



**Clintonville Area Commission Meeting Minutes**  
**Thursday, December 6, 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

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

7:03 p.m. Consideration of prior meeting minutes – Commissioner White November Meeting Minutes were submitted via PDF to all commissioners. Printed copies will be provided at January CAC meeting with December minutes.

**COMMITTEE REPORTS**

7:05 p.m. Community Update – Katherine Cull, Liaison

Chair Wetherholt - Note: Chris Suel – former interim community liaison has received his call to duty and will be deployed to the middle east with the US Army Reserve.

Liaison Cull: Mayor Ginther will host the State of the City Address on Thursday, January 31<sup>st</sup>, 2019 6 PM at Columbus East High School.

Liaison Cull: Commissioner Retreat Saturday, December 15th 8:30 AM – 12:30 PM Chair, Vice Chair, and Zoning Chairs are invited. Important because there is some standardization of the zoning language and the guidelines, elections, term restrictions on chairs. What works well for area commissioner and what needs to be improved.

Liaison Cull: City Attorney's Office has entered into an agreement with Midway Bar is on formal probation to prevent loss of liquor license; silent period whereas no music, performance, amplification, or DJ between 11 PM – 8 AM.

Liaison Cull: The Columbus Crew has been saved. Mapfre Stadium will be redeveloped as The Columbus Community Sports Park and the Crew's new training facility once the new stadium is built. Members of the Clintonville, Linden, Milo Grogan, and Weiland Park Communities will benefit from the sports complex that will offer many community based programs. The city's commitment is part of a \$50M investment to the North Neighborhoods leveraging \$645M in private investments in Columbus neighborhoods.

Chair Wetherholt: Does this mean the facility will be accessible from the east side of I-71 walkways, etc.

Liaison Cull: Not sure about that but there is some discussion of expanding or preserving the current bike path.

Liaison Cull: City Council still taking feedback on this project. Please submit feedback to Councilmembers Shannon Hardin & Elizabeth Brown for consideration.

Commr. Bagwell: What is the plan moving forward with the rules that Midway has to follow?

Char Wetherholt: I thought the agreement was "1 strike and that's it."

Liaison Cull: I will forward you the actual document.

Commr. Vottero: This is a matter of enforcement. The owner had to sign a decree or risk losing his liquor license.

Commr. Allwein: Is there a description on line for the sports park complex?

Secretary's Note: <https://www.columbus.gov/Templates/Detail.aspx?id=2147507531>

7:15 p.m. Treasurer's report - Commissioner Eschenbrenner \$2425.82

Chair Wetherholt: Will we need to provide payment for the room rental at Gethsemane Lutheran Church? I have the document that stipulates the fee for the venue and will provide it to you at a later date. We will have our CAC meeting at Gethsemane Lutheran Church in January because the room at the library is not available at that time.

7:18 p.m. Zoning & Variance Committee – Stephen Hardwick, Chair  
4543 Zeller Rd. District 6

1. Build into the existing side yard setback to align with existing slab ([3332.26E](#)) Z&V 3-4 Rejected, the two neighbors adjacent opposed this part of the project.
2. Build a detached garage with a higher exceeding 15' to match the character of the house ([3332.38](#)) (22 foot height specified). Z&V 7-0 Approved

Sandra Lafontaine, Architect for the project: Provided drawings and explanation for the variance. Concede to only further discussion of the height variance for the garage. Consulted the builder and doesn't really need the setback variance.

Commr: Allwein: Just for clarification, you only need the height variance, correct?

Sandra Lafontaine: Correct.

Commr. Minister: I drove by the site and looked at the existing slab which looks really small and it doesn't look like it's going to effect the new construction very much to stick with the 5' rule. Maybe it would make the adjacent neighbor happy.

Sandra Lafontaine: The builder is working around that and is fine proceeding.

Commr. Vottero: Assuming that the builder is agreeable with moving forward, I would assume that we would vote in alignment with the Zoning & Variance Committee.

Chair Wetherholt: Shall we follow the lead Z & V and vote no these separately.

1. Build into the existing side yard setback to align with existing slab (3332.26E) Z&V 3-4 Rejected, CAC 1-8, District 5 Commr. Bagwell Approves, Rejected.
2. Build a detached garage with a higher exceeding 15' to match the character of the house (3332.38) (22 foot height specified). Z&V 7-0 Approved, CAC 9-0 Approved.

#### **COMMUNITY ORGANIZATION REPORTS**

7:30 p.m. Columbus Schools Facilities Committee Report -- Stephen Hardwick  
One of the proposals was to deal with Dominion Middle School is massively overcrowded. The capacity is 400 students and they currently house 634 students, last year 49 neighborhood students were turned away. The North HS 7-12 grades language international school, is less than half capacity. The Brookhaven building is also at half capacity. Take grades 9-12 from the international program and merge them into North HS. The objective is to best utilize the spaces without asking for more bond money. Mary Jo Hudson resigned in part due to this process. We are keeping the pressure on the school board to make decisions. International H.S. is in the middle of the population center. Dominion is further north.

Chair Wetherholt: A lot of Clintonville people have concerns about CAHS.

S. Hardwick: The entirety of grades 7-12 cannot be moved. You can take 9-12 and relocate them to Brookhaven or start removing programs. CAHS will NOT fit in this building. I have two daughters going in to these schools and I cannot advocate sending my own daughters into an overcrowded school. Portable school buildings are not the solution because you would be bussing students away from schools that are located on the same street or block.

Chair Wetherholt: I student taught at that building 40 years ago and it wasn't in good condition then.

Commr: Minister: Some CAHS students would like to see the International School moved to Brookhaven but also turned down relocating Linden McKinley.

S. Hardwick: Linden McKinley would be serving as the middle school for all of that area so that building is not available to be used for CAHS.

Commr. Bagwell: I've heard from people who live in the Dominion area. An empty school building doesn't serve a community any better than an overcrowded building.

S. Hardwick: It will likely be used as a swing space or potentially elementary school space. Part of the job of the facilities committee is to find out if we have too many buildings, how do we consolidate them? Part of that is if the school district asks for bond money, is going to fund over crowded or underpopulated or empty buildings? Leveraging resources is key.

Commr. White: With the city's new planning policies (C2P2) and the initiatives of becoming better postured for an increasing population? Now, we are just under 900k and by 2025 we are expected to be in upwards 2M. Are we posturing ourselves to ask for a bond levy?

S. Hardwick: The board doesn't want to ask for the bond levy. "If you build it, they will come" doesn't apply to school planning. One has to plan for what currently exists.

Jonathan Mensel, Chase Rd: My daughter-in-law teaches at North International. She says it's her dream job. What would happen to her?

S. Hardwick: She will be moved to the new building teaching the same programs and the same students.

Mensel: She teaches where the art room is the envy of the entire city. She would hate to leave that building.

S. Hardwick: I can see why she wouldn't "want" to leave there but is it fair to leave two school buildings half empty when there are neighborhood kids being turned away. The idea to keep the program the same only in a different building.

7:45 p.m. Uber/Jump Scooter Letter

Commr. Wetherholt: Read letter regarding this company applying for license to service the city with scooters in select areas. Part of Clintonville is included in this service area if their application is approved. This is an App driven cash service.

Commr. Minister: Are these dockless, too?

Commr. Vottero: I think they are. If they are eBikes, that's a bit of a twist.

Commr. Wetherholt: This will likely happen.

7:48 p.m. Delawanda Residents – Mandy Shunnarah and heard from 5 residents from Courtyard Estates.

Chair Wetherholt: We have nothing in hand for the commission's consideration but we do welcome your what you have to say so that we can follow this concern and keep everyone informed.

Presenter, Mandy Shunnarah, 40 Leland Ave: I am representing residents from Delawanda and in part, Courtyard Estates residents. First, I would like to thank the Commission for allowing me to speak and secondly, I would like to thank Randy Ketcham for attending the meeting on November 20<sup>th</sup>, 2018 held in attendance with Preferred Living. Only Delawanda Residents attended and Courtyard residents were not. Courtyard Estates residents will be the ones most effected and were not invited. Members of both communities are here today but only a few from C.E. because very few of them were made aware of the proposed development. C. E. is a 55+ community mobile home park between Leland Ave and Graceland Shopping Ctr. Outline of concerns are: affordable housing and accessibility to amenities located in nearby Graceland, allows them to live independently whereas they may not be able to do in other living situations, this is a unique living situation, no other like it in the city. Courtyard Estates residents not notified of possible project; [Ohio law requires only 6 mos. notice of closure; can take \$5000-13,000 to move a mobile home; Leland residents express concerns about traffic, property value; and 67 residents at trailer park vs 140 apartments in new project; commissioners gave some input regarding the situation and promised to connect residents with agencies who could help them. Preferred Living purchased the property in 2014 with the intent to develop an apartment building. The starting rate for the apartment rent will be \$900/month. The mobile home rental rates are significantly lower. Traffic, privacy, home values, and crime are a concern to Delawanda residents.

Mary \_\_\_\_\_, Courtyard Estates Resident: Our homes are our retirement. We want to live independently as a community. We can do this comfortably here. If we have to move, it would be a large expense because of the assistance we will need to pack. We feel safe and comfortable here. We care about and look after one another. Preferred Living have not given any consideration to the Courtyard Estates residents so far as planning and provisions.

Chair Wetherholt: We hear your concerns. We have very little control over this but we will convey these concerns to city council. I empathize with your concerns and we will keep you on our radar.

Liaison Cull: I will contact the mayor's office, too.

Commr. Ketcham: This is in my District, District 8. Please allow me to give you a

summary. Jared Smith, the developer for Preferred Living and David Hodge, the attorney for Preferred Living, asked to meet with me about this project. My response to them was that they had a major PR problem. My degrees are in journalism and I spent part of my career in Public Relations. We met with Delawanda Residents Association officers. They show plans of two 4-story apartment buildings and the leadership didn't like that. So, they came back with two 3-story buildings. Jared Smith was due to come back after the first of the year and see about a compromise; scaling it down or doing away with the project. David Hodge said it is possible they will not pursue it but the attorney is not the decision maker. I am very sympathetic to this and I know that the developer wants to work with the community. They are leaning toward making concessions to the apartment building. That is not the major problem here. I believe this mobile home community was developed in the 1950s with 60+ units. The same thing recently happened to a mobile home park in San Margherita where there is development occurring. If they pursue this project, we are going to look out for you. They will need a variance if they proceed. That's the meeting that you will need to go to.

Commr. Vottero: I applaud you getting organized this early on. I would encourage you to spread the word throughout the community. Being ahead of the curve is where you need to be. What do you feel are amicable terms that you would like to see happen? If we have to move, what are the financial concessions we should seek? Talk among yourselves to procure a good neighbor agreement. Discuss your perspective with the developer. Put your interests on the table. Put the advantage of time to your benefit.

Chair Wetherholt: Please keep in contact with Commr. Ketcham about the progress.

Commr. Ketcham: I keep in constant contact with Heather Alexander and John Bennett who are the senior members there.

Enrico \_\_\_\_\_, Delawanda Resident: I represent in an official capacity of the Delawanda Residents Association. I want to echo what Mandy said. The area is too small and congested for a development of that kind. Deeply concerned about the potential for displaced residents of the mobile home park. The potential traffic issue is essentially unsolvable. The meeting cited by Commr. Ketcham was held at my house. There was 100% opposition to this development. The residents will join the fight with Courtyard Estates.

Zoning Chair, Stephen Hardwick: I send out every zoning notice. I would waste no time putting the community on notice of any receipt for variance applications.

Chair Wetherholt: I would not wait until the variance is filed.

Commr. Vottero: By the time a variance is filed, there's a concrete plan with steadfast resistance in changing it. Now, things are so loose that the level of flexibility that they have now is profound. Have that conversation TODAY instead of waiting until a variance application is filed.

Commr. Allwein: Did the developer show any plans or express plans?

Chair Wetherholt: No to Courtyard Estates, but a concept drawing for Delawanda.

Courtyard Estates Resident (unnamed): No one at Courtyard Estates has received any official correspondence from the developer.

Commr. Allwein: Were you notified of the ownership change?

Courtyard Estates Resident (unnamed): When I moved in 4 years ago, there was a change of addresses for where to send the rent check.

Commr. Minister: Do you have a lease that is renewed every 6 months?

Courtyard Estates Resident (unnamed): We all just signed 1 year leases that will expire November 30<sup>th</sup>, 2019.

Commr. Minister: What was the longest lease term? I am thinking about your rights as tenants.

Courtyard Estates Resident (unnamed): Typically, no lease for the lot rent. Only an application process. The leases were just done recently.

Commr. Minister: Leases give you rights and lets you know what those rights are.

Courtyard Estates Resident (unnamed): We own the mobile home and renting the space on which it sits. Having to relocate really presents a hardship.

## **OLD BUSINESS**

8:24 p.m. Historic Building Committee Update  
Wetherholt reported no success in finding a chair for this committee.

8:26 p.m. Planning & Development Update on Traffic Signal Box Project

The utility artwork project was approved back in September of 2013. It was tabled in 2014 for reasons related to fundraising. Megan Valentine met with the Columbus Art Commission which is enthusiastic about the Utility Box Art Project. The next step is fundraising. An artist would design a utility box and then the art work would be sent to the graphic designer approved by the City of Columbus to be applied to the utility box. We are seeking for a renewal for support from the CAC. It could cost up to \$2,000 for the large boxes.

Commr. Bagwell: I move to move forward in support for the production of the Utility Box Art Work Project for 7 utility boxes in Clintonville.

Commr. Minister: Was this intended to be funded with Urban Infrastructure Revitalization Funds back when it was originally approved in 2013?

Chair Wetherholt: No. Funding would be done with a company sponsorship. No advertising, artwork only.

Commr. Vottero: So, we essentially would like to see a utility box get some artwork and we need to find a way to commission the cost of the art work. A company would then sponsor the cost of it, correct? This is a great way to start the conversation and possibly discover other opportunities to fund the cost.

Chair Wetherholt: CAC P&D has been working on this for a while.

Commr. Nemitz: \$2,000 seems like a lot to fund for artwork for a utility box. I don't feel comfortable if the money could be put toward other projects.

Commr. Bagwell: There are grants specific to the cost for artwork. If the funding is properly used for artwork then it can't be used for anything else.

Commr. Vottero: I would like to see P&D be fair and see artists benefit from it.

Chair Wetherholt: There would be a stipend provided to the artists for their design.

Commr. Vottero: Did you get the resolution as Commr. Bagwell suggested?

Public attendee (unnamed): Why does it have to be vinyl? Why can't it just be painted?

Chair Wetherholt: That was one of the option we were going to consider at first. The city policy is to use the vinyl graphic for the RFP.

Vote for a letter of support for the Utility Box Art Project. 9-0 Approval.

Chair Wetherholt: Justin Goodwin, a Clintonville resident and longtime member of the P&D has resigned due to new job with City of Columbus and possible increase in conflicts of interest. We thank him for his valuable service

8:40 p.m. Public Comments

### **District Reports**

Commr. Bagwell: Still having some issues surrounding Blueprint Construction. I have followed up with Leslie Westerfelt and her team has been very responsive.

Commr. Eschenbrenner: Still dealing with some traffic issues. Mainly side streets and generally the amount of traffic.



Chair Wetherholt: I was speaking with some Clintonville residents who live in the Blueprint Construction areas who said that they haven't noticed any cut-through traffic in a while because people do not want to drive through the construction areas.

Commr. White: Update on the proposed YMCA development site. The 27 acre tract of land that is being considered is the NE quadrant of the Ohio School for the Deaf. We have referred to it as "green space" but it's actually an abandoned soccer field. The players that are actually discussing this proposal right now are The Department of Education and the YMCA of Central Ohio. It's not up for public debate at the current time. Announced the meeting for District 9 December 18<sup>th</sup>, 2018 will have guests from Senator Kunze's office, Representative Elect Russo's office, ODNR Division of Wildlife, and Representative Hughes' office attend to discuss the process. Understand that this is a process and that nothing is happening with any immediacy. This will be an act of state legislature with the land conveyance from the State of Ohio to the City of Columbus. The CAC will likely not be instrumental or operative factor in the land conveyance. I would ask that if there are Clintonville residents concerned about this process, engage your commissioners and it's important to let your voice be heard and let it be heard through your commissioner. We were invited to participate in the conversation as a courtesy, not because anyone had to include us as neighbors.

8:45 p.m.     ADJOURN

## Upcoming Events:

- Dec. 9      Community Christmas Tree Lighting  
6:00-7:30 – Festivities  
7:15 --      Christmas Tree Lighting  
Whetstone Rec Center
- Dec. 15      All Columbus Area Commission Retreat
- Dec. 18      Zoning & Variance  
Planning & Development  
7 pm, Clinton Hts. Lutheran Church
- January 3     Clintonville Area Commission  
**(NOTE: LOCATION CHANGE)**  
Gethsemane Lutheran Church  
35 E. Stanton
- January 20   Clintonville Woman's Club Chili Cook-off  
4:00 – 6:00 pm  
3951 N. High Street

TBD:

GreenSpot Organizational Meeting  
Historic Building Committee