



Meeting Minutes
Clintonville Area Commission
Whetstone Public Library
July 7th, 2022, 7:00 p.m.

1. Call to order.
 - a. Commissioners present: Brian Peifer – District 2, Hugh Crowell – District 4, Brittany Boulton – District 5, Joe Motil – District 6, Mike Weinman – District 7, B.J. White – District 9
 - b. Commissioners not present: David Vottero – District 1, Libby Wetherholt – District 3, Jim Garrison – District 8
2. Approve agenda.
 - a. Approved 6-0, 3 absent.

3. District Reports

Joe Motil, District 6: Met with Recreation & Parks about building a basketball/pickleball court north of the horseshoe pits at Whetstone Park. Prioritized for 2025. Received letter from FLOW regarding SUP citing drainage concerns, nature preserve effects, and objects to landscape treatments around the path. Received a letter from Recreation & Parks Nature Preserve Advisory Council citing objections for the SUP path through Old Beechwold and reiterates that the Old Beechwold neighborhood opposes the SUP path. Met with Fenway Condos about water issues related to the asphalt areas near garages. Repair by condo association versus City of Columbus. Lack of stormwater inlet in the courtyard. Resurfacing has covered some of the inlets. The folks of the City of Columbus were good to work with. A very positive experience with the condo association and the City of Columbus. Aldrich Rd neighborhood wants the CAC to support a restricted parking area. Thank Mary Rodgers of the Clintonville Historical Society.

Hugh Crowell, District 4: Receiving comments and concerns about Blueprint Columbus. Compiling concerns specifically about District 1, Commissioner Vottero's district. Speaking with Tiffany Conn at Blueprint Columbus.

Brittany Boulton, District 5: Received two residents' concerns about stormwater backup and the direction of stormwater runoff. Concerned that the raingardens may be disrupting what worked well for them prior to their installation. Speaking with Tiffany Conn at Blueprint Columbus. Hosting neighborhood coffee conversations. Thanked fire station house 19 for meeting with the girl scout troop about fire safety and observed CAC Greenspot Committee's work in progress while visiting. Received a concern of a new build home on Glenmont about the character and aesthetics. Attended a Village in the 'Vill about a dementia-friendly community. Memory Café is something that will begin as part of these initiatives. Training small businesses to be more dementia-friendly business. Pitched the Trolley Hop.

B.J. White, District 9:

The people of District 9 are thankful to see that Sharon Meadows Park is being maintained weekly with trash removal, mowing, and baseball diamond maintenance. The former billiards building is making a little progress every day with renovation efforts. They, too, are maintaining a grass mowing schedule which the former owner was remiss. The Aldi construction is well under way, and I have heard no complaints from the neighboring residents or businesses of any failed commitments by the real estate developer. I am continuing to have conversations with ODNR Wildlife Management Officer for District 1, Gary Comer, about the prolific deer population and aggressive doe behavior during fawning season. In my recent email exchange with Officer Comer about a constituent's scenario with an aggressive deer interacting with his dog, he had this to say.

Ms. White:

The scenario described by your constituent is classic aggression during fawning season. Canines are considered a threat to these deer during that time of the year. It is an evolutionary response. Typically, this behavior is only prevalent for a few weeks each year. The easiest solution is to change the behavior of people during this time of year. Behavior change translates to altering your time schedule for exercising pets. Always have dogs leashed which is typically the law but not often enforced. Many of the human/dog/deer conflicts neglect to report the dog being off leash. Perhaps a social media campaign reminding residents that fawning season runs April through June. The peak of the season can vary but the earlier portion of this time frame is likely when the most risk of an aggressive interaction might occur.

The next issue in my professional opinion is to address the lack of fear of the deer towards humans and in many cases imprinting of deer in the community. This occurs from artificial feeding. If there is not an ordinance prohibiting wildlife feeding this would be a good first step. Of course, education would be needed as to why feeding the deer is not a good idea. This education program would likely lead to an enforcement issue perhaps down the road, but my experience is 95% of the residence voluntarily comply. There are good examples in the Columbus area of education of the residents regarding wildlife conflict. Dublin is top notch and Worthington just adopted a no feed ordinance. With that advice and the foundation for a deer feeding ordinance, I approached the city attorney's office to revisit the mayor on the topic. Two years ago, we had this conversation and when I suggested the deer feeding ordinance, the response I received was a "hard no" citing that it would encourage peer policing. That idea was shut down immediately. Now, that Worthington has implemented a deer feeding ordinance, perhaps the time is to re-visit this conversation.

I have recently been in touch with Casto Retail and Residential Development and offered some kind words of appreciation for their parking lot re-design with the addition of Graceland Flats, the sprucing up of the landscaped areas, and the recently added amenities of the awnings on display at the store fronts. It gives it a more welcome neighborhood feel.

I have gathered much feedback on the impending Chik Fil A development and an overwhelming majority oppose working with this developer for a multitude of reasons. While this site is technically inside District 8, it is adjacent to the southern border of District 9. In my 5 years of advocacy for District 9, I have met with the residents in community meetings and have surveyed the neighborhoods in my district for their concerns of our High St corridor. The overall consensus has been conveyed crystal clear to the CAC, its Planning & Development Committee, and its Zoning and Variance Committee. To reiterate, the people of District 9 do not support a fast-food franchise with drive-thru service. Districts 8&9 currently has 5 fast food restaurants and 6 automotive industry related businesses. Along the High Street corridor north of Graceland Blvd, there are 5 more automotive industry related business. Until CAC adopts a new land use policy and provide their input, we cannot shape and mold the High Street Corridor into the localized commerce that serves the community of Clintonville. Noting this development as one with overwhelming opposition, the Clintonville Area Commission should reconsider early adoption of the C2P2 that will eventually be in effect by the year 2050.

Doing so will lend more credence to specific land use in our commercial corridor. District 9's segment of the High Street Corridor is overly saturated with fast food chains and car shops. We take on the type of development that is often unacceptable to the City of Worthington and the rest of Clintonville. The time is long past due to begin practicing a standard of care for District 9's diversity of commerce. We need no longer be stigmatized as the fast food and car shop dumping ground of Clintonville and Worthington. Right now, the only prevailing guideline is the Clintonville Neighborhood Plan which the Chick fil A development does not seem adhere their site plan to nor acknowledge. District 9 invites others to have the courage to stand up, stand out, and stand firm against the capitalistic development that does not engage a community nor acknowledge its Clintonville Neighborhood Plan and the neighborhood's socio demographics that it serves. When this development was originally introduced to the CAC's Zoning & Variance Committee, I was in attendance. I asked the development team to have a traffic study out of concern for the Delawanda residents that already navigate a tricky intersection Leland Ave and High St. I asked them to engage COTA to discuss relocating the bus stop in front of the plaza north of their site due to pedestrians crossing 6 lanes of traffic in lieu of crossing at the intersection. I have seen no report that these two requests were fulfilled with the exception that the traffic study was completed mid-COVID era. I have little faith in Chick fil A's development team to pursue an act of goodwill toward the residents of Clintonville. I believe that the site owned by Shriners Hospital Real Estate Trust should find a more suitable tenant who positively engages the community, embraces its demographics as a service provider and employer, and serves the immediate community without ignoring the disproportionate development of fast-food chains and car shops. Under the auspices of the City of Columbus and as a mayoral appointee, I understand that the City of Columbus has entered into partnership on June 29th of this year, with the National LGBT Chamber of Commerce to certify a willing LGBT Business Enterprise to increase their participation in city procurement and contracting opportunities, and expand access to training, networking, outreach and engagement programs. If Chick fil A is successful at breaking ground at this location, my hopeful optimism is that they will participate in this city's initiative to be a certified LGBT Business Enterprise. It is through this city's BZA planning division that Chick fil A will possibly be granted the variance request to proceed. By virtue of that vote of confidence, you may want to demonstrate goodwill reciprocity to be a certified LGBT Business Enterprise. If you want to be part of Clintonville, be the part of Clintonville that sets an example to behold positive change.

Brian Peifer, District 2: Thanks Commissioner Crowell for his continued work with Blueprint Columbus and will be following up with Tiffany Conn. Sump pump installation & lateral lining protocol clarification. We need to understand the impact of cost to the residents.

Mike Weinman, District 7: City council briefing at Woodwork Park for capital improvements. Resurfacing Dominion Blvd between North High Street and Sellers Avenue.

Co-Chair Brittany Boulton noted that we will have a public meeting regarding capital improvements. Time & Place TBD. Please watch the CAC Website Calendar.

4. Consider [previous meeting's minutes](#).
 - a. Approved 6-0, 3 absent.
5. Treasurer's Report: I completed the annual financial report and the Memorandum of Understanding, submitted it 5 days late but confirmed it was received. Our balance is currently \$94.04 until we receive our \$2,500 annual disbursement.

6. Community Liaison with the Department of Neighborhood, Beth Kinney introduces Officer Shawn Lust (sp?) standing in for Officer Patty Myers. LGBTQIA+ Liaison Officer Operation Wheels Down. Wildly successful. Kia or Hyundai, get the orange bar steering lock. No updates other than the homicide at Weber Rd and Indianola Ave is still pending investigation. Tuttle Pool having a fun with splash series with City Council.

7. Demolition Agenda:

- a. A request to waive the 60-day waiting period to demolish the structure at 4910 N. High St. to make way for the proposed Chick-fil-A.
- b. Commissioner Motil asks, "What is the timeline for the project?"
Tracy Diehl, "6-9 months depending upon permitting."
Motil, "What type of road improvements will you be making?"
Diehl, "Those that are required for the sub-parcel for the site plan process."
Motil, "Does that entail Morse Rd or High St?"
Diehl, "Yes."
Motil, "Why didn't you have the demolition permit filed?"
Diehl, "Because the demolition contractor wasn't hired."

Commissioner Peifer asks, "We did the same thing for Aldi with regard to the demolition waiting period waiver, correct?"

Co-Chair Boulton, "I believe so, correct."

Mary Relotto, Criswell Resident: I am all for business, enterprise, and good food. What I am not for is a company not engaging and welcoming the LGBTQ+ community. In 2017, San Antonio was able to remove Chik Fil A from a would-be development. We don't want to remove you per se. We are accepting and loving as a community. You are going to be successful, and we want you to be accepting and loving of everyone.

Tracy Diehl, "I hear you. I cannot comment on the specifics of that because I am contracted to work as a sign manufacturer for the company. I am gagged from saying anything more but I hear you."

Stephen Hardwick, "We have a statement from Commissioner Garrison, District 8. Some support from my district but opposition to the business. The Chik fil A development team has proactive and respectful. There is nothing unreasonable about their request. I acknowledge all of this and generally support the variance requests. It is my hope that Chick fil A seeks out their business operations in alignment with those values of the community."

- i. Tracey Diehl, agent for Chick-fil-A, was present. Ms. Diehl described the development plans for the property.
- ii. Ms. Diehl said plans are not currently available and Chick-fil-A has not applied for the demolition permit yet.

Recommended approval 4-2. Dist 9 AC White notes that a fast food and auto service is not a welcome development to an already saturated area. Dist 6 AC Motil noted he oppose the signage and feels there are too many signs.

Commissioner Weinman made a motion to vote for the demo 60-day waiting period waiver on the demolition waiver. Commission Peifer seconded the motion.

Motil: No

Crowell: Yes

White: No

Peifer: Yes

Weinman: Yes, all this does is delay the demolition. Best if we get this done prior to the winter months when everything is a mess.

Boulton: Yes

8. Variance Agenda:

- a. 4910 N. High St., GC22-019, Application [Part 1](#), [Part 2](#). Chick-Fil-A asks for variances to allow for the installation of signage for a new fast-food restaurant and an oil change shop including menu board signs, a monument sign, clearance bars, and ground signs. Variances from [3372.706\(B\)](#) – to allow for two changeable copy menu board signs in a drive thru (H1 and H2). [3377.17\(A\)](#) – to reduce the setback for a ground sign from 15’ to 0’ (A2). [3378.01\(D\)](#) – special permits to allow for two off-premises ground signs for two separate uses (signs A2 and A3), and special permits to allow for off-premises clearance bars.
 - i. Ms. Diehl explained the variance requests as it relates to the separate parcels. The “off-premises” note regards that there are still two separate parcels. Chick-fil-A and Valvoline are still working on a deal that will separate the parcels.
 - ii. Ms. Diehl shared plans for the restoration of the former Tee Jay’s sign.

Commissioner Motil asks about the location of the Valvoline Instant Oil Change signage.

Tracy Diehl, “We need to identify the entry from High St to the oil change location from the existing curb cut.”

Commissioner Motil references the drawing of the combo sign.

Diehl, “These signs are lit up during business hours and turned off when the business is closed.”

Commissioner Peifer, “Is this the same thing we did for Aldi?”

Co-Chair Boulton, “Yes, I believe so.”

Diehl, “Pedestrian entrance is flagged.”

Co-Chair Boulton, “Did we receive a traffic study?”

Commissioner White, “I have not see a traffic study and would like to see one.”

Commissioner Weinman, “The setback variance is because of the city’s ROW?”

Diehl, “Correct.”

Motil asks for clarification for the ingress to the site form Morse Road. He cites that there is a lot of signage.

Commissioner White, “I don’t see a checklist for the Clintonville Neighborhood Plan.”

Stephen Hardwick, “I did not ask them to do one. That would be my fault.”

Kendra Clark, Arbor Village Drive, “We are concerned about the signage and lighting. It seems like the signs will be facing Morse Rd and High St.”

Diehl, “The signage will be turned off at 9:00 PM. The sign to the back of the building will be muted. The owner will be happy to work with you and is dimmable should there be a concern.”

Motil, “The parking lot lighting is part of the signage plan. The parking lot lighting is part of the site plan.”

Commissioner Weinman made a motion to vote for a sign graphics variance. Commission Crowell seconded the motion.

Motil: No
Crowell: Yes
White: No
Peifer: Yes
Weinman: Yes
Boulton: Yes

9. By-Laws Update – Updated language for correction of dates. Unanimous approval 6-0

10. ADAMH – Meg Griffing Working with stakeholders and building a crisis center in downtown location. Crisis services is now being launched nationally 811. The facility will be centrally located for easy access for transportation. \$59 million facility and funds raised so far are \$55 million. Community-wide investment from local foundations. The ADAMH board is using a construction management firm to negotiate contracts and the construction team is comprised of local contractors. ETA for completion is 2024.

Motil, “Thank you for bringing this much needed facility to the community. Will the mobile teams be assisting people in homeless camps?”

Griffing, “Yes, we already do have mobile outreach to those experience homelessness. We are encouraging peers to provide guidance to these services.”

Elizabeth Patinoe, “I think this is a wonderful thing and I have worked in this field for a number of years and this is going to help so many people.”

Commissioner White, “3.99% of our real estate taxes goes to fund ADAMH. My little contribution is going fund something as remarkable as this?”

Griffing, “Yes!”

11. CAC Planning & Development Chair Andrew Overbeck: Discussion on URIF funds. The primary focus is filling in the gaps in sidewalks. Alex Sauersmith with the City of Columbus is his guest speaker.

Sauersmith: \$500,000 for Indianola Ave Study, \$150,000 spent on greater bike route, sidewalks completion. Cited completed projects like Indianola Road Diet and Sidewalk completion.

We received 100 responses to complete the sidewalks on Indianola, Cooke Rd if funding allows.

Commissioner Motil: “What is the cost per linear foot for sidewalk?”

Sauersmith: “About \$400 per linear foot depending upon the site.”

Overbeck: “We have been and continue to lobby for capital improvements funds.”

Co-Chair Boulton: “What is the timeline?”

Sauersmith: “The sooner the better.”

Elizabeth Patinoe: “I can cite examples of dangerous observations that I have seen due to the lack of walkable sidewalks. Give us our sidewalks.”

Commissioner White: “I think it would be great to obtain input by every district and THEN vote on it.”

Co-Chair Boulton: “That’s a great idea.”

Commissioner Weinman: “I think it would be great to complete the sidewalk voids from Morse Rd to Cooke Rd (Option 1).”

Commissioner White: "So long as you are lobbying the city, can you please give us a berm, more than 4" outside the edge lane?"

Sauersmith: "I would be happy to discuss C2P2 at a later date."

12. Joe Motil, District 6 – Aldrich Rd Parking Issues. I have observed that Aldrich Rd is heavily parked by Bishop Watterson. I have left messages at BWHS but have not heard back.

Chuck Cohen – 2-1 in favor of parking restrictions. Where parking is concentrated, it is impossible to back out of your driveway. Two opposing cars must pull over to allow the other to pass.

Kathy McFarland – 40 year Aldrich Rd resident, doesn't see a problem with parking because she is on the west end of the street. I don't want permitted parking because I don't want to receive a ticket if parked in front of my house.

Joanne Ferguson of 154 Aldrich Rd commented that she walks her dog and feels that the street is too heavily parked.

Tom Miller – 30 year Clintonville resident. You have received an email him for his statement referenced Clintonville Neighborhood Plan, Henderson, Cooke, Deland. It will only push out parking to neighboring streets like Olentangy, Rosemary, etc. It passes the problem onto others. I would ask that you table this vote until next month to allow for more discussion.

Co-Chair Boulton – I realize we ran out of time but I would encourage you all to come back in August for the CAC meeting or email us at Commissioners@ClintonvilleAreaCommission.org