



Clintonville Area Commission Meeting Minutes
Thursday, January 7, 2016, 7-9 pm
Whetstone Library Community Room
(all times are approximate)

Commissioners in attendance: David Vottero, Matthew Cull, Judy Minister, Nancy Kuhel, Libby Wetherholt, 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. 7:05 p.m. Consideration of prior meeting minutes

Keller moved that the minutes be approved. The motion passed: 8 yes; 0 no.

3. 7:10 p.m. Community Update- Isom Nivins

- Area commission agreements for 2016 will come out in February or early March—dependent on passage of city budget;
- Rick Tilton, asst. director of Public Service, is retiring this month, so resurfacing schedule will come out in late March or early April;
- “No Littering” signs are available for main streets or thoroughfares; process begins with a call to 311;
- Request to consider underground wiring: Public Service Department’s response was that it costs too much to do so. Area south of Arcadia question is very detailed and Isom will send that response out to all of the commission.
- Ohio Alliance for Arts Education grant program--Feb. 29 is application deadline for grant program; www.oaae.net for details.
- Council member Stinziano will hold community hours all across town—will hold one at Crimson Cup coffee shop Saturday, Jan. 16 10-11:30 am.
- In answer to a request from another area commission regarding voting procedures, Nancy Stewart will meet with them to give some input and advice
- NEW CITY DIRECTORY for all of the new department changes will be out when the changes are more complete.
- In response to public comment regarding moving lines to alleys, Nivins stated that it certainly is being talked about

4. 7:15 p.m. Treasurer's report - Commissioner Meek

Year close-out: invoices still outstanding from 2015 for meeting signage and for illustrated map; will return \$600 to city and then year will be closed out; may take two months or more

5. 7:12 p.m. Zoning and Variance Committee – Chairperson Dana Bagwell

7 committee members present at January 5 meeting

1) 124 Fallis Rd – reduce side yard

Variance from 3332.26 (Minimum Side Yard Permitted): to reduce side yard from 5' to 2.2'

- an addition is planned; there will still be room for any maintenance
- the wall will carry a fire rating

The motion was approved: 8 yes; 0 no

2) 4214 North High – permit free standing sign

Variance from 3372.606 (Graphics): to permit the installation of a 12 square foot, freestanding, internally illuminated pole sign at an 82' setback.

- Sign will be relatively small, will be very close to the building and will tie in to the patio and their branding. Concerns were expressed about patio lights and owner agreed to the condition to turn the lights off from 10 pm – 11 am.
- Variance would not be required if pole were not split.

The motion was approved: 7 yes; 0 no; 1 abstain (Cull)

3) 4476 North High – permit rezoning for mixed use

Rezoning Request: to permit a new mixed use building with commercial and residential uses.

Z&V voted to approve 7 yes; 0 no. There are concerns expressed that the building should not be taken down.

- This request was required because the previous CPD allowed ONLY a funeral home use. Diane Hayford noted that earlier CPD was required in order to force later developer to come back.
- Attorney Catherine Cunningham and Nelson Yoder from Crawford-Hoying presented plans. Proposing a new CPD district. City staff comments are requiring some "tweaking" of the plans, but none of those tweaks are making a large difference in the plans in the site plan. Parking meets code. There is commitment from Crawford-Hoying to save 2 trees on Dominion Blvd.
- 2 Variances: 5 foot pavement setback requirement but requesting 0 setback to the south; 4 foot parking setback on east is requested in order to meet landscaping opacity requirement.
- Bank is being proposed as one tenant and an organic grocer is negotiating for the other retail site. Some existing trees are being saved. Eight apartment units 4 one bed and 4 two bed on two floors. Two 1800 sf tenant spaces.
- Yoder stated that the best thing for this site was to move on instead of trying to save the building. Several groups and commissioners have toured the current building.

Comments from Commission:

- Kuhel – Historic Bldg. committee still does not support loss of the existing house. She does love the design of this building, but still wants the existing building saved. Views on existing building seem to differ depending on who is looking at it.
- Yoder of C-H: They will be going through the review process for the next few months and does want to be able to say that every last shot was given to save

the building.

- Wetherholt inquired about elevator access for those with physical handicaps. Yoder responded that zoning does not require an elevator. Wetherholt expressed strong feelings that all new buildings should have access for disabled persons. She stated that the inventory of apartments in Clintonville includes plenty of apartments that physically handicapped individuals cannot access and we don't need more.
- Vottero discussed the UCO requirement in regards to this design and noted that the CPD can create its own setback rules. Yoder stated C-H approached this project to have as few variances as possible. Vottero would rather have the building set back a bit farther from the lot line and perhaps a fewer parking spaces.
- Minister requested that the historic material regarding the house be passed out. A contemporary of Frank Packard built the house. Minister also viewed the building and saw a lovely red brick building. Minister hates to have a good structure go to waste. Yoder stated that C-H is all for preservation if it makes sense; however, this structure does not make sense to preserve.
- Mary Rodgers, Clintonville Historical Society: toured the Novak Funeral Home shortly after it went on the market. It is a significant architectural gem in the neighborhood. The society compiled the handout on the Patterson family. It is difficult to recognize that the house might be at the end of its life. The society would very much like certain aspects of the new building to mimic some details of the home's architecture. If the house can't be kept we would like to have as much of its "presence" to be preserved. The society has made specific requests to receive certain parts of the building should it be razed.
- Yoder made a commitment to use parts of this building as has been done at their current new building at Weisheimer & High.
- Meek: no negatives from the neighborhood; hopes that the commission can eventually get to the point that we can save desirable structures BEFORE a developer gets to us. He stated that he would rather be proactive about saving structures.
- The CPD is limited to this site plan only. This CPD is limited to only C-4 uses that meet this site plan without any variances. Anything more intensive would require them to return.

Dissenting comments discussion:

- Kuhel asked that C-H work with the understanding that they will continue to work with historic building committee to find a buyer that would repurpose this building.
- Vottero asked that the frontage (inaudible)
- Keller asked that we vote and then would return later in the meeting to complete the comments form.

The vote on the motion for the rezoning: 6 yes; 2 no (Wetherholt, Minister); 0 abstain

6. 8:05 p.m. Neighborhood Plan Sub-committee – Justin Goodwin

Justin Goodwin passed out a revised paper (attached) of the recommended members. Two more members have been added at the request of several members of the commission. Overbeck had agreed that the two members requested both are great additions to the plans. Clintonville Neighborhood Plan is not scheduled to be updated any time soon. The planning and development committee agrees that it is important to do some pre-planning so that we can recommend to the city what needs to be changed when they do come around to revising the plan.

Wetherholt requested information about Steve McClary's district of residence to make sure the members representing district 3 are correct.

Judy Robinson lives in District 5.

Keller reiterated that there would be plenty of opportunity to be involved all along.

Kuhel asked for the start date. Goodwin responded "immediately—will start process of making a calendar of meetings using the process that was approved last month.

A minimum of one week's notice will be given for meetings. Commission members will disseminate information about meeting dates.

The commission accepted the chair's report.

7. 8:13 p.m. OSU Department of Social Change – Raven Lynch

Dr. Patty Cunningham presented information regarding programs that involve our area.

Focus is to come up with solutions for eradicating poverty. Role is to engage communities and to create an army of participants. 1) Dominion Middle School: mentoring program with the male students to increase attendance and improve critical thinking skills and improve behavior in schools. 2) "A Day in the Life of a Buckeye" involves high school students who are brought to OSU's campus and spend a day with college students. 3) "Mentor a Buckeye" (5 females, 5 males) with HS students from Whetstone, community leaders and OSU students. Community leaders need to build a rapport with the students by interacting once directly and once indirectly. Mentors do go through a training program. Deadline for mentor application is January 15.

8. 8:22 p.m. Car2Go – General Manager Chet Ridenour

Update on service: Morse and High COTA lot and Henderson and High locations are still available. High and Henderson spaces are now on-street spaces instead of in a retail parking lot. Car2Go.com has all the updated information. Vottero recommended that Car2Go come to the commission for a recommendation letter if a property owner is reluctant to allow the cars to park. Inquiry: Has Uber affected Car2Go? Response was that all of the new transportation services are creating positive traffic.

9. 8:30 p.m. CAC Website update – Commissioner Matt Cull

Cull reported that he is working on a full migration of our information to the new website. Cull has put out RFP for services and is waiting for more proposals to come in. Bids came in in ranges of \$12/hour up to \$800/hour. Once the party is chosen they will be given temporary, minimum access to our info. Goal is to have work started by the next meeting.

Minister: what about template website? Cull replied he did not believe a template is what is needed at this time. We are trying to fix what is broken. This will be a long process.

Wetherholt wondered why the city technology department does NOT do this for all commissions. Nivins responded that the city does not believe that they have the personnel to do it. Contact new city council members about the tech department doing something. Keller thought we can get our website together and then other commissions can buy space on our site. Maybe we can work on coordinating efforts with other commissions.

The issue with our website is a JUMLA issue which will fix the migration problem. Labor

hours to fix this migration issue will be anywhere from 8-16. The website had not been upgraded on JUMLA since before 2009. The JUMLA we were on reached its end of life in 2009.

Chamber of Commerce may have someone with expertise in this area. Cull noted that there are drawbacks to “free” service.

10. 8:43 p.m. Public comments

- High Street will have every bank in the city.

11. 8:44 p.m. District Reports

Vottero: no report

Kuhel: 21st Mozart birthday party at Mozart's, January 30 from 12-9

Wetherholt: no report

Minister: no complaints; lots of pretty Christmas lights

Ketcham: Chamber looking for nominations for Celebrate Clintonville awards program and the event is Friday, March 4.

Cull: several car break-ins in the 300 block of Chatham Road

Meek: just zoning and variance issues; East Schreyer and Indian Springs neighborhoods had lots of lights and luminaries also during the holidays

Keller: announced he is running for Ohio House of Representatives

12. 8:48 p.m. Adjournment

To Do List:

Nivins: will send out response regarding area south of Arcadia

Committee to Study Revision of Neighborhood Plan

In advance of the meeting this week, I wanted to send a list of the Neighborhood Plan Sub-Committee members for your consideration.

Based on the last meeting, we asked Commissioner Keller for a list of participants from the Commission and Dana for a list of participants from Zoning and Variance to join the volunteers from the Planning and Development Committee.

We also solicited participation from the community at large for 3 additional members. We received interest from more than 20 community members, which was great. While we obviously could not take all of them as we were trying to keep the sub committee to a reasonable size, we do hope to utilize their enthusiasm and interest to assist in outreach during the process. We aimed to create a sub committee based three criteria:

1. Experience (Having been involved in the last planning effort, having professional expertise, or being involved in an existing standing committee)
2. Level of interest (I asked everyone to explain why they were interested and ensure they understood the time commitment)
3. Location (Doing our best to have representation from each district in the neighborhood. We came pretty close, while 8 is not technically represented, our representatives from 6 and 7 live very close to 8, so we feel Beechwold is adequately represented.)

With that being said, here are the list of participants with their district identified in () and a quick note in the case of the community volunteers. Justin Goodwin and/or I will be at the meeting Thursday night to present this to you and have any needed discussion, but we're hoping to get going on this work in the New Year.

From the Area Commission:

Commissioners Cull (5), Searcy (9), Minister (4), Voterro (1)

From the Zoning and Variance Committee:

Diane Hayford (5), Stephen Hardwick (3), Steve McClary (5)

From the Planning and Development Committee:

Justin Goodwin (7), Jim Dziatkowicz (3), Alex Smith (1)

From the Community:

Melinda Shah (6), local architect and member of the Historic Preservation Committee

Matt Brown (2), local professional planner

Nancy Stewart (9), involved in the previous Neighborhood Planning Committee

Chris Gawronski (2)

Judy Robinson (5)