



City of Columbus
Mayor Andrew J. Ginther

University Area Commission

Northwood High Building
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www.universityarea.org

Serving the University Community since 1972

April 17, 2019

Doreen Uhas-Sauer
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Andrew Frankhouser

Pasquale Grado

Abby Kravitz

Rory Krupp

Michael Sharvin

Lauren Squires

Steve Volkmann

Tom Wildman

Roll Call

Roll was called at 6:40 p.m. with 12 commissioners present: Bouska, Elbaor, Frankhauser, Gabis, Hegley, Keeny, Marshall, Squires, Uhas-Sauer, and Hinger, Williams. Beaton, Grado and Waldren had excused absences. Wildman arrived 8:02 p.m. Golding arrived 8:34 p.m.

MISCELLANEOUS BUSINESS

Doreen noted there are still vacancies in District 3 and 4
Naveen Pothamsetty of 379 W. 8th requested a permit for a block party
John Massamiani, owner of Little Bar, requested a permit for a block party that would close alley west of High during home 2019 football games.
Elbaor moved to approve and Bouska seconded. Motion passes, 10-0.

REPORTS

Officer Smith

Theft from auto continues an upward trend – 40 or 50 cars broken into a couple weeks ago. It's been a trend in other neighborhoods, too. Most damage was broken windows. The summer safety initiative is gearing up. Burglary was down last couple months. Midway Bar's liquor license is suspended.

Matt Hanson, University District Association

Air conditioning is out in the building; a new chiller on roof will be installed May 4. UDA is kickstarting a dumpster-mural contest. Also working with Doreen to find storage for items (Yee's Chinese laundry walls, Sigma Nu stuff, etc.) for future re-use. Phase 4 of High street streetscape is between 7th and 9th. Second phase of utility work, putting electric underground. A public meeting on University District parking is April 30 at 6 p.m. at Summit on 16th Methodist. SID is up for reauthorization. Seeking ideas from members

Katherine Cull, City of Columbus

Reaching out to City Attorney's office for update and clarification on Midway Bar. Wants to have attorneys talk to UAC. Area Commission training 1111 E. Broad on April 25, 6 p.m.

Erin Prosser, Campus Partners

WOSU groundbreaking last week. Underground work starting soon, and construction will start in summer. Sidewalks on E side of High will be closed from 14th to 16th for a long, long time. On west side of high, OSU is starting reconstruction along College Ave., which will be one way. New leases have been signed at Gateway and will be announced soon. Indianola Middle School is in better shape than expected in the library and other spaces beneath the slate roof.

Andres Hinges asked Officer Smith about freeway-exit panhandling. Smith said it's illegal – even for donors. Andrew asked if there could be signs that specify that it's illegal for givers and receivers.

Doreen spoke at City Council about Midway bar. UAC is the only area only commission that deals with noise complaints.

Presentations

Stephen Sayre explained the city bond package in May 7 primary. Issues 7-11 are only items on the ballot. One of the issues is for affordable housing – not specific projects in particular neighborhoods, but the beginnings of an ongoing program in conjunction with the city/county/MORPC affordable-housing study. Typically it's hard to accommodate local investment in the bonds, but the auditor, Megan Kilgore, is working on that.

COMMITTEE REPORTS

Zoning - Commissioner Keeny

112 E. 14th Ave.

Facts of the case: building is owned by Buckeye Real Estate and operates as a rooming house. Buckeye plans to convert it to a three-unit dwelling, with an addition on the back. There are three variance requests – driveway down from 10 to 7.5 feet; landscaping/screening; reduce from 10 to 8 parking spaces.

Wayne Garland of Buckeye said the exterior would be intact, but he seeks revenue from more units.

Doreen moved for approval, and Amy seconded.

Doreen said the house, a good arts & crafts model, used to be a rooming House for music students.

MOTION PASSES: 10 yes; 1 recusal

114 E. 5th Ave.

Facts of the case: A plan for the site was approved several years ago but never built. This plan is a much larger building, with ground-level parking and residences above. The applicant met three times with zoning committee and twice with the Weinland Park Housing Committee. Seeking four variances.

Both the Zoning and Housing committees wanted ground floor commercial space, but the applicant wanted the commercial space to be "right-sized." Any restaurant would have to be deli-scale. FAR reduced from 3.2 to 2.9. There is one variance to reduce the 100 percent commercial frontage in the UCO (overlay) to 55 percent.

Susan – this project will seek affordable-housing tax credits, for 15 years. No design review or other controls.

Laura Bidwa, WP Housing Committee chair, said the developers came to two meetings and in between reached out to community beyond the committee. Nobody concerned about the size. They consistently wanted a viable addition to the neighborhood.

Deb Supelak raised questions about affordability – that it is out of reach to many people with graduate degrees and professional careers.

MOTION PASSES: 7 yes; 5 no

30 Clark Place

Facts of the case: The plan is to demolish an existing garage, build anew at Wall Street and the alley. Roof structure is bad, and a trapezoidal lot that narrows as it approaches the alley creates space problems.

Brenda Parker, architect, said with a zero lot line, the garage has been hit many times by service vehicles. Going from four-car garage to two-car. Asking for a 3.5-foot height increase to accommodate storage – not habitable space. Will do gabled roof, like others in area, but with a steeper pitch.

Susan – city staff usually approves these kinds of things, but says this garage roof is gabled, rather than hipped like the house.

MOTION PASSES: 11 yes, 0 no.

Planning – Commissioner Frankhauser

City staff talked to the committee about the new mobility study on Hudson. Went to meeting about Crew development site. Some facilities will have pay-to-play but want to ensure continued public access.

Governance - Commissioner Hegley

First reading of proposed bylaw changes to eliminate environment code enforcement committee. A related proposal would reduce the number of required committees to serve on from two to one.

Lauren said these proposals are all well and good, but maybe UAC needs to step back and review the entire committee structure. Some are both popular and time-consuming (zoning, planning). Others are essential behind-the-scenes, but not a lot of members (governance, community relations).

Code Enforcement– Commissioner Wildman

No meeting. Location changed to Vineyard. Cazuela's will be on the next agenda.

Community Relations – Commissioner Squires

Met at Schoenbaum with new CCS superintendent.

Aaron – Joe Motil and Aaron launching a kayak expedition June 1 at 11 a.m. from Tuttle to King Ave. and another launch at 2:30.

District concerns

Lauren – SoHud Fools Parade was good.

Tom – Why has Indianola been closed at Clinton for a month? Lots of confusion and competing information/rumors.

Seth – Board of Elections wants to present new voting machines to Commission before November general election.

ADJOURN

Lauren moved; Aaron seconded; Meeting adjourned at 9:16 p.m.

	<i>Roll</i>	<i>Krishna block party</i>	<i>Little Bar block party</i>	<i>112 E. 14th</i>	<i>114 E. 5th</i>	<i>30 Clark Place</i>		
Beaton	E							
Bouska	Y	Y	Y	R	Y	Y		
Elbaor	Y	Y	Y	Y	Y			
Frankhouser	Y	Y	Y	Y	Y	Y		
Gabis	Y	Y	Y	Y	N	Y		
Golding								
Grado	E							
Hinger	Y	Y	Y	Y	Y	Y		
Hegley	Y	Y	Y	Y	Y	Y		
Keeny	Y	Y	Y	Y	N	Y		
Marshall	Y	Y	N	Y	N	Y		
Squires	Y	Y	Y	Y	Y	Y		
Uhas-Sauer	Y		Y	Y	N	Y		
Waldren	E							
Wildman					N	Y		
Williams	Y	Y	Y	Y	Y	Y		
	11	10-0	10-1	10-1 recusal	7-5	11-0		