



**Clintonville Area Commission Meeting Agenda**  
**Thursday, September 3, 2015, 7-10 pm**  
**North Community Lutheran Church**  
(all times are approximate)

Commissioners in attendance: David Vottero, Nancy Kuhel, Libby Wetherholt, Matthew Cull, Judy Minister, Kris Keller, Randy Ketcham, Jason Meek,  
Commissioner(s) absent and excused: D Searcy

**1. 7:00 p.m.** Call to order by Chairperson Kris Keller and introduction of commissioners

**2. 7:01 p.m.** Welcome to North Community Lutheran Church (Bob Patton)

**3. 7:02 p.m.** Consideration of prior meeting minutes

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

**4. 7:03 p.m.** Community Update (Isom Nivins)

Walhalla Ravine area complain about vegetation overgrowth – Andy Baumann & Isom communicated with residents and a group has been formed to trim back some growth. Wetherholt reported that the trimming event would take place on Sunday, September 6 from 10-2.

City Attorney's office opinion re ethics policies for commissioners: An area commissioner is a volunteer who serves on an advisory board; therefore, ethics policies do not pertain to any area commissioners. Any standards that commissioners would need to adhere to would be contained in the area commission's bylaws.

Northwest Candidates Night – 6:30, September 15 @ Centennial High School.

Pride Center, 248 E. 11<sup>th</sup> Avenue, free kidney health screening on Tuesday, 9/15, 11 am to 4 pm. Isom indicated he would also let CRC know.

**5. 7:06 p.m.** Treasurer's report (Commissioner Meek)

\$801.57 in treasury with \$300 outstanding for illustrated map project and \$97 for a communication conference Searcy attended from first disbursement of funds.

Kuhel asked if Historic Building Committee is able to print flyers and pay fees for space and be reimbursed. Meek indicated those expenses are reimbursable.

Keller: can we make signs to put by road to see location of our meeting better. This expense was approved by voice vote: 8 yes; 0 no; 0 abstain.

**6. 7:09 p.m.** Consideration of letter of support for Plastic Bag pilot project

Keller explained background regarding plastic bag pilot project. Keller introduced a letter to Chet Chaney, Division of Environmental & Financial Assistance. The pilot will be instituted from Hudson to Morse on High and High to Cleveland on Morse Road corridor. The state EPA will be funding this project. Keller moved that the commission send the proposed letter in support of the project. Keller is planning to ask them to include Graceland. Simply Living will provide standardized training to train baggers on how to use plastic bags more frugally. Vote to approve: 8 yes; 0 no; 0 abstain.

**7. 7:14 p.m.** Consideration of letter of support for Blue Print Columbus

Keller gave background for letter which is to be signed by Rob Wood. Vote to approve the letter by voice vote: 8 yes; 0 no; 0 abstain.

Vottero asked that CAC send a letter of thanks to Wood for serving on this panel. Vottero moved to prepare a letter of thanks for his service to BluePrint Columbus. The motion to approve by voice vote: 8 yes; 0 no; 0 abstain.

**8. 7:19 p.m.** Broad Meadows renewal project (Scott Hunley - Showe Management)

Hunley described the project that Showe has been working on at Riverlodge Apartments which has 458 units consisting of 3 phases. In 2013 they applied for housing tax credits and were successful in obtaining the funding for \$6.4 million renovation for Phase 2. They have also been successful for Phase 3 this past year. They are finishing up Phase 2 and will roll into phase 3, a \$6.2 million project, when Phase 2 is done. Renovation includes interior and exterior. Occupancy is at 100% except for the phase on which they are working. There is a Facebook page: Riverlodge Apartments.

Ketcham confirmed that no action by the commission is needed at this time.

Meek expressed appreciation for the update and encouraged people to check out the area.

Keller agreed the area is beautiful.

Wetherholt added that in talking to a new tenant of the area the person expressed positive feelings about it and that he had seen no problems with crime.

**9. 7:25 p.m.** Insight 2050 (Jennifer Noll – MORPC)

Background information: Insight 2050 is a collaborative initiative for private and public partners to help prepare for population growth in Columbus in the coming years. Columbus 2020, which helps attract and retain businesses, is also involved in this initiative. The third partner, ULI (Urban Land Institute), a nonprofit which facilitates dialogue about creating better places. Findings of the study: Additional 500,000 new residents by 2050. 300,000 new units needed. Central Ohio really well prepared for this.

However, this growth will look very different from former growth. Key population growth has been 35-54 years old in previous times. New population growth will see growth in retiree population and in 16-34 years old millennial group. 81% of growth will be households with no children. Because of that change, people will want: more walkable neighborhoods; more mixed use environments; more mixed age, mixed income communities; smaller residences; more transportation choices. Demand for homes will be for smaller homes on smaller lots and/or attached homes. Jobs: millennials' primary concern is where they want to live—they go to the location and THEN look for a job.

Non-residential property is obsolete in about 25-30 years and Columbus has many spots that qualify for renovation and mixed development.

What impact will this information have for Columbus? Peter Calthorpe & Associates analyzed the statistics and put together several scenarios. A-Past Trends; B-Planned Future; C-Focused Growth based on updated preferences; D-Maximum Infill.

Using the focused approach on growth saves money and land over the long run, ~\$80 million/year and save ~270 square miles of land.

Challenges for Columbus: how to remain a desirable place for people & jobs. Phase II of Insight 2050 will include what they will do with input and questions they have heard from the community. Website: [getinsight2050.org](http://getinsight2050.org) will begin to build a "toolbox" to help communities work with the findings.

Keller: What are the advantages that of "building in" instead of "building out"?

JN: important for communities to have this information. Aim is to accommodate everyone's preferences while being responsible about it. New content will be added to the website starting this month. Most important is to keep our perspective and be mindful of shifting preferences and costs involved.

Ketcham: how was data collected and how accurate is it?

Noll: info came from the US census and also from stated preference surveys that are done often and locally. Data came from local projections created over the last 5 years.

#### **7:47 - Break**

#### **10. 7:57 p.m. Zoning and Variance Committee (Chairperson Bagwell)**

Recent BZA results: 231 Orchard and Irving Way were approved.

Next meeting for CAC Z&V: September 29.

At the September 1 meeting there were 7 Z&V members present.

##### **1. 425 East Dominion Blvd (New Home)**

3332.19, Fronting.

To allow a single-family dwelling to not front upon a public street.

3332.21, Building lines.

To reduce the required building line from 25 feet to approximately 11 feet.

The applicant intends to build a new house on vacant lot. Z&V approved the application 7-0.

The first variance is to change the frontage because owners bought right-of-way.

The lot is 66 feet deep and 170 feet wide. The second variance is for decreasing setback. Setback is measured from right of way. Applicant's surveyors say flooding is not an issue. Lot to the east still retains the right of way.

Neighbors' feelings: Neighbor from Schreyer is not for it. Another neighbor spoke at Z&V against it.

Builder does not plan on changing existing land form.

Meek moved to consider each variance separately. The voice vote to approve the motion: **8 yes; 0 no; 0 abstain**

Variance to change the frontage: **7 yes; 0 no; 1 abstain** (Keller)

Variance to change the setback: **3 yes** (Kuhel, Minister, Ketcham); **4 no** (Vottero, Wetherholt, Cull, Meek); **1 abstain** (Keller).

## **2. 4622 North High Street (Bleu & Fig)**

3312.49 – To reduce additional number of parking spaces from 22 to 0 (2 existing)

Z&V voted: 7-0

The owners presented letters for shared parking with other business owners on High Street. The capacity for the venue is 50 people. Meek spoke with owners of parking lots and the managers of surrounding properties who were all positive about it. The letters were NOT formal agreements, but informal letters of support.

Public comment: concern was expressed about all of these businesses sharing parking.

Bagwell: No residents from Garden Road have come forth with negative responses. Owners hand delivered invitations to neighbors on Garden Road and had them in to taste and talk. All feedback was positive.

Meek moved that for the length of the variance the business owner would be required to have a parking agreement be in place that supplies 22 spaces within 750 feet with any future business that has the property. Vote to approve the amendment: **7 yes; 0 no; 1 abstain (Keller).**

Owners are in agreement with the condition.

Variance as amended: **6 yes; 0 no; 2 abstain (Kuhel, Keller)**

## **3. 3055 Indianola Avenue (Studio 35)**

3312.49 reduce the number of parking spaces required from 25 to 0 and the number of onsite bicycle parking spaces from 4 to 0. Z&V approved 6-1.

Movie theater has been in business since 1937 and has never had a parking space attached to it. This is not an additional reduction of parking. Renovation will add second theater on the second floor which will seat 70. The theater as configured now has fewer seats, almost by half, from original seating.

Applicant Eric Brembeck provided the following information. Movie theater business has changed drastically. They are required to keep movies up to 4 weeks now. Studio 35 has many community events and film distributors are saying that community events cannot be held instead of the movie. The owners want to continue community events. Fire suppression will cost \$100,000 and will be required with this renovation.

Dave Perry (developer rep): discussed site plan and floor plan; also hardship of business operations for cinemas and especially single theater cinemas. Distributors can dictate length of time that films are shown. Addition will be <1500 sf and will provide about 70 seats. New seating capacity will be about 370.

Brembeck is well aware of impact on the neighborhood.

**Public comment:** Mark Rose – lives directly across street at the southeast corner of Milford and is directly affected by especially beer tastings on Sunday afternoons and at closing time there are many instances of bad behavior.

Vote to approve the variance: **5 yes; 1 no (Ketcham); 2 abstain (Keller, Minister)**

## **11. 9:01 p.m. Permit Parking**

Wetherholt: At the CAC Z&V on 9/1/15, Milford Avenue residents testified about problems they are experiencing with customers from Studio 35. During the testimony they said they are wanting to have permit parking on their street. The steps for obtaining permit parking begin with a letter or a vote of support from the area commission. The following steps are: petition from the Traffic Department will be circulated by residents; upon reaching 60% in favor the Traffic Department then does a study. Wetherholt moved that we approve a letter of support for Milford Avenue residents to begin the process of obtaining permit parking for

their street from Indianola east to the railroad tracks. Following discussion, Cull moved to delay voting on the letter for one month. Vote to delay: **4 yes (Kuhel, Cull, Meek, Keller); 3 no (Wetherholt, Vottero, Ketcham); 1 abstain (Minister).**

**12. 9:11 p.m.** Columbus Coalition for Responsive Government (Jonathan C. Beard)  
Beard represents an organization that is pursuing changing city council from all members at large to 3 at large and 10 elected from districts.

**12. 9:23 p.m.** District Updates

Vottero: CrestFest was great event

Kuhel: Two events: 9/16, 6:30 to 9:30 Historic Photo Event at MidWest Photo, go to Flickr.com to upload your own photos; 9/20, 4 to 7 pm Positively Clintonville Event at Whetstone Rec Center; Positively Clintonville will host a public forum regarding the new plan to develop at North Broadway & High.

Wetherholt: Working with residents on Walhalla to trim areas around the roadway to make walking and biking more safe—trimming from 10-2 on 9/6; the city has installed reboundable pylons across from North Broadway Methodist church to try to encourage motorists to respect the parking lane and not to use it to pass cars that are trying to turn left.

Minister: Has received varying emails concerning Bicycle Greenways on Piedmont Road and crossing High Street at Torrence near Starbucks; West of High Street on Montrose and Irving Way and the crossing of the bike trail on Milton crossing WNB; motorcycle racing occurring on 315 and CPD is working on it and perhaps calling in State Highway Patrol; thanks to Kris for Compassionate Communications group for a good meeting

Keller: Morse Road motorcycle racing

Cull: no big news from district; got basic info for website from Sarah Snyder; the first avenue to investigate is to update to JUMLA 3.0. Election Committee meeting for the 16<sup>th</sup> at 6:30. No meeting on reviewing neighborhood plan.

Ketcham: Royal Massage is gone as of 8/31/15.

Meek: shout out to Jill Watts from code enforcement who was extremely responsive

**13. 9:35 p.m.** Public comments

Nancy Stewart: Have we talked about having signs for property? Answer: City of Columbus will not allow just Clintonville to have signs; must be a city-wide program

Greg Pace: starting group that has been working with a Friends Committee National Legislation to reduce spending on military by the Federal government. First training will be on October 2.

**14. 9:42 p.m.** Adjournment

Action Items:

Meek: signs

Vottero: letter for Wood; Will organize a meeting of Clintonville Neighborhood Plan Task Force

Wetherholt: reminder re standardized variance forms