

# Minutes – Clintonville Area Commission

February 2, 2023

Community Room at Whetstone Library Branch, 3909 N. High Street, Columbus, OH 43214

*Thanks to Columbus Metropolitan Libraries for hosting this meeting.*

7:00	<p><b>Call to order, Welcome, Housekeeping, Approval of Agenda – Chair David Vottero</b></p> <p>Meetings are recorded and can be accessed at the following link: <a href="#">Clintonville Area Commission</a></p> <p><b>Commissioners Present –</b></p> <table border="0"><tr><td>District 1 – David Vottero</td><td>District 4 – Hugh Crowell</td><td>District 7- Mike Weinman</td></tr><tr><td>District 2 – Brian Peifer</td><td>District 5 – Brittany Boulton</td><td>District 8 – Josh Hively</td></tr><tr><td>District 3 – Donna Leigh-Osborne</td><td>District 6 – Mark Moritz</td><td>District 9 – BJ White</td></tr></table> <p><b>Absences – N/A</b></p> <p><b>Announcements:</b></p> <p>Newly Delegated Committee Chairs</p> <ul style="list-style-type: none"><li>• Planning and Development – Eliza Pendexter (Newly elected)</li><li>• Zoning and Variance – Stephen Hardwick</li><li>• Historic Buildings Committee – Vacant for now<ul style="list-style-type: none"><li>○ Two interested candidates; Request to direct to Planning and Development committee</li><li>○ Chair Vottero wants Historic Building Committee to have better defined purpose/role before appointing a chair</li></ul></li><li>• Technology and Communications – Ty Hulbert<ul style="list-style-type: none"><li>○ BJ White to consider co-chair</li><li>○ BJ White request also to understand if we have one CAC website versus city wide website<ul style="list-style-type: none"><li>▪ Will be determined at a later date</li></ul></li></ul></li><li>• Elections Committee – Melissa Doll (Newly elected)</li><li>• Greenspot – Ryan Foshee; Annaliese Kern (Co-Chairs)<ul style="list-style-type: none"><li>○ Greenspot may need to be own organization that they can't do through committee/commission<ul style="list-style-type: none"><li>▪ Related to projects and seeking grants</li></ul></li></ul></li></ul> <p>March 2023 meeting – Rosters of committee members will be presented for the Clintonville Area Commission</p> <ul style="list-style-type: none"><li>• <i>Promoting and collecting committee interests – Brittany Boulton to coordinate committees with Chair Vottero and the commission.</i></li></ul>	District 1 – David Vottero	District 4 – Hugh Crowell	District 7- Mike Weinman	District 2 – Brian Peifer	District 5 – Brittany Boulton	District 8 – Josh Hively	District 3 – Donna Leigh-Osborne	District 6 – Mark Moritz	District 9 – BJ White
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	<p><b>District Updates – All commissioners</b></p> <ul style="list-style-type: none"><li>• <b>District 1 – David Vottero</b><ul style="list-style-type: none"><li>○ Lots of meetings with incoming/outgoing committee chairs</li><li>○ Met with West Scioto area commission<ul style="list-style-type: none"><li>▪ Discussion about how processes for area commissions work</li></ul></li></ul></li><li>• <b>District 2 – Brian Peifer</b><ul style="list-style-type: none"><li>○ North Broadway/Milton Road (Southwest Corner inquiries about zoning and variance request at the property)</li></ul></li><li>• <b>District 3 – Donna Leigh-Osborne</b><ul style="list-style-type: none"><li>○ Indianola K-8, 7<sup>th</sup>&amp; 8<sup>th</sup> grade science teacher Jared Laughbaum, requested assistance in finding exhibit space along the Walhalla Ravine for his students' temporary art instillation, April 24-28, and to date he has 6 volunteer locations with 3 more in conversations. The project in Jared's own words: The Water Story will be an art installation that winds through the Walhalla Ravine located adjacent to our school. It is an art and science project that will be a series of student works that tell the story our students would like to share with the public and community, based on social justice, science, and research about our waterways. The art pieces will be set up similar to a Story Walk you may see in a park or other public outdoor area. A Story Walk is a creative way for children, teens, adults, community members, and families to enjoy the outdoor area or park on an accessible route while reading a story at the same time. Pages of a book are put on signs and placed along the trail. We will utilize this model for our middle school students to express their information along the ravine pathway, after a period of collaboration between the arts and sciences. There is a question from a</li></ul></li></ul>									

E California/Walhalla Ravine resident regarding if permission is needed from commission or city to display works on private property -> No since private property

- I attended the Z&V meeting 1/25/23, but will allow Chairman Hardwick to present the recommendations from the sub-committee. I have received comments regarding the display and not wanting that portion of the sign installed. One resident would be on board with sign similar to The Deco on Indianola.
- After January meeting I received a comment about CAC Commissioner liaison not being on the Z&V committee which was standard practice from CAC terms of Sandy Simbro, John DeFourney, Mike McLaughlin, Dana Bagwell and Judy Minister with the liaison ending with Commissioner Minister's resignation from Commission but not Z&V.
- I also received 3 emails from residents regarding new Dunkin' Donuts in D2 that cut down mature trees in tree lawn. Viewing project on-line, I saw no landscape plan.
- Resident of ENB, Calumet and Clinton Heights expressed concern regarding the traffic accident at Calumet & ENB involving a red-light running car hitting the car of a Clinton Heights resident.
- A resident emailed regarding the uptick of graffiti in the Walhalla Ravine area and I instructed her where to find "graffiti" on the 311 report website. Under street signs...not easy to find.
- Submitted two graffiti removal requests myself for traffic signal box at ENB/Indianola and ENB underpass to 71
- **District 4 – Hugh Crowell**
  - Nothing to report
- **District 5 – Brittany Boulton**
  - 311 training at Whetstone Library (02/09/2023 at 6:30pm) which will also be an Interactive workshop
  - Slow down signs of Indianola informal; 10 signs are going up and should be up prior to March 2023 meeting
- **District 6 – Mark Moritz**
  - Nothing to report
- **District 7 – Mike Weinman**
  - Nothing to report
- **District 8 – Josh Hively**
  - Chick Fil A – Contact is on vacation through the end of the week; Possible update next month
- **District 9 – BJ White**
  - I had a constituent who resides at 36 Meadowlark Ln reported an unscreened dumpster at the 5432 N High St, the former billiards building which is now Leora Behavioral Health.
    - Here is what the Municode states about screening:  
[https://library.municode.com/oh/columbus/codes/code\\_of\\_ordinances?nodeId=TIT33ZOCO\\_CH3321GE\\_SIDEST](https://library.municode.com/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO_CH3321GE_SIDEST)

## Chapter 3321 - GENERAL SITE DEVELOPMENT STANDARDS

### 3321.01 - Dumpster area.

A. A dumpster, when provided, shall be in a designated area that does not interfere with any aisle, driveway, parking space, loading space or other circulation area.

The location of a dumpster, if any, shall be shown on the site plan with proper loading and maneuvering space; and for the purpose of location, shall be treated as a structure. A dumpster shall be screened from view on all sides. Such area shall not be located in any required yard or setback and shall be maintained according to the requirements of the board of health.

B. Recycling dumpsters, when provided for, by, or on the behalf of a solid waste authority pursuant to a comprehensive recycling program and operated by said solid waste authority, shall be excluded from the requirements contained in this Zoning Code, except that such dumpsters and dumpster areas shall be maintained according to the requirements of the board of health and shall not interfere with any aisle, driveway, loading space or other circulation area or be located in any required parking spot. The solid waste authority shall notify the Director of the location of each recycling dumpster and the materials to be collected as part of the comprehensive recycling program.

C. Any development that receives City of Columbus dumpster service shall provide a concrete pad, screening, approach apron, and maneuvering space as determined by the Director of Public Service.

*(Ord. No. 1537-2009, § 19, 5-3-2010)*

I spoke CEO Howard who stated that this is the vaguest item to enforce because of the way the city wrote the ordinance. The only time he can enforce the landscaping and screening rule is if it is a City of Columbus dumpster. If it is a dumpster owned by another waste/recycling container company, it is not required to have screening UNLESS it is in the site plan which he will

access to determine if a citation should be issued. For example, if it is a trash or recycling dumpster owned by Local Waste, Republic, Waste Management, etc., then it is not required **UNLESS stated in the site plan.**



As a commission, we should pay close attention to this item when presented with a site plan. We get tunnel vision when it comes to landscape screening and light trespass but rarely ask about the dumpster screening. Remember, compare the neighborhood concerns to the city planner's notes and to the site plan.

**If it is not addressed, make a notation on the Standardized Recommendation Form. That way, it is enforceable. As it is written right now, a private contractor can be enlisted in lieu of the City of Columbus to circumvent the city's code for dumpster screening enforcement.**

- On January 19<sup>th</sup> at 7 pm, I held community office hours via Zoom and it was published on the CAC website calendar and promoted on my Facebook page and Nextdoor. No one attended.

**Approval of Past Meeting Minutes – Secretary Peifer/BJ White**

Minutes approved

**Treasurer's Report – Treasurer White**

- -Beginning ledger: \$2035.07
- -Ending Ledger: \$1642.29
  - Expenses: Printing fees (Related to business cards) \$268.03, Zoom \$14.99, Centipede Graphics \$66.88

**Update from City of Columbus –** Representatives from Department of Neighborhoods, City Council, Columbus Police Department, and City Attorney's Office may be in attendance

**David Hooie (Department of neighborhoods):**

- Will be attending CAC meetings until Beth Fairman-Kinney can be replaced
- Survey sent to commissions about area commission elections (11 commissions participated)
  - Meeting Feb 22<sup>nd</sup> to discuss survey results – 1-2 point people per commission (Voluntary)
- QR codes were somewhat successful for elections(~600 people); Franklinton, North/South Linden had more competitive elections
- 15 commission that are not full across the city (some commissions might have too many seats/positions)
- Area commission training calendar sent out for department of neighborhoods (11 trainings beyond city training); Fiscal training in March well before final year report is due
- Clintonville Blueprint – Updated sump pump information; Sump pump phase is beginning now in Clintonville and is available on blueprint website; Sump pumps installed
- Department of public utilities – replacing every water meter in Columbus over the next 3-4 years (Smart meters that nobody will have to read) ~17,000 power meters that will be replaced; Clintonville is not on the 2023 schedule; Letter and will have to make an appointment; City will reach out to you until you make an appointment

**Commissioner comments:**

BJ White - Interactive map in blue print website is easy to use  
Homeless issue/camp – place in 311; City process in place to remediate homeless camps

**Officer Montgomery (CAC liaison officer):**

- Robberies in gas stations/convenience stores in Clintonville area (Tobacco products being stolen)
- Homeless remediation – Olentangy village – big group by the river; Tek experts building
- Car thefts in southern Clintonville
- Torrence RD Starbucks no easy solution (within compliance of the new code)
  - Any effect to ticket those blocking the sidewalk OR parking in no stopping areas?

**Commissioner comments:**

Mark Moritz – Continued running of redlights in Clintonville? – City is understaffed; Trying to help out; Will pass along to precinct Sargent

David Vottero - News on the murder in Jan 2022? - No further progress noted on the case

**Harrison Poku (City Council Liaison)** – Electronic updates (Change in meetings that occur on same time)

8 PM **Zoning and Variance Agenda – Zoning and Variance Chair Hardwick**  
**Announcements:**

- Next zoning and variance will be 02/22/2023 at 8pm (moved back 1 hour from usual time)

1. GC22-048, 3400 N. High St. Application. The applicant seeks (2) variances and a special permit:

- a. Variance to allow a projecting sign displaying automatic changeable copy within the Urban Commercial Overlay. CC3372.606(A). Recommended approval 5-2-1.
- b. Variance to allow less than 50% of a projecting sign to be used for identification of the use which it serves. CC3377.08(B)(2). Recommended approve 6-1-1.
- c. Special Permit to allow the proposed graphic to display off-premises Clintonville community information. CC3378.01(D). Recommended approval 6-1-1.

**Z&V Chair Presentation –**

Special permit is to allow them to say additional details for the community. Concern about the school might have some objections; No response from the school about any concerns

**Applicant Presentation –**

Eric Zartman (Lawyer)/Steve Hutchman (Owner 3400)

- -Southeast corner of High Street and North Broadway
  - -CAC neighborhood plan (Plaza for that area)
- -Changeable copy to allow people see tenets inside building as well as restaurant/patio
- -Community information mechanism (Farmer’s market; Crestfest; neighborhood events)
- -Still images/No video (Will be updated at a max of every 8 seconds)
- -All properties on this stretch of high street on under urban-commercial overlay
  - Current rules not allowed
  - Not permitted for offsite commercial activities (Only specific messages that aren’t commercial – Farmer’s Market; etc...)
  - Height information now available (Sign proportionate to the building)

**Commissioner Comments/Questions:**

- David Vottero (D1) - Existing white wall in current city owned property; Can’t bring parking lot down lower; It is the city wall at this point (Deeded with the property since 1962); Still not clear title along E. North Broadway
- Brittany Boulton (D5) - Who will be changing the changeable copy? Will be changed in the building can work with the broker one building
- Mark Moritz (D6) – Why do you want to update this build? Want to welcome people to Clintonville; ~3.5 million cost to update building
- Josh Hively (D8) – How many square feet will be available for tenets, how many tenets per floor? ~13,000 square feet for tenets (~2-3 per floor) with 12 total tenets; 1<sup>st</sup> floor will be dedicated to a restaurant; each tenet rents about 1000-1500 square feet
- BJ White (D9) – Will there be any audio/flash with the projecting sign? Text only
- All variances voted on as a single vote based upon an additional condition that there is no video (images will be static) on the display

**Public Comment:**

- Annaliese Kern – Can you decrease light pollution (Dimmers at night or certain spectrums at night or directions of light -> Code has specific requirements that have to be met -> Intent is to comply with code)
- Tennant lined up for restaurant – Easton restaurant looking for expansion; Looking for a price point of \$15-23 per plate; Soft seating; Patio fireplace outside; Parking study done previously; Additional spots being reserved

via other local churches/school

Commissioner	Vote – Yes	Vote - No	Vote - Abstain	Absent
District 1 - Vottero			x	
District 2 - Peifer	x			
District 3 – Leigh-Osborne			x	
District 4 – Crowell	x			
District 5 – Boulton	x			
District 6 – Moritz	x			
District 7 – Weinman	x			
District 8 - Hively	x			
District 9 - White	x			

**AEP Community Update - Jon Williams**

- Main director of customer experience and distribution (All 1.5 million customers they serve)
- Looking for feedback from Clintonville on what they can do better
- Tree Liaison/Matt Bennett (Construction manager)/External affairs manager-Nala Kovach/Tracy Campbell – External Customer service account representative
- Refer to attached presentation given at CAC

**Additional points of detail:**

- Provide power to 31,350 residents and small businesses using 17 circuits; 178 miles of overhead line and 27 miles of underground lines
- Standard service is above ground electric lines
- PJM energy distributor over 13 states
- Buried electric lines can be from 3-25 feet deep
- AEPohio.com/savings for evaluating energy efficiency; Also you can go to your personal energy dashboard and has tips on energy bill
  - HBS 6 passed and ended AEP energy efficiency program

**Commissioner comments:**

- Supposed to contact each homeowner for tree trimming/administering chemicals to the tree
- Outages seemed to take place in neighborhoods that were better off
  - AEP reiterated that power outages were more impacted by the ability of the transmission lines to send the electricity to specific Columbus areas than targeting certain neighborhoods for energy reduction
- Interest in burying lines underground at least along High St.
  - Alignment with a capital improvement project and can be asked/explored (How Short North completed it)

**Special Improvements Districts Discussion – Chair David Vottero**

- Creating special improvement district is a device which was setup by Ohio Legislature and allows ways to raise money and spend locally. Currently Columbus has 8 special districts including Discovery, Capital Crossroads, and Franklinton
  - [Ch 17.10 of Ohio Revised Code](#)
  - [City of Columbus SID document](#)
- Potential for 3 different SIDS; Have to be commercial properties
  - Each SID would have separate boards; Could share a common service organization
    - North High Street – Chase Rd to south of Morse Road

	<ul style="list-style-type: none"> <li>▪ South high Street – Glen Echo to Torrence</li> <li>▪ Indianola District</li> <li>• Reason to consider a SID - City doesn't seem interest in architectural review areas</li> <li>• Request to have a Steering committee and further discussion with Mark Louden at the March 2023 CAC meeting <ul style="list-style-type: none"> <li>○ Needs 60% of the total property owners to agree;</li> <li>○ Steering committee planned for March 14; Would be a separate entity from the CAC</li> <li>○ Property Owners that form the SID are then who creates the rules for the SID; Whatever the priorities are that is then the services that will be provided</li> </ul> </li> </ul>
	<p><b>Announcement of Next Meeting</b> - The next meeting will be at 7pm on Thursday, March 2<sup>nd</sup>, at Whetstone Library.</p>
	<p><b>Public Comment – N/A</b></p>
8:55	<p><b>Adjourn</b></p>