

Southwest Area Commission  
PO Box 1364  
Grove City, Ohio 43123  
614.562.4728

Meeting Place: New Horizons United Methodist Church  
1665 Harrisburg Pike, Columbus, Ohio 43223  
www.columbusswac.org

### Minutes

Wednesday December 16, 2009

Location: New Horizon United Methodist Church  
1665 Harrisburg Pike  
Columbus, Ohio 43223

Call To Order: Chairperson, Jason Waltke, called the meeting to order at 7:00 pm.

Pledge of Allegiance

Roll Call: Present; Ralph Horn, Rita Miller, Jason Waltke, Juanita Kaufman, Clyde Miller, Jennifer Miller, Kathy Hatfield, Kathleen Williamson-Thacker, Ed Walters & Stefanie Coe, Quorum Present. Also Present: Tim Guyton, Franklin Township Trustee, David Hooie, Neighborhood Services.

Absent: None

Time Guidelines: Time guidelines were reviewed and J. Waltke indicated that all speakers should remember to respect all of those present.

Zoning: J. Brown and Doug Turney, an engineer from EMH&T, appeared on behalf of the owners of 2233 Hardy Parkway regarding their request for a council variance. J. Brown presented a map indicating that the two major issues are the use of an area in the floodway and the use of a gravel surface. They plan to reduce the amount of dirt in the floodway to lower the level to the appropriate height as required by the City. He also indicated that only vehicles would be parked in this area. Material would be stored in the area that is not in the floodway. This way no material would be swept away if there were a flood issue. Mr. Brown indicated that they plan to keep the gravel surface because water can run through it and not off the pavement. He also indicated that they have worked with the City Parks Department and they would prefer the gravel surface instead of a paved surface. C. Miller asked Mr. Brown where the gravel is permitted. E. Walters indicated that a hard surface with a pond would be more effective. D. Parson's complained about the dust. S. Coe asked why they didn't want to pave the surface. Mr. Brown indicated that cost was a factor but he did not know the cost. D. Turney indicated that they could use a different stone to reduce dust. K. Williamson-Thacker asked why the owner was not following this plan with respect to parking at this time. She indicated that the property is still disorganized. R. Horn asked Mr. Brown if he was aware of the recently adopted Area Plan and the preference for hard surface. Mr. Brown indicated that he was aware of requirement and preference. Mr. Brown indicated that we could address each issue separately. R. Horn indicated that some of the properties in the area were grandfathered with respect to gravel but that in order for us to improve the community we need to improve the properties in the area.

Guests: Jamison Dague, Field Representative from Congresswoman Mary Jo Kilroy's Office indicated that their office could help with issues with government departments. He provided business cards for their office and pamphlets regarding the services they can provide. He indicated they are interested in issues that are important to the community.

**Public Announcements:** Mary Rhinehart, ROAR, came to present information on their group and their concerns regarding the development of the Cooper Stadium Site. She indicated that based on their noise study the area within a mile and a half to two miles of the Cooper Stadium Site would be impacted by the noise from racing. She is concerned that her business (a local nursing home) will be negatively impacted by the development of a racetrack. She also indicated that local realtors are concerned about the impact on property values. She indicated that a separate but related issue is what else could be done to redevelop the site. M. Rhinehart indicated that she wants a hydroponics and vertical farming building. She provided a handout regarding this proposal. She would like this or other alternatives considered. C. Miller asked what the race track decibel level was indicated in their noise study. She said 140, if there is a drag strip. C. Miler than asked about the building she proposed and she said that it would be limited to 8 stories. She indicated that it would be a public/private partnership and could include green space for recreational activities. D. Parsons asked who would pay for this project and M. Rhinehart indicated that there would be venture capitalist and grant dollars. M. Rhinehart also indicated that we should ask the developer for their reports prior to any meeting. S. Coe then explained that we have met with the developer and will not be taking a position until the actual proposal is presented.

**Public Announcement:** T. Guyton indicated that they are losing one police officer to medical retirement. They are seeking a new police officer immediately. They are also taking delivery on a new dump truck; therefore they are taking sealed bids for the old dump truck until January 8, 2010. The township has taken delivery of 10 head stones from the Veterans War Commission. They expect to receive four more for the cemetery on Frank Road. T. Guyton and P. Johnson will provide 500 flyers and assistance distributing them to advertise a community meeting regarding Cooper Stadium when necessary. T. Guyton asked that we follow the area plan with respect the council variance for 2233 Hardy Parkway.

**Public Announcement:** Christie Angel (Sean P. Dunn & Associates – Government Consulting) and James Herlihy were present to discuss the annexation request filed by Jones Topsoil. They want to change the use from topsoil to gravel. This would increase the truck traffic to 100 trucks a day. They are concerned about the dust and dirt that this would create. Jackson Township, Grove City and local businesses are opposed to the annexation and if the annexation were approved they would continue to oppose the rezoning. The statement of municipal services passed 7-0. Now Franklin County has 30 days to act. The county's process is a formality. They doubt that they will defeat the annexation request but hope to defeat the rezoning or council variance request. She asked us to oppose this request and future requests. She would like us to communicate with City Council members. S. Coe indicated that this area is not in our area commission but we could and should have an opinion on this proposal that will impact our community. C. Angel indicated that this is a refilled request because the previous request was tabled. The Commission indicated that they would discuss the issue further at the end of the meeting and get back to Ms. Angel and Mr. Herlihy.

**Routine Business:** The commission reviewed the agenda and added the guests who were not originally listed on the agenda and it was approved.

**Routine Business:** The minutes from the November meeting were reviewed and approved.

**Unfinished Business:** S. Coe provided information on the meeting she, J. Waltke, R. Miller, C. Miller and R. Horn attended. Specifically, the developer would like to host a community meeting for all areas once they have completed their noise studies. They plan to invite ROAR and all three noise experts. S. Coe moved to request information from the developer 30 days prior to the community meeting, but the area commission will not sponsor that meeting. K. Williams-Thacker seconded the motion. Result: Unanimous Approval.

New Business:  
Reports:

C. Miller – No Report

E. Walters – No Report

K. Williamson-Thacker – No Report

J. Kaufman – No Report

R. Horn – No Report

J. Miller – No Report

J. Waltke – No Report

S. Coe – No Report

K. Hatfield indicated that we have \$513.82 in our account. The money must be spent before December 31, 2009 or it will have to be returned to the City. R. Horn moved to purchase office supplies not to exceed \$100. C. Miller asked if there were other expenses that needed to be paid. K. Hatfield indicated that the rent was paid months in advance; the phone, webpage and post office box have been paid. R. Horn withdrew his motion. J. Miller moved to allocate \$263 for the purchase of T-shirts and \$250 for a copy card from Staples. C. Miller seconded the motion. Result: Unanimous Approval. J. Miller moved to buy hunter green t-shirts with white lettering. The front of the shirt will have "SWAC" and the back will have "Southwest Area Commission." J. Waltke seconded the motion. Result: Unanimous Approval. K. Williamson-Thacker volunteered to coordinate the purchase of a copy card and the t-shirts.

New Business: D. Parsons indicated that the building beside the certified gas station on Frank Road caught fire and burned. He indicated that 1919 Frank Road also had a fire. A window was broken on Marsdale. D. Parsons is concerned about vandalism and fires. He is also concerned about the number of junky car lots. 1842 Brown Road continues to have commercial vehicles parked on it. He also indicated that other communities are getting money for improvements. He shared photos of Morse Road. K. Williamson-Thacker indicated that we need more people voting and vocalizing their desires in order for us to get more respect from the local government. D. Parsons also indicated that there is a sewer overflow running out into Early Run and into Big Run. He explained that he found this information on the city's website. He also expressed concern about Marzetti's grease going into the sewer and potentially causing problems.

Zoning: R. Horn indicated that he would contact the City to get more information on the annexation filed by Jones Topsoil. C. Miller moved to reaffirm our opposition to the annexation request. K. Williamson-Thacker seconded the motion. Result: R. Horn abstained and all other Commissioners voted in Favor. Motion Passed. S. Coe will write a letter to the City and County. R. Horn again indicated that the Commission should get more information from the City before taking a formal position T. Guyton indicated that we should also address the land use issue. The Commission discussed whether we wanted to comment on the proposed land use and decided not to take a position at this time.

Zoning: C. Miller indicated that he is opposed to the variance request made by the owners of 2233 Hardy Parkway. He expressed concern that they more than doubled the area of the gravel beyond what was permitted in the

site plan. Discussion continued about the appearance of the property and sending a consistent message about the importance of our area plan. S. Coe moved to oppose the request for a variance. K. Williamson-Thacker seconded the motion. Result: Unanimous Approval.

J. Miller moved to adjourn the meeting and R. Miller seconded the motion. Result: Unanimous Approval.

Meeting Adjourned 9:05pm.

Submitted by S. Coe