



## **Clintonville Area Commission Meeting Minutes**

Thursday, October 1st, 2020, 7:00 – 10:30 pm

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*Zoom Online Meeting*

<https://us02web.zoom.us/j/85199630153?pwd=V2hZaCtSdHVyY3BGMW9BdGd0ZGIKZz09>

*Streaming Live and Recorded on YouTube*

[www.ChannelClintonville.com](http://www.ChannelClintonville.com)

Public attendees and viewers may email their questions or comments to: [commissioners@clintonvilleareacommission.org](mailto:commissioners@clintonvilleareacommission.org)

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

**Commissioners Absent and Excused:** 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:* District 1 was quiet since our last meeting. I did follow The Crest application through BZA. The conditions of no tables, chairs, service, were added through BZA.

*District 2, Commissioner Peifer:* It has been a relatively quiet month in our district. On the other side of the Olentangy River, there will be some trees and bushes planted.

*District 3, Commissioner Wetherholt:* East North Broadway has been seeing a 6 point buck and several deer families. We have been trying to get deer crossing signs. It takes 5 incidents to receive a deer crossing sign. We did have one killed over the Fourth of July and we want people to be aware. I'm also pleased that Greenspot had a great cleanup last weekend. Walhalla also had a cleanup that has made a difference. I have had a couple complaints and seen that graffiti is on the uptick right now. Try to keep up on 311.

*Chair White:* The 311 submissions are important because that is what the City will be using to evaluate any issue, from graffiti to wildlife to speeding. I encourage any constituents watching to visit [311.columbus.gov](http://311.columbus.gov).

*District 4, Commissioner Minister:* We had a great summer in Park of Roses, volunteering and pruning and weeding. At the end of June, we created a plan to mask and socially distance and had a great turnout all summer. I've shared photos and complaints about the Starbucks traffic at Torrence and High – people are waiting at two lights to get into the lot and going the wrong way at Torrence. Neighbors are upset and frustrated and the two steps of progress we have made are: 1) one-side of the street parking on Torrence, and 2) Starbucks did put up a sign asking people not to block the intersection. I don't know that anyone has been ticketed.

*District 5, Commissioner Boulton:* We had a great turnout at the front yard coffee I hosted last month. Lots of neighbors stopped by, kept their distance, and wore masks. Lots of dogs and kids and a recent graduate of Whetstone who is starting a gap year before he goes off to college and would like to volunteer his time to help out with our social media and Greenspot cleanup efforts. I will connect him with Tech & PR and Greenspot chairs.

*District 6, Commissioner Carpenter (delivered by Chair White in her absence):* Nothing major to report this month. A young constituent has reached out to ask whether streetlights can be enhanced in his neighborhood while he walks his dog at night. She is upset by the graffiti incident at High and Henderson.

*District 7, Commissioner Weinman:* For those who were previously voting at Dominion Middle School, the polling place is now the First Unitarian Universalists.

*District 8, Commissioner Garrison:* Ring is offering a 10-day window special discount code that I will be sharing in the neighborhood Facebook groups for 43214 and 43202. There has been heightened communication in the neighborhood about texting and driving. Police are looking for this and it is a

primary offense in the City of Columbus, even though it is a secondary offense in the State of Ohio. Liaison Chris Riley is a resource. The residents of Morse Dominion Blueprint and DLZ had a community meeting about rain gardens. Rain garden design varies between neighborhoods and in Morse Dominion, there are pre-cast units meant to reduce cost and time. The City presented a few options that would allow for parking, but the residents were not happy with the proposed solutions. Blueprint is aware that the residents are not happy and are willing to continue working with us toward a solution.

*District 9, Commissioner/Chair White:* We enjoy the utility box art at Kanawha and High. We have an abundance of deer. I left our house for an hour and a half and came back to deer in the same yard, grazing, as had been there when we left. In terrible news, we lost another pedestrian a half a block north of East Kanawha and High Street to a motorist. We live on a former highway (High Street) and have retrofitted a neighborhood around it. While we have police officers looking out for texting and driving, I do not know of anyone who has been hit as a pedestrian or a biker who has been issued a citation. I was actually hit while biking to work in 2007 and in my own experience and in every experience I have seen since, motorists who hit people have not been issued citations. I am working on a focus group to examine citations issued to motorists making contact with pedestrians or bicyclists.

*Commissioner Wetherholt:* We need to become more active in Vision Zero.

### **7:25 p.m. Treasurer's Report – Chair White on behalf of Treasurer/Commissioner Kendra Carpenter**

Two reimbursements have come in through the last month.

### **7:33 p.m. Consideration of prior meeting minutes – Secretary/Commissioner Brittany Boulton**

On September 23<sup>rd</sup>, you should have received a PDF copy of the minutes from our September meeting. I have received suggested edits from Commissioners Vottero and Wetherholt, which were incorporated and circulated earlier this evening. With those edits considered, Chair White, may I please ask for a motion that these minutes be approved?

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

### **7:35 p.m. Katherine Cull – Neighborhood Community Liaison**

We have had several meetings about refuse as residents are creating more trash as they work from home. We are going to push out more information about recycling. I know Clintonville is very active with Greenspot and active on this issue.

On Wednesday 10/14, 5-7:30 PM, we will have a virtual Resources Roundtable through the Dept. of Neighborhoods Facebook Page.

Dept. of Neighborhoods is working with all Commissions to create websites and to create a hub on Dept. of Neighborhoods' website to link to all Area Commission websites. We will have a training and ask one commissioner from each commission to attend.

On October 22<sup>nd</sup>, there will be a new commissioner training.

*Commissioner Wetherholt:* We lost some dumpsters due to fires near Henderson/Cooke/High behind Laughing Ogre. These were SWACO and may not be replaced until they have went through the police processes.

*Commissioner Weinman:* SWACO e-mailed me and there has been a rash of fires, so they were planning to wait to replace these. They are very popular in the area, so I have encouraged them to replace them. A good alternative location right now is behind Charity Newsies.

*Commissioner Vottero:* I also encourage neighbors to use the dumpsters closer to Bethel, Busch Athletic Park. They are always available.

#### **7:45 p.m. Zoning & Variance Agenda**

1. 61 E. Dunedin BZA20-083. In order to rebuild their garage on the same footprint of the existing garage, homeowners Jay Hall and Jill Ford ask for a variance to reduce the side yard setback from 3' to 1.8'. CC3332.26(C)(2). The chair noted that he had received an email from Sue and Randy Ritter at 67 E. Dunedin, the neighbor closest to the garage, in support of the variance. The owner reported that the previous garage's door wouldn't open without falling apart. Most contractors suggested building a huge garage, but the owners thought keeping the original size was less disruptive of both yards. 1. Approval recommended 6-0.

*Mr. Jason Hall, Applicant* was present but did not have additional comments.

*Commissioner Garrison:* Screenshares an e-mail from Assistant Director Anthony Celebrezze from 9/8/20 re: garage overhangs and encroachment elements. It is still case by case, but overhang is generally only measured from overhangs if the overhangs are substantial. *E-mail text following minutes as an attachment.*

*Commissioner Minister:* The overhangs can be an issue when a property is sold and encroachments must be disclosed. Purchasers must initial their awareness.

**Commissioner Vottero moves, Commissioner Minister seconds. Approved 8-0.**

2. 456 E. Dunedin, BZA 20-070. In order to replace a garage of the same size, which was destroyed by a falling tree, homeowners Thomas and Rebecca McKenzie ask for

variances to; 1) increase the allowed area from 720 to 960 sq. ft. CC3332.38(F); and 2) increase the allowed garage height from 15' to 20', CC3332.38(G). The chair read their screening form into the record. The city recommended including windows above garage door and in back, and they will do that. The applicants reported that their neighbors were fully supportive. 1. Approval recommended 7-0.

*Commissioner Garrison:* Thanks the applicant for requesting a height variance to match the character of their home.

*Commissioner Vottero:* Have you talked to any of your neighbors about the project?

*Mr. Thomas McKenzie, Applicant* is actually working with his neighbors to clean up and build the new garage.

***Commissioner Vottero moves, Commissioner Wetherholt seconds. Approved 8-0.***

3. 3369 Indianola, BZA20-067. Business owner Erion Permeti asks for a variance at 3369 Indianola Avenue to reduce the required parking from 26 spaces to 17 spaces. CC3312.49. 1. Motion to take off the table approved 7-0. 2. Architect Boutet and the applicant: The AT&T store is staying. He's taking over the current dentist's office for restaurant. He doesn't see how to practically do additional landscaping because the doesn't think plants would survive in the place. The only place we could introduce landscaping would be to the left of the entrance of the property, and he doesn't think it will work there. They will have the required bicycle racks. There was discussion of drive thru window. Right now, there is a drive thru window, but it would be used as a walk-up service window. If it were used as a drive thru, it would be on the passenger side, and that doesn't make sense. Z&V Committee Member Drew Miller expressed concern for car lights on the neighboring India Oaks apartments. The plan is to do mainly carry out, and the restaurant doesn't have room for many tables. The service window would be on the west side facing the apartments. The plan for hours during the summer is to stay open 11-11. The applicant said he has an incentive to keep the immediate neighbors happy because he will depend on their patronage, as well as the patronage of people in the nearby apartments. 3. Approval recommended: 7-0 1. Drew Miller, wants plant or some other fencing from Indian Oaks. The applicant said he is looking at black netting to separate.

*Mr. Erion Permeti, Applicant* in attendance with *Mr. Terry Boutet, Architect*, who noted that the only landscaping planned is along the north side building to bring greenery into the space.

*Commissioner Garrison:* You mentioned potted plants during the committee hearing, is that something you are still interested in doing that? Applicant is willing to do so and has a contractor in mind who can make wooden/resin planters.

*Commissioner Weinman:* Will any planting obstruct the sidewalk? How many handicap spaces? Applicant does not think the planters he is considering will obstruct views. He also is planning small bushes next to building. There will be two handicap spots.

*Commissioner Garrison* asks whether striping delineating spots will be added and Mr. Boutet implies it is possible.

*Commissioner Wetherholt:* As a frequent biker in this area, I will say that the sidewalk is narrow right here. There is a bush that goes over half the parking area near Columbus Speech & Hearing Center. As much as I love landscaping, the sidewalks along Indianola are very narrow.

*Commissioner Garrison:* The code 3312.21(A) requires one shade tree for every 10 parking spaces. When I reviewed this, specific to the angling, the clear area needs to be on the passenger side.

*Commissioner Vottero:* Is there any way to remove a bit of the pavement to create a planting bed? Is there a site plan that shows this and the striping? And is there a shade tree requirement from the city? (Mr. Boutet shares screen) I will take your word that you can fit the handicap spot, but it appears narrow. I also encourage you to double check the bike rack allowance. Mr. Boutet has experience with both including bike racks in design and driving a handicap van and thinks the spot in question will be very easy to get in and out of for users. Is the front door accessible? (yes).

*Commissioner Weinman:* As a wheelchair user, I do not think that the spot identified looks useable. I also think you mentioned having two spaces and I only see one.

*Mr. Permeti:* We are repaving and can have two. Commissioner Vottero suggests utilizing spots closer to the entrance, and creating a spot near the sidewalk for a tree.

*Commissioner Vottero:* I think they are only required to have 1 parking space. If they can provide 16 total, including one ADA space, we can mark the variance from nine to 10 and avoid a second visit to CAC because of an additional need for variance from the City.

*Chair Hardwick* expresses concern that the City does not count the ADA spaces in the overall count for what a lot must offer, but defers to Commissioner Vottero.

*Commissioner Garrison* expresses concern the angled space being considered for ADA usage is not ADA compliant and suggests approving the variance request with a condition that the parking plan be rectified to reflect ADA compliance.

*Chair White:* We could table this and you can come back with a revised site plan with improved ADA parking, or we can approve with a condition tonight.

Commissioner Weinman moves to table this vote until CAC can see a plan with ADA parking spaces and Commissioner Peifer seconds.

*Commissioner Minister:* The applicant has already come back to Z&V Committee twice. It is unfortunate that it is not in the correct space in the documents, but could the applicant modify the document so that we could vote today.

*Mr. Boutet:* Updates space 17 (angled right next to Indianola) to handicap, but there is concern among commissioners this still does not meet ADA requirements.

*Commissioner Weinman* is currently in dispute with the City over a separate private lot downtown, in which people who are not in need of ADA spots are using ADA spots because no fine is posted and the City is refusing to enforce code. For that reason, he left his motion standing so that CAC can receive written indication that the lot in question will be fully ADA compliant.

Commissioners voted on tabling the vote to the last 5 minutes of the meeting so the applicant could revise their site plan and return at the end of the meeting.

Approved 5-2

***[Reconvened at 9:08 PM to consider the motion with the updated site plan.]***

Commissioner Wetherholt moves, Commissioner Garrison seconds. Approved 7-1.

Commissioner Vottero notes he voted no because the space does not meet ADA requirements. CAC will note the updated site plan in the standardized recommendation form and include as an attachment.

## **8:40 p.m. CAC Committee Reports**

*Zoning & Variance Committee – Chair Stephen Hardwick*

We are not the voice of the people, you are. We work to give the applicants the best advice we can and give the members of the public the best chance to engage they can. The public can see everything any of us can see because they are posted to Facebook, Twitter, and the website. The City requests us to send post cards to neighbors when something happens. We have made a point of writing short letters to people to share activity.

*Planning & Development Committee – Chair Andrew Overbeck*

The purpose of the committee is to explore the funds available to the Clintonville area. We primarily work from the 2009 neighborhood plan, in addition to a few other plans the City has done over the years. I have been chair of the committee since 2012. I have lived in Clintonville since 2006 and have a master's degree from OSU in urban planning and am a principle at a landscape architecture firm. We have 9 committee members that nearly represent all districts, and have 9-13 people on the committee. Over 30



members have volunteered over the last few years, and we have added a few people over each of the last few years. We have focused on Urban Infrastructure Recovery Fund, which has brought over \$2M in infrastructure funds to Clintonville since 2012.

#### *Election Committee – Chair Ann Henkener*

We're directly responsible to the voters and people in Clintonville. It is a special committee that has been much more interesting and challenging than anticipated. We will not be moving back to in-person voting next year, so we will need to consider that process. We are short one of the five committee members required by the by-laws.

#### *GreenSpot Committee – Co-Chairs Ryan Foshee & Zach MacGuire*

Co-Chair Foshee shared his screen with information on his professional background. He has lived in Clintonville since 2008 and has an MPA in Environmental Science and Policy from Columbia. He has worked with local government on sustainability for years. Co-Chair McGuire thanked Commissioner Wetherholt for getting the committee to where it is today. He was born in Clintonville and lives here today. He has a master's degree in climate science and solutions from Northern AZ University and leads clean energy work at the Columbus Partnership. Greenspot hit 20K members, Indianola Informal is the first Greenspot School in the City. Clintonville has been designated a Greenspot Neighborhood and we have two signs from the city denoting our achievement as becoming a Greenspot Neighborhood – one will go near the Farmer's Market and the second could go near Whetstone Park. 982 residents voted on the utility art box installations.

#### *Historic Building Committee – Chair Jim Garrison*

COVID has put a damper in the activity of our committee. I chose to participate in this committee because I have a master's degree in architecture from Kent State and a specialization in urban design, and work at an architectural firm. I've lived in Clintonville for 12 years in a house that's almost 100 years old. In the most recent weeks, I have learned that there are many people who desire to work on their houses while spending so much time in them. People are looking for things like historically appropriate siding. I have spoken with Susan Keeny at Columbus Landmarks. I started a group called the Clintonville Architecture Exchange as a resource for people to share resources (siding, windows) as they renovate to encourage renovation.

#### *Technology & Public Relations – Chair Ty Hulbert*

Most of the work that we do is done in effort to drive more engagement with our various platforms. In the future, we may try to streamline those items.

*Chair White* thanked each of the committee chairs as they presented for their dedication to the community, public engagement, and transparency.



**9:14 p.m. Proposed CAC Bylaws Change – Commissioner Mike Weinman**

*Clintonville Area Commission By-Laws Proposed Changes  
(presented as written)  
Chapter V Section B*

Beginning June 1, the commission chairperson shall give notice that volunteers are needed for the standing committees in Section A. Volunteers shall submit a resume to the commission chairperson no later than July 1 and indicate which committee they would like to join and if they would like to be the chair of the committee. Commissioners are exempt from the resume requirement. One week before the August meeting, the commission chair shall submit the names of the selected committee chairs and members to the commissioners along with the supporting documentation. The commission shall approve the membership of the standing committees at the August regular meeting. Appointments to the standing committees shall be for one year until the next August meeting.

*Commissioner Weinman explanation of suggested language change:* Allowing a month of notice for residents to apply to volunteer on committees – press release, social media – will encourage diversity of thought. A resume like we just saw during tonight's presentation would help commissioners see which committees people would be interested in and suited to take part in. The commission could have a week to review the recommendations from the Chair after Chair reviews the résumé. I'm concerned that I won't have something to say to a neighbor who is upset with my appointment of a given member (example: someone wants 30' parking garages). I think the Commission should have more power in appointing these committee members, rather than the chairs of the committee, who are not elected.

*Discussion ensues among commissioners, summarized below by commissioner.*

*Chair White* – Clarifies that under this proposal, CAC chair would select committee members and chairs from the publicly submitted materials, in which applicants would be clarifying which committee they want to join. She notes that Greenspot was created from scratch 2 years ago by Libby and has been a grassroots effort, resulting in more committee members than all others. She also notes that it's a lot of responsibility for the CAC chair to vet every single potential committee volunteer. She stresses that all CAC materials are publicly available and that she sees the current process as being extremely transparent and notes that there was public engagement with Tech & PR Committee this spring before committee members were selected about posting the roles. Chair White cautioned that advertising the volunteer positions is extremely expensive and detailed the cost CAC spent advertising for candidates in previous years. She also notes that the CAC is considered a model of transparency and process for the other area commissions in Columbus. She notes that we each have responsibility as commissioners to inform the residents of our districts about what we are doing, and she is proud that she communicates so regularly with her own neighbors and remembers

when specific people express interest in volunteering with us and does the necessary follow-through.

*Commissioner Wetherholt* – Expresses much concern that we are asking volunteers for more information than we ask of our candidates to CAC itself. She also points out that the timeline listed in the by-laws language does not necessarily mesh with chair terms. She notes that even though commissioners are elected, sometimes it may only be by a handful of voters and we are all volunteers. In her history with CAC, she only recalls turning away volunteer applicants twice.

*Commissioner Weinman* – I am not suggesting that applicants must have specific qualifications to be on a committee, but that the Chair could review what various applicants' backgrounds are and match them up with committees. This came to my attention when I realized I was voting on names I did not know anything about and I felt like I was being asked to rubber stamp them. A name was added at the last minute during a CAC session without any materials. He thinks there needs to be more transparency and accountability, and that committee chairs have not been elected by Clintonville neighbors and should not be making the selection. He is concerned about ensuring diversity of thought and wants it codified that CAC will solicit the community for volunteers. Commissioner Weinman noted that writing and sharing a press release is free and different than a paid advertisement in our local papers.

*Chair Henkener* – On the Elections Committee, we are losing an entire sentence that clarifies the committee is non-commissioners (in the suggested by-laws language update). There is a screen for the Elections Committee that the Chair of the Elections Committee recommends the slate to the CAC Chair.

*Chair Hardwick* – A by-laws change is not the right way to do this, though there are some good ideas behind the language. We on the committees are here to advise the Commission. We can put out a call to the public to take part without a by-laws change. He also expresses concern about publicly vetting résumés. He stresses that the committee he runs does not rubber stamp any items, and that he and his committee exists to serve and support CAC members.

*Commissioner Vottero* – There are good ideas here. In the past we have been more visible about soliciting information – notices in the booster, on the website, and maybe we didn't do that because we were scrambling during the current pandemic. He suggests we return to the process of better soliciting to the community.

*Commissioner Garrison* – I agree that there should be a level of transparency in the process, but my understanding of our role of commissioners, despite the fact that we're elected by our neighbors, is that we are appointed by the mayor. I question the whole process but nevertheless, I am open to continuing the conversation about how we make this more transparent for the community.

*Commissioner Minister* – I think it has been a dysfunctional year with COVID. One useful change we can do in anticipation of next year (maybe March), in light of how difficult it has been to draw in volunteers for some committees this year, is that we need consider posting earlier. We could ask the Spotlight to do an article on our committees. We could also ask for more of a statement of interest than a formal professional résumé. Perhaps we as commissioners should study applications more as they come in.

*Chair Overbeck* – I agree we should do more outreach, earlier, and realize COVID impacted the response. He expresses confusion about the phrase “diversity of thought” in the suggested language update.

*Kari Egan, Member of Public* – The committees are a great way for people who are your neighbors and public members of our community to take part. I feel intimidated when someone asks me for a résumé and I worry that asking for one could suppress interest.

*Commissioner Boulton* – I would volunteer to help put time into exploring a media advisory or press release that would be considered “earned media” rather than a paid advertisement with one of our local papers. I also do not want to disincentivize volunteerism but I did feel uncomfortable voting on names without any information about them this summer. I don’t think as an organization that we are not transparent and see how we lead in putting everything online, but we could see materials from applicants, whether it is a résumé or a meet-and-greet or a few sentences of interest, before voting on their appointments.

*Next Steps* – Commissioner Wetherholt had an extensive spreadsheet about the applicants to Greenspot Committee that has been circulated with CAC members that we can refer to as a useful template. We will also confer with Katherine Cull on the city’s recent by-laws process update.

*After there was not a second to vote on the by-laws change, Commissioner Minister moved to table the by-laws change and Commissioner Vottero seconded. Approved 8-0*  
*Note: The by-laws change has not approved our failed because Commissioner Minister asked a question, resulting in the motion to table, during the discussion of the issue.*

#### **10:28 p.m. Public Comment**

*Chassidy Barham, City Attorney’s Office* – Please reach out to Robert Tobias in the City Attorney’s office if you have any questions about the by-laws change process.

#### **10:30 p.m. Meeting Adjourned**

*Commissioner Wetherholt moved, Commissioner Garrison seconded.*

## **MINUTES ADDENDUM**

Email from Anthony Celebrezze on September 8<sup>th</sup>, 2020

Department of Building and Zoning Services

Generally it is measured from the wall as most gutters and roof overhangs are nominal however if an overhang is determined to be substantial then we would work with the applicant to determine where the setback should be measured from.

If the overhang encroaches on an adjacent property, generally we will ask to move the building so the structure stays within the property line.

In the instant of public right of way such as a sidewalk, we would make a determination as to how substantial the overhang is. In some cases we may work with the customer to create a structure that is compliant and allowable.