



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

Live Stream Recorded on You Tube
www.ChannelClintonville.com

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

Commissioners absent: none

7:02 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: The plowing on my street last month that I had complemented was actually a neighbor who had hooked up a backhoe, so thank you to that neighbor!

District 2, Commissioner Peifer: There's a new for lease or for sale sign at Patrick J's.

District 3, Commissioner Wetherholt: I attended a meeting on the book Stamped on February 24th sponsored by the Department of Neighborhoods and it was a really great discussion.

District 4, Commissioner Minister: My neighbors are happy that the ice is gone because although the major streets were plowed nicely, the side streets were ice licks. We have a few mystery projects, including some potential 5G – perhaps Glencoe, Glenmont, East Dunedin. I also attended and enjoyed the Stamped book club with Commissioner Boulton.

District 5, Commissioner Boulton: There was a significant water leakage on Granden running from Northridge south past Chatham and to Acton, which flowed for nearly a week but was repaired by the City. There continues to be lateral lining work – a large hole was cut into our front yard last month and the subcontractors came back this past week to pour more dirt on it. Blueprint is also doing downspout updating on houses throughout our area and I'll note that this is specific to houses, not garages. Less specific to District 5 but more generally to Clintonville, I have updated the city's Area Commission website with the CAC by-laws and updated our contact information to remove the "@" symbol from our email addresses so that spammers can less easily lift our information. I also posted the candidate orientation information and election timeline. Finally, I have been working with Nancy Kuhel and a handful of other local leaders these past few months to create an entity that will support small businesses in Clintonville and provide some of the services being missed from the now defunct

Chamber of Commerce. We recently conducted a survey of former Clintonville Chamber members on what they would like to see from such an organization and will be hosting a virtual discussion forum with neighborhood business owners on Friday, April 16th at 7:30 AM. All local business owners are welcome and I will share graphics and log-in information electronically. Please forward to your networks and share on your social media pages.

District 6, Commissioner Carpenter: We have gotten some movement on the Aldrich traffic study. The phlebotomy school has been causing some parking concerns; there are parking restrictions that vary on the nearby streets. The city has asked for the residents to be involved. I learned via e-mail from Chair White right before the meeting that Watterson may be seeking variances to alleviate some of the parking issues.

District 7, Commissioner Weinman: Nothing to report.

District 8, Commissioner Garrison: I am working on the Tee Jaye's sign preservation and also we will talk more about the side street snow removal later on. The Clintonville Yarn Bomber has recreated the stick hanging over the turning lane at High and Morse over by Walgreen's.

District 9, Commissioner/Chair White: A motorist hopped the curb and took out one of the trees north of Graceland that we received through a grant, as well as a traffic sign. We are working with the City Arborist and reported via 311. We have been in ongoing discussions with the proposed Aldi's site. I met with the staff from Aldi's real estate development and the Ohio Rabbit Rescue and they are working to resolve concerns that we will discuss later.

7:18 p.m. Consideration of prior meeting minutes – Commissioner Boulton, Secretary

On February 24th, you received a PDF copy of the minutes and voting record from our February 2021 meeting. I have received edits from Chair White and Commissioner Minister on this document – thank you for sending those along. Chair White, may I please ask for a motion that these minutes be approved?

Moved by Commissioner Wetherholt and seconded by Chair White. Voted 9-0.

7:19 p.m. Neighborhood Update – Katherine Cull, Neighborhood Community Liaison

Please add a 2021-22 FY budget discussion to the April agenda so that it may be discussed and voted on during the May meeting. We need to turn in our final expenses to Julia Carter. This Saturday is the first of a two-part training for CRASH and the deadline to register is tonight at 11:55 PM.

7:21 pm. Treasurer's Report – Commissioner Carpenter, Treasurer

We are still flush with funds and I have checks to send but have been having mail issues. A reminder to get anything you have to me by end of month along with receipts and form.

7:23 p.m. CAC Election Committee Chair – Ann Henkener

One packet has been picked up that has registered with me, in District 5. It will cost \$40.15 for the PO Box for 3 months (up \$5 from last year). *This Week* and *Spotlight* each covered the race. I would like to spend \$135 for 1/8 page ad in *Spotlight*.

Chair Hulbert shared that he has shared a few shares of the information to local groups and can share further analytics.

Commissioner Carpenter noted that on our guidance from the City, there is a note that the City must pre-approve advertising. She is sharing the language with Ms. Cull for City review.

Vote to spend \$135 on advertising (pending City review). Motion by Chair White, second by Commissioner Vottero. Approved 9-0.

7:36 p.m. Stephen Hardwick - CAC Zoning & Variance Chair

1.) BZA21-008, 494 Dunedin. Application. Staff Review Results. Capital Construction seeks variances for the homeowner to:

1. Reduce the minimum side yard for a garage from 3' to 0', CC3332.26.
2. Increase the height of a garage from 15' to 18'. CC3332.38(G)

Applicant Dennis Carney. We are trying to save what the arborist has called the largest pin oak he has seen in Ohio, between 150-200 years old.

Commissioner Garrison appreciated the effort to make the garage and house match. Regarding overhangs, he referenced an email from Asst Director Celebrezze at BZA that **?! (44 min in)**

Motion from Commissioner Minister, second from Commissioner Garrison. Approved 9-0.

2.) BZA21-018, 5455 High St. Application. Screening Form. Variance Support Statement. Landscape Plan.

Site Improvement Plan. Aldi asks for variances to:

1. Decrease the shade trees required from 9 to 7, CC3312.21(A).
2. Increase the setback from the primary street ROW from 25' to 125.1 ft from entrance canopy and 134.4 ft from front façade. CC3372.704(A)
3. Decrease the maximum building setback from interior lot line at front building setback from 50' to 46' from corner of front façade to north property line. CC3372.704(C)
4. Increase the maximum building setback from interior lot line at front building setback from 50' to 60.90' from canopy and 69.5 ft from wall to south property line. CC3372.704(C).
5. Decrease parking lot setback along primary street from 25' to 10' from the High St right-of-way. CC3372.704(D).
6. Decrease the required width of building along primary building frontage from 60% to 50.7% of the lot width. CC3372.705(B).
7. Change the dumpster location from behind the principal building to the north side of the building. CC33707(F).
8. Allow parking and circulation in the area between the building and the High St. right-of-way. CC3372.709(A).

Russ White, Real Estate Director for Aldi (OH, WV, KY) – We had initially intended to use the existing building, but it did not meet our needs because the ceiling was too low and the grading was too steep. Trucks would not have fit in the dock without reducing parking and we need 76-80 spots for customer safety and satisfaction. There are currently 94 spaces, we typically like to see 95, but we will have 81 parking spots. There is a utility easement on the south side. We are making a right-only exit out of the northern end of the property so that trucks do not have to navigate the parking lot and block customers from entering at the south end of the site.

We have incorporated changes recommended from neighbors and the City. We are putting in a brand new, wider sidewalk in line with the City's recommendation. The two-tree reduction in the variance does not include three additional locust trees in the lot because they are not considered parking lot trees by the City. We also updated our trees to native red maples per a request from the CAC Zoning & Variance Committee meeting last week. We met with the Rabbit Rescue neighbor, we listened to the District 9 constituent meeting, we have recommendations from the City, as well as the CAC Zoning & Variance Committee. Per Z&V Committee, we added accent features to the brick side of the building that is visible to residents. The elevation of where trucks will be when parked is such that they will mostly not be visible. Our dumpster is emptied every week and we keep it clean; the gate in place has worked well in other communities. We are screening the rabbits next door from bright headlights via a

permanent fence. The store will be all CO2 refrigeration (no gas output) and we reclaim heat off of our CO2 to heat the store. We take a lot of responsibility for our global warming impact. All lighting, interior and exterior, will be LED. We have a team dedicated to monitoring all of our utilities and I receive reports on all 77 stores I work with. We recycle all cardboard and plastic. We coordinate with MidOhio Food Collective to pick up and reduce waste as well. Business hours are generally 9-9, slightly earlier for vulnerable customers twice a week and earlier closings on Sunday.

We receive 1 truck/day from warehouse and 2 milk deliveries each week, so roughly 1.5 trucks each week. We have pest control monthly.

In response to a Worthington resident who e-mailed concern over the setback: there is a bike rack in front of the store, a walkable path from the street, and it is near a bus stop. They will also pre-pipe the store for electronic vehicle charging, placed in line with the Rabbit Rescue's request for location.

Commissioner Garrison noted the extensive process behind these requests. The dumpsters are currently in the SW corner near the multifamily apartment property line and the existing building has lighting in the back near parking. By moving the building toward the back of the property and putting parking up front, I see an increase in safety and a decrease in light pollution.

Commissioner Vottero is disappointed in the City's ruling on moving the sidewalk back to the street as it makes the sidewalk more hostile to pedestrians and less protected from the moving traffic on High Street. The section to the north side of the property with a 4' curb cut buffer is safer. He echoes Commissioner Garrison in encouraging future applicants to follow Aldi's lead in early outreach, information sharing, and soliciting input from neighbors.

Chair White noted that Aldi's uses quarters for carts so that they are not dumped, when we have had a cart dumping issue from other nearby retailers.

Courtney Chapman, Walnut Grove Cemetery Board of Trustees: Thank you for your attention to Cemetery Drive, which has been there since 1859. We were the only cemetery in Franklin County to bury Black residents and have an important historic role in the area.

Moved by Commissioner Boulton, seconded by Commissioner Vottero. Approved 9-0.

3.) GC21-003, 5455 High St. Application. Staff Review Results. Aldi seeks a variance to increase the allowable graphic area for a side wall sign from 16 square feet to 75.07 square feet. CC3377.24(D).

Yvonne Miller from Aldi stated that the signs are LED-illuminated, energy efficient, well-maintained.

Commissioner Garrison moved to approve, Commissioner Vottero seconded. Approved 9-0.

Discussion of proposed Zoning & Variance Rules change.

Commissioner Wetherholt: We need to determine what is procedural and belongs in Rules change and what needs to be reflected in the By-laws. *Chair Hardwick* believes we need a by-laws change to allow a vice chair act as chair in the chair's absence, as well as to replace a vacancy. We also just lost a committee member, Michael Young, so the vacancy question is very timely.

Commissioner Minister noted that we have replaced resignations in the past and gave multiple examples and expressed support for enabling a vice chair to preside in the chair's absence. The City's charter encourages an odd number of representatives in Area Commissions for voting reasons. *Chair Hardwick* is not concerned about even numbered ties because the full CAC has the ultimate vote, but more about ensuring that we fill all the roles so that voices can be heard.

Chair White supports filling the gap in the summer at election time rather than hurriedly finding someone to push them through without the proper training.

Commissioner Minister also suggested that we start circulating an application now on social media and CAC site in accordance with previous discussion about better reviewing applications from interested committee members.

Chair Hardwick will put together a draft of enabling language for the by-laws that would allow the committee to make binding rules. The content of the rules would not be codified in by-laws and this would be in accordance with the Elections Committee.

8:58 p.m. Open Discussion

Commissioner Judy Minister, District 4

<https://www.dispatch.com/story/news/columns/2021/02/21/theodore-decker-columbus-snow-removal-plan-underwhelms-when-winter-strikes/6781809002/>

I had neighbors questioning how often the snow warriors were really plowing. One of my clients [in her realtor role] has lived here for 5 years and is moving to the suburbs because they do not think their snow has ever been plowed. There is also concern about trash on the side of the highways. In the last five years, our highways have never looked worse and one of the worst sections is from E-North Broadway to 11th on I-71. I would like to do a resolution about basic city services entitlement.

Chair White: We will work on these two topics in the upcoming months.

Commissioner Jim Garrison, District 8

Impending Chick-fil-A Development and the Tee Jaye's Sign

Commissioner Vottero and I sat in on a site compliance hearing with the City last month and I shared comments with the City reflecting neighborhood concerns about traffic as well as saving the sign. I would like to get ahead of this in a way that is similar to the process we had with Aldi. The plan will have a drive-thru and there is question as to sublessors and the nearby Christmas tree lot. I have spoken with the granddaughter of the person who made the sign.

Commissioner Wetherholt is concerned about the traffic patterns. Traffic backs up past Arbor Village regularly as well as on High Street both north and south of Morse. She passed a Chik-Fil-A near Easton and this did not make her feel any better. *Commissioner Garrison* noted that the City's traffic management staff is reviewing the issue.

Chair White asked Commissioner Garrison to note the COTA bus stop and commented that riders regularly cross 6 lanes of traffic, so the traffic studies need to review this as well. There is no crosswalk on the north side of the intersection.

9:13 PM Adjourned

Commissioner Wetherholt motioned, Commissioner Minister seconded.

Resources

Columbus Blueprint Construction Projects – Sign up to receive text or email alerts about Blueprint Construction or find more information about whether you qualify for a new sump pump installation, please visit...

<https://www.columbus.gov/utilities/projects/blueprint/Clintonville-Area/>

Climate Action Plan – Resident Engagement

The City of Columbus is drafting a Climate Action Plan to serve as a roadmap to community-wide carbon neutrality. We want your input! Community feedback is essential to help define how we will reach our goal. We want to center and invest in our historically disenfranchised communities and envision an inclusive, prosperous, sustainable future together. Learn more about this initiative here:

<https://www.columbus.gov/sustainable/cap/>