



**Clintonville Area Commission Special Meeting Minutes  
Tuesday, December 13th, 2022  
Whetstone Library, 3909 N High Street**

7:24pm – Special Meeting call to order

Description of meeting goals – Chair Vottero

Commissioners to reflect on past year, goals for the Commission to work towards in the next year and invite incoming Commissioners to participate.

COMMISSIONER MOTIL – Would like to see the Commission and committees balanced better. He thinks the historic buildings Committee is important. Glad the Old Beechwold shared use path came up and learned a lot on the topic. Parking issue also helpful.

Garage variances – does not agree with some of the variances we approved. Thinks they should be looked at closer. Would like incoming Commissioner Mark Moritz to take care of Whetstone Park. Believes in people being able to get results without having to go through the Commission or Commissioner(s).

COMMISSIONER CROWELL – Echoes concerns about garage height variances; not a lot of consistency on how they are reviewed between ZVC and the Commission. Need to be more intensive discussion as a Commission. Excited about future of the Greenspot Committee; they are doing exciting things.

COMMISSIONER BOULTON – Would like to continue working with homelessness task force. Thinks ADUs (accessory dwelling units) are a valid topic to keep discussing. Have more engagement with the public. Should keep special meetings about capital needs and increase engagement with council.

COMMISSIONER VOTTERO – Thinks some of zoning things are concerns. Shares concerns about garage variances. Garage as a separate thing is an outdated view. Thinks it's a broader view to talk about why garages are treated different. The University Area Commission doesn't impose as much as we do sometimes. Positive about zoning consultation group he is a part of. Feels like we are behind in the times on reviewing ADUs and keep this from being a bootleg operation. Thinks there are things in coming year where CAC has impact. Design review board not happening so what other options do we have to have input on corridors. Perhaps establishing form-based overlays on areas. How can we get development to match community's expectation? Help build the committees to be more important and give participants purpose.

COMMISSIONER GARRISON – Agreed that the Historic Buildings Committee (HBC) has always struggled to find purpose. The original charge was to document buildings on High Street, but his vision was to use the HBC as a facet of the variance review process for the CAC to weigh in on whether any historic concerns are present on a site. Expressed regret on the failures of the Committee to gain enough momentum to re-emerge. Regarding ADUs, Commissioner Garrison recounted a recent discussion on garage variances and definitions of an ADU relative to the code

and City of Columbus. The city of Columbus as a result discussed internally to define the presence of an ADU as a garage or accessory building with “finished areas” going forward. He went on to discuss the potential shift in the paradigm of elderly family members living with children in an ADU instead of moving out to a care facility. As such, the interest in creating usable living space has grown and there is an inherent hypocrisy in the city treating a detached building significantly different than an almost identical project which differs only in being connected to the main residence. Commissioner Garrison noted disappointment in Blueprint’s outcome in the neighborhood and the decreased attendance on the meetings. Felt it would be nice to see more people coming to meetings or being involved in the process and perhaps we need to abandon the ways we think is best to communicate with the public and all channels/means are beneficial.

COMMISSIONER WHITE – Chaired the Commission for 2 years and established YouTube channel. Worst thing that can happen is having one’s integrity questioned. The Commissioner worked hard to improve transparency, beef up the tech committee, had open office hours, meetings, YouTube channel, live on Facebook, but still did not have much participation. You can’t say someone hasn’t been transparent if you don’t participate. You can’t wait until there’s a post on Facebook to interact. Commission has been around since before Facebook. Have sent emails in the past and got no response; there is time involved with serving on commissions. When Commissioner White chaired the Commission, they would read the mission statement of the Commission (read the statement aloud). Stressed that purpose was to also serve developers. (Work with developer). If you, as a developer, meet with the Commissioner and city and get everyone’s input, you will likely not need a variance (or minor variance). Reinforced that the Commission is an advisory board and BZA will sometimes vote against the Commission. Checklist does not include whether applicants have gone to a preliminary site compliance review. Quiet zone – would like to see some actionable tasks taken to get quiet zone. Use infrastructure funding for quiet zones. Better collaboration between CAC, COTA, and BZA. Bus stops are not placed in a position where it’s safe. COTA needs to be part of conversation.

COMMISSIONER WEINMAN – Came on to Commission and one concern was committees; still a concern. Would like to see rules and regular reports from committees. Committees should be reporting to the Commission and rules put in place. Would like to see more mix of folks on committees and not same people every year. Needs to be a balance between developers and neighborhoods on what they want to be. Be mindful of parking variances and where people will be parking when they don’t have a spot. Appreciates CAC entertaining additional ADA issues. Still an ongoing issue. How do we address questions on implementation and follow-up?

Commissioner White noted that developers are saying that CAC is the one that asks the most questions. Bought property in Sharon township and neighbors behind them wanted to build a she-shed. The Franklin County Commission meeting was intimidating. While Commissioner White spoke in favor, the applicant still had to come up with new site plan after 1.5hours.

COMMISSIONER-ELECT HIVELY-Has interest in the Historic Buildings Committee. Started coming out of curiosity starting with Worthington and interested in process. Agrees that meetings give a lot of insight on community. Had looked for volunteer opportunities and saw opening. Frustrating that meetings exist, and projects come alive and Facebook reactions are extreme. Looking to increase transparency. Maybe attendance is not goal as much as updating community.

COMMISSIONER-ELECT MARK MORITZ - Came to meetings starting with bike lanes and Old Beechwold shared use path. Wants to make things safer for cyclists. Looking forward to doing his part.

PLANNING COMMITTEE CHAIR ANDREW OVERBECK – Always had a goal to get representation from each district. Most years have accomplished that goal. Already has a strong list of interest in the committee (joining and staying on). Doing what they can to support the CAC is important. Following up on projects and promises. Still open to helping out but not staying on as chair.

COMMISSIONER GARRISON – Perhaps the committees don't establish rules as much as create operational objectives.

COMMISSIONER WHITE – CAC doesn't have rules, perhaps just a memorandum of understanding.

TECH/PR COMMITTEE CHAIR TY HULBERT – Wants to get more information out there but not getting much from some committees or individuals. Looking to get other people to help out with committee.

Leadership positions and interest in chairs in January meeting, chairs in February and committee slate to follow.