

## Agenda – Clintonville Area Commission

December 7, 2023

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

43214 *Thanks to Columbus Metropolitan Libraries for hosting this meeting.*

*A live stream and recording will be made available on [Channel Clintonville](#) on YouTube.*

7:00	<p><b>Call to order, Welcome, Pledge of Allegiance, Approval of Agenda – Chair David Vottero, Pledge to be led by Clintonville Girl Scout Troop 6823</b></p> <p><b>Commissioners Present –</b></p> <table border="0"><tr><td><input checked="" type="checkbox"/> District 1 – David Vottero</td><td><input checked="" type="checkbox"/> District 4 – Hugh Crowell</td><td><input checked="" type="checkbox"/> District 7- Mike Weinman</td></tr><tr><td><input checked="" type="checkbox"/> District 2 – Brian Peifer</td><td><input checked="" type="checkbox"/> District 5 – Brittany Boulton</td><td><input checked="" type="checkbox"/> District 8 – Josh Hively</td></tr><tr><td><input checked="" type="checkbox"/> District 3 – Donna Leigh-Osborne</td><td><input checked="" type="checkbox"/> District 6 – Mark Moritz</td><td><input checked="" type="checkbox"/> District 9 – BJ White</td></tr></table> <p><b>Absences – N/A</b></p> <p><b>Announcements –</b> Whetstone Park plan will be deferred until the next meeting.</p> <p><b>Approval of Agenda – Approved</b></p>	<input checked="" type="checkbox"/> District 1 – David Vottero	<input checked="" type="checkbox"/> District 4 – Hugh Crowell	<input checked="" type="checkbox"/> District 7- Mike Weinman	<input checked="" type="checkbox"/> District 2 – Brian Peifer	<input checked="" type="checkbox"/> District 5 – Brittany Boulton	<input checked="" type="checkbox"/> District 8 – Josh Hively	<input checked="" type="checkbox"/> District 3 – Donna Leigh-Osborne	<input checked="" type="checkbox"/> District 6 – Mark Moritz	<input checked="" type="checkbox"/> District 9 – BJ White
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7:05	<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>○ Attend planning and development committee meeting</li><li>○ Attended housing and homelessness meeting</li><li>○ Helped incoming commissioners about the Columbia gas project occurring in Districts 1/3</li></ul></li><li>• <b>District 2 – Brian Peifer</b><ul style="list-style-type: none"><li>○ Met with residents and applicant/owner for 201. W North Broadway</li><li>○ Shared information with resident about the Columbia Gas project on Weber Road</li><li>○ Initial bridge work for North Broadway bridge is beginning to occur (Brush removed)</li><li>○ Hand crafted benches have appeared on North Broadway</li></ul></li><li>• <b>District 3 – Donna Leigh-Osborne</b><ul style="list-style-type: none"><li>○ Discussed with residents about Walhalla ravine with hopes of a presentation at a later time from Blueprint Columbus</li><li>○ 15<sup>th</sup> annual Clintonville tree lighting this Sunday 12/10 (Rotary Peace Park) – Activities begin at 6pm at the library; Tree lighting at 7:15 pm</li></ul></li><li>• <b>District 4 – Hugh Crowell</b><ul style="list-style-type: none"><li>○ Brevoort park playground is open and heavily used</li><li>○ 5 guys restaurant at 3655 High St is open</li><li>○ Helped a resident near Walhalla ravine and reviewing the 60 percent design and research<ul style="list-style-type: none"><li>▪ Concerned about the alteration and character of the ravine due to retaining wall and guard rail (The intent is stabilize to Walhalla road between Clinton Heights and Longview with removal of trees). Met with City Council member Rob Dorans.</li></ul></li><li>○ Sump pump installation for Clintonville 3 project area has begun</li><li>○ Attended 2024 planning meeting for Greenspot meeting<ul style="list-style-type: none"><li>▪ Pollinator garden at Brevoort park</li><li>▪ Arbor Fest</li><li>▪ FLOW public art project to Clintonville<ul style="list-style-type: none"><li>• Already has several in Short North and University District area</li></ul></li><li>▪ Continued work at Fire-station 19</li></ul></li></ul></li></ul>									

	<ul style="list-style-type: none"> <li>○ Attended latest homelessness task force meeting</li> <li>● <b>District 5 – Brittany Boulton</b> <ul style="list-style-type: none"> <li>○ 11.28 recap - Citty Buenconsejo, Creative Housing shared information about their projects housing individuals with developmental disabilities and rehabbing existing housing stock. Yvonne Riggie, YR Architecture shared her first-of-its-kind in Columbus accessory dwelling unit in a garage, explaining the variance process and construction process and costs, working with neighbors. Neighbors interested in making their homes more adaptable for individuals with mobility issues may email: <a href="mailto:simpleprojects@creativehousing.org">simpleprojects@creativehousing.org</a></li> <li>○ 12/14 Hygiene Kit Drive (Library at 5:30 pm) - toiletries listed on screen and in attachment</li> <li>○ Attended <ul style="list-style-type: none"> <li>▪ CRC’s chili cook-off this week</li> <li>▪ CABA Holidayville Trolley last weekend</li> <li>▪ Neighborhood Leaders Dinner with Mayor Ginther - previewed the budget (no mention of Clintonville)</li> <li>▪ Neighborhood Best Practices Conference - information about lead safety and abatement; information on CAC facebook page about identifying lead pipes in home (though water is NOT the problem, it is almost always paint)</li> </ul> </li> </ul> </li> <li>● <b>District 6 – Mark Moritz</b> <ul style="list-style-type: none"> <li>○ Participated in the Neighborhood Best Practices Conference on Saturday 2 December organized by the Department of Neighborhoods. Learned about different programs of the city, in particular the Department of Public Health and about resilient and healthy neighborhoods.</li> <li>○ Attended the Planning and Development committee on Tuesday 28 November with Emma Kogge, Transportation Planner at City of Columbus, who gave a presentation about the Bike Plus program of the city.</li> </ul> </li> <li>● <b>District 7 – Mike Weinman</b> <ul style="list-style-type: none"> <li>○ Take care of your chimneys (Chimney fire in District 7)</li> </ul> </li> <li>● <b>District 8 – Josh Hively</b> <ul style="list-style-type: none"> <li>○ Spoke with city council on a housing committee meeting (Real estate whole sale legislation and community reinvestment policies)</li> </ul> </li> <li>● <b>District 9 – BJ White</b> <ul style="list-style-type: none"> <li>○ Met with state representative Beth Liston to discuss stockpiling of railroad ties at Lincoln and Indianola <ul style="list-style-type: none"> <li>▪ If there is an issue with the railroad there is a liaison and ODOT who can help facilitate those issues</li> <li>▪ Also discussed about school of the deaf and dumping on land around that area</li> <li>▪ Exit ramp to 71 and Morse Road (West bound on Morse road) even though there is signage they don’t repeat the signage along Morse Road it isn’t repeated -&gt; Following up with city of Columbus</li> </ul> </li> </ul> </li> </ul>
7:15	<p><b>Approval of Past Meeting Minutes; Discussion of Process for January Meeting – Secretary Peifer</b></p> <p><b>Approved</b></p>
	<p><b>Treasurer’s Report – Treasurer White</b></p> <ul style="list-style-type: none"> <li>● Beginning Balance – \$2500</li> <li>● Ending Balance – \$2500</li> </ul> <p>Expenses – N/A</p> <p>No financial controls available.</p> <p>Checks written from personal account for now (Received a w9 from the city – Hope to get before term expires 12/21/2023). Will also hand over technology equipment received from the city .</p>

7:20	<p><b>Update from City of Columbus – Representatives from Department of Neighborhoods, City Council, Columbus Police Department, Columbus Fire Department and City Attorney’s Office may be in attendance</b></p> <p><b>Representatives from Department of Neighborhoods – Katherine Cull</b></p> <ul style="list-style-type: none"> <li>• Access for CAC funds placed through liaison and delivered to treasurer</li> <li>• City of Columbus posted the department of neighborhoods position for Clintonville/North side so hoping to have liaison by end of January</li> <li>• Need of assistance for deer removal <ul style="list-style-type: none"> <li>○ Took 8 days to pick up a deer on High St <ul style="list-style-type: none"> <li>▪ Email or call Katherine Cull/Neighborhood liaison</li> </ul> </li> </ul> </li> </ul> <p><b>City Council – Harrison Poku</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Columbus Police Department – Officer Brown</b></p> <ul style="list-style-type: none"> <li>• Commercial burglaries are up <ul style="list-style-type: none"> <li>○ No common links to the crimes</li> </ul> </li> <li>• Cannabis/Marijuana is now legal in state of OhioHealth</li> <li>• Governor signed \$4 million grant for violent crime initiative (CRV unit) <ul style="list-style-type: none"> <li>○ Can get the CRV unit to come to an upcoming meeting</li> </ul> </li> </ul> <p><b>City Attorney’s Office</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
7:25	<p><b>BluePrint Columbus Update - Tiffany Conn, Community Relations Coordinator with Project BluePrint</b></p> <ul style="list-style-type: none"> <li>• Presented on blueprint Columbus <ul style="list-style-type: none"> <li>○ <a href="https://blueprintneighborhoods.com/">https://blueprintneighborhoods.com/</a></li> <li>○ <a href="https://www.columbus.gov/utilities/projects/blueprint/">https://www.columbus.gov/utilities/projects/blueprint/</a></li> </ul> </li> <li>• Clintonville 1 completed in 2021 <ul style="list-style-type: none"> <li>○ OSU is the 3<sup>rd</sup> party who is doing the research on the rain gardens (Preliminary data seems to indicate that Blueprint is working)</li> </ul> </li> <li>• Will be public meeting in the Spring of 2024 (Date to be determined) <ul style="list-style-type: none"> <li>○ Will have meeting with council member Rob Dorans</li> </ul> </li> </ul> <p><b>Commissioner comments:</b></p> <ul style="list-style-type: none"> <li>• Commissioner Crowell: <ul style="list-style-type: none"> <li>• Is doing Walhalla ravine a cost focus? <ul style="list-style-type: none"> <li>○ Will help save a lot of money versus having to put green infrastructure elsewhere in Clintonville</li> </ul> </li> <li>• Having a guard rail in the ravine impacts the aesthetics</li> </ul> </li> </ul> <p><b>Public Comment/Statements (Walhalla ravine focused):</b></p> <ul style="list-style-type: none"> <li>• The vote that Blueprint Columbus is referring to is barrier or other colors of metal (Not really given an option of not having these barriers). This is a city public service barrier Diminishes ability the natural streambed. The barrier may also encourage people to drive faster.</li> <li>• <i>Easements are required for this project. The process would be to go court to try and get the easement. Purposes of this project will it follow eminent domain for this project. Were there alternatives that were evaluated. Skeptical for the success of Blueprint Columbus if the silver bullet “Walhalla Ravine” doesn’t work.</i></li> <li>• <i>Is the city permanently going to maintain the rain gardens?</i> <ul style="list-style-type: none"> <li>○ <i>Yes, contractors who installed will be responsible for the first two years; then City of Columbus (SMOC division – public utilities)</i></li> <li>○ <i>Maintenance of the rain gardens at a minimum will be 1x/month</i></li> </ul> </li> <li>• <i>Can an option be making this a pocket park from Longview to Clinton heights and using permeable pavers.</i> <ul style="list-style-type: none"> <li>○ <i>Blueprint Columbus Would have to discuss with other city department</i></li> </ul> </li> </ul>

7:35 **Whetstone Facilities Plan from Columbus Recreation and Parks Department - Craig Murphy, Capital and Strategic Planning Administrator; Mishelle Hilliard, Project Manager; Angela Short, GDP Group Engineer – *Deferred until the 01/2024 meeting.***

8:00 **CAC Zoning & Variance Committee - Chair Stephen Hardwick – [hardwick.zoning@gmail.com](mailto:hardwick.zoning@gmail.com)**  
 A. CV23-012, 201 W. North Broadway

1. In order to build a duplex (without the previously requested carriage house), the applicant seeks ONLY the following two variances: 1. To allow for a duplex on a single lot in an R-3 district where only a single family home is permitted. CC3332.035. 2. To allow for a lot width of 40' for the existing lot in lieu of the required 50'. CC3332.05

**Applicant presentation:**

- Reduced from 9 variances down to 2 variances (Site variance removed)
- Lot was split then joined back together and then split again which is why there is the 50' foot variance

**Commissioner Comments and Questions:**

Commissioner Peifer:

- Concerned about how this project may set a precedent for future projects in Clintonville requesting variances to turn single family housing lots into multi-family housing.

Incoming Commissioner Nutter:

- Appreciated how the project has been scaled down from the original request.
- Concerned about zone-in and what will happen when zoning-laws change for the city of Columbus.

Commissioner White:

- C2P2 – wished developers and real estate investors would go into neighborhoods and invest in certain neighborhoods (Late 70s/80s that is what happened in German Village)
- Zoning policy and creating dense housing where a single family is required
  - 4 single family in lots on Lincoln (District 9) in last 4 years have been built
- Do we have the infrastructure to handle this increased capacity
  - Utilities weren't even mapped until 5-6 years ago
  - See utilities fail and when fixed continue to fail just further down the utility line

Commissioner Leigh-Osborne:

- Would a variance be needed if this was a single-family home?
  - Possible if it was single family it wouldn't require a variance (Applicant response)

**Public Comment and Questions:**

- Mary Rodgers (North Broadway) – Clintonville already has a higher density than Franklinton, Grandview Heights, Short North. This site is .14 acres. Assuming proposed duplex is rented by two couples, the resulting density will be more than Chicago. Lot is zoned and intended for a single-family home.
- Anna Marie Raisor (North Broadway) – Unable to attend the meeting. Has lived in house since 1953. Has been around since the town houses were put in place. Concerned about this house is too small. Request for single family housing. Opposed to this project.

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			
8:15	<b>Presentation from Columbus Gas on Project Proposals at Weber and High, Weber and Dorris, and Tulane Eastbound - Luka Papalko, Public Affairs</b>				

	<p><i>Manager (note - this is an informational presentation and there will NOT be a vote at this meeting; projects will proceed through Zoning &amp; Variance Committee before subsequent CAC action)</i></p> <p>Luka Papakoalo - Gas Infrastructure Project and the High Pressure Distribution Project – lpapalko@nisource.com</p> <ul style="list-style-type: none"> <li>• <i>Presented on the Clintonville Gas Line Replacement which was required by the <a href="#">PHMSA's mega rule</a></i> <ul style="list-style-type: none"> <li>○ <i>Total of 7-8 project planned in the next 10-15 years throughout central OhioHealth</i> <ul style="list-style-type: none"> <li>▪ <i>Timeframe of the Clintonville project will be April to September 2024 on the following lots: 466-482 E Weber Rd; 204-21 W Weber Rd</i></li> </ul> </li> <li>○ <i>Project details</i> <ul style="list-style-type: none"> <li>▪ <i>20 inch pipe being put in replacing the same size pipe.</i></li> <li>▪ <i>Facilities will have RMV (Rupture mitigation valve) valve</i></li> <li>▪ <i>Will ideally have it blend in; You may see some relief valves; heater stacks</i></li> <li>▪ <i>Fencing/trees/pollinators as much as the parcels will take. Advocate for green screening/landscaping; there is a pollinator program at Columbia gas</i></li> </ul> </li> </ul> </li> </ul> <p><b>Public comments:</b></p> <ul style="list-style-type: none"> <li>• <i>How will road closure work?</i> <ul style="list-style-type: none"> <li>○ <i>Will need to stage all the equipment. Generally the city will establish what is</i></li> </ul> </li> </ul>
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	<p><i>allowed to be opened/closed. Work plan will be shared with the Commission.</i></p> <ul style="list-style-type: none"> <li>• <i>How will this project work with other projects that are occurring in the area (Blueprint Columbus)?</i> <ul style="list-style-type: none"> <li>○ <i>Numerous meetings to discuss ongoing projects with the city to discuss how to manage with existing projects</i></li> </ul> </li> <li>• <i>What is the need for having those in a residential area.</i> <ul style="list-style-type: none"> <li>○ <i>Indianola/Weber – existing station there; W. West Weber will be a new one – and replacing a small existing one -&gt; required to expand due to safety features, etc.....</i></li> </ul> </li> <li>• <i>All route options for the pipeline were evaluated? Can the public see what options were previously evaluated?</i> <ul style="list-style-type: none"> <li>○ <i>Surveys completed on initial routes. A lot of changes due to densities in the area, as well as city requirements.</i></li> </ul> </li> <li>• <i>On Tulane Road will the pipeline be in the road or through the right of way and impact trees?</i> <ul style="list-style-type: none"> <li>○ <i>Most in the street.</i></li> </ul> </li> <li>• <i>Request more of a public forum for these discussions with residents, city of Columbus, and Columbia gas.</i> <ul style="list-style-type: none"> <li>○ <i>12/19/2023 public meeting at Northside Library Branch (1423 N. High St) from 6-730pm; 12/20/2023 virtual meeting; Additional meetings may be scheduled</i></li> <li>○ <i>Columbia Gas application should go to CAC Z&amp;V meeting on 01/24/2024; 02/01/2024 CAC meeting</i></li> </ul> </li> </ul>
8:35	<p><b>Consideration of Resolution 2023-05, Requesting the City to pursue a plan to solicit proposals for redevelopment of the City-owned property at 3500 and 3568-70 Indianola Avenue - Chair Vottero – <i>Deferred until the 01/2024 CAC meeting</i></b></p>
8:45 PM	<p><b>Commissioner Farewells - Vice Chair Boulton, Commissioners Crowell and Moritz – <i>Deferred until the 01/2024 CAC meeting</i></b></p>
	<p><b>Announcement of Next Meeting - <i>The next meeting will be at 7pm on Thursday, January 4th, 2024 at Whetstone Library.</i></b></p>
8:45	<p><b>Public Comment – N/A</b></p>
8:55	<p><b>Adjourn</b></p>