



City of Columbus
Mayor Michael B. Coleman

University Area Commission

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(614) 441-8174
www.universityarea.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
President

Susan Keeny
1st Vice President

David Hegley
2nd Vice President

Sharon Young
Corr. Secretary

Terra Goodnight
Recording Secretary

Seth Golding
Treasurer

Jim Bach

Craig Bouska

Ethan Hansen

Joyce Hughes

Jen Mankin

Brandyn McElroy

Colin Odden

Charles Robol

Richard Talbott

Tom Wildman

September 17, 2014

MINUTES

The meeting was called to order at 6:35 by Commissioner Uhas-Sauer.

Roll call was conducted with 16 members present.

APPROVAL OF MINUTES

- Minutes from the August meeting were approved (with corrections to be made based on commissioner input) by a vote of 14-0 with one abstaining.

TREASURER REPORT

- Commissioner Golding reports the current account balance is \$2951.90. We wrote a check for \$850 to UDO and \$250 for the bus and \$183.30 for the Dispatch advertisement. Those will bring balance down to around \$1,750.
- Commissioner Wildman suggested that the Commission purchase an official time clock. Commissioner Golding says he will also go back to the City about a computer.

DISTRICT VACANCIES

- Commissioner Uhas-Sauer noted that according to the bylaws, Commissioner Dixon is no longer eligible for the commission and elected not to seek an appointment to fill out the remainder of his term. A District 1 seat is therefore vacant, but no one stepped forward to ask to be appointed.

DISTRICT CONCERNS

- Commissioner Bouska reports that the Little Bar block party functioned according to their proposal indicated it would.
- Commissioner Bach reports Columbus Gas has left behind what looks like a war zone with giant holes, patches of asphalt. Commissioner Uhas-Sauer reports that she understands they intend to make those repairs, but she will check with her Columbia Gas contact. Erin Prosser suggested Matt Hansen at UDO can help.
- Commissioner Young said that UCA received complaints from residents about a very loud concert at Crew Stadium Sunday night.
- Commissioner Keeny notes they are tearing down the Battelle building on King Ave. She also indicated that the alley was blocked when she checked the Little Bar's block party for Virginia Tech.
- Commissioner Uhas-Sauer announced that City Planning Division will hold final public meeting on University District plan on September 23 from 6-7:30 at

the Indianola Church of Christ at Lane and Indianola. They intend to initiate plan adoption later this year, including adoption by UAC, UARB, Columbus Development Commission and City Council.

- Commissioner Wildman reports that Blake Avenue has been without sidewalks for two months, but they are waiting for the dirt to settle to avoid cracks in the winter & advises patience.
- Commissioner Hansen notes that CPD very quickly apprehended a suspect after an elderly neighbor was assaulted. City of Columbus will be conducting a crosswalk study for King Avenue and included will be painted parking lanes to visually narrow the street.

REPORTS

Officer Smith, Columbus Police Department

- Students are back in the district. Buckeye block watch has initiated their efforts including cookouts.
- Buckeye Blockwatch working on joint events with Columbus Police to reduce adversarial relationship w/ students.
- Daytime theft from auto an increasing problem. Have people out working on that. Identified several suspects.
- Bicycle thefts are a problem and when they are found, there are no serial numbers to return them to their owner. CPD recommends taking a picture of the serial number on their smartphone. Otherwise they are sold at auction.
- Code enforcement has been out aggressively on game days dealing with residents charging to park on grass lawns.
- Commissioner Wildman notes that cars are illegally parked (blocking driveways, too close to stop signs, etc). Asked CPD to remind residents of ordinances and where bikes are being sold (to someone in a minivan on Craigslist).

Isom Nivins, City of Columbus

- Public Meetings to be held on Issue 6 (City Charter Updates on City Administration), Issue 7 on City Elections and Issue 8 on City Officeholders. First is 9/25 at Whetstone. 10/2 at 1905 Parsons Ave (Mahoney Health Center), 10/9 at Hilltop Library and 10/24 at Barnett Rec Center. All meetings from 6-7 pm.
- Applicants for City Council Vacancy must submit forms by Friday.
- Community Relations Commission to hold public meeting at Milo-Grogan Rec Center 862 2nd Ave from 6-7:30. CRC attempting to forge a closer relationship with neighborhoods. Want to hear from Area Commissions.
- Commissioner Robol asked whether City Council appointments will occur in executive session (answer: that may be part of the process) and where to find information on Issues 6, 7 and 8 (answer: see email Isom sent out).

Erin Prosser, Campus Partners

- Mark Ferenchik doing a story in the Dispatch on University District plan next week.
- New South Campus Gateway was approved by UARB and the Development Commission. Working on the ordinance that will go to City Council, probably in October. After that will be able to share more information, such as designs. Zoning staff made small technical changes.
- Own buildings at W 9th and High – brick building and 4-family rowhouse. Buckeye Real Estate has approached Campus Partners with a plan to renovate and preserve those buildings. Will go to UARB tomorrow.
- Starting renovations of two single-family houses in Weinland Park, both on 5th St. Will be priced at market rate.
- Wagenbrenner development along 11th Avenue is moving ahead. First units will be occupancy ready in October. Website is at GrantCommonsColumbus.com. Units will be really nice and will go on the market at a time when students are not typically looking for housing. 11th Ave signature streetscape will go in next summer.
- Grant Park: single family homes on Grant Ave at former Columbus Coated Fabrics site will have a model available for showing soon. Two units in contract. Selling lots and building to suit. GrantParkColumbus.com.

- Cleared out a homeless encampment near one of the carryouts they purchased and closed. Holding community meetings on the future of the property at 4th and 9th on Monday at 5:30 at Godman Guild. For Kelly's, they have applied for a Green Columbus Grant to remove five underground tanks. Will start community meetings later.
- World of Beer will open in March on the north side of the alley at Gateway. Will offer food from Pizza Rustica.
- Will go to UARB with changes to the alley at Gateway to make it more inviting, remove some of the hardscape.
- Commissioner Mankin noted that homeless are still at the lot next to D&J carryout.
- Commissioner Wildman asked about apartments on 9th Ave – are those the ugly ones we looked at? Prosser clarified we are talking about the west side of the street, not east.

PRESENTATIONS

Keith McCloud, Franklin County Alcohol, Drug and Mental Health (ADAMH) Board of Franklin County

- Fund partners to provide services to people with mental health or drug abuse disorders.
- Funding from federal, state & local levy dollars. \$67 million from Franklin County – will be in the ballot Nov 2015.
- Served 23,000 in 2013, providing housing, job training, peer support, case management and treatment.
- Expect to serve 75,000 in prevention programs. Active in 140 schools. Over 600 treated in our zip, investing \$1.9m
- Operate a center for people with severe mental disorders.
- Commissioner Hansen reports he feedback about North Central Mental Health facility in his neighborhood.
- Commissioner Robol asked the speaker's opinion on drug legalization (ADAMH generally not in favor of substances with detrimental impact on mental health).
- Commissioner Mankin asked how referrals come into the program (answer: call NetCare hotline at 614-276-2273. All treatment must be voluntary unless that individual presents a danger).
- Commissioner McElroy asked whether next year's levy will increase funding for North Central Mental Health (answer: what gets funded has to do with fund availability; changes at state level in Medicaid have allowed more local dollars to go to prevention services).
- Commissioner Talbott asked whether next year's levy was an increase or a renewal (answer: renewal).
- Commissioner Odden asked whether there are things they want or need from UAC (answer: support our ability to continue to fund services when our levy is on the ballot).

Val Hoover, Candidate for Franklin County Common Pleas Court

- Ms. Hoover described her background and qualifications for judge, including legal work in the Army, a law degree from the University of Dayton and past president of the Ohio Women's Bar Association.
- She is particularly interested in special Veterans' courts.

COMMITTEE REPORTS

Zoning, Commissioner Keeny

- 2008 N. High St, graphics commission variance.
 - Jack Reynolds, Smith & Hale, representing the applicant.
 - New Wendy's location, currently under construction. Will have 3 stories of residential above.
 - Requesting graphics variance for Wendy's sign attached to building associated with a certain use (restaurant) must be within the building envelope – in this case on the first floor. In this case, the Wendy's sign is attached to the column above the first floor level.
 - 9-square feet sign, 16-feet above ground level.
 - If not attached to the building, a sign on a pole would be allowed to be 20 feet in height.
 - Susan Keeny, representing the Zoning Committee

- Committee took a look at the site. Their only concern is the light would shine into one of the apartment windows. However, if you moved it down to the first floor height, you would still get light spillage into that unit.
 - Committee voted unanimously in favor of the request.
 - Public Comment: none
 - Rebuttal: none
 - Commissioner Comments
 - Bouska: a similar sign in the Short North does not create much of a light spillage.
 - Wildman: our guidelines prohibit illuminated signs. Keeny: clarified that that is only in residential neighborhoods or an internally illuminated white sign that is not permitted. and UARB has already given its approval.
 - Motion passes 16-0.
- University District Plan
 - Commissioners went out on Sunday to see how tall 45-foot looks in the neighborhood mixed use area proposed for Summit between Hudson and Maynard and between Oakland and Alden.
 - Photographed helium balloons with 35- and 45-foot lengths of string in front of existing buildings.
 - Commissioner Talbott congratulated the team for their efforts.
 - Commissioner Bach sought to clarify whether the commissioners are advocating against the proposed building heights (answer: no position).
 - Commissioner Hansen asked where the height begins if a property sits on a hill (answer: usually from street grade, but it varies by property).

Code Enforcement, Commissioner Hughes

- Many were absent, but Commissioner Hughes and Dixon attended along with a concerned resident who was a guest at the Commission meeting.

Governance, Commissioner Hegley

- A motion was made to amend what was read in the first reading of changes to the bylaws for how zoning cases are handled at commission meetings.
- Specifically, changes to Article IV, Section 7, Paragraph d will change the time limits as follows:
 - Zoning chair: 5 minutes
 - Applicant: 7 minutes
 - Zoning Committee Report: 5 minutes
 - Public Comment: 2 minutes each for 3 people each pro/con
 - Commissioner Discussion: 1 minute per commissioner for two rounds.
 - Applicant Response: 3 minutes
 - Commission Vote
- Commissioner Discussion
 - Commissioner Wildman feels commissioners are not given enough time compared to the applicant and members of the public.
 - Commissioner Bach noted that discussion occurs at zoning committee meetings and anyone can attend and participate in those discussions.
 - Commissioner Bouska offered that in the last few meetings when we followed a system of going around to each commissioner for comments has been a smoother process and improved
 - Commissioner Robol agreed with Commissioner Wildman, especially dislikes the prohibition on a commission sharing his or her time with another commissioner.

- Commissioner Talbott applauds the attempt to keep the discussion on topic, but fears that in complicated cases like South Campus Gateway that have dozens of details, there is insufficient time to raise questions/issues.
- Commissioner Hegley clarified that there is no change in the amount of time commissioners have to speak. The two minutes remain, it's just split into two rounds, giving commissioners the opportunity to ask a follow up question or probe a new topic that came up in the first round of commissioner discussion. Commission could also entertain a motion to expand the amount of time allotted for the discussion prior to an individual zoning case.
- Commissioner Bach noted that in the big cases, we usually hear from applicants multiple times and have several opportunities to ask questions and discuss the proposal.
- Commissioner Wildman argued that prior to Commissioner Hegley coming on board, we had more time for commissioner discussion. Commissioner Hegley responded that the two minute limit dates back to 2007 and prior to that, there were no rules established in the bylaws.
- Commissioner Hansen asked whether the language should be changed to indicate that exceptions may be made by a vote of the commission. Commissioner Hegley responded that is not necessary because the ability to waive the bylaws is contained elsewhere, but we could entertain a friendly amendment to the bylaw change.
- Commissioner Robol made a motion to call the question. Bach seconded. Motion failed 1-14.
- Commissioner Hansen proposed a friendly amendment to the bylaw change to indicate time limits are as stated unless the commission votes to extend time limits prior to the start of the zoning case.
 - Commissioner Keeny noted we're doing better pushing back on applicants who try to push for an immediate vote.
 - Commissioner Odden explained that setting hard limits forces applicants to discuss it with us in committee, get those questions addressed, avoid giving us a sales pitch in the full commission meeting.
 - Commissioner Golding is concerned that slowing down the process can be costly for an applicant. Commissioner Hegley explained that the change will actually increase the amount of time the applicant gets to speak.
 - To Commissioner Hansen's suggestion of a friendly amendment, Commissioner Hegley clarified that Roberts Rules of Order says that a vote of 2/3 is required to extend debate.
 - Commissioner Keeny indicated that a BZA application always builds in at least 2 months before a BZA hearing, so we aren't delaying them. City Council takes as long as it likes, but must first draft an ordinance. In most cases, we are not holding up the process.
 - Commissioner McElroy applauded the change to one minute per round, which will focus the debate.
 - Commissioner Wildman asked for consideration of commissioners who cannot attend zoning meetings.
 - Commissioner Young asked if "discussion" was a better word than "debate."
- The language was changed per the Hansen amendment to adhere to the time limits as outlined by the Governance committee, with the inclusion of an additional note that time limits can be extended by a 2/3 vote prior to the case being heard.
- Motion to approve the bylaws change passed by a vote of 10-5.

Community Relations, Commissioner Goodnight

- Did not meet in September.

Ad Hoc Committee on Education, Commissioner

- Brandyn, Seth and Colin agreed to share the duties of chair and will inform the Commission of their next meeting date.

Planning, Commissioner Bach

- Hosted City Planning staff for a discussion of the draft University District plan. Many concerns were raised about green space, parking, and other issues.
- Bach is generally happy where the plan is right now. Believes it addresses most of our concerns, but it's unclear how it will be enforced. One of the biggest changes is extending the area of the University Area Review Board to the entire district.

Elections, Commissioner Young

- Met August 30 to confirm locations, discuss public announcement in Dispatch, assigned responsibility to check in with current commissioners to determine their intent to run for reelection, need for additional placards.
- Total of 8 seats are up for election in October/November. Everyone who is not running is needed to work at polling places.

PUBLIC COMMENT

- Deborah Supelak, 415 E. Maynard Ave.
 - Elections are coming up, but putting an announcement in the newspaper doesn't get it to many people.
 - She has prepared a poster with the information, just waiting for Saturday voting locations.
 - Crew Stadium was contacted by many of her neighbors and they extended an invitation to talk to the community. Got a call back from the Operations Manager, so there may be a meeting scheduled.
 - Regarding the bylaws discussion, she heard disappointingly little concern about the lack of time allotted for public comment during zoning cases.

NEW BUSINESS

Letter of support to Car2Go

- Commissioner Keeny indicated that Car2go requested a letter from the commission as it goes to City Council to extend its one year pilot program. The extension was approved by City Council yesterday, so the point is likely no longer in order.
- Commissioner Robol indicated he knows the company's Columbus representative

Commissioner McElroy made a motion to adjourn, Talbott seconded. Was agreed to by a voice vote.

RECORD OF VOTES

Commissioner	Attendance	2008 N High	Bylaws - Robol Motion	Bylaws Change	
James Bach	Present	Y	N	Y	Y
Craig Bouska	Present	Y	N	Y	Y
Seth Golding	Present	Y	N	N	Y
Terra Goodnight	Present	Y	N	Y	Abstain
Ethan Hansen	Present	Y	N	Y	Y
David Hegley	Present	Y	N	Y	Y
Joyce Hughes	Present	Y	N	Y	Y
Susan Keeny	Present	Y	N	Y	Y
Jennifer Mankin	Present	Y	N	Y	Y
Brandyn McElroy	Present	Y	N	Y	Y
Colin Odden	Present	Y	N	N	Y
Charles Robol	Present	Y	Y	N	Y
Richard Talbott	Present	Y	N	N	Y
Doreen Uhas-Sauer	Present, Left at 7:45	Y			
Tom Wildman	Present	Y	N	N	Y
Sharon Young	Present	Y	N	Y	Y
		16-0	1-14	10-5	14-0