

WESTLAND AREA COMMISSION

May 21, 2003

Commission Members:

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

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

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

*denotes present

Also present were Cliff Browning, Colleen Miesse, 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 April 2003 meeting was requested by Chairman Province. A motion to approve the minutes was made by Betty Balthaser and seconded by Dorothy Jantzen with all members in favor.

Election Announcements:

Marion Hymer and Jeff Woodson were elected for a three year term. Rick Weber made a motion to accept this election, Jan Province seconded and all members were in favor. Janice Collette was asked to accept being reappointed as the Chairman of the Education Committee. Janice accepted and all members were in favor. Congratulations to them all.

Zoning Committee

- Chairman Mike McKay introduced Jack Reynolds who represents Tire Kingdom located at 1640 Holt Road. Tire Kingdom is requesting a graphics variance (one additional sign). This request was denied at last month's WAC meeting and they are back to further negotiate. They are concerned about the visibility of their building due to the mound with trees that sits out front. They would like to add an additional sign to the building and keep their monument sign. They feel their monument sign will not be seen due to the distance requirement it needs to be from the street and the mound with trees that is currently there.

Chairman Province is concerned that if he lets Tire Kingdom have a sign facing Georgesville Road that all other businesses will want one also. After discussion, the Commission voted on three graphic variance scenarios:

1. 2 building signs and no monument sign: 13 in favor, 2 opposed
2. 1 sign facing Holt Rd. & move monument sign 5' forward: 8 in favor, 7 opposed
3. All three signs (2 on building and 1 monument): 6 in favor, 9 opposed

Scenarios 1 and 2 passed and are acceptable to WAC. Jack Reynolds will check with Tire Kingdom on which scenario they prefer and report back to Chairman Province on what they choose.

- Chairman McKay noted that himself, the Hymers and the Provinces met with Dominion Homes to discuss move-up housing in the Westland area. They had a full definition of what a house and condominium would include to be considered move up housing. The definition of a move-up house is as follows:

- Minimum of 70' lot frontage
- 4.0 units per acre
- 1,600 - 2,500 square feet
- Natural siding (brick, stucco, cedar, etc.)
- Full or 3/4 basements
- 2 ½ car garage covering no more than 40% of front of house

Dominion indicated we need to prioritize these items (the items are in order of priority as decided by the Commission as of this meeting). Dominion stated if all items above were included, the price of the home would start at \$250,000. They indicated that these homes will be difficult to build and sell in the Westland area. They added that our area supports about a \$180,000 home.

After discussion, the group decided that some adjustments could be made to the above list of requirements to reduce the cost of the home. The changes are as follows: decrease the minimum of 70' lot frontage to 60', have natural siding on the front of the house only with aluminum siding on the sides and back. It was also mentioned that we need to specify lot size for the 4.0 units per acre so they are equal sized lots.

The definition of a move-up condominium is as follows:

- 1,300 square feet
- Full or 3/4 basements
- 2 car garage covering no more than 40% of front of condo
- 6.0 units per acre
- Natural siding

Chairman Province noted that these properties would need to be located near a golf course, river or other attraction that will put a higher value on the property. He wants to keep residents here in the Westland area. When they are able to move into a larger home and would like to stay in this area, he doesn't want them to have to go Hilliard or Grove City to do so. One resident that was present at the meeting spoke up and said that is exactly his present situation. He wants to build a home in the \$200,000's but isn't able to find one in this area. He doesn't want to move outside of the area due to higher property taxes and his commute to work would increase.

Jan Province said if we build move-up homes here it will bring higher income people to this area. It's just difficult to find a builder that agrees. Someone mentioned looking at private builders and not just Dominion or MI. If another builder starts building move-up housing perhaps Dominion and MI will follow. Shawn Thomas mentioned that our low property taxes are an advantage. Chairman McKay added that the school system continues to be an issue.

Chairman McKay will report back to the City on what was discussed and see what happens.

Speaker

- Wanda Corner spoke to WAC about a new school that is available to children in the Columbus Public School district. She is out promoting informational awareness of the Columbus Youth Entrepreneurship Academy. This is a year round high school that focuses on teaching children to own their own business and understand their role in the community. This education includes an internship. There are 60 slots open for 9th and 10th grade students. The school will add 11th grade in one year and then 12th grade the year after. The location of the school is planned for the North end, near a library and recreational center and is on the COTA bus line. The school is looking for children with individual talents. Corner added that the parents will need to be involved in their child's education. The start date is August 28, 2003. Jan Province questioned if this school will be available to Southwest School District students. Corner said no it is just for Columbus Public Schools.

Nomination Committee

Dorothy Jantzen and Betty Balthaser announced the nominations for the following two year term offices:

Chair	Mike McKay
Vice Chair	Dan Province
Secretary	Dorothy Jantzen
Treasurer	Ginny Frank (nominated from the floor)

Dan Province indicated he would like to decline his nomination and have someone else run for Vice Chair. Jan Province motioned approval of the nominations and Mike McKay seconded all members were in favor.

Westland Area Plan (WAP)

Chairman Province gave an update on the WAP. He sent a letter to the City to check the status of the plan. The letter arrived at City Hall and there it sat. They wanted to wait until after the election before doing anything. Chairman Province read the letter to the group. WAC is asking for a ten year plan on sewer and building. City Hall is not giving any answers at this time. He believes they do not want to make a commitment by stating that sewers will go in.

Other Business

- Rick Weber raised the issue of whether or not WAC should disband. He questioned why we spend time on these issues when it seems like nothing goes the way we want it to and we aren't being listened to by the City. Chairman Province stated that we are heard even though things don't always go the way we wish. One resident spoke up and said that residents and local businesses need to take responsibility for the Westland Area. He has started a Neighborhood Association in his area of Cherry Creek.
- Steven Weilbacher, who was present at the April meeting was back and presented his completed DOJ complaint to the Commission. Chairman Province said he would look at the complaint and issue a letter of support if that is what is decided. Weilbacher indicated he is filing the complaint on June 1, 2003 and if WAC supports his issues, he will file an amendment.
- Chairman Providence reported that the City gave WAC \$1,000 to reimburse the Commission's expenses.
- Shawn Thomas announced that Ohio Health will sponsor a safety tent at local community gatherings. They will be raffling off bike helmets and possibly bikes. If anyone has any safety related information they want to include please contact him.
- Shawn Thomas stated that the meetings will continue in the executive dining room at Doctor's West Hospital until further notice.
- Rick Weber asked that a letter of condolence be sent to Carolyn Hart for the loss of her husband, John Hart who passed away last week. Mr. Hart was a large supporter of the Westland area.

There being no further discussion, the meeting adjourned at 8:40 p.m. The next meeting is scheduled for **Wednesday, June 18, 2003 at 7:00 p.m. at Doctor's West Hospital.**