



City of Columbus
Mayor Andrew J. Ginther

University Area Commission

Northwood High Building
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Serving the University Community since 1972

February 21, 2018

Doreen Uhas-Sauer
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1st Vice President

David Hegley
2nd Vice President

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Pasquale Grado

Abby Kravitz

Rory Krupp

Michael Sharvin

Lauren Squires

Steve Volkmann

Tom Wildman

MINUTES

Roll was called at 6:36 p.m. with (15) commissioners present: Beaton, Bouska, Elbaor, Frankhauser, Grado, Hegley, Keeny, Kravitz, Krupp, Marshall, Squires, Uhas-Sauer, Volkmann, Wildman, and Williams. Golding and Cespedes had approved absences. Sharvin arrived late, but was ineligible to vote.

REPORTS

Officer Smith, Columbus Division of Police

No report

Chris Suel, City of Columbus

No report

Erin Prosser, Campus Partners

A restaurant is moving to 10th and Neil, at the former Aveda site. At 15th & High, the Infrastructure Phase 1 is wrapping up, and 16th Avenue will reopen after ground thaw. OSU is trying to determine what offices will move to 15th and High.

Matt Hansen, University District Organization

The first UDO Lunch & Learn is at 11:30 a.m. March 29, at Ace of Cups, with food served by Ray's Ray's – but with vegetarian offerings. The new Columbus “parking czar,” Robert Ferrin, will speak. A citywide pilot project will steer homeless to the South Side Roots café with food vouchers. The SID is working with streetfinder.com for permitting food carts, which are not well-regulated now; sometimes vendors spar over locations.

PRESENTATIONS

Andrew Pierce of the Worth Foundation said the city's Department of Neighborhoods is using the foundation for community information survey, which is expected to begin March 1.

COMMITTEE REPORTS

Zoning - Commissioner Keeny

- **352 W. Lane**

- Facts of the Case: Variance request to use existing convenience store as a restaurant on a parcel in front of former Holiday Inn. Numerous variances.
- Applicant Presentation: Jeff Brown said it would be one story with small addition for coolers and an office in front. Variances include reduction in parking.
- Zoning Committee Presentation: The Zoning Committee voted 7-0 to recommend approval of the request.
- Result: 15 Y – 0 N – 0 A

- **1337-45 Hunter Ave.**
 - Facts of the Case: Variance request to rehab two two-unit houses into single family homes, and add rear garage/carriage house behind each. Numerous variances.
 - Applicant Presentation: Architect Karrick Sherrill said this is not adding density, and the buildings complement the neighborhood. He made an adjustment in accordance with a committee request to split the carriage houses from conjoined to separate, and understands importance of artwork on one house to neighborhood.
 - Zoning Committee Presentation: The Zoning Committee voted 5-0 with one abstention to recommend approval of the request.
 - Result: 12 Y – 2 N – 1 A

One neighborhood resident spoke in favor of the request. Two others raised questions about parking from the carriage house residences.

- **1334 Neil**
 - Facts of the Case: Variance request to redevelop a church as a coffee shop and apartments. Numerous variances.
 - Applicant Presentation: Architect Sarah Mackart said a connector between church and rear house. Would be demolished and replaced with a resident garden area. Attorney Jeff Brown said a neighboring church did not want to enter into a parking agreement, but was receptive to the project.
 - Zoning Committee Presentation: The Zoning Committee voted unanimously to recommend approval of the request.
 - Result: 15 Y – 0 N – 0 A

- **1444 N. High**
 - Facts of the Case: Adding a mixed-use commercial building in front of existing apartments, fronting on High Street. Seeking Council Variance to permit existing residences and add High Street façade. Five variances.
 - Applicant Presentation: Wayne Garland, Buckeye Real Estate, said he went before Review Board, which liked the concept, but not the architecture. Wanted something “more funky.”
 - Zoning Committee Presentation: The Zoning Committee voted unanimously to recommend approval of the request.
 - Result: 14 Y – 0 N – 0 A – 1 recusal

Governance - Commissioner Hegley

The planned district bus tour was moved to March – either the Saturday afternoon of March 17 or 24. New commissioner-training on zoning matters is 6 p.m. March 7, with a potluck dinner. Campus Partners is springing for pizza; salads and sides needed. Panel discussion about zoning. 2018 topics – carryovers from last year, possible committee changes, combinations.

Planning – Commissioner Uhas-Saur

The bus tour likely will be March 24. The city is skeptical of whether UIRF dollars can be used for historic district sign-toppers because of maintenance; and proposed “medallions” instead. Conversation with Council Member Jaiza Page on rooming houses continues. The city is first looking into Air BNB regulations.

Code Enforcement– Commissioner Wildman

Wildman moved, and Williams seconded, a motion to send the annual UAC letter to Public Service to fill potholes. Result: Y 15 – N 0 – A 0

Community Relations – Commissioner Kravitz

Abby Kravitz and Lauren Squires were elected as co-chairs, and Deb Supelak remains as a committee member. The committee is working on a quarterly podcast, which may include a report from the bus tour.

Elections Committee – Commissioner Volkmann

Ad Hoc Committee on Education

Two sticking points. Board of Ed balking – perhaps because of waiting for Supt.

DISTRICT CONCERNS

Doreen Uhas-Saur reported that Joe Motil from Tuttle Park committee asked about UIRF funds for the park – for a boat launch. Engineer developing plans subject to review by city flood-plain coordinator. Open shelter house to be built (similar to the one at Como Park). Not sure if Recreation & Parks designated funds will be enough. Also, expansion of skate park

might not be enough to accommodate expected use.

Aaron Marshall noted that the UCA would meeting on. He said he walked the Glen Echo Ravine/White Castle area recently and that there was no easy access to the ravine because of a guardrail along length of the property. He's not sure what the proposed Borrar development could do to address that.

Squires said accidents seem to be on the rise at Summit at Maynard and other corners, and that the bike lane and parked cars could be factors.

Rory Krupp said City Council is looking at a new, three-tier, property-tax abatement plan for new development. He suggested asking Hannah Jones, from the Department of Development, to speak at a UAC event.

	Roll	Approve Sharvin	Officer slate	352 W. Lane	Hunter	1334 Neil Church	1444 N. High	Pothole letter
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MINUTES

No report

The meeting adjourned at 9:01 p.m.

Beaton	P	Y	Y	Y	Y	Y	Y	Y
Bouska	P	Y	Y	Y	Y	Y	Recuse	Y
Elbaor	P	Y	Y	Y	Y	Y	Y	Y
Frankhouser	P	Y	Y	Y	Y	Y	Y	Y
Grado	P	Y	Y	Y	Y	Y	Y	Y
Golding								
Hegley	P	Y	Y	Y	Y	Y	Y	Y
Keeny	P	Y	Y	Y	Y	Y	Y	Y
Kravitz	P	Y	Y	Y	Y	Y	Y	Y
Krupp	P	Y	Y	Y	Y	Y	Y	Y
Marshall	P	Y	Y	Y	N	Y	Y	Y
Sharvin								
Squires	P	Y	Y	Y	Y	Y	Y	Y
Supelak								
Uhas-Saur	P	Y	Y	Y	N	Y	Y	Y
Volkman	P	Y	Y	Y	Y	Y	Y	Y
Wildman	P	Y	Y	Y	A	Y	Y	Y
Williams	P	Y	Y	Y	Y	Y	Y	Y