

MEETING SUMMARY

DATE November 18, 2014
PLACE 50 W Gay St
TIME 3:00 pm – 4:15 pm

A CALL TO ORDER

Present: Matt Egner, William Fergus, Trent Smith, Ryan Szymanski and Bart Overly
Staff Present: Jackie Yeoman and Christopher Lohr

B APPROVAL OF MINUTES

3:01 Meeting Summary- October 21, 2014.
Motion: To approve the October 21, 2014 Meeting Summary.
Motion By: Mr. Smith / second by Mr. Egner
Result: Approval (4-0); Mr. Szymanski abstained

C OLD BUSINESS

3:02-3:06 SEIU Local

- An SEIU representative provided the following information in a statement to the EFRB:
 - SEIU Local represents approximately 1000 janitors in the Central Ohio region.
 - SEIU Local has been working to raise working standards for janitors in the downtown core of the city.
 - There are companies in Columbus that are still paying substandard wages.
 - Some of the janitors earning substandard wages are employed in buildings owned by CASTO.
 - CASTO was selected to lead the team to redevelop the CMHA site in East Franklinton.
- Mr. Fergus asked if they have presented their concerns to City Council. The SEIU representative stated they have presented their concerns as public comment before Council.

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:06-3:12 1. Address: 272 S. Gift Street
Property Owner: Columbus Metropolitan Housing Authority
Applicant: Bryan Brown
To be reviewed: Demolition - Property Maintenance Plan

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report.
 - The application involves the demolition of Sunshine Terrace, an eleven-story concrete and block frame building, and a property maintenance plan for the site.
 - A demolition permit for the site was issued on July 16, 2014 due to an oversight by the permit counter of the required COA. Demolition of the building began shortly after the permit was issued and is now complete.
 - The property maintenance plan consists of grading and filing the site with 4" of topsoil and seeding the site. Several mature trees were preserved on the site.

Discussion:

- Mr. Fergus clarified that the permit was issued as an oversight by the City, not an error of the applicant; Mrs. Yeoman responded that demolition permits are not reviewed by zoning staff, and the permit counter was not aware of the East Franklinton Zoning District requirement. It was the first demolition permit to be applied for in the EF District since the establishment of the Board. Permit counter staff have now been trained on the COA requirement for demolition.

Motion: To approve as presented.

Motion By: Mr. Fergus / second by Mr. Egner

Result: Approval (5-0)

ADDITIONAL DISCUSSION

3:12-3:30 Update on CMHA projects in Franklinton - Bryan Brown

Discussion:

- Mr. Brown provided the Board an update on CMHA development within East Franklinton.

E APPLICATIONS FOR CONCEPTUAL REVIEW, CODE ENFORCEMENT AND/OR ZONING

F STAFF ISSUED CERTIFICATES OF APPROVAL

G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

- 3:30-3:32 1. 524 W BROAD ST
Signage | Reviewed 07/15/2014 | Issued 10/29/2014

H OTHER BUSINESS

3:32-4:03 Expanded Staff Approval List - Draft Review

Staff Report by Jackie Yeoman:

- Mrs. Yeoman provided background on the purpose of the staff approval list and described the Board’s authority to annually approve a list of actions which are eligible for staff consideration.
 - Staff review serves to reduce project timelines and streamline Review Board agendas.
 - Staff denials may be appealed to the Board provided the appeal is filed within 30 days of the denial.
 - Items on the staff approval list are intended to be considered as discrete work rather than part of larger projects, which require board consideration.
 - The proposed staff approval list for East Franklinton is based upon the current Downtown Commission staff approval list.

Discussion:

- Mrs. Yeoman described staff approval of new construction of an accessory building for a single or two-family residence:
 - Mr. Overly suggested all new construction, and any project with a design component should be reviewed by the Board.
 - Mr. Egner stated that the Board’s caseload is not very busy at this time and suggested to wait on the staff approval list until the Board has established consensus on design approvals. He also commented that historic districts do not permit staff approval for garages.
 - Mr. Smith stated that the code defines where an accessory use can be placed within a lot - typically at the rear of a building; Staff stated she will confirm the standards.
 - Mr. Fergus stated he is supportive of staff approval for accessory buildings for residential use as residential buildings do not require COA for maintenance.
- Mrs. Yeoman described staff approval of parking facilities:
 - Mr. Egner suggested that if the plan development standards for landscaping are detailed he would be supportive of staff review.
 - Mr. Overly stated he is concerned the staff approval list will give applicants the impression that items for projects can be “stock”. He wants to ensure that design is considered for all improvements.
 - Mrs. Yeoman stated it is not the intent of the staff approval list to prevent large projects or projects

- with design components to come before the board.
- Mr. Smith asked if there is a mechanism to allow the Board to decide if a case should be heard; Mrs. Yeoman stated if there is question about a project then staff may consult the Chair; Mr. Fergus also commented that staff will present on staff approvals at each regular meeting and the Board may provide feedback.
- Mr. Szymanski stated that developers may leave small projects undone if there is a cumbersome approval process.
- Mr. Fergus asked if there was anything that caused great concern on the list, or if the Board would allow the list to be approved and see how it goes for the first year; Mr. Overly stated he was comfortable using the list for the first year.
- Staff described staff approval of site improvements:
 - Mr. Overly stated he had concern with staff review of fencing and railings due to the design element; Mr. Egner agreed he would like the Board to see it if there is any question.
- The Board was supportive of staff approval for awnings without graphics, temporary installations, safety violations, and zoning clearance.

4:03-4:14 Follow-up to October 21 meeting discussion

Staff Report by Jackie Yeoman:

- Mrs. Yeoman provided additional information regarding historic buildings located within East Franklinton:
 - Two buildings are listed on the Columbus Register of Historic Buildings within East Franklinton: 570 W. Broad Street and 72 S. Gift Street.
 - Buildings listed on the Columbus Register are reviewed by the Historic Resource Commission prior to the East Franklinton Review Board.
 - Numerous other historic properties in East Franklinton are potentially eligible for the Columbus Register.
 - A map and narrative of historic properties is located in Appendix A of the EFCCD Plan.
- Mrs. Yeoman described how interior graphics are regulated by the Graphics Code.

4:14-4:15 Board welcomes Ryan Szymanski

| NEXT MEETING

Wednesday- December 10, 2014 at 50 W Gay St at 3:00 pm.