



City of Columbus
Mayor Michael B. Coleman

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.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

Lucas Dixon

Ethan Hansen

Joyce Hughes

Colin Odden

Gena Shelton

Richard Talbott

Tom Wildman

MINUTES

January 15, 2014

The meeting was called to order at 6:34 by President Uhas-Sauer. Roll call was conducted with 12 members present.

COMMISSION VACANCIES

- Four vacancies: District 1, District 3, District 4 and one representing rental property owners.
- District 1 - Commissioner Bach announced he is moving from District 3 to District 1; will resign in February, at which point he is interested in the District 1 vacancy. In response to Commissioner Odden, Bach indicated his availability would not change. Commissioner Young asked Bach to provide proof of address at February meeting.
- No other candidates stepped forward for the District 1 vacancy.
- District 3 - Brandyn McElroy, 135 Summit St. Resident of Weinland Park and Chair of Coalition for Nonviolent Columbus which supports block watches and organizations, programming, events, National Nights Out. Prior experience with formation and as VP of Far South Area Commission in 2007-08. In response to Commissioner Odden, McElroy committed to attend three meetings per month.
- District 3 - Rory Krupp, 1356 Hamlet St. Resident of Weinland Park for seven years. Owns his home and a rental in the neighborhood. Works on the housing committee of Weinland Park Civic Association. Acts as a historic preservation consultant. Indicated to Commissioner Odden that he can attend all meetings.
- Discussion ensued about Commissioner Bach resigning immediately so both candidates could be considered.
- Mr. McElroy was appointed on a vote of 8-2 with two abstentions.
- District 4 - Charles Robol, 431 W 6th Ave. Previously held the seat, asking for reappointment, indicating that he had been "too lazy" to submit petitions in November. Mr. Robol promised to attend meetings, indicating the time commitment was not too great and that he intended to join the Planning and Community Relations committees.
- Commissioner Hughes made a motion to appoint Mr. Robol, Keeny seconded. Motion approved 10-1.

NOMINATING COMMITTEE

- Commissioners Young, Dixon and Golding were named to a nominating committee for Commission officers, with Young serving as its Chair.

APPROVAL OF MINUTES

- Dixon moved to approve the December minutes, Hughes seconded. Approved by voice vote.

TREASURER REPORT

- Three new receipts from the Elections committee, for the Columbus Dispatch and three from President Uhas-Sauer. The sound system was ordered from a business in Clintonville. Current balance is \$1,650.33.
- Commissioner Bach made a motion to approve report, Hughes seconded. Approved by voice vote.

REPORTS

Officer Smith, Columbus Police

- Crime relatively low over the holidays.
- The crime reports system is still down. CPD is pushing everyone to the RAIDS Online system – www.raidsonline.com
- Precinct 3 liaison is vacant again. Has been a problem over the last three years to keep anyone.
- An individual accused of groping several people in the campus area has been arrested.
- Last week, University put out a notice about construction site thefts. Burglaries down, bike thefts a problem.
- Commissioner Wildman asked about data accuracy and completeness, how residents can find out when individuals will be released from jail. Officer Smith indicated that multiple complaints and charges can help put people in jail longer, but those reports are therefore helpful.

Isom Nivens, City of Columbus:

- One more Area Commissioner training – Land Development conducted by John Turner in the Land Bank Unit; will speak about City's effort to deal with vacant properties. Near East Pride Center 1393 E Broad. Jan. 22 6-7:30pm.
- State of the City coming up February 19, which conflicts with the next University Area Commission meeting.
- Community Open House on January 16 at Schoenbaum Center (next to Weinland Park elementary school) from 5-7pm for Weinland Park and Milo Grogan public infrastructure improvement project.
- Commissioner Hughes urges commissioners to the open house because of considerable changes on 5th Avenue, potential to change 4th and Summit to two-way. Commissioner Young was concerned that the commissioners did not receive an invitation.
- Car2Go presented at another Area Commission Jan. 14; may be a good idea to have them present here.
- Commissioner Uhas-Sauer noted that UARB will now meet on the third Thursday of the month at 2231 N High; no longer happening at the library.

Erin Prosser, Campus Partners:

- Have a candidate for the OSU appointment; requires approval but should be able to announce soon.
- Wagonbrenner is ready to start work on E. 11th Ave. City is putting in new 12" water main and alley work, which should wrap up shortly. Will be called Grant Commons. Columbus Coated Fabrics will now be called Grant Park, work on which will start in March. 40 lots are ready to go. Waiting to finalize construction lending. Two model home types.
- May use NSP funds to complete 4 units at N. 4th/E 8th. Hamlet market rate property recently sold for asking price.

Matt Hansen, University District Organization:

- University District Resident Safety Committee meeting on January 29 at 6pm at 2231 N High, Room 100. Topics to be discussed include block watch coverage, communications network.
- Short North parking study is kicking off in February. Impacts UD because Short North extends up to 7th Ave. Mr. Hansen will serve on that commission looking at meters and parking permits.
- In 2010, City put together parking meter advisory team which came up with the one rate system currently in place, also looked at meter locations and times. The group is reconvening for 2014. Mr. Hansen will represent UCBA.
- Have a grant for High Street beautification. Were going to paint rusty trash cans between Chittenden and Lane, but the City replaced them. So, the money is now available for other needs.
- UDO applying for a neighborhood partnership grant, building off the neighborhood video from last year. Will feature front porch profiles of University District residents. Will showcase diversity of district residents. Submitted a draft letter of recommendation for the UAC's consideration. Commissioner Dixon moved, Commissioner Bach seconded that the commission approved the letter with changes from Commissioner Young. No discussion. Motion passed 11-1 with Commissioner Odden abstaining.
- UDO planning a UCBA luncheon that will feature Car2Go and COGO in another month or two.
- Commissioner Goodnight asked if results of recent Italian Village review of permit parking districts will be extended citywide – a friend was recently notified that they are losing visitor tags as part of the changes; Commissioner Keeny indicated that the changes are isolated to the IV area. Officer Smith confirms it is limited to Italian Village, but moratorium remains in effect in Short North area.
- Commissioner Wildman suggested looking at hanging baskets as part of the beautification effort.

PRESENTATIONS

- Jim Maniace, Varsity Club – block party request for one street Tuttle Park Place from Lane to the alley, every home game of 2014 season. Have been doing it for 30 years; the effort gets people off the street and into a safe area on busy game days. Parties end at 8pm. Commissioner Golding moved to approve; Hughes seconded. Approved on 12-0 vote.

PUBLIC COMMENT

- Deb Supelak, 415 E Maynard, chair of the SoHud Block Watch spoke about high crime rates in their area in November and December, dozens of break-ins in north campus up through south Clintonville and a Christmas armed robbery. Even with six arrests, they still see daily reports of stolen vehicles, burglarized homes, robberies. One elderly man was knocked out in his home and another elderly individual detained an individual at the front door while a car was stolen in the back. In response to Commissioner Uhas-Sauer, Supelak confirmed they are filing police reports, but expressed concern about issues with the police crime reporting software limiting officers' ability to detect patterns as well as the lack of a liaison officer. Commissioner Wildman agreed that Police system is a major shortcoming in pursuing these cases. All agreed that police reports should be filed online, not given over the phone.

COMMITTEE REPORTS

Zoning, Susan Keeny

- Commissioner Keeny reminded attendees of the procedures for hearing zoning cases.
 - 55 E 15th Ave

- Kappa Kappa Gamma. Was to be a 2-story addition to rear of house and a parking structure; the latter has been dropped. The variance is for a building of larger than 10,200sq ft. Existing building already exceeds this limit; with addition will be > 16,000 sq ft.
- Nick Cavalaris, applicant agent. Confusion necessitated a revision to the application. Property runs from 15th to 14th Ave on a > 30,000 sq. ft. lot. After contact by Campus Partners, agreed to drop parking structure request. No longer need a parking variance because the lot is so large. Cause is requirement by OSU to stay on campus for second-year students. In order to meet the definition to qualify as “on-campus housing”, the house had to have certain dedicated space to support the students.
- Keeny: committee met in January. One comment we gave them was about the parking – they should look at other properties and maintain consistency down that street. Committee recommends approval. There are longer-term plans for the area.
- Commissioner Golding fears this sets a precedent that other fraternities and sororities will follow and concerned that OSU never came before the commission to talk about the program that asks these houses to expand to meet new requirements of the sophomore rule.
- Commissioner Young notes that a demolition of a 2-story structure facing 14th St is involved. Architect indicates that the two adjacent properties on 14th will also be demolished and replaced with a large structure by Campus Partners.
- Commissioner Goodnight clarified that this will indeed increase the residential capacity of the building.
- Commissioner Wildman fears this is moving campus across High Street, unhappy with outreach from OSU.
- Commissioner Odden recapped: KKG not the only house affected; mandate from the university; not an existential threat, but would be difficult to do business without participating in the program. Impacts to neighbors remain an open question. Concerned that by granting variance we provide a disproportionate allowance that other organizations subject to same requirement cannot meet.
- Motion failed 7-3 with two abstentions.
- **2246 Indiana Ave.**
 - Rick French. Request for early demolition of existing garage due to structural safety. Garage is falling down, currently secured to a tree, floor is heaving.
 - Keeny: structure has been documented inside and out. New garage will be put up in its place. Committee recommends approval. With no debate, no commission action is required.
- **2432 Neil Ave.**
 - Keeny: This is an unusual request involving a two-story porch in disrepair. Drawings were done and permitted, but in the approved plans, framing elevations included openings with no windows. Approval came noted that there was additional enclosure on the porch, but that it must remain open to the air. Inspector found windows put in and issued a stop order.
 - Variance is to allow a building addition in the front setback. Same perimeter, but now enclosed. Committee found that this is not a porch, it is an enclosure, and future owners could make these habitable spaces.
 - Applicant (Mr. DeBenedictis) claims he was encouraged by the City to get an architect, authorized to go forward. He insists that the structure is a porch and is not encouraging people-packing.
 - Sandy Bolsinas, is a neighbor who lives nearby and believes DeBenedictis is a good neighbor and the improvement is good for the neighborhood. Was concerned about safety of the open-air 2nd floor porch, and believes this improvement will reduce noise from parties on open air porch.

- Commissioner Odden: the structure is clearly a porch – it has a front door in it. Sympathetic to what the applicant went through and believes he is due some justice for having the stop work order. Concerned that windows are present in structure that is meant to provide air flow.
- Commissioner Hansen read the city definition of unenclosed porch, said he cannot support the inclusion of windows when screens were required.
- Commissioner Uhas-Sauer notes that it was fully enclosed and no longer a porch – windows were apparently added later. The stop work order came from someone in the neighborhood.
- Commissioner Dixon has first-hand experience with living spaces built into entry areas of homes.
- Commissioner Bach does not believe owner should be rewarded for City’s failure to stop him.
- Commissioner Golding notes that committee saw discrepancies between the city’s plans and those of the applicant, but the one thing everyone agreed on was that it said “open air.”
- Commissioner Young doesn’t believe the structure meets the definition of an enclosed porch.
- Motion failed 3-9.
- **1302 Highland Ave.**
 - Applicant indicates he moved in July with his wife from Illinois and would like to build a 1 ½-story garage with upstairs and downstairs. Upstairs will have dormers that reinforce the line of the house, but available for storage/woodworking. No plumbing but will have electric. Instead of pull-down will have staircase. Current rule is 15-ft; asking for just under 20 ft.
 - Architect describes it as a one-story with 8-foot walls. No side walls, just using the pitch of the roof for additional storage. No insulation, drywall or other finishes.
 - Chairwoman Keeny: in historic neighborhoods, you tend to exceed 15-feet easily when trying to replicate the look of the existing house. Voted to approve the request.
 - Commissioner Uhas-Sauer explained that house is not in historic district.
 - Commissioner Golding clarified they have approved cases like this before.
 - Commissioner Wilding supports the applicant, believes it will increase adjacent property values.
- **281-283 E. 8th Ave** already torn down, signed off on by Fire Department
- **156-158 E. Chittenden** also came down as did **42 E. 14th**.

PLANNING

- Committee did not meet, but this week we heard from the City Planning department about initial incorporation of input into City’s University District plan. Questions for Planning committee: should Glen Echo or the Circles receive official historic designations? Also need to name a new committee chair.
- Next public hearing on UD plan on Feb. 11. Will likely be held at Indianola Church of Christ. More details to come. There could be a presentation to the Area Commission on Feb. 19.

Commissioner Uhas-Sauer reminded commissioners that no other committees met in January, but the next meetings are first week of February at which committee chairs should be named.

NEW BUSINESS

- UCA breakfast will be held on February 22

DISTRICT CONCERNS

- Commissioner Goodnight noted SoHud tree mural at Summit & Hudson to be extended across alley to church.

- Commissioner Hansen updates that City's plan to increase speeds on 5th, King and Neil Ave is temporary, will work to slow traffic and seek ODOT approval to reduce speed limit at a later date. Narrowing 5th from 4 to 3 lanes and eliminating rush hour parking restrictions, planted medians among the ideas put forward.
- Commissioner Keeny notes that City's plans for traffic changes on Neil Avenue have been postponed.
- Commissioner Uhas Sauer spoke fondly of the Commissioner Talbott and the passing of his brother.
- Commissioner Wildman got a concerned call about property on E Duncan, purchased by notorious landlord.
- Commissioner Dixon would like to hear from Campus Partners about its plans for 14th Avenue.
- Commissioner Golding notes again that OSU never once came to UAC about its plans for fraternities and sororities, requiring OSU staff to live in the buildings and what it does to historic buildings in our denser areas.
- Commissioner Odden updates that Wyandot eight-bedroom property is now being advertised as "five bedroom with two libraries." Asked whether we needed to take further action to accept Commissioner Bach's resignation.
- Mr. McElvoy notes that Commission for Nonviolent Columbus grants will go out in early February, encourage community groups to apply.
- Commissioner Wildman notes UAC needed to submit liquor license objections in January, will move forward at February committee meeting. Police runs, selling to minors and illegal activity are grounds for objection.

Adjourned at 9:55.

RECORD OF VOTES

Commissioner	Attendance	District 3 appointment	District 4 appointment - Robol	UDO Letter	Varsity Club Block Party	55 E 15 th .	2432 Neil Ave.	1302 Highland Ave.
Jim Bach	Y	Krupp	Y	Y	Y	N	N	Y
Lucas Dixon	Y	McElroy	Y	Y	Y	N	Y	Y
Seth Golding	Y	<i>abstain</i>	Y	Y	Y	N	N	Y
Terra Goodnight	Y	Krupp	Y	Y	Y	N	Y	Y
Ethan Hansen	Y	McElroy	Y	Y	Y	<i>abstain</i>	N	Y
David Hegley	Y	McElroy	Y	Y	Y	N	N	Y
Joyce Hughes	Y	McElroy	Y	Y	Y	Y	Y	Y
Susan Keeny	Y	McElroy	Y	Y	Y	Y	N	Y
Colin Odden	Y	<i>abstain</i>	N	<i>abstain</i>	Y	<i>abstain</i>	N	Y
Gena Shelton	N	--	--	--		--	--	
Richard Talbott	Excused	--	--	--		--	--	
Doreen Uhas- Sauer	Y	McElroy	Y	Y	Y	Y	N	Y
Tom Wildman	Y	McElroy	Y	Y	Y	N	N	Y
Sharon Young	Y	McElroy	<i>abstain</i>	Y	Y	N	N	Y
Result:	12 present	8-2, 2 abstain	10-1, 1 abstain	11-0, 1 abstain	12-0	3-7, 2 abstain	3-9	12-0