



City of Columbus
Mayor Michael B. Coleman

University Area Commission

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Serving the University Community for over 30 Years

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Joyce Hughes

Jen Mankin

Brandyn McElroy

Colin Odden

Charles Robol

Gena Shelton

Richard Talbott

Tom Wildman

June 18, 2014

MINUTES

The meeting was called to order at 6:35 by Commissioner Golding.

Roll call was conducted with 11 members present.

APPROVAL OF MINUTES

- Minutes from the May meeting were approved by a voice vote (motion: Hughes, second: Hansen).

TREASURER REPORT

- No new activity.

COMMISSIONER CONCERNS

- Hughes – two carryout markets were purchased and closed last week. The community will be involved as those properties are repurposed. Some neighbors are concerned about the elimination of places to shop, but those stores were notorious for violence, crime and sales of single cigarettes. Also notes that there are big potholes on Oakland from 4th to Adams.
- Hansen – Church of Nazarene conversion project intends to go forward with a City Council variance; Hansen encourages all commissioners to come to the City Council hearing when it is scheduled.
- Golding – Clinton Elementary Annex demolition is complete, eliminating its potential future use to accommodate increased enrollment.
- Goodnight – Columbus Landmarks Foundation is holding a walking tour of Glen Echo on Saturday morning.
- Odden – Council of Graduate Students intends to write a letter concerning the Church of the Nazarene. CGS also intends to conduct a housing survey. Commissioner Odden also intends to get an undergraduate student appointed to the Commission.

REPORTS

Isom Nivins, City of Columbus

- City Council Field hearing on July 15 at 5:30 pm at Dodge 677 Sullivant Ave.
- Charter Review commission meets again tomorrow in City Council conference room at City Hall at 1pm.
- Mayor is scheduling meetings with citizens – let Isom know the subject and that you would like to meet with him.

- Public meeting on bike safety on June 25, 3-5pm at Columbus Public Health auditorium
- Neighborhood Best Practices Conference, put on annually by the Community Relations Commission, will be held on Oct 11 from 7:30-4pm at Downtown High School at Fulton & 4th. Theme: enriching engagements, bringing everyone to the table.

Erin Prosser, Campus Partners

- Regarding the two closed carryout markets, so far it is only a real estate deal. Everything else still to be determined. 4th & 8th will be sold to Community Properties of Ohio (CPO). Haven't looked at the building much, but hope is it can be repurposed. Kelly's site used to be a gas station and has underground tank, so it will take a few months to do remediation.
- Two houses are up at Grant Park. Will be reading in next 60 days. 30 additional lots are platted and addressed and will be selling once the home ownership documents are ready for the
- 3M site, between 5th and 6th avenue on 4th St, which has been a weedy litter pit for a few years had its litigation resolved – will be seeded with grass but its ultimate use has yet to be determined. Commissioner Hughes notes that it has been looked at for the Food District plan, and fundraising is underway.
- Commissioner Golding asked about the rowhouses managed by Buckeye Real Estate on West 9th. Notes that it is a unique historic building. Prosser notes that they are in conversations with GetGo and Taco Bell about expanding the site for future development.
- 11th Ave project is still underway.
- 5th Ave streetscape improvements are underway.
- Commissioner Goodnight passed on a complaint from a constituent who resides at the South Campus Gateway that the restaurants and bars are playing music too loud and management is unresponsive. Commissioner Bouska indicated that management is aware and has sent out notices to tenants and Erin Prosser noted that security staff is doing regular decibel checks.

Matt Hansen, University District Organization

- Had hoped to have July move-in, move-out information available for this meeting, but new SWACO director is still coming on board, so it will take a little longer. Will provide an update at the July meeting. They are adding two bulk trash locations at Highland and 6th and another on West Norwich.
- UCBA luncheon next week June 26, 11:30 at Torpedo Room at South Campus Gateway. All are welcome. Topic is changes on campus – north dorms, S Campus Gateway repositioning and south of Gateway.
- Delaying public service meeting, so if anyone has issues, send those to Matt.

PUBLIC COMMENT

- Deborah Supelak, 415 E. Maynard Ave.
 - Attended an event at the Ohio Historical Society, who is planning a look at the history of Weinland Park and they are looking for relics relating to the lives of the people in that area.
 - Attended City Council field hearing at Whetstone and spoke about people-packing developments in University district and got a great level of interest in the topic. Felt if the commission wanted to move forward on the topic now that it is on their radar. She noted that no member of council indicated they had received the letter from UAC requesting a temporary moratorium on building permits for expansion and suggested that we re-send the letter.

- Rock on the Range noise levels were much improved (imperceptible) this year and thanked those on the Commission who brought the issue to Crew management. She did hear that cell service was unavailable for some throughout the event.

PRESENTATIONS

Larry Price, Blueprint Columbus

- Presented a video from Mayor Coleman on new Blueprint Columbus program.
- Rainwater is getting into the sanitary sewers from cracks in residential pipes which results in sewage getting into the rivers and backups in basements. Blueprint is alternative to building a bigger sewer by preventing rainwater from entering the system in the first place. Involves lining pipes to prevent incursion of water including lateral lines from the street to homes. Will also add natural gardens to neighborhoods.
- Program initiated by input from EPA – federally unfunded mandate.
- Michael Kassler, Office of Sustainability. Program will aid compliance with Clean Water Act through consent decree with OEPA over next 30 years. Residents are paying for it in sewer bills. The plan is a green plan rather than a gray plan (bigger sewer pipes). If approved by OEPA next September, will be implemented at about 1000 acres per year for next 30 years.
- Commissioner Hughes asked whether this would raise water bills. Mr. Kassler indicated we are paying it now.
- Commissioner Hansen asked how neighborhoods can request these projects. Mr. Kassler indicated there are two components to the plan – one is to line lateral sewer pipes, while another option is rain gardens. Department of Public Utilities will implement on a priority basis by going to sewersheds that are causing the most sewer overflows. Clintonville's Adena Brook watershed is a priority because the overflows go into the park. North Linden is the second highest priority. The specifics will be fleshed out over the coming months and years.
- Mr Kassler indicated the lining process is like an angioplasty in which they pump resin into the pipe, inflate a balloon and then remove the balloon once the lining is in place. The biggest concern is oil, salt and other materials on our streets that are getting into our rivers. Their ethic is keep rain water where it falls.
- Commissioner Mankin asked to clarify whether OEPA has already approved the gray plan – answer: yes, it has. This will be a request for an amendment to the plan.
- Commissioner Bach suggested that if the Mayor is serious about keeping rainwater where it lands, the City should get serious about expansion of properties in the university district, allowing garages to be removed and the installation of impervious surfaces. Deb Supelak notes that at least a dozen homes in her neighborhood have had their entire backyards paved over.
- Commissioner Odden: will homeowner involvement be required? Many residents have downspouts running straight to the curb. Mr. Kassler notes it's not illegal, but we will encourage that water be directed to a raingarden which can then overflow to the curb.
- Commissioner Robol sought to clarify whether this is a problem with combined sewer overflow, which is the case in downtown and the university area. Other neighborhoods have separate sanitary sewers, which are the real concern and will be the priority areas.

Erin Prosser, Campus Partners

- 7.26 acre property to the south of Gateway from 9th to Euclidth, going east to the park on Section Alley.
- Rather than develop, CP is going to put out a call for developers. Want to get it zoned first.
- Proposal to get Commercial Planned District (CPD) zoning, as Campus Gateway. Would need a council variance to allow first-floor residential (off High Street).
- Zoning application will have an urban framework plan with a lot more detail than usually exists in a zoning request. Will outline design principles, street framework, pedestrian and bike facilities, parking, etc.

- Generally: they want mixed-use east of High street. Retail limited to High St frontage, small scale storefronts only. Multi-family east of Pearl. No renting by bedroom. Parking will accommodate all retail & residential. High quality public realm, streets, pedestrian connections, alleys & bike facilities. Will connect better into existing Weinland Park than parking garage at South Campus Gateway.
- Want to take this plan to anyone who wants to hear about it. Will need help getting the word out.
- McElroy: already approached Weinland Park steering committee and a good working relationship has begun.
- Goodnight: proposed working together to get the word out as soon as the urban framework plan is ready and there is an opportunity for the community to give input and participate in the process. Ms. Prosser committed to work closely with UAC to get the word out when the plan is more fully baked.
- Hughes encouraged other commissioners to let Weinland Park take the lead and support whatever they decide that they support because they are the community that have to live next to it.
- Bouska: this will be a nice alternative to the Short North, where new builds are going for \$1300 per bedroom. The size of the apartments at 2 and 3 bedrooms will discourage the partying. This will be a good way to get young professionals to consider the neighborhood, eventually look to buy in the district.
- Golding: it is not fair to ask for a vote next month.
- McElroy: Erin is coming to the Weinland Park Civic association meetings on Wednesday at 6:30 (Schoenbaum Center on 7th) to do a roundtable with residents.

COMMITTEE REPORTS

Zoning, Commissioner Keeny

- Little Bar
 - Intro: this is a block party request that was initially requested and given to Zoning to work on
 - Jim Maniace for Little Bar: the alley is two way and serves a lot of delivery vehicles. They will barricade off a section to allow safe passage from the bar to a lot across the alley. The event will have special duty police to monitor alcohol use, permits have been obtained. They have worked with the police to address their suggestions and, in response to zoning committee, obtained 85 signatures from the neighbors on Norwich, and limited the events to three home games (Virginia Tech, Illinois and Michigan) to start.
 - Zoning committee: decided to give them a shot once they accepted our suggestions. Encourage the commissioners to attend the block party to see what it is like before we are asked to approve the permit next year. Calls to adjoining businesses, churches demonstrated the bar is a good neighbor.
 - Commissioner comments:
 - Odden – attended zoning, volunteered to attend, believes applicant has demonstrated partnerships and investment for the long-term. Still concerned that blocking the alley means the party now spans the two lots as well as the alley, growing the group size and changing dynamics.
 - Bouska – supportive of giving them a chance.
 - Goodnight – clarified that deliveries will be allowed and signs will be posted.
 - Golding – clarified that the barricades will only provide a walk-through area rather than closing the whole alley, effectively expanding the size of the party.
 - Hansen – still concerned this turns a small party into a large, contiguous party.
 - Hughes – wants to make sure they have arranged to pick up trash after the party
 - Public comment: none.
 - Approved by 12-0 vote.
- Formaggio's, 20 E. 13th Ave.

- Richard Butts, architect: building was row apartments built in 1920s without parking. Toilet facilities are in disrepair; proposal is 2-story toilet room tower on the back of the building. Plan changes occupancy from 38 to 42, requiring a variance for parking from 3 to 0 spaces.
- Zoning committee: we were concerned that the size of the bar would result in a higher occupancy.
- Public comment
 - David Ziak, 80 E 13th. Lives a couple doors down from the property and has no problems with noise. The business has become more popular recently, becoming a social hub.
- Commissioner comment:
 - Bach: generally supports parking variances at businesses as a way to encourage foot traffic but it seems to already be sufficient at this location.
 - Hansen: the move of the bathrooms merely accommodates the conversion of this from a sit-down restaurant to a bar. Occupancy is irrelevant for college bars; people will stand if needed. Not concerned about parking but believe it should be rejected.
 - McElroy: believes voting no will still allow this to become a bar. Commissioner Keeny clarified that BZA can go against the recommendation of the UAC.
 - Golding: this owner might be supported by neighborhood, but future owners could become a nuisance. There are apartments next door. Parking is becoming a real issue.
 - Goodnight: this is about parking, but no one has come to the commission to say there isn't enough parking. The location is near High Street, which is well-served by transit and is where we say we want development density to go. Further, is not opposed to bars in general.
 - Bouska: need improvements in area between High and Pearl. The appearance is bad. Might get other neighbors to step up and improve their properties. Parking requirements need to be eliminated in certain area. There is a big parking garage across the street at the Union.
 - Odden: Believes there is a legitimate hardship and didn't hear any opponents. Doesn't have a problem with bars, but it's sending us in the wrong direction. Worried that bars will begin to crowd out other business. Without a variance it will likely continue to be a bar.
- Approved 5-4 with 3 abstaining.
- Will be on BZA agenda next week.
- Iuka Commons
 - Applicant: seeking an identifier to direct people on northbound 4th street to the complex at its only entrance. The property on 4th St and the properties on Northwood are separated by an alley which makes this an off-premises sign.
 - Zoning: unfortunate these properties are separated by an alley. Not voting on the sign's appearance. Zoning did not have a quorum, so they did not hold a vote.
 - Public Comment: Deb Supelak, 415 E. Maynard. Sign looks like something you'd see at a shopping center. Would create a significant obstruction of the view further down the block. Code only requires 4-inch lettering on signs. Urges commissioners to reject the application.
 - Applicant:
 - Commissioners:
 - Odden: Believes off-site sign is justified but 10 ft monument sign is disproportionate. Toured the neighborhood with a tape measure and even the largest church signs he could find were not higher than 7 feet. Found it easily using any mobile smartphone map. It's a lot of text for the speed of traffic.
 - Goodnight: Shares Commissioner Odden's sentiments and finds the tree's absence is notable in the streetscape and encouraged the applicant to replace it

- Golding: Feels a sign that large would set a precedent, but found many others on a tour around. Prefers the sign to the banners currently hanging on building exteriors.
- Hansen: notes that it is challenging to deal with issues brought to us by other commissioners. Was unable to find any similar signs except at fast food restaurants along High Street and wants to ensure the permit is not injurious to the neighborhood, won't prevent the placement of a tree.
- Bach: really wishes the sign weren't so big.
- Hughes: In all her time in Weinland Park, she never knew this property was there. Believes a sign would be beneficial and Mr. Talbott has been beneficial to the area, takes care of his property and invests in the area.
- Keeny: This was a tough case and finds it hard to separate the sign itself from its appearance. She will vote in support, but hopes the sign designer and applicant will review the design of the sign before it goes up.
- Mankin: sought to clarify whether design guidelines exist. Answer: no, not in the impact district.
- Odden moved to approve, Bousak seconded. Approved 9-0 with 3 abstaining.
- 27-27 ½ Smith Place
 - Applicant: owner-occupant is a contractor, was unaware of requirement for variance in this case. Proceeded without. Adding a bedroom and bathroom above existing structure.
 - Zoning: apartments up and down, set back from Smith Place. Triangular lot and is over the FAR (.49, should be .40), which triggers the variance. Committee appreciated effort to fix up the house and understood the constraints of the property.
 - Public Comment: none.
 - Commissioners
 - Talbott: believes building out the 2nd floor will improve the appearance
 - Hansen: lives nearby, thinks the property will be improved.
 - Golding: doesn't add to the footprint of the building. Happy to see an owner-occupied property.
 - Approved 12-0.

Governance, Commissioner Hegley

- Committee developed a proposal to change the language in the bylaws about how zoning cases are presented.
- Commissioner Hegley did a first reading of the proposed amended bylaws and discussion followed about how the new format would improve the flow of zoning cases and provide for more civility when dealing with applicants.

Planning, Commissioner Bach

- Commissioner Hegley and Mankin provided an update on the last meeting, noted that we need to vote on the final list of UIRF projects at the July planning meeting. Commissioner Uhas-Sauer additionally provided a list of alleys in need of repair for incorporation into the list of priority projects.

Community Relations, Commissioner Goodnight

- At the meeting, Commissioner Odden volunteered to post updates for the Zoning Committee and Commissioner McElroy volunteered to do so for the Planning Committee.
- At Governance, there was a suggestion to put together guidelines for applicants on how to start with a zoning variance request. Zoning would generate the content and community relations can adapt it for the website and other media.

Code Enforcement, Commissioner Wildman

- No report.

NEW BUSINESS

The meeting was adjourned on a voice vote at 9:30 pm.

RECORD OF VOTES

Commissioner	Attendance	Little Bar	Fromaggio's	IUKA	27 – 27 ½ Smith Pl
James Bach	Present	Y	N	Y	Y
Craig Bouska	Present	Y	Y	Y	Y
Lucas Dixon	Absent -Excused	--	--	--	--
Seth Golding	Present	Y	N	Y	Y
Terra Goodnight	Present	Y	Y	Abstain	Y
Ethan Hansen	Present	Y	N	Abstain	Y
David Hegley	Present	Y	Y	Y	Y
Joyce Hughes	Present	Y	Y	Y	Y
Susan Keeny	Arrived at 7pm	Y	Abstain	Y	Y
Jennifer Mankin	Present	Y	Abstain	Y	Y
Brandon McElroy	Arrived at 7pm	Y	Y	Y	Y
Colin Odden	Present	Y	N	Y	Y
Charles Robol	Present, Left Early	--	--	--	--
Gena Shelton	Absent	--	--	--	--
Richard Talbott	Present	Y	Abstain	Abstain	Y
Doreen Uhas-Sauer	Absent - Excused	--	--	--	--
Tom Wildman	Absent	--	--	--	--
Sharon Young	Absent - Excused	--	--	--	--
		12Y – 0N	5Y-4N, 3A	9Y-0N, 3A	12-0