



**Clintonville Area Commission Meeting Minutes**  
**Thursday, May 5, 2016, 7-9 pm**  
**Whetstone Library Community Meeting Room**

**Commissioners in attendance:** David Vottero, Matthew Cull, Judy Minister, Nancy Kuhel, Libby Wetherholt, Kris Keller, Randy Ketcham, Jason Meek, D Searcy

**Commissioner(s) absent and excused:**

**7:00 pm** Call to order by Chairperson Kris Keller and introduction of commissioners  
presentation of Erin Givens – Community Engagement with Columbus City Council. She is tasked with taking concerns back to city council.

**7:01 pm** Consideration of prior meeting minutes  
none to consider

**7:02 pm** Community Update- Isom Nivins

- Area Commission agreements are not ready because council has not considered them yet. When budget forms arrive, fill in the line items.
- City Council Community Meeting - May 18 @ Lazelle Woods Community Center, 5:30-7:00 pm
- CPD Advanced Training Unit Seminar May 11 @ 6-10 pm at Police Training Academy, North Hague Avenue, subject Human Trafficking, registration required, [regionaltraining@columbuspolice.org](mailto:regionaltraining@columbuspolice.org)
- 2016 Street Resurfacing Schedule has been sent out
- State of Community Meeting @ Driving Park Branch of public library— opportunity to get together and discuss how to deal with issues—see [www.stateofthecommunity.org](http://www.stateofthecommunity.org) --Monday, May 9, 6-7:30

**7:07 pm** Treasurer's report - Commissioner Meek  
awaiting the budget documents and the agreement  
The treasurer's report was accepted by voice vote: 9 yes; 0 no; 0 abstain

**7:20 pm** Zoning and variance Committee – Chairperson Dana Bagwell  
Tuesday, May 31 – next meeting

**1) 4784 North High Street: reduce additional parking spaces**

Variance from 3312.49 (parking) to reduce additional parking spaces from 9 to 0.

Mozart's plan to extend his patio in the front which requires more parking spaces. Anand Saha has parking agreement with thrift store and medical building which increase parking spaces by 17. No public comment.

The variance passed: 9 yes; 0 no; 0 abstain

**2) 3592 North High Street (Wendy's): reduce the parking setback**

Variance from 3312.27 (Setback): to reduce the parking setback from 10 feet to 3 ½ feet on High Street and from 10 feet to 4 feet on Torrence.

Z&V approved with 5 conditions:

1. 4/30/16 site plan
2. use textured pavement for crosswalks
3. install bike racks
4. use native plants in landscaping
5. use hedges on east boundary and save large tree

graphics variance needed:

setback for monument sign will be installed to the north of the north driveway to replace tall sign closer to High than allowed

current southernmost driveway will be removed;

neighbors preferred hedges on east side and asked for dumpster to be emptied 6 am or later

this building will replace current building that was built in 1973 and will be much more energy efficient

Commission questions:

Hours? – open 10 am until 1 am

Searcy: asked for traffic flow clarification and for clarification regarding a crosswalk shown on the plans. Representative finally concluded the particular symbol was a typo

Cull: parking number of spaces and availability

Wetherholt: real reservations about traffic flow, but will bow to traffic department

Kuhel: What happens to razed building material? some construction refuse will be recycled

Public Comment:

Construction time? – 90-110 days

Outdoor speaker noise – sound from speaker goes clear up the street—would like for the speaker to face south; Wendy's rep says the new technology should take care of the problem

When? – end of August or first of September is targeted time to begin

Bike Racks? - the site plan shows bike racks that are planned for

Kuhel: I'm hearing pretty serious concerns about the noise level. I'd like to put this off until you can bring back information about the technology. Kuhel: make a motion to table.

Minister: could you commit to angling the speak?

Bagwell: one of the reasons we suggested hedges was because across the street at the former Caribou lot where there are hedges, the neighbors never heard noise

Cull: Would hedges AND a fence be effective?

Keller: would a barrier to the right of the car help the noise? Not enough room to do that.

Keller: are there any new installations with this speaker system close by? [Reed and Henderson has the new sound system]

Vottero: Is there a canopy that will protect the car? [the new technology is digital and is much more clear]

Keller: I suggest we arrange a meeting between you and the citizens to come up with an acceptable solution.

Ketcham: this noise problem is not a part of the variance request and we really cannot deny the project based on the noise level.

Meek: we really should not make this a part of the process.

Vottero: move that we remove the condition of the site plan so that changes can be made if necessary.

Discussion regarding wall & hedge which was not a good solution because it would narrow the alley too much for all of the traffic

Minister: move that we continue with the 4 conditions on the setback variance

1. use textured pavement for crosswalks
2. install bike racks
3. use native plants in landscaping
4. use hedges on east boundary and save large tree

Roll Call vote: 9 yes; 0 no; 0 abstain

Vote on graphics setback variance: 9 yes; 0 no; 0 abstain

Wendy's reps have committed to meeting with the neighbor at noon on Saturday at Reed and Henderson Wendy's.

3) 3041 Indianola Avenue: reduce separation for an animal shelter

Variance from 3356.05 (C4 District Development Limitations): to reduce separation requirement for an animal shelter to a residential district from 100 feet to approximately 15 feet.

Variance from 3312.49 (parking): to reduce additional parking spaces from 12 to 0.

Condition added by Z&V:

Limited to cat café use with no more than 15 cats present at any one time

Cats will be coming from Capital Area Humane Society. Concept originated in Japan in the 1990s. In US there are some on east and west coasts. There will be a vestibule to prevent the cats from escaping.

Vote on both variances with condition: 9 yes; 0 no; 0 abstain

**7:59 p.m.** PlaceSpeak - Online public opinion polls – Stu Nicholson

Nicholson discussed possibilities for online polls and recommended three of them: mysidewalk.com, metroquest.com, placespeak.com

all three have pretty good reputations and outcomes; not a replacement for a public meeting;

Keller: send this information to technology committee

**8:16 p.m.** Historical Buildings Committee – Commissioner Kuhel  
Kuhel read changes to the by-laws. [see attached copy] They will be posted on our website. They will be voted on next month.

Historic Clintonville Photo Gallery and Awards Event will take place May 25 at Whetstone Recreation Center from 6:30 – 8:30 pm. Announcement of Building Stewardship Awards will be part of the program. Need approval to buy plaques for the awards up to \$200.

Kuhel moved that the commission reserve up to \$200 in funds for award plaques.

The motion passed: 9 yes; 0 no; 0 abstain

**8:38 p.m.** Architectural Review Report – Commissioner Vottero

Vottero gave background of the resolution and what we are asking council to do.

Planning & Development took action to support this resolution as well as give input on the resolution.

The resolution was passed by voice vote: 9 yes; 0 no; 0 abstain

**8:25 p.m.** COTA Levy- David Hull – Transit Columbus

presented information concerning actions that COTA has taken with levy money; in past 10-12 years

COTA has been improving; this upcoming levy is a renewal;

Hull hopes Columbus will become multi-modal; this levy is an absolute necessity for COTA to continue going forward; **hopes CAC will pass resolution supporting COTA 10 year renewal levy**

Keller: make passage of the resolution dependent on the approval of City Attorney

Libby will draft

A motion that we write a letter of support (dependent on approval of action by City Attorney) was passed:

9 yes; 0 no; 0 abstain

**8:45 p.m.**—District Reports

**8:47 p.m.** Public Comments

Art of Civility—5/22 at Whetstone Rec Center from 1-4 pm; art presentation about tenets of civility by kids from several schools around Clintonville

5/25—Rusty Bucket Grand Opening to benefit CRC

May 7: 10-4 plant sale on Westview at the Christian Church

recognition of Boy Scouts in attendance

Susan Gaunce talked about the Education Committee: Whetstone HS merger question with Centennial

HS—would love to tie it back with commission; would love to work with commissioners

Meek: propose approval of proclamation establishing Clintonville First Responders Day in April

Election: Saturday election, 5/7 at Whetstone Library Conference Room

Business First – may be able to work around sewage issue

Indianola K-8 school carnival next Friday, May 13

Need parking signs on East Torrence Road—people park and stay all day—speak to commissioner

**8:55 p.m.** Adjournment

## Proposed By-Laws Changes (in blue)

### V. Committees

A. There shall be ~~three (3)~~ **four (4)** standing committees to assist with the regular work of the Commission: Planning & Development, Zoning & Variance, **Historic Buildings Committee** and Election. In the event a matter overlaps the area of two or more committees the Chairperson of the Commission shall have the authority to assign such issues to a specific committee, or charge two or more of the committees to work as a special committee for the issue.

1. **Planning & Development Committee:** The Planning & Development Committee will review community focused development and planning issues, including proposed business development, civic and social development arising from the community and/or its various civic organizations, City plans impacting Clintonville, and shall, upon the Commission's request, prepare comprehensive social, physical, commercial and economic planning recommendations for the Commission. The committee will explore what Federal, State, and local funds may be available to implement plans in the Clintonville area. The committee will provide arenas for interested parties and the general population to participate and discuss all such issues affecting Clintonville. The committee will work pro-actively with other community-based organizations to forward the development and promotion of Clintonville in a manner consistent with the Commission's mission statement.

2. **Zoning & Variance Committee:** The Zoning & Variance Committee shall regularly receive, review and make recommendations on all applications for rezoning, variances, graphics and other zoning adjustment appeals and special permits located wholly or partially in the Clintonville area. The committee will consist of no fewer than seven and no more than nine members.

a. In the event that a recommendation on a zoning matter must be reported to a City government body before the full Commission can properly meet and take action upon it, the Zoning & Variance Committee may proceed to make the recommendation on the Commission's behalf, if prior to making such recommendation, the Zoning & Variance Committee obtains approval of the Commission Chairperson. The Commission may refer a zoning matter back to the Zoning & Variance Committee for the adjustment of final details, and this final adjustment shall be considered to be an action of the Commission.

b. In the event the Commission receives from the City a demolition request for an accessory use building in a residential district from a private home owner, the chairperson of the Zoning & Variance Committee, the Commission Chairperson and the District Commissioner for the district in which the demolition request is received, may review the demolition request without a full meeting of the Commission. The three shall review the proposed demolition; if all agree, the demolition is deemed to be approved. If one disagrees, the matter shall be held over until the next regular Commission meeting. The Commission Vice-Chairperson shall be called upon if the Zoning & Variance Committee chairperson or the Commission Chairperson is also the District Commissioner for the district in which the demolition request is received. In the event that a non-accessory building demolition permit, including but not limited to a house, office building or school, is received it will be heard by the Zoning & Variance Committee at its next regular meeting and its recommendations given to the Commission for action at the next Commission meeting.

3. **Historic Buildings Committee:** The Historic Buildings Committee will pursue a process to catalogue buildings in Clintonville, with an emphasis on all buildings along High Street and Indianola Avenue. The

purpose of having an up-to-date database for historic buildings in the CAC districts is to provide a basic understanding of which properties are deemed architecturally or historically significant. Focused attention along the major thoroughfares will aid the CAC in its decision-making process related to proposed development in the community, by knowing which individual or groups of buildings are significant in those areas.

The Committee will research avenues of funding to assist owners in maintaining and preserving historically/architecturally significant buildings.

The Committee will develop opportunities to educate citizens on Clintonville's unique sense of place and will collaborate on historic preservation efforts with community groups.

**4. Election Committee:** The Election Committee shall conduct elections for District Commissioners. The Election Committee shall have all necessary authority to conduct Commission elections, including certification of candidate and voter qualifications, establishment of and staffing of polling places, counting of ballots, and adjudication of disputes and challenges. The committee will consist of five Clintonville area residents appointed by the Commission.

a. No committee member may be any of the following:

i. a Commissioner;

ii. a candidate for election to the Commission; or

iii. a member of the immediate family or household of a candidate for the Commission.

b. The Commission shall designate one Commissioner to serve as liaison between the Committee and the Commission. Such liaison may be the Commission Chairperson, but shall not be a candidate for election to the Commission during that year.

c. The Election Committee shall propose, for consideration by the Commission at its regular February meeting, election rules that describe the procedures by which elections will be conducted. The committee shall conduct the Commission elections pursuant to Article VIII and the adopted election rules, and shall meet as often as necessary.

B. The Commission Chairperson, following the July annual meeting, shall appoint a chairperson for each of the standing committees established in accordance with these Bylaws. The chairpersons of the Planning and Development Committee, ~~and the Historic Buildings Committee and the Zoning and the Variance Committee~~ shall recommend to the Commission members of those committees who may be Commissioners or non-Commissioners. The chairperson of the Election Committee shall recommend to the Commission members of that committee who shall all be non-Commissioners. The Commission shall approve the membership of the standing committees at the August regular meeting of the Commission. Appointments to the standing committees shall be for the period of one year until the next August regular meeting.

C. Ex Officio Committee Members: The Chairperson of the Commission shall be an ex officio member of all committees except the Election Committee. A Commissioner who is not a regular member of the Zoning & Variance Committee shall be an ex-officio member of the Zoning & Variance Committee during that committee's review of an application for rezoning, a special permit, a variance, or other zoning adjustment appeal for property located in the Commissioner's district. Ex officio members of



## **Resolution 2016-3**

### ***Recommending the Establishment of an Architectural Review Area for the High Street and Indianola Avenue Commercial Corridors of Clintonville***

#### Recitals

1. WHEREAS, a central charge of the Clintonville Area Commission is to bring community concerns or problems to the attention of the City of Columbus and to suggest possible solutions; and
2. WHEREAS, Clintonville is facing increasing development interest and is likely to experience significant redevelopment of its commercial areas in the coming years; and
3. WHEREAS, commercial development over which residents have no opportunity for public input or to voice concerns has the potential to undermine the cohesion, stability and value of the community; and
4. WHEREAS, there is strong community interest in ensuring that the quality and character of new development of Clintonville's two commercial corridors as defined in the Clintonville Neighborhood Plan is appropriate and consistent with the character of Clintonville; and
5. WHEREAS, Clintonville is ungoverned by any architectural standards to protect the unique qualities that define Clintonville which we seek to preserve; and
6. WHEREAS, the City of Columbus has established well-regulated and thriving Architectural Review Areas throughout the City which guide and support thoughtful redevelopment, and
7. WHEREAS, Clintonville residents and businesses desire similar protections and benefits with regard to participating in and guiding neighborhood redevelopment,

**THEREFORE, BE IT RESOLVED THE CLINTONVILLE AREA COMMISSION:**

1. Asks the City of Columbus to engage with the Clintonville Area Commission to pursue a public process to establish an Architectural Review Area for Clintonville's High Street and Indianola Avenue commercial corridors.

The resolution was adopted  
by the Clintonville Area Commission on \_\_\_\_\_, 2016.

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Kris Keller, Chairperson  
Clintonville Area Commission