



Draft Minutes
Clintonville Area Commission
Zoning & Variance Committee
Clinton Heights Lutheran Church
15 Clinton Heights Ave.
August 24, 2022, 7:00 p.m.

1. Call to order.
 - a. At 7:05 p.m. Committee members present: Sharon Groves, Stephen Hardwick, Diane Hayford, Michael McLaughlin, Drew Miller, Andrea Preneau, Kelly Thiel
 - b. Excused members, Judy Minister, and Michal Haugh
2. Approve agenda.
 - a. Demo permit waiver moved to after the variance agenda.
 - b. Approved, 7-0
3. Consider [previous meeting's minutes](#).
 - a. Approved, 5-0, 2 abstain
4. Variance Agenda:
 - a. CV21-062, 3013-3021 North High Street. [Application](#). [Staff review](#). [Revised hardship statement](#). [Drawings](#). [Screening form](#). [Parking Study Summary](#). [Traffic Impact Study](#). Applicant Brian Higgins on behalf of Attainable Luxury, in order to build a mixed-use, multi-family building, seeks variances to: A. [CC3312.49](#), Minimum Numbers of Parking Spaces required, to reduce onsite parking from 95 spaces (45 DU @1.5 spaces + 1 per 75 SF restaurant) to 28 spaces for residential use and no spaces for restaurant use. B. [CC3312.21\(D\)](#), Parking Lot Screening, to allow required parking lot screening west edge of property to not include a 4' buffer. **Recommended approval, 5-2.**
 - i. Motion to take off table, approved 7-0.
 - ii. Brian Higgins, the applicant, was present at the meeting and described the proposed project. Shadowing has been detailed on the plans as this was a concern the last time this project was on the agenda. And a traffic impact study (TIS) has since been completed.
 - iii. Commissioner for District 2, Brian Peifer was present. Commissioner Peifer said he has received comments from constituents of similar concern from the previous meeting that this project was discussed including parking, shadows, and impact of stormwater runoff from the development.
 - iv. Mr. Higgins responded that the development includes upgrading the sewer capacity and stormwater runoff would be mitigated.
 - v. Mr. Higgins described the results of the TIS. These include recommendations for traffic signal modifications at High/Weber to allow ingress and egress from the project site. As well as modification of crosswalks. The TIS consultant, E.P. Farris determined that the development would result in parking impacts "below the acceptable threshold..."

- vi. SH noted that he had received letters from the public regarding this project.
- vii. MM asked for clarification of the intended first floor use.
- viii. Mr. Higgins said that it is currently proposed to be restaurant use but specific tenants have not been identified and the building shell can accommodate many different uses.
- ix. MM commented on the building façade material choice, noting that more brick would be characteristic of the existing architecture in Clintonville.
- x. DH asked if the development is receiving a tax abatement.
- xi. Mr. Higgins said it is not.
- xii. Discussion of how parking will be enforced, permits are first come first served for tenants. A property manager will be responsible for enforcement. There are two handicap parking spots.
- xiii. DH noted that the previous application had more parking spaces and asked for clarification of why this changed.
- xiv. Mr. Higgins said that the parking spaces where the sewer easement is located have been removed. A resident commented that extra bike parking would be beneficial in these spots. The TIS also required stacking for the traffic signal on High Street which eliminated additional spaces.
- xv. Commissioner Peifer commented that the height variance has also been eliminated since the last application.
- xvi. Mr. Higgins confirmed and said that since the fifth-floor setback angle was modified it eliminated the need for the height variance.
- xvii. SH asked about the elimination of the High Street curb cut to the south of the property and how many parking spaces are gained on High Street as a result.
- xxviii. Mr. Higgins believes there are two spaces gained at this location.
- xix. Commissioner Motil asked how many units are on the fifth floor.
- xx. Mr. Higgins confirmed there are eight units on the fifth floor.
- xxi. Commissioner Wetherholt asked about amenities and common areas for tenants.
- xxii. Mr. Higgins said there is now a fifth-floor common area proposed.
- xxiii. Commissioner Motil asked what type of trees are proposed.
- xxiv. Mr. Higgins said they are contacting the cities forestry department for recommendations.
- xxv. George G. of the Terraces on Walhalla was present. They are concerned that this is not more affordable as well as the parking situation.
- xxvi. Ben Heath (sp) a member of the North Linden Area Commission was present to express support for the development. These apartments are ideal for graduate students at OSU and suggested additional bike racks. Mr. Heath (sp) also commented on additional height and units having an impact on the affordability.
- xxvii. Mark T. of the Terraces on Walhalla was present. They had concerns about the exterior finishes, parking if the first floor is a restaurant.
- xxviii. Kevin Donahue of W. Tulane was present to express concerns of a potential restaurant causing parking to overflow into the neighborhoods and how this is pedestrian friendly.
- xxix. Discussion of the parking count requirements depending on the first-floor tenant.
- xxx. Motion to approve. Seconded.

- xxxi. SH commented that the developers know the best use of the space and has every incentive to get it right.
- xxxii. DM commented that this proposal is the best use of this property, and that any feasible development here would require a parking variance.
- xxxiii. DH commented that the scale of the project seems too big.
- xxxiv. Mr. Higgins said they considered a small development, but they could not feasibly make it work.
- xxxv. SH asked for clarification of the max elevation shown in the plans.
- xxxvi. MM commented on previous parking reductions the CAC has approved with a restaurant use (Cup O Joe) where there does not appear to be issues.
- xxxvii. DH noted concern that parking is at critical mass and additional parking variances could create a tipping point.
- xxxviii. Voting:
 - I. KT – Y
 - II. DH – N, Likes the look of the building, concerned about parking
 - III. AP – N, Likes the look of the building, concerned about parking
 - IV. DM – Y
 - V. SG – Y
 - VI. MM – Y, If Clintonville had an architectural review board there would be more brick proposed.
 - VII. SH – Y, it’s hard to have affordability and more brick, comments about N. Broadway single story development.
 - VIII. Recommended approval 5-2.

5. Demolition agenda

- a. 155 Graceland Blvd., [Screenshot 1](#), [Screenshot 2](#). Request to waive the 60-day waiting period for demolition. **Recommended approval, 7-0.**
 - i. SH noted that no comments were received from the Clintonville Historical Society.
 - ii. AP commented that the section being demolished is fenced off and appears to have started.
 - iii. SH urges the applicant to attend the CAC meeting.
 - iv. Motion to approve.
 - v. Unanimously approved.
6. Announce that the next meeting of the CAC will be on September 1, 2022, 7:00 p.m., at the Whetstone Library, and the next meeting of this committee will be on September 28, 2022, 7:00 p.m., at the Clinton Heights Lutheran Church.
- a. Meeting adjourned at 8:28 p.m.