



Clintonville Area Commission Meeting Agenda
Thursday, June 4, 2015
7-10 pm
Beechwold Christian Church
(all times are approximate)

Unless otherwise noted, all commissioners are present.

1. 7:00 p.m. Call to order by Chairperson Dan Miller and introduction of commissioners

2. 7:02 p.m. Consideration of prior meeting minutes

The minutes were approved by voice vote: 8 yes; 0 no; 1 abstain

3. 7:05 p.m. Community Update (Mr. Isom Nivins)

Legistar forms of the new commissioners have been submitted; council should vote in the next few weeks to approve their position.

National Night Out takes place on Aug 4. Lowe's outreach person, Doug Rounfield@yahoo.com, can help with events;

Graffiti abatement will begin next week. Call 311 with tags and city will take care of it at no cost to owner.

Education Committee hearing to be held by Jaiza Page and Rhonda Johnson @City Council Chambers on 6/10 at 5 pm.

Meek introduces presentation honoring outgoing commissioners Dan Miller and Dana Bagwell. They were honored with pens and remarks about each commissioner.

4. 7:10 p.m. Presentation from Ms. Mary Rodgers, Clintonville Historical Society
Rodgers notified commission of a project that the historical society is working on that is related to Memory Lane on West North Broadway. There are already 3 gardens in place in lieu of ornamental trees. A 4th garden to be placed on the south side, across from Vietnam Memorial, is in the works and will be created by Agnes Burris. It is inspired by anecdotes about the Bull family's daughter, Cynthia, who smuggled food and water to escaping slaves in her "egg basket". Sculpture will be entitled "Cynthia's Compass" and created from black and white granite. Star constellations on black granite and property maps of Clintonville on the white granite.

Next step for Rodgers and Burris is to begin public presentations of the sculpture. They will attend public events as well as the Columbus Arts Commission. Installation is planned for late fall or early spring, depending on weather and fund-raising.

5. 7:15 p.m. Zoning and Variance Committee (Chairperson Bagwell)

1. 3333, 3335, & 3337 N. High Street – Council Variance Application

- Variance from 3356.03 (C-4 permitted uses) to permit 3335 N. High to be used as a wholesale/commercial bakery.
- Variance from 3312.49 (Minimum numbers of parking spaces required) from 15 to 6 parking spaces.
- Variance from 3312.13(B) (Commercial driveway width) from 20' minimum width to 11' minimum width to permit continued use of 11' existing driveway.
- Variance from 3321.05(A)(1) (Vision clearance) to allow for continued use of existing driveway with non-compliant vision clearance.

Zoning and Variance vote: 7 yes, 0 no. No additional conditions.

Applicant Eric Martineau explained the variances apply only to 3333 and 3335 portions of building. 3337 portion of building is considered part of the same parcel, but is owned by someone else.

Dough Mama Bakery owner, Perrie Wikof, also explained what is planned.

Public Comments: 1 in favor

Commission Questions:

Searcy:

how will trash be picked up? *Several companies have said there are alternatives to deal with the small space.*

Will parking in back be available to customers? *Yes, even though it's tight, there are 6 code compliant spaces.*

Use of 3337? *No changes needed here until a new tenant is obtained for the space. Bakery will not be part of this section, but this section is part of parcel recognized by county*

Should commission recommend approval of council variance application?

Debate:

Keller: the driveway is navigable, but is very tight, narrow. Nothing can be done to change the driveway.

Vottero: great example of variance needed because of hardship; there is nothing applicant can do to mitigate the hardship

Searcy: does this variance go with the property? Yes

The variance application was approved: 7 yes; 1 no (Searcy); 1 abstain (Miller)

Standard Recommendation form: no additional comments

2. 3381 N. High Street (North Broadway & High Redevelopment) – BZA Application

- Variance from 3312.49(C) (Minimum number of parking spaces required) from 214 to 172 parking spaces (a reduction of 42 spaces).
- Variance from 3309.14(A) (Height districts) to increase the permitted height of the building from 35' to 58'6" (an increase of 23'6" in height).
- Variance from 3312.29 (Parking space) to reduce the length of one parking

space from 18' to 9' for a smart car space.

- Variance from 3321.05(B)(1) (Vision clearance) to reduce the required sight line triangle from 10' to 0' (a reduction of 10').

Zoning and Variance Vote: 3 yes; 4 no

Jack Reynolds for applicant: additional material from traffic engineer, John Gallagher. 1.12 acre site.

Unique site because of 90 degree angle of alley. 18,200 sf first floor; 9,500 restaurant; remainder retail. 66 apts on 3 floors; second floor parking with 172 spaces total; loading space is available measuring 12 x 50 foot.

Tom Brigdon, principal of Northstar Realty, as well as Jack Reynolds were involved in last development planned for this site. Property is zoned C-4. This is an opportunity to redevelop a site that has been underused and/or vacant. Meet all UCO requirements.

John Gallagher, traffic engineer with CarpenterMarty transportation, reported: met with Columbus Traffic since Z&V vote; talked specifically about east-west alley; possibility DOES exist to make it one way toward the site; cannot cap alley because of refuse trucks. 60% of residents will have to agree to the directional change; site triangles – site triangle code supersedes UCO requirements so a fence may be moved out.

Height of building not directly related to traffic engineering, but height can affect density.

Concerns about scale can be overcome because of width of the roadways; density is seen as something positive for a walkable community; a neighborhood plan compliant project would not change traffic much; capping Brighton is not entirely out of the question; however, the cap on Kenworth was made at a different time and a different philosophy; should there be a cap be decided on, there would still be a pathway for bikes and pedestrians; with no cap, there are many ways to restrict the flow of traffic: islands, chicanes, different surfaces to slow traffic down, large planters at the intersection, mini roundabouts

Commission Questions:

Searcy: left and right turn only to High Street still possible? *It is still part of study and list of possibilities; problem of drivers turning right onto West North Broadway holding up ALL lanes of traffic. (several other questions were inaudible on the recording)*

Miller: asked for confirmation that this would only go to BZA—yes

Asked about previous attempt at development which would have been one story except for the theater area

Vottero: parking lot questions: every aisle is a dead end aisles make it difficult for the public to use.

Refuse: question about trash: *trash room for apartments; dumpsters are located at the east end of alley; there will be pick-up every day, twice if needed; the applicant stated that their experience shows that this is plenty of trash coverage*

What were utility problems that prevented underground parking? [Vottero stated that he believes underground parking is an option.] *The sewers were not deep enough to drain. Did do geo-technical borings; underground parking garage would be significantly deeper than any basement underneath a business of the vintage the former businesses were. What is the intent of the middle area through the buildings? The mid-block arcade is meant to be a corridor for people to access the front of the buildings from the parking area.*

House immediate to the west? *It was the choice of the applicant to keep the house because of the message sent in 2004 that Clintonville does not encroach on residential.*

Ketcham: has received a large number of comments that have been negative; concerns that there has been no compromising—*applicant thinks there have been a number of changes. Economics do play into it; they have put a tremendous amount of time into this plan; removing a floor turns it back into a one floor plan because of viability.*

Kuhel: asked for comparison of other buildings on High Street—*applicant showed slides of other buildings as well as giving height of buildings (above sea level) of buildings across the street; applicant will reduce rent for people without cars; Kuhel requested that the pass through be decorated; Kuhel requested that they keep in contact with Connect Columbus which they plan to keep up with through reps from the city*

Searcy: discussion about two residential properties to the west of alley, wondering if acquiring the second house might be a possibility for this development. *Reynolds answered that it could be possible if CAC requested it, but that would be another whole process*

Vottero: poles on alley? *poles that are on the drawing will disappear, alley will be widened; where will transformers be? AEP will determine that*

Miller: let's do procedural motions first before public comment; are there any commissioners wishing to table or postpone this motion? It's my belief that it's not the most efficient use of time to allow public comment if there is an intent to postpone or table.

Kuhel: Where did this idea of postponement come from?

Miller: None at this time. Any objections to postponing public comment.

Miller: I move to postpone the decision on this motion until the July meeting of CAC.

[Vottero seconded.]

Complimented the applicants on all the work they have done on this application. This application is complex. Miller has received numerous feedback from the commission and the public at large. There are members of the public who do not like this, but there may be an even number who do like it. There are many people sick and tired of seeing this vacant eyesore. Miller does agree that this decision should be made after a thorough consideration of all the issues. Top 3 concerns are height, density, traffic. Height and traffic are not unrelated. Mr. Gallagher and others have been working on the traffic issues and they are not yet resolved. They are still working on the resolutions. Miller spoke to Blechschmidt at traffic who said they like that the ramp has been moved, but there are still issues to be resolved. There could be additional changes necessary. The number of issues makes it impossible to say yes to this at this time. Miller loves the use, loves the design. Traffic is the largest obstacle at this time. This lot has been vacant for more than a decade—the entire time Miller has lived in Clintonville. There are red flags that have been raised that make it difficult for the commission to vote on this at this time. Applauds the applicant for getting all of the landowners to agree to sell. Compares it to the problems at Torrence & High. Complimented each of the applicant presenters on their work. Traffic burdens prevent

applicant from demonstrating need. The community likes the project, but have concerns.

Miller: move to postpone the decision on the variances until July, 2015.

Jack Reynolds: traffic is not black and white subject; cannot come back in a month and tell you that we've solved every issue that might come up; cannot solve perceived problems created by the development; the property is zoned C-4 and can be used by a variety of different uses; concerned that the standard set by Miller (solving perceived problems) is not attainable

Miller: intention to postpone is so that the applicant and city can work together to find the best possible solutions to issues that have been raised; a number of issues worthy of consideration have been raised and not dealt with sufficiently at this time

Commission comments:

Meek: would it be appropriate to have public comment on the motion to postpone?

Miller: it was not my intention to allow the public to comment on the postponement. Are there people who would like to comment on the postponement?

Public comment:

Mary Rodgers: a postponement will not resolve traffic concerns; we've lost an asset in the theater; these people are bringing something interesting and beautiful; doing something with this site is what needs to be done and these people have brought something interesting

Donna Leigh-Osborne: how long can we delay and say no before we would lose this project; we need to think long and hard about delaying this vote this evening; why should new commission have to make this decision? The new members coming on will need time to come up to speed. Please consider voting this evening

Keller: traffic issue is endemic to the way those alley ways and the volume of the traffic that flows through them. I don't want to lay it on the developers to try to solve this problem. The alley is the city's problem and not the developer's problem. I would be interested in seeing which commissioners would vote for this project if we did so tonight.

Kuhel: extremely surprised about this motion; majority of people she has talked to are in favor of this development. The people who live directly behind it are for it. There are people not happy with the development because of density and traffic. This is a development that will create a place to walk to in "walkable" Clintonville. Cut through traffic? People can drive on any of our streets if they want to. There are owners of this property who have not had a viable offer for their property. Putting this off is a hardship to them. This group of developers have been more than willing to hash things out with us. Cannot stress enough how many people strongly support this.

Bagwell: Traffic is not our purview. Traffic engineers are the people who are paid very good money to figure out these things; we should leave that to the professionals; waiting another 30 days is not going to fix these issues. The people who are adamantly opposed to this will not change their minds in 30 days.

Ketcham: similar to the Olympic development; does not see what a month delay will harm; why rush into something? In favor of postponing; wants to get it right first time

Vottero: does not want to leave the impression that he is against this project; has legitimate concerns; if we had 30 days to get more feedback from the city, it would help for us to make a better decision; 30 days will give us a better project and would not be an encumbrance to the developers

Reynolds rebuttal: we are focusing on traffic, but we are asking for variances; getting these approved does not mean the development happens; city has a mechanism where plans are submitted, reviewed by all the departments in addition to having variances approved; even if we are granted these variances, it does not mean the building will get built; we are not asking you to say if the traffic can be solved;

Searcy: wanted this project to proceed 10-12 years ago; want to succeed now; really wanted to vote yes on it; give us a bit more time to get some answers; my vote to postpone (inaudible on recording)

Keller: we are tasked with looking at 4 variances and that is what we should be voting on. That is our task. That is what the city asks us to do. The rest of it is none of our business.

Vote on motion to postpone: 5 yes; 4 no (Kuhel, Wetherholt, Bagwell, Keller)

6. 8:58 p.m. 5 minute Recess

9:07 p.m. 3. Update on Decisions of BZA and City Council

Bagwell: BZA had 2 applications – garages for 587 Glenmont and 406 Walhalla were both approved.

7. 9:11 p.m. 2015 CAC Election Certification of Elected Candidates (Commissioner Miller)

Miller read letter certifying the election of Minister, Cull, and Meek and recommending their appointment

8. 9:12 p.m. Planning and Development Committee – Presentation of CAC Mobility Framework (Chairperson Overbeck)

Overbeck presented the final copy of the Mobility Framework.

Commission questions:

Kuhel: It's great, helpful and I like it's a living document.

Ketcham: the approved projects will still be reviewed by us? Yes

Vottero: stairs in Glen Echo that connects the bridge to the park? *Overbeck has no knowledge about that project.*

Vottero applauded the report

Bagwell moved

Wetherholt: has enjoyed being a part of the process and is very proud of what the committee has been able to accomplish.

9. 9:12 p.m. Consideration of Commission's Adopting the Mobility Framework

The report was adopted by unanimous voice vote.

10. 9:15 p.m. Calling and scheduling of special meeting to discuss the upcoming election of officers and goals for the 2015-2016 Commission

Vottero: felt it would be useful for there to be a discussion about electing officers and talking about goals for the coming year; would like for both outgoing and incoming to be part of the discussion

Move: have a special meeting to discuss goals and election of leadership on Tuesday, June 9 at 7:30 pm at Beechwold Christian Church in first floor classroom

The motion was approved: 8 yes; 0 no; 1 abstain (Keller)

11. 9:10 p.m. Proposed Change to Bylaws' Section on Elections (Commissioner Miller)

After reading the section with the proposed change, Miller moved to adopt.

The change to the bylaws was approved by voice vote: 9 yes; 0 no.

12. 9:15 p.m. Treasurer's Report (Commissioner Meek)

Budget Summary was presented. It is a preliminary document.

Searcy moved to accept.

The budget summary was approved unanimously by voice vote: 9 yes; 0 no.

13. 9:20 p.m. Report from Task Force for Meetings Venue (Chairperson Ketcham)

Ketcham reported that they had studied 9 venues in the area according to all the criteria that were set; continue at Whetstone as permanent venue, but make Beechwold Christian a permanent alternative. The committee also recommended to the commission that meetings start at 6:30. The meeting time decision could be put off until the new commission is seated in July.

Searcy moved to adopt Beechwold as permanent. The motion was approved by voice vote: 8 yes; 0 no; 1 abstain (Miller)

Searcy moved to have the July meeting at Beechwold Christian Church. The motion was approved by voice vote: 9 yes; 0 no; 0 abstain.

14. 9:29 p.m. District Updates

Vottero: CrestFest is being planned for 8/22;

Met with State senator and stateRep about Indianola bridge

Will follow up with members of council regarding our resolution

Kuhel: watch for kids and teens who are out of school

Wetherholt: most of the activity has been concerning North Broadway and High

Bagwell: all is quiet

Miller: met with Starbucks manager concerning traffic problems: parking on East Torrence; vehicles making deliveries inside bus stop and other no stopping zones and making it more difficult to turn onto Torrence; drive-thru window queue is causing many, many problems in spite of being within the code guideline; conversations are ongoing.

Will meet with incoming commissioners. New business in Clintonville: Royal Massage.

Ketcham: attended the 75th anniversary of Clintonville Woman's Club; talked to owner of Weir-Arend Funeral Home. He's in final talks with developer; Rusty Bucket should begin later this month and should be done by February at the latest.

Meek – met with residents on East Dominion regarding sidewalks and traffic and other safety issues. Good turnout, will continue conversations with residents as well as with Project BluePrint and Connect Columbus; met with Crawford Hoying regarding building at Weisheimer and High as well as Novak Funeral Home. Very concerned about Royal Massage. Trends we are seeing with developers and current inventory of businesses may be discouraging.

Keller: traffic on Morse Road where speed is about 50+ mph; having discussions regarding crosswalks and traffic signals for pedestrians; would like to see a road diet for Morse Road and/or dedicated bicycle lane.

Searcy: pleased to see street lights in Mobility Plan so that they will match the rest of Clintonville for the part north of Morse. The district now has a food truck.

15. 9:30 p.m. Public comment

None

16. 9:38 p.m. Adjournment