

WESTLAND AREA COMMISSION

January 15, 2003

Commission Members:

Betty Balthaser*
Janice Collette*
Virginia Frank*
Dustin Hall
Mike Hurd
Glen Hymer*

Dorothy Jantzen*
JoEllen Locke*
Mike McKay*
Tom Morris
Jamie Mueller*
Daniel Province, Chairman*

Jan Province*
Shawn Thomas*
Darlene Weber
Rick Weber*
Jeff Woodson*
Ken Yant*

*denotes present

Also present were Sergeant David Eing; Colleen Miesse; Chuck Riddle; Danielle Weber; and others from the community.

- The meeting was called to order at 7:00 p.m. by Chairman, Dan Province.
- A motion to approve the minutes of the November 2002 meeting was requested by Chairman Province. JoEllen Locke noted a change to the minutes on page three, paragraph five where it states “the Hart and Worthington property”. This property is owned only by Worthington, therefore the words “Hart and” will be deleted from the minutes. A motion to approve the minutes as amended was made by Jan Province and seconded by Virginia Frank with all members in favor.
- Chuck Riddle of the Columbus Division of Fire was present to see if there are any concerns or issues in the Westland community. Rick Weber voiced his concern with the growth on the west side and how well we are protected. He questioned if there any plans for a new sub station. Mr. Riddle indicated that there are no present plans for additional sub stations, however he would check with the city.

Chairman Province noted that the 1994 Westland Area Plan (WAP) states that if another 4,000 homes were added, an additional fire station would also be added and this has not been done. Also an overpass for the railroad tracks on Norton Road was promised and hasn't been built. Thus causing a house to burn down because the fire trucks couldn't get to it in time due to a train blocking the roadway. Mr. Riddle stated that rarely happens but he would also check to see if an additional fire station could be added in the West Broad and Galloway Road area.

Chairman Province shared his concern about condos and their garages being built less than six feet apart. Jan Province also stated that the streets are too narrow for fire trucks to get down. Is this enough fire space that a fire in one home wouldn't easily spread to the next. Mr. Riddle will check on the space limitations regarding this issue.

Shawn Thomas questioned if the fire department itself has concerns about growth. Mr. Riddle indicated this is a city wide problem and they are mainly concerned about response time. They have been monitoring response times in all areas and finding new routes to take.

JoEllen Locke asked if the number of people in the Guard that serve on the fire and police department will pose a problem if they are all called to active duty. Mr. Riddle indicated this has not been a problem thus far due to those people having replacements.

At this time Mr. Riddle left the meeting.

Zoning Committee

- Mike McKay, Chairman of the Zoning Committee, discussed the property at 669 Galloway Road, the Worthington property. Mike indicated the Committee met with Councilman Mentel to talk about WAC issues before the voting on the property that evening. It was then decided to table the issue until January 27. This gives WAC two weeks to work out differences with the builder, Dominion Homes. WAC needs to have a meeting, including three of its members, with someone from Dominion and Councilman Mentel. The proposed meeting time is Thursday, January 23 at 3:00 p.m. The point of this meeting is to inform Dominion of the issues (i.e., square footage of homes at a minimum of 1,100 square foot, number of units per acre, larger lots, upscale housing) WAC has on this property and try to work them out.

Rick Weber questioned the density issue we have with Dominion on the Worthington property. Mike McKay indicated that Dominion changed their original plan of seven units per acre to 4.99 units per acre, which now complies with the Westland Area Plan (WAP) of three to five units per acre. Rick said this meets the WAP but is still more units per acre than we want. Mike said there isn't much that can be done since they are in compliance with the WAP. Rick asked why Dominion is opposed to building upscale homes on larger lots. Mike asked Dominion this same question and they stated that they won't build upscale homes in the Westland area because they won't sell due to the property being in the Columbus City School district. Columbus City Schools has no plans to add more schools in the Westland area. At this time they are focusing on the downtown and urban areas.

A person from the community reported that their property value has decreased since Dominion built the type of community they have planned for the Worthington property near their home.

Mike McKay reported that Dominion said this development fits into the village center plan, but there are no sidewalks. Dominion agreed to put sidewalks in along Galloway Road. Chairman Province noted that the requirement for sidewalks is in the WAP and that Dominion is not reading and following the plan. He noted that Mayor Coleman is planning to put language into the city's plan to add sidewalks and walk/don't walk sign age.

Chairman Province and Mike McKay asked the group to continue the phone calls and e-mail comments and concerns as they are being heard.

- Glen Hymer has been working with Columbus City Council members Mike Mentel, Charleta Tavaras and Patsy Thomas regarding development improvements in the Westland area. He shared some photos of the flooding on Galloway Road and indicated that Storm Watch was coming out to review the property.
- Mike McKay reported that the gas station proposed at Norton and Alkire Road passed. Jamie Mueller pointed out that no one has come to meet with WAC to discuss putting in an access road for this property. Chairman Province indicated he has invited the person several times but they have not shown.

Education Committee

- Education Committee Chairman, Janice Collette, announced that the administrative offices of Southwest City Schools has moved to 3805 Marlane Drive in Grove City.

Recreation and Parks Committee

- JoEllen Locke reported that city council authorized \$1M towards the Blazer property and now the Blazer's do not want to sell at this time.

Community News

- Chairman Province motioned for a letter to be sent from WAC in favor of dissolving New Rome. All members were in favor with the exception of Jamie Mueller, Mayor of New Rome, who abstained from the vote.
- JoEllen Locke updated the group on the issue of revoking City Limits Café's liquor license. The next step will be the issue going in front of the liquor commission. JoEllen indicated that the residents surrounding City Limits Café would like to be notified when the hearing will take place. Chairman Province indicated that the residents will have to continue to call the liquor commission to find out when the hearing will take place as they will not notify them. The hearing should be listed in the "court reporter" section of the paper.

Other Business

- Rick Weber requested a letter be written to Tom Morris to see if he wants to continue serving on the Commission. He has been absent for numerous consecutive meetings.
- Rick Weber asked that the group send a message to CVS Pharmacy's home office regarding the appearance of their store located on the corner of Hall and Norton Roads. He would like it to reflect the same style as the brick CVS stores located in other areas of Columbus.
- Mike McKay requested that the group send a message to Walgreen's builder, Bear Creek Capital, regarding the appearance of the fencing they have outlining the property. He would like to see it match the white fencing like Kroger across the street.

- Chairman Province congratulated and announced the newly elected officers of Westland Community Concerns: Jeff Woodson, President; Betty Balthaser, Vice President; Virginia Frank, Recording Officer; Jan Province, Treasurer; and Jamie Mueller, Corresponding Secretary. The group will partner up with the United Way to tackle their main objective of the violence initiative.
- Chairman Province announced that due to the fact that he no longer works, resides or owns property in the Westland Area this will be his last term serving as Chairman of the WAC. His term will conclude April 30. A new Chairman will be elected in May; it should be someone who lives in the area.
- Rick Weber asked that a thank you letter be sent to Rich Sensenbrenner for his help in our community. All members were in favor. Mr. Sensenbrenner will no longer serve as the Chairperson of the Development Committee; Maryellen O'Shaughnessy will take his place.
- A reminder was made that WAC elections will be coming up in May.

There being no further discussion, the meeting adjourned at 8:15 p.m. The next meeting is scheduled for **Wednesday, February 19, 2003 at 7:00 p.m. at Doctor's West Hospital.**