



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

Commissioners in attendance: David Vottero, Matthew Cull, Nancy Kuhel, Libby Wetherholt, Kris Keller, Randy Ketcham, Jason Meek

Commissioner(s) absent and excused: D Searcy, Judy Minister

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

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

The minutes were approved by voice vote: 6 yes; 0 no; 0 abstain

7:16 p.m. Community Update- Isom Nivins

- *Agreements for 2016—still a few items to be reconciled before they can be sent out;*
- *City Council put out community meetings for the next couple of months—4/13, Westgate Community Center; 5/18, Lazelle Woods Comm. Ctr; 6/21, Marion Franklin Comm. Ctr; all are from 5:30-7:00.*
- *Stinziano's community hours: 4/9, 2:30-4:00 Olentangy Plaza, Panera Bread; 4/28, Neighborhood Pride Ctr, 248 E. 11th, 4:30-6 pm.*
- *Street Resurfacing Schedule not out yet*
- *Godman Guild Settlement House Job Resource Fair at 11th Avenue Pride, 4/15, 1-4 pm*
- *Still trying to find answer to formation of Councilman Klein's committee*

7:01 p.m. Treasurer's report - Commissioner Meek

sent in close-out for last year, but had oversight of payable disbursement for illustrated map project; \$674.09 sent back and city is still working on sending out agreements for next year.

7:04 p.m. Columbus Community Bill of Rights – Greg Pace

Community Bill of Rights of Columbus was established for about 2 years; has been trying to get the bill of rights on the ballot, but has not been successful; hoping to get it on the ballot soon; big issue is to try to keep radioactive fracking waste out of the city of Columbus; facility that has been approved by EPA for dumping has history of leeching into Alum Creek watershed; drill cuttings from fracking wells have not been tested for radioactive content and

are not required to be tested; 13 injection wells in Morrow and Delaware counties which expose the whole watershed to this type of waste; Ohio has 5 bill of rights already approved, there are about 5 more in process; the bill of rights puts language in the county charters and city codes to protect natural resources. They have a citizen initiative to get the bill of rights into the city code.

Questions:

Meek: why is facility not being used? 2012 Chesapeake Energy brought drill cuttings to be tested, but type of test is inadequate for testing solids.

Chesapeake chose to dump their cuttings elsewhere in the state, but the authorization to dump is still valid.

Member of Public: How do you stop legislatures from passing an overriding city law? Denton, Texas passed a ban, but State of Texas said they couldn't do it. Pace stated that getting a large number of people to protest it is the answer.

7:39 p.m. CRC Update – Clif Wiltshire

Just finished 1st quarter of year; pantry busier than ever; Kids Club has expanded to third site at Columbus Mennonite Church for after school program; working with North Baptist Church to operate a full summer camp site there instead of Mennonite; Seniors Program—Village in the Ville just celebrated its 1st anniversary with 40 members; Clintonville Farmers' Market is partnering with CRC to get low income seniors access to market by distributing vouchers; May 2 is annual fundraiser at Mozart's; May 19 is first Third Thursday event at 3422 North High Street to bring more people down there for the second year; CRC 5K is Memorial Day at 8:30 am.

7:21 p.m. Historical Buildings Committee – Commissioner Kuhel

proposed establishing the Historical Buildings Standing Committee and amending the By-Laws to reflect that.

Meek: what will we gain by having this as a Standing Committee? Kuhel: so that focus and momentum on preserving buildings can be continued.

Meek: in favor of NOT changing by-laws and waiting to see what will happen with the review of the neighborhood plan and the architectural review initiative

Vottero: does not share the anxiety of changing the by-laws; good for them to have continuity and perhaps refine their mission later

Public Discussion:

Mary Rauschenburg: proposal says nothing about buildings; encourage the committee to look at that and to make sure that this is focused on historic buildings in commercial corridors—not residences

Member of Public: how was number 10 come up with? Kuhel: there are currently 8 members who have certain skill sets, so they look for certain skills needed, but more than 10 would be too many

Member of Public: will expertise win out over mere interest? Kuhel: interest can be very valuable; some people are great at getting information out and that is valuable too.

Member of Public: could this committee really help with something like the

loss of the Clinton Annex? Kuhel: the annex was the push to begin this committee; we had a resolution asking the city to change the way we are notified about what is happening to buildings

Motion to authorize Kuhel to write a by-laws change to consider next month was passed: 7 yes; 0 no; 0 abstain

Kuhel: will present awards for re-purposing and re-using buildings; we have lots of nominations—now have 3 awards.

Stewardship

Preservation

Adaptive Reuse

There are numerous nominations for each category.

7:44 p.m. Election Committee Report – Peter Niswander

Distict 3, 6 and 8—District 3 and 6 have only one candidate in each who has been validated. Committee is looking for candidates for District 8. Some write-in candidates may appear by Friday as other petitions have been signed out.

Questions:

Keller: Do write-ins still have to get signatures? Niswander: Yes. They just have an extra week to do so and are not given any kind of publicity by the committee.

Meek: What if no one comes along? Niswander: If there is a vacancy on the commission, the commission can appoint someone to that district.

Meek: Can we do that at the special meeting on Monday, April 11? Nivins: will think about whether that is possible.

Vottero: Expressed the preference for finding candidates

Niswander: Interest has been expressed, but waiting until Friday.

Vottero: expressed thanks to Peter for his work

8:49 p.m. Web Site Update Report – Commissioner Kris Keller

the website is up; Sarah Snyder is working on recovering some of the old documents; there is some discussion about how far back we maintain the records; city only keeps records up to 2 years; Sarah does not have a strong desire to maintain the site;

Keller moved to set up an ad hoc committee. The motion passed by voice vote: 7 yes; 0 no; 0 abstain.

Keller asked for people to investigate the best way to continue from this point: Matt Cull, Libby Wetherholt and Jason Meek volunteered

7:55 p.m. Clintonville Open Garden Tour – Jennie—Clintonville Chamber of Commerce

- *May 6 7:15 am-9:30 am at Fawcett Center--will be holding an event honoring middle school students for volunteerism and achievement; in need of student sponsors*
- *June 2 @ Community Rec Center: Health, Wellness and Business Fair, 11 am-3 pm*

8:00 p.m. Architectural Review Board Resolution Discussion

would like to have this resolution voted on at the next meeting; would like our standing committees to comment on the resolution before the vote; concern comes from people's reactions to what we "allow" to happen as far as development; what is missing for Clintonville is having a way to discuss the impact that architectural design and development have on the area; this resolution is asking the city to allow us to have a discussion about the commercial corridor of Clintonville; the Neighborhood Plan does not have any bearing on zoning; architectural review would provide a better way to have public dialogue about development; has talked with Steve Schoeney director of the Department of Development; city code spells out how to make conservation areas, but there is no code for setting up architectural review areas;

Public Comment:

Greg Pace: really happy with the modifications of the Deco that went through negotiations between CAC and developer; would this board have more nuts and bolts to it?

Cull: Dixie needs no variances, but if we had an architectural review committee any developer would have to talk with it and the board would then issue a certificate of appropriateness

Vottero: the board would have to provide specific reasons it does not give a certificate of appropriateness; most developers do recognize the value of these boards

Member of Public: skeptical or have a lack of trust for developers; will this help in our current situation?

Cull: this board will not be in place with the current projects being discussed

Vottero: as an advisory board CAC can tell the city that this board can help with the concerns of the neighborhood

Kuhel: in line with participatory democracy we need citizens to call about this situation

Mary Rodgers: I see an advantage of architectural review committee when there is a theme to an area's architecture; one of the top things that people seem to love is the diversity of the architecture of Clintonville: some reservations about what an architectural review committee would "shoehorn" Clintonville into some theme; there has been a lot of frustration with regard to the review boards that are already in place

Vottero: a standard would NOT fit Cville; there are some similarities in sections mostly due to when the development took place; In the Brewery District there are several sub-zones; I see that being more the case for Clintonville

Niswander: excellent idea; Vottero is an architect; this proposal may bring the balance of power back to the people so that we have more voice in what is happening

Vottero: Makes a motion to refer the resolution to any committees who have interest in providing their feedback. Voice vote: 7 yes; 0 no; 0 abstain

Rauschenberg: why not put it on websites and discussion forums to get broader input? Publish the resolution on the website and Facebook page and ask for comments.

Elmo: not sure that is a good idea

Keller: not really ready for prime time; we are still in an internal process

8:30 p.m. District Reports

Vottero: 6 activities for Earth Day in District 1—will be published in The Booster; the Crest is helping to organize some of those activities

Kuhel: Earth Day activities in Clinton-Como Park; gas lines are being worked on

Wetherholt: had a report of individuals engaging in activities like public urination and have been told there is not too much that can be done; will be talking with

Technology Department about the needs of commissions for websites later this month and thank Michael Stinziano for trying to coordinate this effort

Keller: have talked for years to city; perhaps will get some movement on this issue

Cull: Extended Stay hotels to be built in Clintonville: Graceland, Indianola & Cooke; Dixie site—all 3 have some sewage issues to deal with having to do with the consent decree with Ohio EPA; Dixie is “on hold” because it would not work with the rating; city has said it will take at least 3 or 4 weeks to figure out options, most of which will be expensive; the Dixie site has the worst problems because it is the largest;

Extended Stay issue: are they really an extended stay? Cull is not concerned about these products which will operate essentially as apartments.

Cull would like to work with the developer to improve the product and make it a better product for the neighborhood.

Vottero: city is in the position of accepting the solution to the sewage problem; city will have to spend time on what solutions will be acceptable. We might be able to guide them.

Ketcham: Weir-Arend Funeral Home has been demolished and they are in the process of beginning construction on a multi-use development; Rusty Bucket is shooting for May 1 opening; lots of sewer work in the district throughout August

Meek: no report

Keller: no report

8:45 p.m. Public Comments

Member of Public: asked for clarification of extended stay vs apartments—Cull: extended stay requires lease for 30 days, but you can stay there much longer; city has tightened up code on parking, but that was a loophole. These are effectively apartments.

Member of Public: will they pay bed taxes? Cull: unknown. The tax issues are complicated because they involve city code and Ohio Revised Code.

Will Koehler: sidewalks along High Street especially around Weisheimer with new building—did not feel safe walking a large group of children along High Street; asking for help from CAC to talk to developer to have a widened sidewalk up to 8 feet or to have lawn strip with a sidewalk.

Cull: has asked city for parking along High Street—which has happened—signs now note that parking is allowed. That will be a short-term solution

Keller: asked Ketcham to talk with city about sidewalks

Vottero: talk with D and tell city what we want. This issue came up with the Taco Bell development on High Street because the city has quietly changed their requirements on sidewalks.

Pace: where can we read about projects like this?

Cull: Business First is often the first one to publish this

8:51 p.m. Adjournment



Resolution 2016-__

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.

Kris Keller, Chairperson
Clintonville Area Commission