

## Meeting Minutes of the Clintonville Area Commission

May 2, 2024

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, Housekeeping, Approval of Agenda</b> – Chair Boulton</p> <p><b>Commissioners Present</b></p> <table border="0"><tr><td><input checked="" type="checkbox"/> District 1 – Paul Lada</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 – Greg Nutter</td><td><input checked="" type="checkbox"/> District 5 – Brittany Boulton</td><td><input type="checkbox"/> District 8 – Josh Hively</td></tr><tr><td><input type="checkbox"/> District 3 – Donna Leigh-Osborne</td><td><input checked="" type="checkbox"/> District 6 – Mark Moritz</td><td><input type="checkbox"/> District 9 – Drew Miller</td></tr></table> <p><b>Absences</b> – Josh Hively, Drew Miller, Donna Leigh-Osborne</p> <p><b>Pledge of Allegiance</b> – all</p> <p><b>Announcements</b> – none</p> <p><b>Approval of Agenda</b> – approved</p>	<input checked="" type="checkbox"/> District 1 – Paul Lada	<input checked="" type="checkbox"/> District 4 – Hugh Crowell	<input checked="" type="checkbox"/> District 7- Mike Weinman	<input checked="" type="checkbox"/> District 2 – Greg Nutter	<input checked="" type="checkbox"/> District 5 – Brittany Boulton	<input type="checkbox"/> District 8 – Josh Hively	<input type="checkbox"/> District 3 – Donna Leigh-Osborne	<input checked="" type="checkbox"/> District 6 – Mark Moritz	<input type="checkbox"/> District 9 – Drew Miller
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	<p><b>District Updates</b> – all commissioners</p> <ul style="list-style-type: none"><li>• <b>District 1 – Paul Lada</b><ul style="list-style-type: none"><li>○ Glen Echo Park clean up with University Area Commissioner, conversation with Columbus Recreation and Parks about stairs in Glen Echo Park, and the possibility of reactivating the Lower Olentangy Urban Arboretum.</li></ul></li><li>• <b>District 2 – Greg Nutter</b><ul style="list-style-type: none"><li>○ Announcement of upcoming duck parade on North Broadway.</li></ul></li><li>• <b>District 3 – Donna Leigh-Osborne</b><ul style="list-style-type: none"><li>○ Absent, Clintonville Historical Society event on June 2<sup>nd</sup> (announced by commissioner Boulton).</li></ul></li><li>• <b>District 4 – Hugh Crowell</b><ul style="list-style-type: none"><li>○ Clintonville’s farmers market is open, participated in tree planting at Como Park with Greenspot Committee co-chair Ryan Foshee and Council Member Christopher Wyche and about 12 other volunteers and planted 20 trees, visited zone-in gallery, directed neighbor to zone-in gallery and website.</li></ul></li><li>• <b>District 5 – Brittany Boulton</b><ul style="list-style-type: none"><li>○ Earth Day cleanup with Girl Scouts.</li></ul></li><li>• <b>District 6 – Mark Moritz</b><ul style="list-style-type: none"><li>○ Received emails from residents about changes in zoning. Directed residents to the zone-in gallery.</li></ul></li><li>• <b>District 7 – Mike Weinman</b><ul style="list-style-type: none"><li>○ Nothing to report.</li></ul></li><li>• <b>District 8 – Josh Hively</b></li></ul>									

	<ul style="list-style-type: none"> <li>○ Absent. Nothing to report.</li> <li>● <b>District 9 – Drew Miller</b></li> <li>○ Absent. Nothing to report.</li> </ul>
	<p><b>Approval of Past Meeting Minutes</b> – Secretary Moritz</p> <ul style="list-style-type: none"> <li>● Minutes approved.</li> </ul>
	<p><b>Treasurer’s Report</b> – Treasurer Miller</p> <ul style="list-style-type: none"> <li>● Note: Area Commission Treasurer’s duties are suspended City-wide until further notice from the Department of Neighborhoods.</li> </ul>
	<p><b>Update from City of Columbus</b> – Representatives from Department of Neighborhoods – Stacey Buttel</p> <ul style="list-style-type: none"> <li>● Updates on zone-in Gallery for commissioners on May 18<sup>th</sup> from 10 to 2 pm, fiscal process meeting was recorded, neighborhood pride center update, zoning and variance training on May 18<sup>th</sup>, Mid-Ohio Foodbank event.</li> </ul> <p>Columbus Police Department – Officer Brown (not present, updates read by Commissioner Boulton)</p> <ul style="list-style-type: none"> <li>● Updates on two robberies, one shooting, one stabbing, and clean-up of camp in Tuttle Park.</li> </ul> <p>City Attorney’s Office – Christopher Clark, Assistant City Attorney</p> <ul style="list-style-type: none"> <li>● Updates on City Attorney’s Office policies on nuisance properties.</li> </ul>
	<p><b>Zoning Code Update</b> – James A. Lewis, Department of Building and Zoning Services</p> <ul style="list-style-type: none"> <li>● Updates on zone-in activities, history of the program, larger context of the zoning changes, council hearings, goals of the zoning update, demonstration of the zone-in website, public comment period on main corridors ends June 10<sup>th</sup>.</li> <li>● Questions from commissioners about where proposal can be found - online and hard copy in the zone-in gallery, about accessibility and how this features in the zoning update, whether the elevations are minimum and maximum, and affordable housing.</li> <li>● Questions from audience about preservation of historical buildings, notes that CAC did an inventory of historical buildings on High Street and Indianola Avenue, about dumpsters, access of service vehicles, and utilities.</li> </ul>
	<p><b>Election Committee Update</b> – Chair Melissa Doll</p> <ul style="list-style-type: none"> <li>● Elections on August 31<sup>st</sup> for districts 4, 5, and 7.</li> <li>● Read proposed change of by-laws to align timing of elections with city-wide area commissions elections. The commission will vote on the change in the June CAC meeting.</li> </ul>
	<p><b>AEP Ohio: Discussion of recent outages and tree-trimming program</b> – Nala N. Kovach</p> <ul style="list-style-type: none"> <li>● Updates on AEP activities in the Clintonville area, including improvements of infrastructure, vegetation management, and how AEP responds to outages, and how residents can prepare for storms.</li> <li>● Questions from audience about moving lines underground in Clintonville, and about changing poles.</li> </ul>
	<p><b>Zoning and Variance Agenda</b> – Zoning and Variance Chair Hardwick</p> <p><b>Announcements:</b></p> <ul style="list-style-type: none"> <li>● No announcements.</li> </ul> <p><b>Agenda:</b></p> <p><b>BZA24-037, 581 Crestview Rd.</b> In order to split the lot and build a second single-family home, the applicant seeks the following variances:</p> <ol style="list-style-type: none"> <li>1. 3332.13, Decrease the required R-3 lot size from 5,000 square feet to 4,511 sq. feet.</li> </ol>

2. 3332.05(A)(4), Decrease the required lot size from 50' to 40'.
3. 3332.19: Variance for the north lot to not have frontage on a Public Street.

Commissioner	Vote – Yes	Vote - No	Vote - Abstain	Absent
District 6 – Moritz	1			
District 9 – Miller				1
District 4 – Crowell	1			
District 8 – Hively				1
District 5 – Boulton	1			
District 1 – Lada			1	
District 2 – Nutter	1			
District 3 – Leigh-Osborne				1
District 7 – Weinman	1			

**BZA24-038. 116 W. Lakeview.** In order to facilitate a lot split, the applicant seeks the following variance: 3332.05(4) to permit the west lot to have a width of 28.576' at the property line and the east lot to have a width of 43.24' in lieu of the required 50'.

Commissioner	Vote – Yes	Vote - No	Vote - Abstain	Absent
District 6 – Moritz	1			
District 9 – Miller				1
District 4 – Crowell	1			
District 8 – Hively				1
District 5 – Boulton	1			
District 1 – Lada	1			
District 2 – Nutter	1			
District 3 – Leigh-Osborne				1
District 7 – Weinman		1		

**CV24-035, 171 E. Pacemont Rd.** The applicant seeks the following variances:

1. 3332.035 R-3 residential district, to allow two single-family dwelling units on the same lot.
2. 3332.05, to decrease the minimum lot size from 50' to 35' (the size of the lot now).
3. 3332.13 R-3, to reduce the minimum lot size from 5,000 square feet to 3,675 square feet (the size of the lot now).
4. 3332.27, to reduce the minimum size of the rear yard from 25% to 10.7% of the total lot area, or 420 square feet (the two buildings would each need to have 25% of the lot as a rear yard).
5. 3312.19, Minimum number of parking spaces required for the new unit from 2 to 0 (while maintaining requirement to have two for the house).

Commissioner	Vote – Yes	Vote - No	Vote - Abstain	Absent
District 6 – Moritz	1			
District 9 – Miller				1
District 4 – Crowell	1			
District 8 – Hively				1
District 5 – Boulton	1			
District 1 – Lada	1			
District 2 – Nutter		1		
District 3 – Leigh-Osborne				1
District 7 – Weinman		1		

	<b>Announcement of Next Meeting</b> - The next meeting will be at 7 pm – 8:50 pm on Thursday, June 6, 2024, at Whetstone Library Community Room. The July meeting will be on July 11 <sup>th</sup> (instead of July 4 <sup>th</sup> ).
	<b>Public Comment:</b> <ul style="list-style-type: none"><li>• None.</li></ul>
8:50	<b>Adjourn</b>