

# Salem Lamplighter

Vol. 15 No. 5 December 2021



## Report

# Residents Show Support for Salem at Northland Community Council Development Committee Meeting

by Jake Wheeler, SCA Membership Officer

Salem residents turned out en masse to the December 1 Northland Community Council (NCC) Development meeting in opposition to Preferred Living's application requesting a re-zone of 5555-5591 Sinclair Road. The meeting room was full, with over thirty SCA members in attendance. With no chairs left in the room, some had to stand in the back for most of the meeting.

Members waited patiently for over two hours while the committee worked arduously through five other applications. During Preferred Living's presentation Sam Shy, the SCA delegate to the committee, made points that highlighted the applicant's lack of follow-through with the community and the SCA. Seeing that Preferred Living was not prepared to proceed, the committee elected to stop discussion and made a recommendation to table the application. Preferred Living will have to return to the NCC committee at a later date after further discussion with area residents.

Three members of the Salem Civic Association prepared statements reflecting concerns of the community. Following are the remarks given by Emily Bowen, Bill Bobich, and Jake Wheeler:

*Hello! First, I want to say thank you for allowing me the opportunity to speak on behalf of the Salem neighborhood's opposition to the rezoning of 5555-5591 Sinclair Rd.*

*My name is Emily Bowen and I am the homeowner of the 2.3 acre property adjacent to the properties in question. I am here to represent my community in hopes of preserving*

*its unique qualities and helping it remain the premier neighborhood that it is today.*

*I would like you to take a moment to think about the unique qualities of your own neighborhood and why you chose to live there. Now try to imagine the impact it would have on your neighborhood if those unique qualities were slowly degraded over time or removed altogether. One of the most unique qualities of the Salem neighborhood is that middle class Columbus residents can own large properties for reasonable prices.*

*The Salem community is now being forced to defend those unique qualities against a developer who has already shown complete disregard for our community and the autonomy of private property owners in this area by saying in a room full of Salem residents that this rezoning would be—and I quote—“A natural extension of what is already on Sinclair Road,” referring to the businesses, apartments and church, built decades ago on land that was **not** previously zoned Suburban Residential.*

*The proposed rezoning and redevelopment sets a dangerous precedent for future redevelopment that could permanently change the fabric of our community. If we allow this redevelopment now, we might find that another “natural extension” would be to slowly bulldoze our entire community over the course of the next decade rather than to put in the effort needed to truly revitalize our neighborhood in a*

*NCC Development con't. on page 6*

## Salem Civic Association Party

The next Civic Association meeting is Tuesday, December 21 and it's a Christmas party! Come meet your neighbors in a festive social gathering with refreshments and food from Pizza House and Kickin Chicken. As usual, we'll be at Salem Baptist Church on Sinclair Road at 7:00 p.m. All residents are welcome and encouraged to attend!

# November 23, 2021

## Salem Civic Association Meeting Minutes

by Angie VanHulle, SCA Secretary

Motion made to accept October 2021 minutes. Passed  
**Columbus Police Liaison**—Daniel Yandrich (not present)

Contact: 614-645-1418

Dyandrich@columbuspolice.org

**Treasurer's Report**—Pat Hammel

Income: Budget \$5635 Actual as of 11/5 \$8381

Expenses: Budget \$5635 Actual \$6164

Net Income: Actual \$2217

Checking account balance as of 11/5: \$6710

Cash available as of 11/5: \$3062

**Northland Community Council Report**—Pat Hammel

- Columbus library branches will be closed on Sundays through December 31 due to short staffing. Columbus library branches have partnered with several cultural institutions—museums, history center, zoo—to make 'culture passes' available for free admission for library card holders. Type 'Culture Pass' into the search bar on the library's website to see which branches have passes available.
- The Magnusson hotel on 161 was closed under a nuisance abatement ordinance action by the City Attorney's office and has been unable to re-open because they haven't come into compliance based on required inspections.
- The Franklin County Property Tax Assistance Program (PTAP) is accepting applications from low-income elderly homeowners who need help paying their first half 2021 property taxes. The PTAP provides emergency one-time property tax assistance to low-income homeowners age 60 or older and is a nonprofit entity funded solely through donations. The Auditor's office has administered the program since November 2019. Applications are due by December 20. Information and application form can be found on the County Auditor's website at <https://franklincountyauditor.com/AUDR-website/media/Documents/Real%20Estate/Board%20of%20Revision/Proprty-Tax-Assistance-Program.pdf?ext=.pdf>
- Mayor Ginther has released the proposed 2022 city operating budget. The City Charter requires the mayor to present a balanced budget to City Council on or before Nov. 15 annually. Columbus City Council will now begin budget deliberations, including public hearings, and is expected to approve an amended budget in early 2022. The full budget can be viewed at: [columbus.gov/2022budget](http://columbus.gov/2022budget)
- Emergency funding is available to eligible City of Columbus residential water, sewer, storm water and power customers who are having difficulty

paying their utility bills. This expanded program offers a one-time credit of up to \$750 towards an eligible water/sewer/storm water bill and/or up to \$500 towards an eligible City of Columbus electric bill. More info here <https://www.columbus.gov/Templates/Detail.aspx?>



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### Salem Civic Association

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#### Treasurer

#### Communications Officer

#### Membership Officer

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### Salem Lamplighter

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Articles for the *Lamplighter* and Letters to the Editor are welcome and encouraged.

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#### Social Media

[www.salemcivicassociation.org](http://www.salemcivicassociation.org)

[www.facebook.com/groups/](https://www.facebook.com/groups/)

id=2147517832

- Vision Zero Columbus (project focused on decreasing fatal auto and pedestrian accidents) Quarterly Report (Quarter III -July through August of 2021) is available at: <https://vision-zero-columbus.hub.arcgis.com/pages/vision-zero-action-plan-progress> Also at this link is an interactive map showing their work activities including crash sites investigated, new crosswalks installed, signals that have been upgraded and more.
- The City of Columbus Dr. Martin Luther King Jr. Oratorical Contest will be held on December 11 from 9 a.m.-3 p.m. at the Columbus Police Academy on Hague Ave. Students in K-12 grades are eligible to register to compete. Additional information and registration form can be found at <https://www.columbus.gov/MLKOC2021/> registrations are due by 5 p.m. on November 30.
- Some residents in Salem have expressed concerns about whether or not the homeless residents of the camp on the 161 & I-71 were offered any services before ODOT cleared the site this past week. I reached out to our contact at the Community Shelter Board and have the following information - "There is a standard process when outreach is notified that an area is being remediated. Outreach

will go to the area and if they have relationships with any of the campers they will try to leverage those relationships to engage folks in the camp. We have winter overflow shelter open now so we're able to offer shelter while trying to engage folks in housing plans. My experience has been that folks living outside don't usually want to enter shelter until the weather turns very cold (Jan/Feb) but we do make sure they know it's available during winter overflow. I also heard back that Maryhaven outreach has been working with some of the folks that were there on housing and this past year have helped some people living there get into shelter."

**NCC Development Committee—Sam Shy**

At the Dec. 1 NCCDC meeting, there are 5-6 different presentations on the agenda, including PL. None of the other presentations are in, or affect, our area. Note: The proposed development on Sinclair Road will be addressed later in the meeting under Old Business.

**Communications**—There is going to be a December *Lamplighter*. All articles need to be submitted by December 9 to be delivered the weekend of December 17.

**Salem Web Page**—Stephanie Wheeler (not present) [salem-civic-association.org](http://salem-civic-association.org) (memberships can be

*Minutes con't. on page 5*



The advertisement features the Fathom Realty logo on the left, which consists of a stylized house icon inside a square frame, followed by the word "FATHOM" in large, bold, grey letters, and "REALTY" in smaller, white letters on a red rectangular background. To the right of the logo is a photograph of Paul Groeniger, a man with short grey hair and glasses, wearing a light blue button-down shirt, standing with his arms crossed. Below the logo and photo, the name "Paul Groeniger" is written in a large, bold, black font, followed by the email address "PaulGroeniger@aol.com" in a slightly smaller black font. At the bottom of the advertisement, a dark red banner contains the phone number "614.562.1137" in large, white, bold digits. In the bottom left corner of the banner, there are two small icons: a red "R" in a white square and a white house icon on a red background.



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*Minutes con't. from page 3*  
processed online)

**Membership**—Jake Wheeler

110 members + 17 new given by Charlene tonight. All current memberships need to be renewed in January 2022.

**Safety Committee**—Jeff Combs

Nothing new. Not sure if police liaison is coming regularly to meetings.

**Hospitality**—Charlene

December 21 meeting will include a brief update on the Preferred Living situation. There will be food provided by Pizza House and Kickin Chicken. We are collecting shelf-stable foods for the Worthington Food Bank.

**Elections**—All positions are open for nominations from the floor. The elected positions are:

- A. President: Charlene Combs nominated for fourth year; accepted.
- B. Vice-President: Pat Hammel nominated; accepted.
- C. Treasurer: Allison Hoyt nominated; accepted.
- D. Secretary: No nominees
- E. Membership: Jake Wheeler nominated; accepted.
- F. Communications: Angie VanHulle was nominated; accepted.
- G. Safety: Jeff Combs nominated (4th year); accepted.
- H. 3-year Trustee Position: Cindy Baker nominated; accepted.

**Old Business**—Proposed Development by Preferred Living

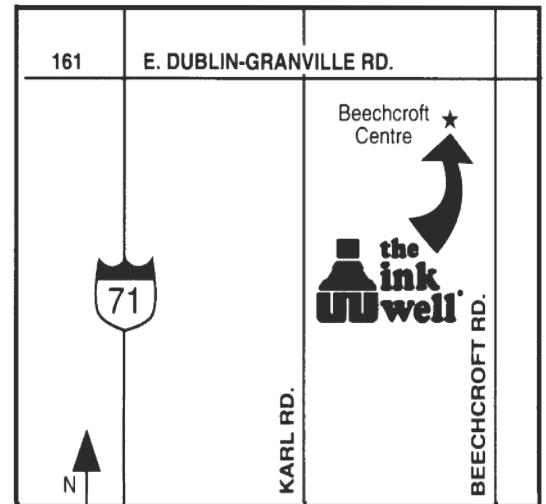
*Sam Shy NCC Development Committee*—Updated Information - Preferred Living plans to present their request for a zoning change to the NCC Development Committee on Wednesday December 1 at 6:30 p.m. Three members of the Salem Civic Association have volunteered to speak in opposition to their application. Sam can talk and ask questions as long as she wants and will work with SCA speakers. Sam showed renderings that will be presented at the meeting. She will question Preferred Living about things that were presented at last SCA meeting to see if the things asked for were done. The committee will be asked to disapprove the vote. They will vote that night. Attendees from the other areas will support our cause as they also have experience with developers trying to overdevelop their neighborhoods. The final vote will be given to the applicant the following day. If voted down, Preferred Living can still go to the city development commission, where the application can be approved or voted down.

*Jake Wheeler* —Announced a plan is in place to oppose this development. He reiterated that, at the October 2021 Salem Civic Association meeting, Preferred Living presented plans to rezone 5555-

*Minutes con't. on page 9*



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NCC Development con't. from page 1

way that serves its residents and the city of Columbus overall.

Additionally, the Salem neighborhood has been designated as a Community Reinvestment Area, aimed to encourage revitalization of the existing housing stock and encourage reinvestment in our area. Revitalization and reinvestment should mean preserving the unique qualities of our neighborhood while making our community more walkable and bikeable, bringing in new restaurants and stores, revitalizing existing properties that are dilapidated and crime-ridden, and being good stewards of the land. Revitalization does not mean allowing a developer to bulldoze 6.8 acres of what makes the Salem neighborhood unique. The properties in question are not undeveloped, dilapidated, vacant or crime-ridden. Therefore, it is unreasonable to ask the residents of the Salem neighborhood to accept a zoning variance. On behalf of the Salem neighborhood, I urge you to deny the request for redevelopment of 5555-5591 Sinclair Rd.

Again, thank you for your time and the opportunity to speak up for my neighborhood!


Hello, my name is Bill Bobich and I live on Sinclair Rd. I am a member of the Pencader Association, which represents 30+ families on Bob Poste Lake. Pencader cares for this pristine

lake and are stewards of this urban oasis. I am opposed to rezoning the single-family lots on 5555 through 5591 Sinclair Road. I am concerned about environmental damage that high-density housing will cause to the existing area for the following reasons.

These three single-family lots are part of a very unique and important residential corridor in Columbus. Sinclair Road is lined with many large acreage lots with natural beauty and cherished homes. Many lots, including the ones in question, contain large and mature trees and are home to much wildlife. Sightings of deer, foxes, rabbits and many unique birds are common in the area. Rezoning any of this space will take away from the natural beauty that residents have worked so hard to preserve.


Air quality will suffer due to the fact that an additional 150 vehicles will occupy the rezoned lots and traffic will increase. Added light from the increase in vehicles as well as parking lot lighting will further pollute the night sky. Parking lot lighting will be visible on adjacent properties and all the way north to Shore Drive with the loss of mature tree canopy.

Single-family greenspace wooded properties will forever be lost to the Salem neighborhood and Columbus. Mature trees will be cleared to make way for structures and pavement. This will force residents who desire these types of properties to move outside of the city with their families to




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achieve a similar property for residence. Rezoning these lots in order to build apartments will permanently change the neighborhood landscape.

Storm water runoff has the extra potential to breed mosquitos in any retention ponds as there are no storm sewer lines on this section of Sinclair Road. Also, pavement runoff with vehicle oil, winter salt or calcium has the potential to pollute Bob Poste Lake directly to the north. This lake runoff currently feeds into Rush Run and, ultimately, the Olentangy River. The current area is already marshy and any runoff has the potential to cause major problems for nearby homeowners.

Finally, 150 additional toilets, showers and sinks will be shoved into the existing sanitary sewer system. Any capacity issue resulting from this extra sewage may force residents of Sinclair Road to assist with paying for sanitary sewer upgrades throughout the street, as the current system will likely not accommodate the increase in sewage.

These are only a few of my concerns about how the environment in our community and our city would be negatively impacted. I urge you all to especially consider the uniqueness of the area when reviewing this zoning application. Few homes in Columbus offer character and amenities as those on Sinclair Road. The people of Columbus deserve to have these parcels preserved as single-family residential lots.

Thank you for your consideration.

---

My name is Jake Wheeler and I live on Roche Court North in Salem Village. As the membership officer of the Salem Civic Association, I have been able to observe that the entire neighborhood is in opposition to the proposed rezoning of 5555-5591 Sinclair Road.

The three parcels in question are not undeveloped land, such as a field. They are not underdeveloped land, such as that used for farming or that may contain vacant or derelict homes or other structures. These three parcels contain single-family homes that have been continuously occupied for decades, and they are surrounded by other single-family homes on similar unique urban acreage lots.

When nearby homeowners purchased their properties they purchased lots in a fully developed and established neighborhood. They purchased single-family homes surrounded by single-family homes. Therefore, it is not reasonable to expect nearby homeowners to accept a rezoning of these lots that would permanently change the character

of the neighborhood. Changing the use of these lots is not something that neighborhood residents could reasonably be expected to foresee and sets a dangerous precedent for Sinclair Road, which contains so many beautiful lots that middle class families aspire to own within city limits.

Additionally, the City of Columbus Northland Area Plan adopted by city council in 2014 recommended continued low to low-medium density residential use of 5555, 5567 and 5591 Sinclair Road. Rezoning these lots is not consistent with the city's own plan and recommendation.

As the applicant's consultant mentioned at the October 2021 SCA meeting, building projects come down to cost. So instead of building on land already zoned for this kind of use, the applicant seeks to invest less money up front on initial land acquisition and clearing costs and squeeze high density housing alongside single-family homes on beautiful lots. There are many other locations available nearby, even in Salem, on Sinclair Road, where the neighborhood would certainly welcome more apartment units. The neighborhood is not against having more apartments, as we are looking forward to welcoming the workforce housing development on Sinclair Road at the former Alrosa site. However, we are opposed to rezoning these three parcels. Changing the unique and desirable character of our great neighborhood for private profit is not a good enough reason for the people of Columbus and it's certainly not a good enough reason for the people of Salem Village.

I ask that the committee would vote to disapprove this rezoning application and I would ask that my neighbors who have come tonight would stand to express that same desire.

Thank you very much for your vote to disapprove.

---

Having the application tabled is a clear victory for the SCA. It shows the applicant that we are prepared and that we need to be taken seriously. However, their request to rezone is only postponed and not entirely dismissed. They will likely present again to the NCC. Even with a recommendation by the NCC to disapprove their application, they could still choose to present to the city Zoning Commission in the future. It's possible they could even attempt to present before City Council sometime in early 2022 despite heavy resistance.

Do your best to stay up-to-date by attending the December 21 meeting at the Salem Baptist Church. Relevant information will also be included in the *Lamplighter* or shared via email and social media.



# Curious Salem

by Grace Freeman

## What was the Chaseland Development?

Chaseland was an early development south of Dublin-Granville Road and Worthington and was originally developed beginning in 1902 when a large pottery factory, expanding an operation in Zanesville, was approved for the area. To provide housing and development for the area and the 200 or so factory workers relocating to work in the new plant, the Chaseland Development was initiated, on the land formerly known as “Chaseland Farm,” home to Kenyon College founder Philander Chase, an Episcopal Church Deacon.

Philander Chase was born in New Hampshire in 1775, and migrated west in 1817, to what would become Chaseland Farm, on what is now the grounds of St. Michael Church on North High Street. Kenyon College was originally established on his farm near Worthington, “but he soon determined that a new location was necessary for his seminary and college” ([kenyon.edu](http://kenyon.edu)) and founded Gambier, Ohio in Knox County, Ohio for that purpose.

Later, Philander’s nephew Salmon P. Chase (b. 1808) came to live with him on his Chaseland property near

Want to learn about the history of the Salem neighborhood? Email [curious.salem.oh@gmail.com](mailto:curious.salem.oh@gmail.com) with your home/neighborhood question!

Worthington for many years, after the death of his father (Salmon was one of eleven children). As an adult, Salmon was an ardent abolitionist, using his law degree to fight in court for fugitive slaves’ freedom and civil rights. Salmon P. Chase was later elected Governor of Ohio, elected as Ohio Senator, and served as Abraham Lincoln’s secretary of the treasury. Despite reported disagreements and Chase’s eventual resignation, when a vacancy opened on the Supreme Court in 1864, Lincoln appointed Salmon P. Chase. Soon after, Lincoln was assassinated, and it was Chase who administered the Oath of Office to Andrew Johnson. Chase went on to appoint the first African American to argue a case before the Supreme Court (John Rock) and served as Chief Justice until he died in 1873.

The Chaseland Manor development includes E. Lincoln Ave., E Stanton Ave., and Chase Rd. (named for the Chase family) between North High St. and Sinclair Rd., as well as Minerva Ave., Joos Ave., Sweeting Ave., Stock Rd., and southern portions of Roche Dr., Crawford Dr., and Eisenhower Rd. to the East of Sinclair.



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*Minutes con't. from page 5*

5591 Sinclair Road from SR (Suburban Residential) to AR-1 (Apartment Residential) with the intention of acquiring three lots to build 144 apartment units. Preferred Living provided details regarding the proposed development and answered questions from residents.

The Salem Civic Association voted unanimously to disapprove the rezoning.

Several officers and other SCA members who live near the proposed development held a meeting to establish clear points of opposition to this rezoning. These points include:

1. Environmental and infrastructure concerns
2. Inconsistent with nearby land use
3. Inconsistent with Community Reinvestment Area initiatives
4. Inconsistent with the Northland Area Plan
5. Generally unreasonable to grant a zoning change for these three residential parcels

Three members of the SCA committee are planning to speak at NCC and City Council to express opposition to the proposed variance. The SCA is asking members of the community who would like to show support for the speakers in opposition to the zoning change to attend the December 1 NCC Development meeting at 1721 Northland Park Ave. Email [jakewheeler.780@gmail.com](mailto:jakewheeler.780@gmail.com) for questions or details. If the application is turned down by NCC, PL could still go to the zoning commission meeting on December 9. Since there is not the space for interested parties to attend, they are asking people in the neighborhood to write statements opposing the application. After the NCC meeting, PL will need to go to the City Zoning and Development Commission (who considers all rezoning applications) meeting on December 9, at 111 North Front Street.

The properties have not yet been purchased due to the rezoning contingency.

There is no appeal process if PL wins their rezoning request.

The feeling of the SCA is that PL is trying to plow through the process during the holidays and can speak before the City Council as early as the January meeting.

A resident went to view the other PL properties and stated that they are "anything but luxury apartments." In 10-15 years, diligent updates and maintenance, they will show their age. Also there is zero green space. All are in commercial, not residential, areas. He advised residents to go to the PL website.

When asked if the City of Columbus would be in favor of this development? There is a need for housing but this is a unique case in a unique area with unique lots and this would drastically change the neighborhood. The SCA committee will try to make city council aware of that.

Would Colonial Hills have opposition to the project? They are not part of the NCC piece, they can be invited in to provide feedback. Does Colonial Hills have an association? Committee will look into this.

If no SCA secretary is elected, the position will be covered by board members.

Redistricting maps - Map C divides Salem Village in half. We need to go to the city map and vote for the map that best serves Salem Village.

2021 Calendar  
December 21 (Holiday Party)  
January 25 - Meeting

Motion to adjourn.



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Of course, we all know litter doesn't belong—anywhere. Left in the street, it too, either clogs drains or washes as pollution into the river.

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2022 is just around the corner, it's time to renew your membership in the Salem Civic Association! If you weren't a member in 2021, don't wait any longer to join. **If there is any question in your mind as to the importance of the association, look no further than the rezoning issue at hand to witness the mobilization of the SCA to support and protect our neighborhood.** Mail in your application today or go to the website online and click on the 'Membership' tab.

***The association needs you and you need the association!***



## Membership Application Salem Civic Association, Inc.

PO Box 26632

Columbus, Ohio 43226-0632

*Or join online at: [salemcivicassociation.org](http://salemcivicassociation.org)*

Name(s) \_\_\_\_\_

\_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

\_\_\_\_\_ \$10 per Individual

\_\_\_\_\_ \$ 5 per Senior

\_\_\_\_\_ \$ 5 Associate

\_\_\_\_\_ \$15 Business

\_\_\_\_\_ \$15 Organization Name: \_\_\_\_\_

Additional donation for:

\_\_\_\_\_ The *Lamplighter* \$ \_\_\_\_\_

\_\_\_\_\_ Salem Baptist Church Food Pantry \$ \_\_\_\_\_

\_\_\_\_\_ Feral Cat Program \$ \_\_\_\_\_

\_\_\_\_\_ Other \_\_\_\_\_ \$ \_\_\_\_\_

*The Salem Lamplighter is delivered to approximately 1000 homes in the Salem area.*

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Your ad in the *Salem Lamplighter* will be delivered to 1,000 residences and businesses in the Salem Civic Association area. The 2021 ad rate per issue for copy-ready ads is as follows: Business card size \$20; quarter-page size \$30; half-page size \$40; full page size \$50; full page copy-ready insert \$40. For further details or questions, contact Leslie Baab.