



# FAR SOUTH COLUMBUS AREA COMMISSION MEETING MINUTES

**Date:** January 9, 2025  
**Time:** 6:33 PM  
**Location:** Scioto Southland Community Center  
 3901 Parsons Ave, Columbus 43207

## FSCAC Opening Items

- Commissioners present: Eubanks, Walcott, Walker, Morris, Shreve, Maeder, Smith, Thornton, Thomas. Absent: Patterson
- Guests
  - Katherine Cull, South Side Neighborhood Pride Center Manager/Liaison
  - Nancy Pryor, City of Columbus
  - David Hodge, Representing 2700 Lockbourne Rd Z-24-060
  - David Celebrezze, Shamrock Club Music Bag Pipes & Drums
- Meeting Called to Order: 6:33p
- Quorum: Yes
  - Thomas moved to approve minutes as read and seconded by Eubanks. Motion Carried/Minutes approved without objection

**VOTE**

Eubanks Yes		Patterson	Yaashantawa
Shreve Yes		Smith Yes	Walcott Yes
Thomas Yes		Morris Yes	Walker Yes
Maeder Yes		Thornton Yes	
Yeas: 8		Nays: 0	Abstentions: 0
Motion	Carried: YES	Failed:	

**Far South Columbus Area Commission**  
 Email: [thefscac@gmail.com](mailto:thefscac@gmail.com)  
 Website: [farsouthcolumbus.com](http://farsouthcolumbus.com)

**Walcott, Chair**  
**Eubanks, Vice Chair**  
**Morris, Treasurer**  
**Smith, Recording Secretary**

## Zoning – Z24-060 Accelerated

- 2700 Lockbourne Rd – develop the site with townhome development 1.46 acres, height 35 ft
- Rezone R<sup>2</sup> → AR Apartment District
- Council variance with units fewer than 5
- Traffic exits onto Faber Ave
- Townhouses – 35 units
- Ownership or owner-occupied units
- All have 2 car garages
- Pedestrian entrance at north end of complex
- Central green on site to walk dogs
- The main entrance is on Faber Ave
- Cost est. 300K for a townhome
- Each unit is 2 bedrooms, each floor 640 sq ft., 2 stories
- 16 x 40 outside size of each unit
- Thomas moved to approve Z24-060 Accelerated to develop townhomes. Walker seconded the motion. The motion was approved without objection. Thornton abstained.

### VOTE

Eubanks Yes	Patterson	Yaashantawa
Shreve Yes	Smith Yes	Walcott Yes
Thomas Yes	Morris Yes	Walker Yes
Maeder Yes	Thornton Abstained	
Yeas: 8	Nays: 0	Abstentions: 1
Motion	Carried: Yes	Failed:

## Zoning Presentation – Z24-064

- QCSA do not own
- Rezone application salvage permit
- Variance do not have right amount space resident
- Residents have ground water. Run off water polluting ground water
- Vehicles into ground water when it rains
- Ask questions of the city
- Salvage
- Walcott moved to the table the motion because need to confer with the city. Maeder seconded the motion. Motion approved without objection. Unanimous.

### VOTE

Eubanks Yes	Patterson	Yaashantawa
Shreve Yes	Smith Yes	Walcott Yes
Thomas Yes	Morris Yes	Walker Yes
Maeder Yes	Thornton Yes	
Yeas: 9	Nays: 0	Abstentions: 0
Motion	Carried: Yes	Failed:

## Zoning Presentation – BZA24-173

- Variance Office/Warehouse: trucks park in back lot
- 2207 Performance Way
- Variance for open storage setbacks from 20' to 0' at property line
- Smith moved to approve BZA24-173 as written. Eubanks seconded the motion. The motion was approved with objection. Maeder - Nay and Thornton – abstained

### VOTE

Eubanks Yes	Patterson	Yaashantawa
Shreve Yes	Smith Yes	Walcott Yes
Thomas Yes	Morris Yes	Walker Yes
Maeder No	Thornton Abstained	
Yeas: 7	Nays: 1	Abstentions: 1
Motion	Carried: Yes	Failed:

## Officer Elections

- **Chair**
  - Eubanks nominates Walcott
  - Walcott declines
  - Maeder nominates Eubanks, seconded by Thomas
  - Eubanks accepts
  - Unanimous vote
  - Eubanks – Chair
- **Vice Chair**
  - Eubanks nominates Walcott
  - Walcott accepts
  - Unanimous vote
  - Walcott – Vice Chair
- **Recording Secretary**
  - Maeder nominates Smith
  - Smith declines
  - Smith nominates Thomas
  - Thomas accepts
  - Unanimous vote
  - Thomas – Recording Secretary
- **Treasurer**
  - Walcott nominates Morris
  - Morris accepts
  - Unanimous vote
  - Morris – Treasurer

## Community Resources and Announcements

### AEP Response to Commission Questions

- Outages
  - The outages over the summer occurred
    - East and West of High Street
    - North of Williams Rd
    - South of State Route 104
    - West of Parsons Ave
  - Three circuits serve 4000 of 9000 residents
  - Increased outages between June and September are caused by animals chewing on lines
  - AEP crews install special squirrel guards around transformers wires to prevent squirrels from chewing wires and causing outages
  - AEP also periodically come and trim back overgrown trees and vegetation that damage the lines and cause outages
- Terms
  - Supply – charges for the cost of generating electricity to the customer
  - Delivery – transmitting the power through line to the home meter
  - KWH (kilowatt hours) measures the amount of electricity used
- The Billing Cycle
  - The average billing cycle is between 28 – 35 days
  - Choicing – a choice provider can have increased days in billing cycle
- Causes of High Electric Bills
  - Using appliances at peak times
  - Not having thermostat at 68<sup>o</sup> in winter
  - Not having thermostat at 78<sup>o</sup> in daytime and at 75<sup>o</sup> at night in the summer
- Tips on How to Lower Electric Bill
  - Open blinds on sunny days in winter
  - Run dryer in evening
  - Change filters in dryer, furnace and other appliances regularly
- Customer Service
  - Customers can look on their bills and compare energy usage on the Energy Dashboard. It shows high and low daily usage
  - Customers can use [www.AEPOhio.com/Billhelp](http://www.AEPOhio.com/Billhelp) for billing inquiries
  - Phone: 1-800-672-2231
  - Currently AEP can support regular residents and businesses
  - The infrastructure to be added to support Data Processing Center is 7 – 10 years away

## Reports - City

- The City Council will discuss Operating Budget at the next meeting. Will present workforce. Please attend.
- If you can't attend
  - Will email highlights
  - Can watch archive on YouTube
- Ground Rounds
  - Senior Service Roundtable
  - Nancy Pryor call 614-245-6200 text if she doesn't answer phone
- January 27, 2025 City Council will vote on Favor's replacement
- City's MLK short march on January 20, 2025 – will have MLK presentation at the Lincoln Theatre

## New Business

- Have 2000 pamphlets about predatory homebuyers from Legal Aid to put on residents' doors
- Commissioner Maeder is a guest on talk show hosted by Corinthian's Rev. Michael Reeves. Maeder would like a city official to attend the show with him

## Old Business

- No old business

Walker moved to adjourn meeting and Maeder seconded the motion to adjourn. The motion was approved and the meeting adjourned at 8:04 pm.

## Next Meeting

- Date: Feb 6, 2025
- Location: 3901 Parsons Ave
- Time: 630p