



Clintonville Area Commission Meeting Minutes

Thursday, September 3rd, 2020, 7:00 – 9:00 pm

Zoom Online Meeting

<https://us02web.zoom.us/j/85199630153?pwd=V2hZaCtSdHVyY3BGmW9BdGd0ZGkZz09>

Streaming Live on You Tube

[ChannelClintonville.com](https://www.youtube.com/channel/UCClintonville.com)

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

commissioners@clintonvilleareacommission.org

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

Commissioners Not Present and Excused: Brian Peifer

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 PM Congratulations to Greenspot Committee – Chair White

Congratulations to the Greenspot Committee on Clintonville's recent designation as a Greenspot Neighborhood.

7:06 PM Greenspot Committee Vote (tabled from August meeting) – Chair White

Zach McGuire and Ryan Foshee are the new co-chairs were present for the meeting and Commissioner Wetherholt, outgoing chair, shared the new full roster as well.

Zach is a lifelong Clintonville resident, from Clinton Elementary to now. He's a Smart Columbus sustainability professional and excited to bring his background, expertise, and passion to the initiative and to engage the community and create further impact through this opportunity.

Mr. Foshee: Clintonville is one of a select few Greenspot neighborhoods. We've went above and beyond but there's still a lot more to do.

Thank you both. I've engaged with you up close and personal and we appreciate your effort.

Motion to accept the slate by Carpenter, second by Vottero. Accepted 7-0 (Commissioner Weinman abstains)

7:09 PM Elections Committee Vote – Chair White (tabled from August meeting)

Jan Patton, Melissa Doll, and Janice Conoway are now serving. Jan Patton and Melissa Doll have served on the committee; Janice Conoway replaces Kari Engen when Chair White was up for re-election this past spring to avoid any conflict of interest. Chair White notes how hard the alumni of the slate worked during the unprecedented circumstances of this year's special election.

Motion to accept the slate as presented by Chair Ann Henkener (not present) by Carpenter, second by Vottero. Accepted 7-0 (Commissioner Weinman abstains)

7:12 PM Historic Building Committee – Jim Garrison (tabled from August meeting)

We do not have a confirmed roster of individuals outside of myself as chair and I will continue to look for applicants to fill out the roster. The goal is to almost make things the committee develops (online maps, reference materials) to remove the middle map for people looking to research history and other information.

Chair White: I know you've been working to digitize some of the photojournaling that Nancy Kuhel had gathered and that you can do some of these behind-the-scenes efforts. I would encourage you to engage Commissioner Peifer as he is tech savvy.

Appointed by Chair White, no need for a vote because it is a slate of one chairperson, who the CAC Chair has the power to appoint.

District Updates

District 1, Commissioner David Vottero: A few people have reached out about graffiti in South Clintonville. I will reach out to the City and property owners to discuss clean-up. It's something that has been slowly building up. I would also like to reach out to the City about the Olentangy Viaduct, as they have taken care of the graffiti there, but it was the wrong color. Portal Park has also experienced some tagging, which our neighborhood association takes care of as volunteers, and we would like to see whether Parks & Rec will take care of this. A resident on Adams is also having problems with their waterline and I will do follow-up.

District 2, Commissioner Brian Peifer (statement read by Chair White in his absence): There has been work along the western bank of the Olentangy River in district 2 along Slyh Run and the Ohiohealth

property that "invasive" species were being removed and new native species will be planted in their place. "Invasive" species were only removed along the city property lines. There remains "invasive" species along the western bank that is county property. Residents are concerned as this could lead to further erosion of the river bank, increased light pollution from the Ohiohealth building, and a view of parking lot instead of a forest.

Chair White: I share some of his concerns when it comes to the demarcation between city maintenance because we have city, county, and state property in District 9.

District 3, Commissioner Libby Wetherholt: This Wednesday, 5 utility boxes will be installed along High Street. We are all very excited on the Planning & Development Committee to see this happen. I also have the invitation from the OSU Extension Center in November and I will send on and plan to attend.

District 4, Commissioner Judy Minister: We're in Year 3 of the prairie restoration at Whetstone. We had our first tour and environmental walk-through day with wildflower identification last year. Parks & Rec is doing it again this year, in a distanced format, with spaces for volunteers and attendees. It will be kid friendly. There will be volunteers giving seeds and doing plant ID. That will be Saturday 9/19 from 9-12 and you can register as a volunteer or attendee. Ty will post on the website.

District 5, Commissioner Brittany Boulton: A resident on Fallis Road reached out with concerns about the mosquito activity on her street and asked that the city consider spraying our neighborhood. I reached out to the Vector Control Program manager to see whether there are plans to return to Central Clintonville and spray. As noted on the CAC homepage, residents are able to opt out of a spray and we should all be careful to clean our gutters and remove any standing water (bird baths, rain barrels, or otherwise) from our yards. In light of the Chamber's closure and the discussion the CAC had last month about reaching out to our local businesses, I have started reaching out to the small businesses in District 5 to learn whether there are opportunities for us to support them remaining in the neighborhood during this climate. One of my neighbors has submitted a 311 request to update the curbs at Chatham and Granden and Chatham and Colerain. I will be hosting a front yard meet & greet on Saturday, September 19th from 9-11 AM. Any neighbors and fellow commissioners are welcome to stop by for a socially distanced coffee on me.

District 6, Commissioner Kendra Carpenter: As a member of the Clintonville Woman's Club, I encourage everyone to join. Men can even join auxiliary. We are hoping for donations as we haven't been able to meet regularly and some of those funds support the building and maintenance and it is self-maintained.

Chair White: The Chamber of Commerce had their luncheons there as well, so I am sure this has been especially challenging time.

District 7, Commissioner Weinman: No district updates, but I would like to discuss old business around how we handle committees if there is time.

District 8, Commissioner Jim Garrison: Dan Sensenbrenner who had been on the Chamber, specifically Malcolm who owns Beechwold Hardware, connected us, and this is an ongoing conversation with nothing to report yet. Many yard signs have been stolen or vandalized in District 8. Keep an eye out in your area to see if things are being vandalized and stolen that aren't necessarily on social media. I also had a conversation with Ring security cameras and they give discounts to communities, HOAs, etc. and they're interested in making sure that anybody who wants their product can receive a discount for a

promotional period in 43214 and 43202. I am also talking to Nest and not looking to promote any company in particular, but to support residents. Some people have reported gunshots. Katherine Cull recommended you report them to the non-emergency number if you just hear them so that the City can corroborate reports. The Morse-Dominion rain garden discussion with Blueprint will happen on 9/24.

District 9, Commissioner/Chair B.J. White: It has been uneventful. Most people have enjoyed the deer population boom; we have a regular herd that tracks through our backyards. There are no events in the park like our Family Film Fridays, but I am seeing lots of people out and about in the district, lots of strollers and families, and everyone takes time to say hello from afar to one another.

7:32 PM Motion to Approve Minutes – Commissioner Boulton

On August 27th, you received a PDF copy of the minutes. I have received suggested edits from a few members and with those edits considered, I think we are ready to ask for a motion.

Commissioner Wetherholt moves, Commissioner Vottero seconds. 8-0

7:33 Treasurer’s Report – Commissioner Carpenter

If you no longer have the new forms, which mimic the reporting I have to do every 6 months, gives an explanation to every category in the report. Sales tax is not reimbursable. We have a waiver for it, so let me know if you need the form before you make a purchase with sales tax.

7:35 PM Katherine Cull, Neighborhood Liaison

Commissioner Garrison covered a number of the important topics tonight. I sent an email to commissioners about our next training on September 12th from 9-12 AM and it will be on transparency and records. Registration ends September 9th.

Columbus City Schools starts next week virtually and every single student will receive a Chromebook and Columbus City Schools will be providing meals for any child under the age of 18, including breakfast and lunch. The email I recently shared includes pick-up sites for these meals and this is on the Columbus.gov website.

Starting Tuesday September 8th, Parks & Rec is expanding its activities. Columbus Cultural Arts Centers and Zoo and Aquatics are all opening their doors. Programming spans pre-school to seniors.

7:39 PM Jen Lynch, Electric Aggregation

I’ve been talking to Area Commissions for the last two weeks and I have been a Clintonville resident on West Como for the last decade. Electric aggregation will be Issue 1 on the November ballot. It is the ability for units of government to aggregate all of their residents and small business owners to provide a more competitive cost for utilities. In Columbus, it is a 100% clean energy initiative. There are over 400 aggregations in Ohio and Columbus is the last major city to take the action. AEP Ohio is the transmission and distribution provider and will continue to be if this issue passes. The line on your bill that will look different is the generation line. This is something the citizens of Columbus have been pushing for a really long time. During the Coleman administration, there had been research done. Mayor Ginther announced it during his state of the city and City Council introduced the legislation that will be put on

the ballot. This means more jobs locally and in Ohio. Nothing will change when you flip on the lights. If passed, during June of 2021, the program will begin. As many communities, Fortune 500 companies, school districts, and small companies choose to go 100% clean, and this creates a significant amount of jobs, it was time for Columbus to do this. City Council took testimony from residents and stakeholders last night. We have a fact sheet on the Issue.

Chair White: The transmission and distribution for this initiative being run through AEP. Is the City of Columbus acting as a broker?

They are allowing for community residents to allow the City to work with a broker to hire a preferred energy supplier. You can opt out immediately via phone or e-mail. Every single person who is opted into the program will also receive a notice from AEP with a form that can be used to opt out. Opt outs can happen at any time.

Commissioner Garrison: Is the aggregator AEP or a third party?

That is Tray Bell. They worked with the City Utilities team, the Sustainabilities Director, and a few others who developed the RFP. This specific broker has done over 150 programs.

Chair White: Please follow up with us to share any additional information via commissioners@clintonvilleareacommission.org.

7:50 PM Stephen Sayre, Mayor Ginther's Office

I am here to speak about Issue 2, which will allow Columbus voters to establish a civilian police review board and create an independent investigator for the Columbus Division of Police to look into misconduct. This amendment would allow Columbus voters to voice their opinion on this form of police reform to establish the framework for a civilian review board that will have subpoena powers, authority to conduct independent investigations, and recommend disciplinary action. This will be fully staffed and funded as part of the charter amendment. The charter amendment will provide the foundation for the civilian review board's workgroups and help ensure recommendations are implemented with the full support of Columbus residents. That group has met 3 times and continues to meet in the coming weeks. This amendment will not unnecessarily limit the authority of the review board in the future. This is a starting point for the board to be seated at the end of the year. The amendment will establish the pillars for the review board by sourcing best practices from around the country and reflects our city's values. Details such as how many members of the board, how many years and terms they will serve, and how investigations will be completed, and how disciplinary actions will be handed out will all be shaped by the civilian review board workgroup with community input.

Comissioner White: Please share your contact information with us for follow-up questions. (SNSayre@columbus.gov/614-560-4106)

Commissioner Wetherholt: How are negotiations with the police union impacting this charter amendment?

There are elements of the charter amendment that could still be negotiated through the union. When it comes to things like subpoena power and the disciplinary recommendations, those are elements that

need to be negotiated with the FOP. We could establish the board, but some of the recommendations need negotiated.

Commissioner Boulton: Who were the stakeholders involved in drafting the language that will be on the ballot?

This was a recommendation from the Safety Advisory Board that met in January earlier this year and we have been receiving feedback for years. The Mayor and Council worked on legislation that will allow us to place this on the ballot. When looking at other areas around the country, sometimes a board is created but not funded, so some of the mechanics of how the board works are still being worked out.

Commissioner Weinman: If the ballot language has already been approved by City Council, what is the workgroup doing?

The workgroup members are working on details like the number of members, the terms, and some of the mechanics of the board. The language on this is similar to that of the Parks & Rec, Department of Health, and other commissions around the city.

Commissioner Weinman: So are you asking us to vote on something without the details being worked out?

I don't believe that's accurate. I believe it would establish a civilian review board and inspector general with the ability to recommend discipline. The number of members is not decided at this point, but I would disagree with the premise that none of the details are worked out.

Commissioner Weinman: Will the board members have background checks?

That is not in the ballot language.

Commissioner Weinman: What type of training will the members have?

That is something that the workgroup will be taking community input on. That is not in the ballot language.

Chair White notes we are behind on our agenda and encourages commission members to follow up over email with Mr. Sayre.

8:01 PM Justin Goodwin, Transportation Planning Manager for City of Columbus and Project Manager for LinkUs NW Corridor

I would typically share information on screen, but I will provide a synopsis in the interest of time. Thank you to Chair White for having us and Commissioner Vottero for engaging in the public engagement process.

LinkUs is a partnership between the City, MORPC, and COTA. We have launched this as an implantation period around a number of efforts related to growth in Central Ohio. Perhaps some of you have heard of MORPC's Insight2050 effort. We are anticipated to add up to 1 million additional people in Central Ohio over the next 30 years, growing to about 3 million people by 2050. The question is: where will people

live and how will they get around? We know our growth patterns are changing. We expect less suburban growth and more infill development within established areas of the city and we want to plan for that with economically and environmentally sustainable ways and do that in a way that supports opportunities for the people that live in our neighborhoods today and in the future. We need access to quality housing and jobs. Building on Insight2050 and also on the next phase of Insight2050, with MORPC led with the Urban Land Institute and the City, the Insight2050 Corridor Concepts work released with a study last year focused on a series of potential high capacity transit corridors moving through the city and adjacent jurisdictions and looking at both the potential for sustainable growth patterns coupled with walkable patterns and high capacity mobility like transit. Those were model corridors intended to establish an understanding of what we could achieve if we invest in our mobility infrastructure.

A few years ago, COTA led their NextGen process, looking at a variety of transit options throughout the region, and some of those lines included the Northwest Corridor, which is the first study we launched this year, as well as West Broad Street, East Main Street, East Broad Street, and others under consideration for high capacity corridors. Much excitement grew around advancing a funding partnership around establishing a study for the Northwest Corridor, which is essentially the 315/Olentangy River Road corridor from downtown to the City of Dublin. This first phase of study we're focused on right now led by the City in partnership with MORPC and COTA and with private partnerships such as Nationwide and OhioHealth and Ohio State University. It is focused on an initial connection from downtown Broad Street to Bethel Road. We're primarily focused on the area west of the Olentangy River, but Clintonville of course borders this area. I am a Beechwold resident myself.

This technical study will show us what mobility should look like in the future of the Northwest Corridor. While transit is a core element of this initiative, it is a multi-faceted initiative. How do we invest in a premium level of transit service that Central Ohio hasn't seen yet in the region – things like transit operating in its own dedicated running way, bus rapid transit similar to what other cities have (we have the CMax on Cleveland Ave, but we are looking to level up), and light rail. It's also studying how do we improve traffic flow and safety of biker and pedestrian travel. There are a variety of challenges for all modes of travel with east/west travel due to the Olentangy River and SR-315. There are also difficulties with north/south travel. While we've been undertaking technical studies during the first part of this year, we had hoped to move into public engagement and are only now doing so because of COVID-19. We are holding focus groups with entities in the Northwest Area Civic Association, Franklinton Area Commission, Fifth by Northwest, and other Area Commissions and Civic Associations, workforce development providers, employers, social service providers, and other advocates. It's a corridor of regional significance and many Clintonville residents are interested and use it for traveling to the Olentangy Trail, to employers, to the Olentangy River Road businesses, and more.

Please visit www.LinkUsColumbus.com to take a survey on your thoughts regarding mobility and growth in the Northwest Corridor. We have published a Framework Strategy with a series of regional goals reinforcing the importance of equity, sustainability, innovation, economic development, workforce development, and affordability. We have also launched our Vision Zero initiative with the broad goal of eliminating all serious and fatal accidents. We don't believe there are accidents; there are crashes.

COTA is soon to be launching an east/west corridor offering high capacity transit through downtown to the east side of Columbus and we will be looking at how that integrates with the Northwest Corridor. These are pieces of a puzzle that fit together and connects all of our neighborhoods toward regional sustainability as our population grows.

Commissioner Garrison: I hope that as this goes along and you analyze mobility in the area related to congestion and other issues that you do not overlook infrastructure as it pertains to storm water runoff. We have been told the issues on West Tulane and other parts of Clintonville are once-in-a-lifetime events are happening more frequently. I've seen vehicles spin out in front of me near Riverside Hospital when it rains. Please keep this in mind.

Certainly. While we are focused on mobility, that is coupled with strategic development recommendations: sustainable development and infrastructure designs as well as within private development.

Commissioner Carpenter: I've read a little bit of MORPC's future plans, but is there a plan to revisit the controversial Bethel-Morse Road Connector? This would take out the attorney general's house and is in one of MORPC's long-term plans that I received at a handout at a community meeting a few months ago.

That has come up in some of our survey responses but has not been identified as an objective by the Department of Public Services. If this was in MORPC's Metropolitan Transportation Plan, that was recently updated and is every four years. One of my roles is to review all of the city-initiated infrastructure improvements. There is also a public comment period in which anybody can submit an idea. I am pretty sure that the Bethel-Morse Road Connector was a publicly submitted idea and I will follow up to confirm and share with you.

8:17 PM Zoning & Variance Agenda, Committee Chair Stephen Hardwick

1. 3389 Calumet Street, BZA20-068 – 3389 Calumet Street, BZA20-068. Application. Screening Form. In order to attach an existing garage to their house, homeowners Jeff and Rebecca Henderson ask for a variance at 3389 Calumet Street to reduce the side yard setback from 5' to 4. CC3332.26(C)(2). This will allow them to connect the existing garage in the existing location to the rest of the house. Recommended approval 9-0.

Applicants want to attach their existing garage to their house, but because of the attachment they are subject to a house subject and no longer the garage setback, so they want to reduce their side yard setback from 5' to 4.' This approval was recommended 9-0 by the committee because it is not changing what the neighbor is seeing and it seems silly to make them tear down their garage to move it one foot away to attach it to their house.

Rebecca Henderson: It is an existing detached garage that we would like to connect to our house with an addition to improve our living space. It will not change any setback or violation on our neighbors' property or change the view from the street as it is all tucked behind the house. We are asking to connect our home to an existing garage space.

Commissioner Garrison: It looks like the setback was from the wall of the garage to the property line. In some interpretations of the setback, it is taken from the overhang of the gutters and roof. Specific to this issue, I would like to mention Section 3332.28(E), which mentions the required side yard being from the grade to the sky unobstructed, with an exception for private detached garages. My understanding is that once the garage is no longer unattached this language no longer applies. I'm not necessarily saying that this application is messed up, but in the event this is in front of the BZA, their staff may have pushback on the side yard. I just wanted to mention it so that it is not a surprise.

Architect John Eberts: It is cloudy there too, as cornices and architectural details are allowed to impede into that area, so you can look at it two different ways. Clarity in the future would be great.

Commissioner Garrison: I bring this up consistently not out of opposition but because I do not want any neighbors to be surprised when they come before BZA and are being moved through a quick and packed meeting if this comes up.

Chair White thanks Commissioner Garrison for providing advice to applicants that helps set them up for success.

Commissioner Carpenter moved to vote, Commissioner Wetherholt seconded. 8-0.

Perhaps our Neighborhood Liaison could find clarity from the City on how they measure the setbacks of garages because if the overhangs do count, then there may be many longterm projects being approved.

Ms. Cull will e-mail BZA Deputy Director Tony Celebrezze.

2. **516 Arden Road, BZA 20-061.** Application. Screening Form. Homeowners John & Gail Kelley ask for variances to; 1) decrease the rear yard setback from 25% to 23.4%, CC3332.27; 2) increase the allowed garage height from 15' to 21', CC3332.38(G); and 3) decrease the side yard setback for a detached garage from 3' to 0.3', which maintains the existing setback, CC3332.26(E).

Notes from all the immediate neighbors support this effort. Applicant is doing an addition on the house so that they can live and retire there and have everything they need on the first floor of their house. They are planning to put a tiny studio on the second floor of the garage and want to include cooling and heating. The City is insisting on an affidavit that the applicant will not include a sleeping area. There was debate as to whether the City will eventually allow small apartments over garages, but this specific instance is a small variance and no neighbors have problems with it. Recommended approval 6-3. Several members of the committee were concerned that future owners might "cheat" and turn the space into a future apartment. My comment is that I don't think it's fair to punish current owners for what future owners may or may not do with the space.

This discussion grew into a broader discussion around whether in the future it might be wise to allow people to have small apartments over their garages, and I apologize to the owner for allowing this small variance request to become a part of that debate. I don't think the Commission has ever turned down a 21' garage variance.

Architect Erik Maxwell: To clarify, we are asking for a rear yard reduction from 25' to 2' reduction for the owners' suite.

Commissioner Boulton moves to approve, Commissioner Vottero seconds. 8-0.

Commissioner Minister: I e-mailed you today the conversation I had with Jamie Freise at Building Services. I voted no during the committee hearing because I have voted no on previous garage variances. After reaching out to the City and learning about the affidavit requesting that the applicant confirm there will be no sleeping spaces, I felt more comfortable. The affidavit will remain with the property even if the owner changes and I take no issue with the updates in this variance that allow the owner to pursue hobbies.

Commissioner Wetherholt: Several years ago, the city's definition of inhabitable space had to do with kitchens, so it is good that we have the updated language.

3. **3369 Indianola, BZA20-06.** Application. Staff Report. 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.

The business owner was not present at the last meeting because he had missed the email correspondence and missed the cut-off for the September BZA meeting. We accepted comments from the neighboring business, who was supportive of the variance if their own parking was not impacted. The City has suggested a variance down to 16 spaces to allow for more green screening. The business owner has a signed parking agreement for roughly 10 spaces across the street. He has been working at the AT&T shop nearby and has always wanted to do a small carryout in this space. With his consent, we voted unanimously to table it for the September Committee meeting.

4. **395-397 Crestview Road.** David Hodge, Underhill & Hodge LLC Application, BZA20-046, 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 reduce the minimum building setbacks for the greenhouse from 25' to 1' along Indianola as shown on the site plan, CC3356.11.

Attorney David Hodge: I'm here on behalf of The Crest ownership. I should have been here months ago but my colleague was out on maternity leave and moved to Chicago so I have been trying to pick up some of the items she was working on. Crest would like to do a greenhouse along Indianola in front of their restaurant to grow herbs and produce that the chef would incorporate into dishes prepared in the restaurant. As a part of this request, there are two necessary variances. One is to the building setback to accommodate the greenhouse from 40' to 1' on Indianola and a reduction to 10' at Crestview Avenue. We also have a parking variance request reduction. This is a code quirk as the City is requiring that we consider the greenhouse space as restaurant space. It is 1,560 square feet, which is 21 parking spaces, so our request is to increase the parking reduction from the previous parking reductions that have been approved by an additional 21 parking spaces. This is here tonight with a recommendation of approval from the Zoning Committee. There were some questions that came up and Commissioner Vottero may want to discuss these as he represents the area. There were questions about why the space is considered restaurant, and a question about the urban design; planning staff generally supports the greenhouse along Indianola. Another question was about safety and sightline issue at the intersection and there is an updated exhibit as of today that is different than the one in your packet. I can pull that up, it shows that we are not encroaching the sightlines. There are also questions about revisiting the good neighbor agreement with UCAN. Crest is happy to continue abiding by these provisions and leave as is. This will not be restaurant seating, though patrons might pop in to pick this or that for their meal.

Commissioner Vottero: I had sent David some questions and a lengthy e-mail and he provided feedback. I reached out to the City's Planning staff, the Division of Transportation, Parking and ask some of these questions. I continue to have some reservations about the urban design characteristics of this. The City is supporting this in accordance with the neighborhood plan; I find it difficult to agree that a building that is 1' off the sidewalk or property line on Indianola without entrances on the street is engaged with the street in line with urban design goals. If the owner wants to build this building, I'm not particularly opposed to it. I think David and his team have looked into the sightline issues. Between the civil engineering firm that has looked into this issue, I think the matter is put to rest as well as it can be. I am

concerned about noise. A growing greenhouse has to have cooling for the plants and most typically uses agricultural prop fans and those make quite a bit of noise. An open front porch on a neighboring property could be bothered, but there have not been particular concerns expressed about this. A more conventional cooling system for a conservatory with people within it still requires a big cooling piece of equipment. There is not much space in the site plan for such a unit. The one thing I would ask the Commission is that if we approve this, I would like to be certain we condition our support on the fact that there cannot be any seating, tables, or service whatsoever in the greenhouse if we approve the parking variance. The City's review of the 21 space reduction has really taken the applicant at their word that this is a factor of the Zoning Department saying that Crest needs to ask for this. This led the Parking staff to step back from this in respect to the Zoning's procedural request. I want to point out to the other Commissioners that this is one of the few spots in Clintonville with permit parking, solely because of this specific parking, not because of other businesses. This permitting predates The Crest and goes back to the Crest Tavern. The business has received two variances, in 2011 for 16 spaces and in 2013 for an additional 15 spaces. This is also partly because they have 25 spaces leased at Xenos Christian Fellowship school by the ravine, and this is a good deal away. This may work well for employees or staging for valet, but does not do anything to alleviate the casual visitor to the restaurant looking to park 2400 feet away. This would be like parking at Kemba or Wendy's to attend our regular CAC meetings at Whetstone Library. If we support this, and I am supportive of it, I reiterate the condition that there is no seating, tables, or service in the greenhouse.

Commissioner Boulton: I think you mentioned an updated piece of information from the civil engineer about the sightlines at that corner and offered to screenshare. I don't want to belabor the point, but that is probably my biggest concern just having been in that area a lot and having driven around that corner and biked and walked around it with my family, I am a little concerned about those sightlines. I would love to be able to see that update.

Mr. Hodge screenshares the updated sightline document. This is out of the Engineer's office as of late this afternoon. They said that it could not be done by an architect, it needed to be sealed by a civil engineer and we had previously assumed the wrong speed limit. This came out of a traffic engineer at Advanced Civil Design named Mark Mann.

Commissioner Boulton: Can you walk us through how this has changed from the previous version? I understand the speed limit update, but is there an improved sightline assumed with those changes?

Mr. Hodge: It just shows that the building does not inhibit the sightline, which is also what the architect's office showed. It also shows we adjust the speed limit, which I guess we had wrong initially, and make sure it was sealed by a civil engineer.

Mr. Weinman: What is the speed limit?

Mr. Hodge: They had us use 40 mph.

Mr. Weinman: Where is the stopline? (Mr. Hodge moves mouse). It almost looks like it's in the intersection.

Commissioner Vottero: Could you email this document to us and I can keep a record on tonight's actions?

Mr. Hodge: Will do. Thanks Commissioner Vottero for his work in pushing The Crest to provide the additional information. We absolutely want to have this right. Crest came in hot, and was described at one point in this process as being one of the most popular restaurants in Columbus. While it has cooled down now, Crest had a lot of work to do with Clintonville to prove itself and I think they've done that work and are by and large a revered and highly-regarded institution in the neighborhood. They pride themselves and did not enjoy the initial experience and have worked very hard to "cross t's and dot i's" and if I am leaving anything unsaid then I am responsible for that.

Commissioner Vottero: Thank you for providing the additional data and answers. You're absolutely right. I've lived around the corner from The Crest for over 30 years and I've really seen the arc of the history of this. I saw when Crest Tavern was a classic dive bar, to be kind to it, and they have become wildly successful and were at their apex just after opening. They were probably the most popular destination in Central Ohio. The attitude in the neighborhood has been generally supportive but initially there were some growing pains. I think we tried to be patient with the restaurant and they did do a good job. We negotiated the good neighbor agreement years ago. I'm glad to see you've redoubled your commitment to it and I think many of the neighbors who moved to South Clintonville did so in part because of The Crest's location there. They are good corporate citizens and if this is part of their necessary growth to be a successful ongoing business, then we want to see this happen. I wanted to make sure it did not happen at the expense of safety concerns or quality of life for the neighboring properties and I think you've done a lot to assuage those fears. I'm hopeful we can support this with the conditions we do attach the caveat to our approval, which I think is consistent to how the project has been presented.

Mr. Hodge: This sightline exhibit is hot off the press out of Advanced Civil Design this afternoon. If for any reason Traffic Management take exception to it, we won't go to BZA and will come back and see you.

Commissioner Garrison: This shows a good example by the City of revaluation of properties, which I've experienced myself. If you have something that's been around a long time and you make a minor change like this greenhouse, which won't be a part of the restaurant, you can be held to a higher standard over something like this parking variance. In my conversations with Jamie Freise, sometimes these applications serve as an opportunity to see how things adhere to the site plan over many years. This could be a good case that we can use an example if we have other applicants in the future as they navigate the City's site compliance process.

Commissioner Wetherholt: The City is also beginning to review the entire Zoning & Variance process and conditions. It has been 60 years since the Zoning & Variance materials have been written.

Commissioner Boulton moves to split the variance into two requests as she is still uncomfortable with the setback variance despite the due diligence that went into the review and the future Traffic staff review. Commissioner Vottero seconds. Motion passes 6-1 (Commissioner Carpenter abstains, Commissioner Wetherholt votes no)

Commissioner Vottero moves that the Commission adds the condition regarding no seating/tables/service to approvals sent to the City. Commissioner Garrison seconds. Motion passes 7-0 (Commissioner Carpenter abstains)

Commissioner Vottero moves to vote for the parking variance (reduce the required parking spaces from 62 to 17 (21 spaces for the greenhouse), CC3312.49). Commissioner Wetherholt seconds. Motion passes 6-2 (Commissioners Carpenter and Weinman vote no)

Commissioner Wetherholt moves to vote for the setback variance (reduce the minimum building setbacks for the greenhouse from 25' to 1' along Indianola as shown on the site plan, CC3356.11.) Commissioner Garrison seconds. Motion fails 4-4 (Commissioners Minister, Boulton, Carpenter, and Weinman vote no)

Chair White: By splitting the variances, we have allowed the parking reduction to occur, but this does not matter because the greenhouse was not approved to be setback. That is what will be reflected on the Standardized Recommendation Form. We will include the language on the no tables and service for the BZA as well.

9:15 PM Rachelle Martin, NAMI

I am the executive director of NAMI Franklin County, the National Alliance on Mental Illness of Franklin County. We are dedicated to improving the lives of people with mental health conditions and we do it through a number of ways: advocacy, education, outreach, support, and referral. What does the ADAM Board do? Their mission is to improve the wellbeing of our community by reducing the incidences of mental health problems and eliminating the abuse of alcohol and other drugs in Franklin County. The ADAM Board funds 33 provider agencies in Franklin County and NAMI is one of those agencies. ADAM funds prevention and intervention mental health services in all 16 public Franklin County school districts. Who do we serve? We provide addiction and mental health crisis services to everyone in Franklin County. Approximately 85% of people who live below federal poverty level. The ADAM is projecting a \$14M operating deficit because there has been an increase in services for people living with mental health conditions and the opiate crisis. Suicide deaths in Ohio have increased 45% over the last decade and the opioid epidemic has a profound effect on service needs. The population of Franklin County is projected to grow by 8% over the next 10 years. More than 71% of the ADAM board resources come from the current 2.2 mill property tax levy. Franklin County Board of Commissioners have approved placing a 5-year 2.2 mill renewal level with a .65 mill increase to support ADAM on the November ballot. Issue 24, the ADAM levy, will help continue the vital services of ADAM. If passed, homeowners would pay an additional \$1.90 per month or \$22.75 per year per \$100,000 in home property value. Thank you for allowing me to speak and I will take any questions. Please visit www.theadamlevy.com to learn more about the levy.

Commissioner Garrison: If anyone who is watching or watches this later has someone they know in crisis or needs outreach, is it best to go to the website or use a certain phone number?

Contact NAMI Franklin County. I take every call and get the person the referrals they need at 614-501-6264.

Commissioner Vottero: Thank you not just for your time tonight but for your work with ADAM. It is a privilege to be able to support the levy and your work.

9:21 Erin Prosser, Ohio State University Director of Community Engagement

Historically, my role has been to engage our community members about developments happening around campus. Because of COVID-19, there has been an expansion of our influence around the community. The most important thing for CAC is my e-mail address (prosser.20@osu.edu) if you have questions during the fall semester or come back or attend any committee meetings. Preparation for fall semester started in May. There is a reporting of off-campus student violations website that is active (<http://go.osu.edu/conductcomplaint>) and another important website is www.safeandhealthy.osu.edu to learn of OSU's plans. We are doing testing and tracing. Off-campus positivity rate is 9.66%. We have a dashboard specific to our students, on and off campus. It's typically updated daily.

(slides follow minutes)

9:26 PM Public Comments and Open Discussion

Chair White: Asks Commissioner Weinman if he would like to discuss the committee processes. He offered to defer since the meeting was running late. In respect to sunshine laws, Commissioner White offered for him to e-mail his concerns to her directly so that she could commit October meeting time to the topic on the formal agenda.

9:28 PM Meeting Adjourn

Commissioner Carpenter Motions to adjourn, Commissioner Vottero seconds.

What You Need to Know About Columbus Community Choice Aggregation

The City of Columbus is committed to implementing an electric community choice aggregation program powered by 100% clean, renewable energy by 2022.

What is community choice aggregation?

Community choice aggregation is an easy and effective way for local officials to contract for competitively priced electricity based on group buying power for its residents. Under community choice aggregation, the City of Columbus will contract to provide residents and small businesses competitively priced, clean electricity from a retail generation supplier certified by the Public Utilities Commission of Ohio.

Who is eligible to participate in the City's planned community choice aggregation program?

Any Columbus resident or small business served by AEP Ohio will be eligible to participate in the City's community choice aggregation program, and be powered by clean, renewable energy at a competitive price. Due to state regulations, residents or small businesses served by the City of Columbus, Division of Power, are not eligible to participate. The City remains committed to providing those residents clean, renewable energy. If you are served by the City's Division of Power, you can find out more about the Division's Green Power initiatives, including EcoSmartChoice, at Columbus.gov/GreenPower.

How is the City of Columbus able to purchase energy on my behalf?

Residents must vote to allow the community to contract for a certified generation supplier on their behalf.

Ballot Question: "Shall the City of Columbus have the authority to aggregate the retail electric loads located within the incorporated areas of the City, to support local clean energy generation, energy savings, and Columbus's sustainable economy and for that purpose, enter into services agreements to facilitate for those loads the sale and purchase of electricity, such aggregation to occur automatically except where any person elects to opt-out, in accordance with Section 4928.20 of the Ohio Revised Code and Ordinance No. 1642-2020 adopted by the Council?"

How do residents join a community choice aggregation program?

First, the community choice aggregation issue must be placed on the ballot and then passed by a majority of the voters. Once passed, all eligible residents and small businesses in the community will be enrolled and will begin receiving the renewable and clean energy generation pricing under the program. Residents do not need to do anything to join the program.

What does opt-out mean?

"Opt-out" means that you can decide not to participate in the City's community choice aggregation program. By returning an opt-out form (which will be mailed approximately 90-120 days AFTER ballot approval) by the opt-out deadline you will not be enrolled with the City's competitive clean energy supplier. Anyone who does not want to participate in the program can easily opt-out by calling the supplier's toll-free number or returning a form which will be mailed to all eligible members.

What happens if I do not send in the opt-out form or if I want to opt-out at a later date?

Community choice aggregation is designed so it is easy for residents to participate. So, if you do not return the opt-out form postmarked by the due date, you will be included in the program and will begin receiving 100% renewable, clean, and competitively priced electricity. Additionally, PUCO rules require you receive a notice every three years asking if you wish to remain in the program. If your local aggregation term ends prior to the PUCO requirement, you will be given an opportunity to opt-out at that time. *You can leave the program at any other time for any reason with no cancellation fee from the supplier.*

What are my energy supply choices if I decide to opt-out?

You can stay with your current utility who will place you with a supplier of their choice, and will continue to supply your electricity as it always has, or you can shop for an alternative generation supplier.

What if I've already selected an alternative generation supplier?

If you have already chosen an alternative supplier and community choice aggregation is approved by the voters, you will stay with your chosen supplier and you will not be sent an opt-out letter. Again, since you are currently in a contract, we simply remove you from the program at the beginning. You will have the option to join the City's community choice aggregation program when you decide it is best. The choice is always yours.

If I join the City's electric aggregation program, who will deliver my power, read my meter, and respond to emergencies, such as power outages?

Your current electric utility (AEP Ohio) will remain responsible for the delivery of power to your home or business. Since your local electric utility still owns the wires and poles that deliver power to you, they will continue to read your meter and restore power after an outage. The aggregation program will have no impact upon the reliability of service you receive.

How will billing be handled?

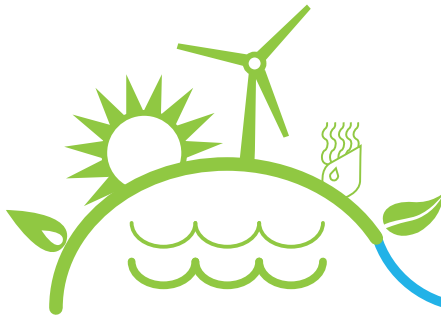
You will continue to receive one bill from your current utility (AEP Ohio) that contains your charges for distribution and maintenance service, as well as the supplier charges for generation and/or transmission - which through community choice aggregation will now be 100% renewable and clean.

For more information, please call 866-856-5654 or email the City of Columbus directly at CleanEnergyCCA@columbus.gov

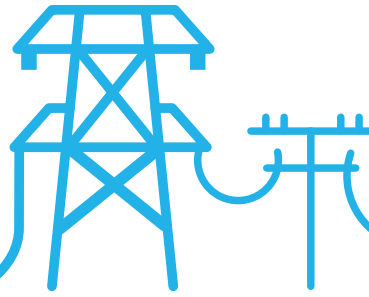


Community Choice Aggregation

HOW IT WILL WORK



RENEWABLE ENERGY



SAME RELIABLE SERVICE



YOUR COMMUNITY CHOICE

100% CLEAN ENERGY

Columbus' goal is 100% clean, renewable energy by 2022 and to be carbon neutral by 2050. Clean energy can include sources such as wind and solar.

CLEAN ENERGY JOBS

Community choice aggregation creates demand for local renewable energy sources and good paying jobs that support workforce development in the clean energy industry.

COMMUNITY CHOICE

The City bulk-purchases energy on behalf of residents and small businesses, providing competitive pricing and local control of the energy source. Residents receive the same service & bill from AEP. Participation is voluntary and residents can opt-out at any time.

Putting Columbus on the Map

The City of Columbus is committed to implementing an electric community choice aggregation program powered by 100% clean, renewable energy. The City of Columbus will place community choice aggregation on the November 3, 2020 ballot. Columbus residents will then have the opportunity to vote on a 100% clean energy community choice aggregation program.



Over 400 Ohio communities have adopted community choice aggregation, including Cleveland and Cincinnati.



Brittany Boulton <brittanyforclintonville@gmail.com>

9/3 Area Commission Meeting Follow Up

2 messages

Sayre, Stephen N. <SNSayre@columbus.gov>

Fri, Sep 4, 2020 at 4:14 PM

To: "commissioners@clintonvilleareacommission.org" <commissioners@clintonvilleareacommission.org>

Commissioners,

Thank you again for allowing me to speak at your meeting last night about Issue 2. Please let me know if you have any additional questions, or if I can provide any additional information.

Best,

Stephen

Stephen Sayre

Director of Special Projects



Mayor's Office

90 W. Broad Street
Columbus, OH 43215

Direct: 614-560-4106
www.columbus.gov

B.J. White <bjwhite.cac.district9@gmail.com>

Sun, Sep 27, 2020 at 8:54 PM

To: Brittany Boulton <brittanyforclintonville@gmail.com>

Please add Stephen's info to the minutes

| B.J. White

9/30/2020

Gmail - 9/3 Area Commission Meeting Follow Up



Chairperson, District 9 Commissioner, Clintonville Area Commission

(614)560-9124 | BJWhite.CAC.District9@Gmail.com

www.clintonvilleareacommission.org

PO Box 14297 Columbus, OH 43214 | Monthly on first Thursdays



Watch on YouTube



See my Tweets



Find me on Facebook

Create your own [email signature](#)

[Quoted text hidden]



Brittany Boulton <brittanyforclintonville@gmail.com>

Fwd: OSU Yard Signs

1 message

B.J. White <bjwhite.cac.district9@gmail.com>
To: Brittany Boulton <brittanyforclintonville@gmail.com>

Fri, Sep 25, 2020 at 5:00 PM

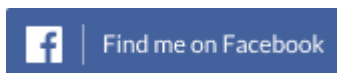
Brittany,

Please add to the September minutes.

Please and thank you!



B.J. White
Chairperson, District 9 Commissioner, Clintonville Area Commission
(614)560-9124 | BJWhite.CAC.District9@Gmail.com
www.clintonvilleareacommission.org
PO Box 14297 Columbus, OH 43214 | Monthly on first Thursdays



Create your own [email signature](#)

----- Forwarded message -----

From: **Prosser, Erin** <prosser.20@osu.edu>
Date: Fri, Sep 11, 2020 at 10:38 AM
Subject: OSU Yard Signs
To: B.J. White <bjwhite.cac.district9@gmail.com>

BJ

As a follow up to my presentation I wanted to let you know that OSU is printing yard signs similar to the one I've attached to this email. We have been distributing them to residents in the University District. If there is interest, we can provide them to Clintonville neighbors as well. If you could share with your networks and let me know how many residents would be interested I will get them printed.

Thanks again for your help with this effort!

Erin



Erin Prosser, Director of Community Development
Planning, Architecture & Real Estate

9/30/2020

Gmail - Fwd: OSU Yard Signs

[1534 North High Street](#)

Columbus, Ohio 43201

614-247-5958 Office 614-949-5428 cell

prosser.20@osu.edu



OSU Yard Sign.jpg

1329K