a month, which will work out well. I have

fielded a few inquiries about long-standing problems going on in District 1. Everyone is just working to deal with our unique political climate right now.

Chair White thanked Commissioner Vottero for his service and for being so responsive to his constituencies.

District 2, Commissioner Brian Pfeifer: Yesterday was my first day as a commissioner and I haven't received any recent updates from my predecessor, Khara Nemitz. So far it has been quiet and I'm excited to serve.

District 3, Commissioner Libby Wetherholt: It's been pretty quiet, I've had a couple of meetings and answered a few questions over e-mail.

District 5, Commissioner Brittany Boulton: There is repaving happening on Blenheim and Arden. One resident has a downspout issue, who has contacted the city and is looking for the source of the flow, which may be related to a pond overflowing downhill as well as a garage downspout that is not included in the Blueprint updates.

Chair White offered the help of herself or fellow commissioners as everyone has likely dealt with some of these issues before.

District 7, Commissioner Mike Weinman: We've got a complaint about signs in the right-away and awaiting a call back on the issue from the complainant.

Chair White has been noticing this happening a lot. It might be business owners trying to make sure people know they're open for business and asked that Commissioner Weinman let the group know what he finds out.

District 8, Commissioner Jim Garrison: Nothing to report, a lot of people on-line are disappointed with the lack of people wearing masks. A few isolated Blueprint issues, including a neighbor whose driveway apron was overlooked. There is a curb reimbursement program through the city, but aprons are usually the residents' responsibility.

Chair White asked that Commissioner Garrison share the outcome of the apron issue with the group.

District 9, Commissioner/Chair B.J. White: I'm working with my direct neighbor, who had a sewer backup problem in his basement. The city repaired a bell on the main and the excavation and repair concluded on that the day after Father's Day 2019, but there is still a crater at the back of our lot that fills with water. The Ohio State School for the Blind started ringing their chimes again, which were here when I first moved here in the late 90s, but they had stopped for a long time until this week and neighbors appreciate it.

7:16 p.m. Recognition of Paul Bingle, Longstanding Member of CAC's Zoning & Variance Committee – Chair White

I'll now formally announce that Paul Bingle, a longstanding member of the CAC Zoning & Variance Committee, has resigned due to moving out of Clintonville. Paul and his wife Linda built a house in Lewis Center.

We bid a fond farewell to the Paul Bingle who has resigned from the CAC Zoning & Variance Committee after serving for 36 years of service to Clintonville. As a community, we owe Paul a debt of gratitude for his years of service. Paul began his journey with the first noticeable Clintonville community project, the dreaming, design, fundraising, and dedication of the Reading Garden at the new Whetstone Library. It started as a point of criticism and with a challenge from a peer to “do something about it.”

The decades of problem solving commenced. Particularly enlivened when folks said that “it couldn’t be done.” Paul’s journey included his initial appointment to the Clintonville Area Commission, facilitating my involvement and leaving of a mark with the City’s Project 2020 street lighting program with its enhanced residential and thoroughfare lighting options, the Deaf/Blind School water pillars, multiple community park improvements with a focus on Whetstone, residential tree plantings, and the early phases of the new fire station and the High Street Commercial Improvement District project. Paul describes is as a joy serving as the Clintonville Area Commission’s Election’s Committee and as the District 7 Commissioner, as the Physical Service Committee Chair and the CAC’s Secretary/Treasurer and Chair.

7:19 p.m. Consideration of prior meeting minutes – B.J. White, Chair

I prepared the minutes as our previous secretary Khara was exiting her role. These were dictated from a YouTube video.

Commissioner Vottero moved to approved. Approved 7-0.

7:20 p.m. Treasurer’s Report – Kendra Carpenter, Treasurer

Since Commissioner Carpenter was absent, Chair White relayed that Commissioner Carpenter would like the reimbursement forms completed monthly by chairs and commissioners. Chair White has set up calendar reminders on the CAC calendar.

7:21 Katherine Cull – Neighborhood Community Liaison

Today, Mayor Ginther introduced an executive order requiring mandatory face masks. It is to be emphasized that people will not be targeted by the police for failure to comply. If people cannot find masks, they can contact 311 and will be connected with one. As of Monday, 311 will take live calls again 8 AM – 5 PM weekdays and individuals can continue to submit online requests at www.311columbus.gov as well as through the mobile app.

Fireworks have been a source of concern since COVID started. Today the Columbus Division of Fire released a letter about increased activity and they have created specialized teams working to address these issues. Columbus Division of Fire and Police have already made one raid of illegal sales. The only legal fireworks to be displayed in Ohio are snakes, smokes, snaps, and sparkles. Explosive fireworks are illegal in Columbus. You can call the non-emergency Columbus police line at 614-645-4545 if you are concerned that a neighbor may have illegal fireworks.

COVID update: 7,438 cases in Columbus or Worthington. www.Columbus.gov/coronavirus shows facts as well as free testing and social service support information.

Mayor Ginther stated that a civilian review board is one of his top priorities in negotiating with Fraternal Order of Police. He announced the 14 members of the new review board this week, the Columbus Police

Advisory Panel, which will allow stakeholders to provide input on community policing practices and increased transparency for police operations.

We have received a lot of questions and comments on what an Area Commission's role is at this time in light of the recent demonstrations. Conversations have been raised about commissioners' roles on social media. We offered suggestions: post about actions taken by commissions on commission pages. Individual members can share points of view on their own social media posts, you can distribute information on upcoming neighborhood events, and distribute surveys or other public forums hosted by the city. We encourage people not to delete comments unless they contain profanity, direct threats, or other inappropriate information.

Chair White thanked Katherine Cull for the comprehensive, easily shared content that the Tech & PR Committee can disseminate.

7:28 p.m. Variance Agenda – Stephen Hardwick, CAC Z & V Committee Chair

The Crest will be put off until next month so that the applicant has time to answer a few more questions from the Committee.

1. BZA20-049, 543 Fallis. Application. Letter from neighbor. In order to replace a garage, David K. Eppard, speaking for homeowner Mike Halteman, seeks variances to

1) reduce the require yard from 3 to 1.5', CC3332.26(E); 2) reduce the garage to house maneuvering requirement from 20' to 18', CC3312.25.

The applicant currently has 15' of backyard under this plan. If they pushed it back another 2', they would have only 13' in that small back yard. The decreased maneuvering room only impacts the neighbor. I also attached a letter from the side neighbor in support of the request. The committee recommended this item by 7-0.

Applicant, David Eppard: The neighbor's letter indicates that the fence and trash cans would be discombobulated for the neighbor if the garage had to move, in addition to the maneuverability issues for the narrow driveway.

Commissioner Garrison: The 1.5' on the side yard – is this to the side of the building or the overhang or eave of the garage? Code section 3332.26 reads that the minimum use side yard is the least measure between any part of building or structure, not necessarily the wall. So overhangs need to be considered for variance. I can't imagine that the overhang would be that much, but it is something to keep in mind so that the eave will not go beyond the property line.

Applicant: Right now, the roof is flat, but if and when the new garage is built we will keep the overhang in mind.

Chair White asks for motion to vote. Commissioner Garrison moves to vote and Commissioner Vottero seconds. Passes 7-0.

2. BZA20-047, 4655 Rustic Bridge Road. Application part 1, Application Part 2. Elevations part 1, Elevations part 2. In order to build a new addition to allow for a "1st floor handicap-accessible bedroom," homeowner Jayne Vandenburg asks for a variance to decrease the setback from 35' to 21'6", CC3312.21.

This was requested so that the applicants do not have to move and was recommended by the committee 7-0.

Applicant, Jayne Vandenburg: We love our neighborhood in South Beechwold and as we face things like join replacement as we age, we would like to stay here. We sent letters to all of our neighbors, six or seven of them, and nobody is opposed to this project.

Commissioner Boulton moves to vote, Commissioner Vottero seconds. Commissioner Vottero abstained because he and the applicant have been co-workers for 30 years. Passes 6-0.

3. BZA20-046, 395-397 Crestview Road. Application, Statement in Support, Statement in Support (showing changes), Screening Form. 397 R LLC asks, in order to build a 1,560 sq. ft. greenhouse, variances to

1) reduce the required parking spaces from 62 to 17 (21 spaces for the greenhouse), CC3312.49; and

2) reduce the minimum building setbacks for the greenhouse from 25' to 1' along Indianola as shown on the site plan, CC3356.11. Announcement: After Committee consideration, the variance applications will likely be heard by the Clintonville Area Commission via video conference on Thursday, July 2, 2020, 7:00 p.m.

The applicant wanted to get additional drawings to show what it will look like, as well as the city's staff report, which was not up yet on the website but looks favorable. Everyone agrees there should be no restaurant seating in the greenhouse. There are already plants there and The Crest wants to put glass around them. The Crest wants people to be able to go in and pick their own vegetables. The City does not want that. The parking will stay exactly the same. This is on Indianola very close to the street and Commissioner Vottero asked questions about the glass being ten feet or so from the street; it needs to be able to withstand blasting from snow plows in winter.

Chair White offers Commissioner Vottero the opportunity to add comments. He is going to reach out to The Crest's attorney to make sure all these questions are answered before next month, about the above as well as traffic, sightlines, and noise.

7:42 PM Committee Chairs and Election of Officers

The CAC's 6 Standing Committees:

GreenSpot Neighborhood Committee
Technology & Public Relations Committee
Election Committee

Historic Buildings Committee
Planning & Development Committee
Zoning & Variance Committee

Committee Chairs

Greenspot

Commissioner Wetherholt: According to the By-Laws, the Committee Chairs are not elected. They are appointed after the July meeting.

Chair White: That is true. I want to talk through the appointed chairs with the information I have so far. I e-blasted all of our current chairpersons and will share those who have expressed interest in staying on

and those who have expressed interest in passing on the baton. I'll start with Greenspot, which Commissioner Wetherholt started brand new, embraced, and she always has positive things to report, and yet she has decided to resign. She is not abruptly resigning, but would like to do some succession planning for her role as Chair of the GreenSpot Committee. Once Commissioner Wetherholt has procured her replacement to the role, and she has groomed a lot of strong members on that committee, Commissioner Wetherholt will feather away from the role.

Commissioner Wetherholt: I wish we had been able to do more during the shutdown, and we have lots of great members on this committee, but I have some major commitments at Clintonville Women's Club. I am confident we have committee members with lots of environmental knowledge who will be able to help us meet the goals we have set.

Chair White: I think you have set up the next Chair for success and laid the groundwork and gotten lots of people interested. It's probably the most active committee we have and I appreciate you.

Technology & Public Relations

Ty Hulbert: During the last year or so, I have taken on more of a role and tried to fine tune some of our processes and put out a cohesive message across all of our platforms. We'll keep working on it and the last few months have made us find new ways around the in-person methods we usually have. I would like to expand and get a few new folks in there to help out with posting and share new ideas.

Chair White: I really appreciate you, and I always try to say please at least twice and thank you at least three times when I e-mail a request and let you know that I appreciate you. I hope it's not just wallpaper yet because you have really tried to compensate for a lot over the last few months. So you will continue to serve, and let's talk about making that committee more robust with community volunteers, if you would like to have more people share the load. Mr. Hulbert is on board.

Elections

Chair White: Chair Ann Henkener of our Elections Committee is still on board and committed via e-mail that she would be happy to continue to serve enthusiastically as Chair of Elections Committee.

Historic Buildings

Commissioner Garrison: As many know, the committee was on hiatus for a while. I had a few people interested in becoming involved, but then the pandemic stuck us in our houses for a while. I've been using this time to get the information we have in a better format. It's currently in an Excel spreadsheet with a list of properties. There is also a large green binder in hard copy photo format. The goal is to try to, while it had previously been documentation, align with potential design guidelines in the future so we can identify properties of historic value along High Street and Indianola corridors. Not that anything else is excluded, but overwhelmingly the other work has been detailed and technical. Screen share was not available, so Commissioner Garrison explained that GoogleMaps can import data from a spreadsheet. The data we have was previously pulled from the Auditors' website and imported into GoogleMaps to make a map with thumbnails that has autoupdated information including legal description and photos of any properties included. It's not necessarily official, but a tool for us to use going forward. The next step is to take the overly complex, High Street only information and combining it with the scanned physical photos and including areas of concern. I'll send out links in the coming

months and ask for input on any specific properties. I have interest in staying on as Chair. Chair White expresses

Planning & Development

Chair White: Andrew Overbeck serves as Chair and has done a great job and put passionate people on that committee. I lean heavily on Andrew for information like how to prioritize capital improvements and when to pursue URI funding. Fortunately, Andrew has agreed to continue to serve.

Zoning & Variance

Stephen Hardwick: I'd be happy to stay on if you're willing to keep me.

Chair White: I'm not willing to lose you! Do you intend to replace Paul Bingle or add another member?

Mr. Hardwick: I will reach out to the remaining members to see whether they would like to continue to serve. He will then follow up with Chair White, who can ask Technology and Public Relations Committee to post.

Officers

Treasurer

Chair White: We have the Secretary position vacated by Khara Nemitz to fill. Commissioner Carpenter would like to stay on as Treasurer, but if someone else has an interest they're welcome to express. Chair and Vice Chair also need discussed. Is there anybody who expresses an interest in serving as Treasurer?

Commissioner Vottero nominates Kendra Carpenter to remain Treasurer as she's done some great things in the short time she has served; Chair White agreed. There was discussion as to whether or not we needed a vote between Commissioner Wetherholt and Chair White and Chair White decided to take the vote, as the by-laws require elections at the annual meeting, even if unopposed. Vote: 7-0

Secretary

Commissioner Boulton: I am interested in running for Secretary. Commissioner Vottero seconded the motion and noted that Commissioner Boulton is jumping in at a good time to get to know how the commission works. Chair White noted that after reading Commissioner Boulton's bio and resume and meeting with her, she is supportive Vote: 7-0.

Vice Chair

Commissioner Vottero: I would like to remain in the role for another year. I have a good relationship with Bill Owens, Executive Director at the Clintonville Resource Center, which has been an important role for the Vice Chair. I would like to continue to build on that relationship and turn it over at some point after that. Commissioner Garrison seconded Commissioner Vottero's self-nomination and noted that he has been effective at coordinating meetings and moving agendas along. Vote: 7-0 Chair White noted that she thinks of Commissioner Vottero as a co-chair and has observed his architectural review and coordination of meetings with City Council and appreciates his fortitude and willingness to step up when needed.

Chair

Commissioner Garrison nominated B.J. White and Commissioner Wetherholt seconded.

Chair White: I have learned a lot about how to execute this role from Commissioner Wetherholt, and having held two and a half years of district meetings within my own district helped groom me for the role. Nothing could have prepared me for having to facilitate meetings during COVID-19, which has been challenging. Although I'm not necessarily the most tech-savvy, I have been willing to learn and appreciate that Chair Hardwick had pleaded with me to continue meeting because COVID-19 was hitting in the thick of construction season. I remember discussing with Commissioner Vottero whether we wanted to be collecting signatures for those of us that were running this year, and in looking back I am glad that Commissioner Vottero had the wherewithal and the forethought to suggest we needed to adapt our practices. I had initially thought in early March that it was not going to impact us, but by April it was clear that Clintonville has lots of activity among residents updating houses and garages and we needed to keep moving. Early on, no other Area Commission was knocking on the City Attorney's door the way that I was, and that was because of Stephen Hardwick, so thank him for being my motivation to adapt and pursue this new standard. I also want to thank Katherine Cull for helping support our initiative to go virtual and make sure that we did it the right way. Managing this technology has been for the good of the community and for continuing business and it would not have happened without all of your feedback. Vote: 7-0.

8:00 p.m. Open Discussion Time – Trending Topics

Chair White: Introduced Chassidy Barham, Zone 4 Assistant City Attorney, who entered her contact info into the Zoom chat.

Commissioner Wetherholt: I continue to be so concerned about all of our small businesses in Clintonville. We specialize in small, local businesses and that's one of the things that makes us so unique. This entire period of time has been very hard on all small businesses and residents.

Chair White: Thank you for bringing that up. I will check in with a friend who owns Cornerstone Deli, where I volunteered early on during the pandemic. I've reached out to the Clintonville Chamber to offer our help as a sounding board to work with businesses. Although I routinely reach out to them, I do not get a call to action from them. I also started the parking task force because a lot of our residents in the neighborhoods close to the High Street corridor expressed many concerns about lack of parking and how businesses and patrons consume a lot of the parking spaces. Having started that task force and done some research and investigation, I'm really sorry to say that I don't have current concerns about parking. It is a sad day when we can say that in Clintonville. Pat Kearns Davis and her group usually help sponsor the Clintonville Fireworks – those fireworks would have probably gone missed for the first year in a very long time were it not for COVID-19. We will have to start doing some work beyond our roles and leaning into community initiatives. We will have to be better community servants and see what we can make happen.

Stephen Hardwick: On the parking issue, one thing that I have been concerned about – Commissioner Weinman brought this up during the brewpub discussion – the City mixes accessible and non-accessible parking so that when you give a variance to one, you also give it to the other. If there's a way we could decouple those so that the same number of accessible spots can remain, that would be ideal. The

argument is often made that people will walk or bike to locations but that is not the same reality for people that use accessible spots.

Commissioner Vottero: The City has a mechanism to recognize this. Example: If a site is required to have 100 spaces and receives a variance to only have 50, they must still base accessible spaces on the initial 100.

Mr. Hardwick: The City's Zoning staff did not tell me that. They said the number of accessible spaces goes down with the variance.

Commissioner Vottero: I think the City's Building staff enforces it differently than Zoning.

Commissioner Weinman: I was at the same training meeting that Stephen was at and he is sharing the information correctly.

Commissioner Vottero: There are often times that Building and Zoning have different opinions and don't talk to one another. I'm surprised they're not speaking to one another.

Commissioner Weinman: Under American Disabilities Act, we only have to provide 2% of spaces to be accessible.

Commissioner Garrison: We could let applicants know that we will hold parking variance requests to the higher thresholds if they are coming before Zoning & Variance Committee.

Commissioner Vottero: The big number – and sometimes there are properties with a long history of variances – is the base number and we have to look back before any urban overlays were applied. That is the way it has been enforced to me as an applicant in the past. Since it has been a part of the Zoning training, we should try to get a defined answer on that.

Mr. Hardwick: We need to recognize that we will have to offer a few extra spots to applicants if we are holding the higher thresholds. We'll essentially be asking applicants to ask for a bigger variance.

Ms. Barhman offered to look for some clarification to share at the next meeting.

Chair White asked for a motion to adjourn and thanks the officers and chairs for their service, and wished everyone a safe Fourth of July. Commissioner Wetherholt moved to adjourn.

8:22 p.m. (1:17 in) Meeting Adjourned