

Southwest Area Commission
1397 Gorham Drive
Columbus, Ohio 43223
614.519.0436

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

Minutes
Wednesday December 15, 2010

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, Stefanie Coe, Carolyn Nobile, David D'Antonio, Ed Walters, Everett Kirk, and Kathy Hatfield. Quorum Present. Also Present: Tim Guyton & Donald Cook, Franklin Township Trustees and David Hooie, Neighborhood Services.

Absent: Kathleen Williamson-Thacker, Jennifer Miller & Leah Markham

Time Guidelines: Time guidelines were reviewed and J. Waltke indicated R. Miller would be using a timer and would indicate when a speaker's time was up. Comments and questions would be held until the end of the agenda and then each speaker would have two minutes.

Franklin Township: T. Guyton indicated that a new police officer had been hired, but they were still short one officer. He also indicated that a sergeant is leaving so they may be looking for two new employees. He also indicated that the snow plows are out working. Leaf collection ended on December 3rd and was a success.

Zoning: George McCue and Joe Sugar appeared on behalf of Arshot Investment Corp to discuss the modifications they have made to the CPD zoning text. Mr. McCue indicated that based on comments from the community and the City Zoning staff they have added language to require the office space to be completed prior to the track being used and restricted the hours of operation. A copy of the modified text was shared with the community and Commission.

Audience Comments: Dave Douglas from Harrisburg indicated that he owns a number of rental properties in the area immediately around Cooper Stadium. He indicated that he was concerned about the project but after learning about the specifics he is excited about the opportunities this project and the research and technology center will bring to the community. Mr. Douglas indicated that we need to support development projects like this. R. Horn asked Mr. Douglas if he was aware of the racing component of the project and he indicated that he did. He told the commission that he has spoken with tenants and they either support the project or are neutral on the project. His tenants are not opposed to the project.

Commissioners R. Miller, E. Kirk, E. Walters, J. Kaufman, D. D'Antonio, C. Nobile and K. Hatfield indicated that they did not have any questions or comments. R. Horn asked if the City staff has provided any feedback. S. Coe indicated that she received a copy of the letter from Shannon Pine to the developer. The modifications in the CPD tet reflect the recommendations of the City staff. S. Coe indicated that there were very few comments and questions

tonight and she feels it is important for us to take the lead in supporting this project. Unless we can articulate other concerns, modifications or issues to consider we need to move forward. Jim Schimmer, Director of Economic Development and Planning for Franklin County indicated that the community was able to participate in the process to recommend three acoustical consultants and then the developer hired two of them.

S. Coe moved that the SWAC support zoning application Z10-021 filed by King Holding Company regarding the former Cooper Stadium site with conditions;

Over the last two plus years the SWAC has spent a significant amount of time investigating the issues surrounding the proposed redevelopment of the Cooper Stadium site. We participated in the selection process of an acoustical expert to conduct a noise study, we hosted two community forums to review the results of the noise study conducted by HMMH as well as the noise study conducted by ROAR (Redevelop Our Area Responsibly), we have listened to comments from citizens of the Southwest Area and Franklinton, We have listened to comments from business owners in the Southwest Area and Franklinton, listened to the concerns of Green Lawn Cemetery Board Members, evaluated the economic impact on the area, reviewed the Southwest Area Plan, provided feedback to the developer and participated in a demonstration of the potential noise hosted by Green Lawn Cemetery.

It is our responsibility to indicate a recommendation to the Columbus Development Commission and Columbus City Council that we believe is in the best interest of the community as a whole. We recognize that some members of the community are opposed to the project and object to the potential noise and its impact on the community.

Members of the Southwest Area Commission and citizens who live in our community are proud to call the Southwest Area home and are working to be leaders for positive change in our area.

We believe that the proposed redevelopment of the Cooper Stadium site will be the catalyst for positive potential growth. Our area, in particular the area surrounding this site, has not seen much positive activity in recent years. Members of our community are desperate for job opportunities and local businesses are ready and able to provide services and products to this project.

We condition our support for this zoning request on the following additions to the CPD text:

- 1) Sound walls will be made of material with a noise reduction coefficient of 0.75 or greater as indicated by HMMH.
- 2) No events will be conducted in the projects track facility involving motorized vehicles until the completion of all the sound barrier walls.
- 3) No events will be conducted in the projects track facility involving motorized vehicles until the completion of the research and technology center with a minimum of 20,000 square footage devoted to interior office space.
- 4) All events in the projects track facility involving motorized vehicles will end before 10pm and will not begin until after 7am.
- 5) A parkland fee in the amount of \$18,864 (\$400/acre) will be included.
- 6) A traffic impact study will be completed regarding traffic and recommendations will be included.
- 7) Sidewalks and crosswalks will be included based on the recommendations of the Columbus Health Department.

We also condition our support on the execution of a Good Neighbor Agreement with a civic association in the Southwest Area that will include:

- 1) First consideration to hire local residents of the Southwest Area and Franklinton.
- 2) First consideration to purchase materials and supplies from local companies.
- 3) Voluntary noise monitoring and data reported to the community to hold the developer accountable; including contractual agreements to make facility and event modifications.
- 4) Advance notice of events will be provided to Green Lawn Cemetery and Mt. Calvary Cemetery.

- 5) The exterior of the facility, including parking lots, will be maintained in a clean and neat condition, free of litter and graffiti.
- 6) Adequate security will be provided to monitor the activity of facility patrons and discourage unsafe and illegal behavior, including hiring special duty police officers as necessary.

R. Horn asked about the status of the Good Neighbor agreement and S. Coe indicated that the Area Commission cannot enter into that agreement so the Commission needs to support or oppose the zoning request separately. If a civic association enters into a good neighbor agreement that will be a separate approval but the Commission could condition its recommendation on that agreement and specifically the content of the agreement. D. Hooie confirmed the information S. Coe indicated and pointed out that the City Code that created area commissions is not designed to allow for entering into an enforceable agreement. It was confirmed that unenforceable agreements can be entered into.

R. Horn indicated that he is concerned about who will enforce the agreement. Jeff McNealey, attorney for Green Lawn Cemetery, indicated that he was pleased with the modifications but his client is still opposed to the race track. S. Coe indicated that we should request a full traffic impact study and Mr. McCue indicated that they would complete that study. S. Coe asked the other commissioners what we were waiting for – unless we can articulate additional modifications or concerns we need to move forward and take the lead in this process. R. Horn indicated that this is a project that is needed for this community. R. Miller indicated that the Commission has studied this issue for over two years and waiting another month will not change the facts. R. Miller seconded the motion.

Result: Unanimous Approval (Voice vote taken and R. Miller, E. Walters, E. Kirk, R. Horn, J. Kaufman, S. Coe, J. Waltke, C. Nobile, K. Hatfield and D. D’Antonio voted in favor.)

Guests: B. Weiner was present with students to present their proposed designs for welcome signs in the area. On February 3, 2011 there will be another presentation at the Franklin Township Trustee meeting to determine the communities’ consensus about the sign option. He reminded the Commission that this project is only for the design of the signs and not for the purchase and installation of the signs. Those in attendance were shown some examples and asked to provide comments.

Zoning: S. Coe indicated that the zoning requests related to 1300 Brown Road will be heard by the Franklin County BZA will be heard on the 20th. B. Weiner indicated that the staff is concerned that these requests are inconsistent with the Southwest Area Plan, specifically that this is an inappropriate commercial business in a residential area. After discussion R. Horn moved to oppose these requests. E. Walters seconded the motion. Result: Unanimous Approval.

Routine Business: The commission reviewed the agenda and it was approved.

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

Unfinished Business: K. Hatfield indicated that we have \$261 in our account and need to spend the money by the end of the year. R. Horn moved to purchase a staples copy card in the amount of \$260. R. Miller seconded the motion. Result: Unanimous Approval.

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

Meeting Adjourned 8:50pm.
Submitted by S. Coe