

Meeting Minutes of the Clintonville Area Commission

December 5, 2024

Community Room at Whetstone Library Branch

3909 N. High Street, Columbus, OH 43214

Thanks to Columbus Metropolitan Libraries for hosting this meeting.

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

7:00	<p>Call to order, Welcome, Housekeeping, Approval of Agenda – Chair Boulton</p> <p>Commissioners Present</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 type="checkbox"/> District 2 – Greg Nutter</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 – Drew Miller</td></tr></table> <p>Absences – Commissioner Nutter (excused)</p> <p>Pledge of Allegiance – all</p> <p>Announcements – none</p> <p>Approval of Agenda – 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 type="checkbox"/> District 2 – Greg Nutter	<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 – Drew Miller
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	<p>District Updates – all commissioners</p> <ul style="list-style-type: none">• District 1 – Paul Lada<ul style="list-style-type: none">○ Updates on Columbia Gas construction and concerns from residents about trees. Reached out to City Forester and an arborist met with contractor to address concerns about pruning and root compaction. Reached out to Columbia Gas about restoration and was told they will follow City standards. The extents of repaving will be determined by the City.• District 2 – Greg Nutter<ul style="list-style-type: none">○ (read by commissioner Boulton): recommendation when walking at night to be visible, bike path construction continues, Clintonville Books opened, discussion with Nancy Kuhel of the Clintonville Area Business Association how to support local businesses, North Broadway luminaries shout out,• District 3 – Donna Leigh-Osborne<ul style="list-style-type: none">○ Updates on complaints about Columbia Gas construction, 311-request about Kensington for no-through route, Rotary 16th Annual Christmas Tree Lighting; Dec 8, 6-7:30pm• District 4 – Hugh Crowell<ul style="list-style-type: none">○ New vacancy in district 4 because elected commissioner is leaving Clintonville.• District 5 – Brittany Boulton<ul style="list-style-type: none">○ Hygiene drive for unhoused people next Thursday (12/12) in the library at 6:30 pm.• District 6 – Mark Moritz<ul style="list-style-type: none">○ Watched Environmental Professionals Network (EPN) event on Youtube <i>Oh, Deer! Collaborative efforts to create and link deer management plans across Central Ohio</i> to learn more about how neighboring communities of Gahanna and Worthington are responding to deer problems• District 7 – Mike Weinman									

	<ul style="list-style-type: none"> ○ Good neighbor shout out to Raising Canes corporate for responding to complaint about accessible parking. ● District 8 – Josh Hively <ul style="list-style-type: none"> ○ Received emails about Columbia Gas construction. ● District 9 – Drew Miller <ul style="list-style-type: none"> ○ No updates
	<p>Approval of Past Meeting Minutes – interim secretary Leigh-Osborne</p> <ul style="list-style-type: none"> ● Minutes approved.
	<p>Treasurer’s Report – Treasurer Miller</p> <ul style="list-style-type: none"> ● No updates.
	<p>Update from City of Columbus Representatives from Department of Neighborhoods – Stacey Buttel</p> <ul style="list-style-type: none"> ● Updates on fiscal policy, purchases with P-card through Stacey Buttel, CAC has \$547.96 left to spend prior to December 31st, and \$2500 left to spend prior to April 30th, food is now allowable purchase. <ul style="list-style-type: none"> ○ Questions from commissioners about book-keeping, list of allowable expenses. ● Updates on winter-warming centers and toy drives. ● CAC recognized for 50 years of service by the Department of Neighborhoods with a certificate. <p>City Council – Suzan Mchao</p> <ul style="list-style-type: none"> ● Updates on council meetings and council hearings in December <ul style="list-style-type: none"> ○ Question from commissioner about budget items for Clintonville <p>City Attorney’s Office – Christopher Clark, Assistant City Attorney</p> <ul style="list-style-type: none"> ● Update on abandoned vehicles and lawsuit regarding nuisance property at Deland Avenue. ● Questions from commissioner about handicap parking and enforcement of ADA laws. <p>Department of Building and Zoning Services – Anthony Celebrezze III</p> <ul style="list-style-type: none"> ● Update on accessory dwelling units (ADU) not connected to house requires council variance; there are two types of ADU: (1) units without kitchen are <i>habitable space</i>: (2) units with kitchen space are <i>full complete habitable unit</i> – kitchen space can be a microwave or a hot-plate; different types of ADU require different variances; but every site is unique, it is best to email Building and Zoning and variance staff with questions. <ul style="list-style-type: none"> ○ Questions from commissioners about city council policies, addresses for ADUs, application process, and zone-in process. ○ Questions and comments from audience about AirBnB regulations, specific variances.
	<p>Election Update – Committee Chair Melissa Doll</p> <ul style="list-style-type: none"> ● District 4 seat will be vacant beginning January 2025. ● Presentation and discussion of election schedule.
	<p>Continued discussion of traffic safety – Commissioner Leigh-Osbourne</p> <ul style="list-style-type: none"> ● Update from Suzan Mchao, city council representative, about meeting of the Public Service team with commissioners, change in speed limit is responsibility of ODOT, will look into our traffic study request for North High Street. ● Commissioner comments and questions about who is responsible for changing the speed limit and how this would be done.
	<p>Clintonville Greenspot Neighborhood Committee – Committee Co-Chair Foshee</p> <ul style="list-style-type: none"> ● Proposed by-law changes, discussion and vote (1st reading was on November 7, 2024) ● By-laws approved (7 yes, 1 no, 1 absent). ● Updates: greasy pizza boxes can be recycled.

Zoning and Variance Agenda – Zoning and Variance Chair Hardwick

Announcements: none

Agenda:

1. BZA24-138, 245 E. Lakeview Ave. To convert a detached garage into an attached garage, the applicant seeks variances to reduce: (1) The east side minimum side yard from 3 feet to 0 feet and the west side yard from 3 feet to 1.5 feet, C3332.26; and (2) The total side yard from 7.06 feet to 1.5 feet. CC3332.25.

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		

- The commission only supports the side yard variance for the buildings on the attached plan.
- Recommendation of commissioner to applicant to move new buildings one foot west.

2. BZA24-142. 615 E. North Broadway. In order to build a 2-story addition at the rear of the home, the applicant seeks a variance to reduce the minimum required side yard from 3 feet to 2 feet, CC3332.26.

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			

3. CV24-136, 54 Erie Rd. The applicant seeks variances to: (1) 1. Permit an accessory dwelling unit. CC3332.035; (2) Reduce rear yard from 25% of the lot behind each dwelling to 25% behind the existing house and to 19.8% for the accessory dwelling unit. CC3332.27; and (3) Allow the ADU not to have the required fronting for a dwelling unit. CC3332.19.

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	<p>4. A discussion of screening forms. Single-Family Residential.</p> <ul style="list-style-type: none"> • Discussion of questions to be included on the screening form. 															
	<p>Public Comment:</p> <ul style="list-style-type: none"> • Comment from audience about interventions that could help to limit speeding in Clintonville, e.g., pocket speed trackers, speed humps; question about recycling café for Green Team Committee; and comment about inaccessible sidewalks for wheelchairs. 															
	<p>Announcement of Next Meeting – The next meeting will be at 7 pm on Thursday, January 9 (not 2), 2025, (hopefully) at Whetstone Library.</p>															
8:45	<p>Adjourn</p>															