

WESTLAND AREA COMMISSION

November 20, 2002

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 Jeff Brown; Sergeant David Eing; Colleen Miesse; Danielle Weber; Janine 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 October 2002 meeting was asked by Chairman Province. A motion was made by Jan Province and seconded by JoEllen Locke with all members in favor.

Zoning Issues

- Jeff Brown reviewed changes to the property at 6151 Hall Road, the Big Bear store at the corner of Hall & Galloway Roads. Changes include traffic improvements and a \$400 per acre allotment for park fees. The Big Bear in Lincoln Village will remain open when this store is in place. Architecture will resemble new Kroger at West Broad and Galloway Roads (brick front and sides). There will be one out parcel (all brick). The church across the street requested mounding and a double row of pine trees which will be added. Sidewalks will be set along the perimeter of the property (all along Hall and Galloway Roads) and in the front of the store. Outdoor display will match Kroger (monument signage). Single family homes that back up to Galloway Road will add pine trees to separate; a homeowner's easement approval is required.

Rick Weber inquired how the Zoning Committee voted on this issue. Chairman Province indicated there was a unanimous approval at the last meeting. Rick asked if there would be other commercial development at this property. Jeff Brown stated that Big Bear would be the anchor store along with other commercial retail space. No known tenants at this time. Rick expressed his concern with the other development across the street still empty how will these stores fill up. Jeff Brown feels the larger store (Big Bear) will pull in more interest to tenants.

Chairman Province asked about out parcels would like the "s" deleted and it changed to parcel so not more than one thing can go in that area. Jeff Brown agreed to do so.

Someone asked if the front elevation will be the typical Big Bear style. Jeff Brown noted the building materials to be used on the front and sides will be brick, however he does not know the style of the building.

Chairman Province asked for a motion to approve. Jan Province made a motion and it was seconded by Ken Yant. A voice vote was taken with eleven (11) members for and two (2) against. Jeff Brown indicated this matter will go to the Development Commission in December.

- Ed Patterson, representing Tractor Supply Sales located at 5525 West Broad Street and Westwood, came before the Commission asking for a variance on the parking lot. This property is zoned CPD. Tractor Supply has been cited for unsightly outside display and are asking to expand their outside sales area to resolve this issue. They have had a demand for larger items and they put them in the front of the store due to no space inside the building. The current outside display area is 15,000 square feet and they are requesting approval to expand it to 25,000 square feet. They are requesting a fenced in outside sales area that is accessible by going into the store and entering the area from inside.

Someone inquired where the fenced area will be located. Ed Patterson stated it would be beside and in front, basically expanding the current fenced area. There are currently 94 parking spaces and with the expanded sales area the parking spaces will drop to 40.

Chairman Province asked what happened to the buffer between Tractor Supply and the school. It was suppose to be two rows of trees and it is only one. Ed Patterson indicated the school did not want more than one row of trees due to the fact that it gives the children a place to hide (drug transactions, etc.). Janice Collette, Chairman of the Education Committee, agreed a single row of trees is suffice.

Ed Patterson also noted Tractor Supply was in violation of the dumpster location. The dumpster has been placed in the location and is now in compliance with the original site plan.

Chairman Province requested a motion to approve. Rick Weber made a motion and Jamie Mueller seconded. A voice vote was taken with thirteen (13) members voting unanimously for the requested changes. This matter will go in front of the committee in January 2003.

Other Business

- Glen Hymer stated the township is working on the comprehensive plan and hope to have it done by next week. They are still looking at ideas to complete the plan. A proposed curfew for children is as follows: age 14 - an hour past dark, age 16 - 10:00 p.m., age 16 or older and working - one hour to get home after shift is done. Exceptions: school functions - will have an hour to get home after function is over.
- Chairman Province provided the group with an update on the development moratorium and the Westland Area Plan. The open house was attended well however the survey response

was low.

- Rezoning at Alkire and Norton Roads. Chairman Province sent an approval letter on today's date because they met our conditions with the exception of the traffic approved in and out onto Norton Road. The next step in this matter is to go before City Council.
- The speaker from the Mayor's office is ill and will not be able to attend tonight's meeting to speak about the budget. Chairman Province reported some information in his absence: the Park and Recs funding was cut 15%, no cuts were made to the police and fire departments, and they are upset that the rental car tax issue did not pass.
- Development Commission voted four to one (4:1) opposing the land on Galloway Road, South of Sullivant for stand-alone condos. The proposed plan does not follow the Westland Area Plan as they wanted six (6) condos per acre.
- Jamie Mueller commented on the property located at the Northwest corner of Galloway and Hall Roads (the proposed 350 condos on the Hart and Worthington property). He stated the economics that make it work are what you pay for the land and those gentlemen were able to negotiate a higher price for the land and get more condos - there's where the economics play in. If they lowered their price for the acquisition on the land the economics may in fact work.
- Janine reported they picked up 150 signs and graphics as well as litter. She reported that Annie worked with Sgt. Eing and other officers to vacate the property located at 5423 Cherry Creek Parkway South. The resident and other occupants have terrorized the neighborhood for a number of years. The homeowner is mentally unsound and is currently in the hospital under medical care in the long term ward. Annie negotiated with the family members and was able to get the property all cleaned out. There are fines running on property. The first entry was court ordered; there was a civil case through the City of Columbus. The property is in a state of execution for now. The family intends to handle the property and are getting quotes on fixing up or selling as is. The last issue is the property east of Donatos on Sullivant Avenue, St. Cecilia church put in a gravel parking area and it will be removed.
- Chairman Province sent a letter to City Council on this next issue as it had to be in by last Monday. He has received several complaint letters on City Limits Café located near the corner of Hall and Norton Roads. Some complaints are as follows: patrons are running between City Limits and Bitola's - one person reported their car was stopped and shook by people crossing the road, patrons are urinating behind the building, residents windows are rattling due to loud music, trash pickup at 4:00 a.m., continuous fights in the parking lot and the police are called there almost nightly. The letter requested that City Limits's liquor license be revoked.

One member reported there was a committee formed in the Hilltop area to change the zoning for bars abutting residential areas. This committee is trying to stop bars being located so closely to residents. They have received lots of support. Liquor licenses are state

issued, however the City of Columbus is asked if they approve or not before the state grants them.

- Chairman Province requested a motion be made to cancel WAC's December meeting. Rick Weber made a motion to cancel the meeting and Virginia Frank seconded.
- Glen Hymer asked all members to write letters to City Council opposing the proposed building of single family condos at the property located at 669 Galloway Road, zoning #01069.
- It was announced that the Neighborhood Conference, recently held in Ft. Wayne, Indiana, will be coming to Columbus in 2004. It was suggested to form a committee to prepare for this conference.

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