

# Salem Lamplighter

Vol. 16 No. 1 February 2022



## Update on proposed rezoning on Sinclair Road

by *The Ad Hoc Planning Committee*

Preferred Living (PL) has modified their proposed construction down to 94 units (down from 168 units originally proposed in their rezoning application in August, 2021, and down from the 144 unit proposal presented at the October 26, 2021 SCA meeting) and has accepted the invitation to attend the February 22, 2022 SCA general membership meeting to review their modified proposal before submitting it to the NCC Development Committee meeting on February 23, 2022.

The SCA ad hoc planning committee requested data from PL to address concerns raised by area residents (see 1-25-21 meeting minutes in this edition of the *Lamplighter*) and on 1-31-22 received consultant reports on Subsurface Exploration and Geotechnical Engineering, Phase I Environmental Site Assessment, Sanitary Sewer Capacity Study, Drainage Plan, Traffic Access Study, and Tree Survey. The planning committee has also contacted staff in the city's Department of Building and Zoning Services, including Zoning staff responsible for coordination of various city department reviews of proposed plans, Department of Public Service Division of Traffic Management, and Department of Public Utilities Division of Sewerage and Drainage.

Based on the city's initial review of the original 168 unit proposal (completed on 9-16-2021), subsequent city department reviews known to date, and reports received by the planning committee from PL on 1-31-22, the planning committee can report the following (as of 2-6-22):

- As of 9-16-21 the Department of Development Division of Planning does not support the proposal as presented as the proposal considerably exceeds the recommended housing density for the site as shown in the *Northland I Area Plan*.

- The Phase I Environmental Site Assessment Report revealed no evidence of recognized environmental conditions on the site.
- The Subsurface Exploration and Geotechnical Engineering Report concluded that the site conditions are generally suitable for support of the proposed development.
- The Department of Public Service Division of Traffic Management review of the Traffic Access study concludes that a northbound left turn lane will be required to be constructed.
- The Department of Public Service Division of Sewerage and Drainage has approved the sanitary sewer study that proposes direct connection to a 24-inch sanitary sewer line located along the east side of Sinclair Rd.
- The drainage plan for the site proposes an underground catchment system tying directly to the 48-inch storm sewer on the west side of Sinclair Rd. The planning committee will continue to follow up with the Department of Public Service Division of Sewerage and Drainage for their review.
- The Tree Survey shows slightly more than 180 trees of 3 inch or greater diameter on the site, primarily concentrated on the south half of the parcel. The Recreation and Parks Department requires a parkland dedication ordinance requirement fee in lieu of land for this proposed development.

The ad hoc planning committee will continue to focus the campaign to oppose the rezoning of these lots on the fundamental point that the best and most appropriate use of this parcel is to remain low to medium density SR1 zoning (4-6 units/acre) based on the reasonable expectations of Salem residents and the recommendation in the *Northland I Area Plan*.

## Salem Civic Association Meetings

The next Civic Association meetings are Tuesday, February 22 and Tuesday, March 22. Meetings are held at Salem Baptist Church on Sinclair Road at 7:00 p.m. All residents are welcome and encouraged to attend!

# Salem Civic Association Meeting Minutes: January 25, 2022

by Angela VanHulle, Acting SCA Secretary

Motion made to accept November 2021 minutes. Passed

Columbus Police Liaison - Daniel Yandrich

Contact: 614-645-1418; Dyandrich@columbuspolice.org

- Most 311 calls from Salem regard parking issues. He reminded residents cars cannot be impounded unless they are blocking driveways or other vehicles.
- Some petty thefts from cars and a stolen catalytic converter in Salem. Twenty-six cars stolen in our precinct in the last two weeks—seventeen of them running and unlocked.
- Resident reported someone hunting on neighbor's property on Sinclair Road past legal hours. ODNR told resident to contact police. It is legal to hunt on properties over 5 acres until dusk. CPD will look into it.
- There was a report on Facebook of someone walking up and down Strimple Avenue checking car and home doors.

Treasurer's Report - Pat Hammel

INCOME Budget: \$5750.00 Actual as of 1/7/22: \$9326.00

EXPENSES \$5750.00 \$8397.00

Net Income \$0.00 \$918.51

Checking account balance as of 1/7/22: \$5412.00

Cash available as of 1/7/22: \$2957.00

Motion to accept treasurer's report - passed.

2022 Budget Review/Approval - Pat Hammel

Proposed budget explained. All donations not used last year must be carried into the new year on the same budget line. *Lamplighter* costs increased. Bi-monthly dinner meetings, block party, and Thanksgiving dinners to be done again this year from the general fund.

Motion to approve - passed.

NCC UPDATE - Pat Hammel

- On behalf of the NCC July 4th Parade Planning Committee: We invite you to join us for the 2022 Parade Planning Meeting in person or virtually. Third Saturday of every month, 1 p.m.-2 p.m. In person location: Karl Road Columbus Metropolitan Library, 5590 Karl Road. Virtual option, Zoom Meeting: [Zoom Link](#) Meeting ID: 848 8162 388 Passcode: 624191.
- All Columbus Metropolitan Library locations will continue to be closed on Sundays for the foreseeable future due to lack of staffing.
- Elevate Northland is very close to signing a lease on a building that will accommodate a variety of spaces for use by area non-profits serving the Northland and New American communities. For more information about Elevate Northland and accessing resources: <https://elevatenorthland.org/>
- On Thursday, January 27, 5:30 p.m., the Columbus Department of

Development will host a virtual town hall presentation and conversation about proposed revisions to the Community Reinvestment Area residential tax abatement policy. Information shared for participating or viewing. Information on proposed

*Minutes con't. on page 5*

## Salem Civic Association

### President

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614-738-0617  
ccombs16@yahoo.com

### Vice President

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phammel11@gmail.com  
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### Trustee

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## Salem Lamplighter

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### Design/Layout/Editing

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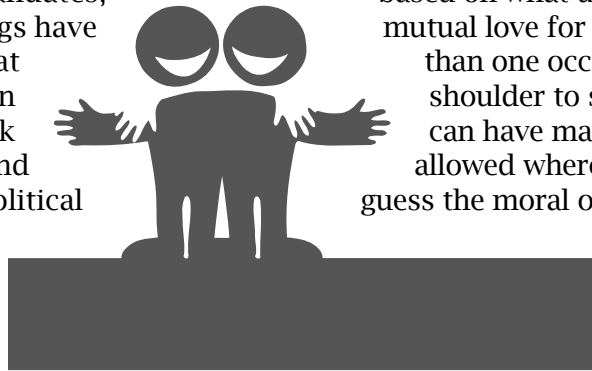
by Doug Moody

This column is normally about Duke and me wandering the neighborhood, commenting on what we see or experience. This time, I have gone a bit wider in my thinking. I hope you will indulge me this detour to a sidewalk less traveled.

The English have a saying. It's a curse really: "May you live in interesting times." You can read this as, "May peace and quiet elude you." We have certainly been living in interesting times over the past two years.

A pandemic, lockdowns, mandates, protests, riots, violence, and killings have set our nerves on edge. Add to that the increasing distrust between "Us" and "Them" (pick an "us," pick a "them," we all belong to both) and the widening gulf between the political extremes could lead to even more interesting times in the future. I submit that, for the sake of our nation and community, we must strive to

make our times a bit less "interesting." It will take effort on our part as individuals but the benefits will



far outweigh the costs. How can we do this? Let me offer an example.

I have a neighbor. Politically, we agree that all eligible American citizens should be registered and should vote. After that, not much. We have never discussed religion. Our views on the economy are as divergent as our politics. In the current cultural climate, this should make us enemies. It does not. We are friends. We have chosen to build a relationship based on what unites us. What unites us? Our mutual love for our neighborhood. On more than one occasion, we have found ourselves shoulder to shoulder, fighting for Salem. We can have many divergent views, but we've allowed where we live to bring us together. I guess the moral of the story is, don't look for

reasons to dislike someone. That path is far too easy and leads to isolation and loneliness. Do the hard thing. Look for the common ground with those around you and build on that. Friends are so much better than enemies.



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*Minutes con't. from page 2*

updates and links to past presentations can be found at the Department of Development's website <https://www.columbus.gov/Development/>.

- The grand opening event for Sheetz Store #724 is tentatively scheduled for Tuesday, February 8 from 9 a.m.-11 a.m.. Public is invited to attend. There will be giveaways, a food donation collection, radio remote and ribbon cutting ceremony. They will also be holding a soft launch event the Friday/Saturday before the store opens (must register) as an opportunity for neighbors to come check out the store before it opens.

NCC Development Committee - Sam Shy

There are only three variance issues on the agenda for the 1/26 meeting - two parking space variances and graphics variance. She will email the link to their Zoom meeting to anyone interested.

Communications - Angie VanHulle

January 2022 *Lamplighter* is being delivered this week.

Volunteers are needed to help with three delivery routes. Sam Shy has plastic sleeves for *Lamplighters*.

Next *Lamplighter* - February; articles due February 10.

Salem Web Page - Stephanie Wheeler (not present)  
[salemcivicassociation.org](http://salemcivicassociation.org)

Membership - Jake Wheeler

Memberships can be processed online.

About 850 homes in Salem Village plus 900

apartment units.

Safety Committee - Jeff Combs

If you see or notice something, please report.

Hospitality (acting) - Charlene Combs

Looking forward to having dinner meetings again, hopefully later this year.

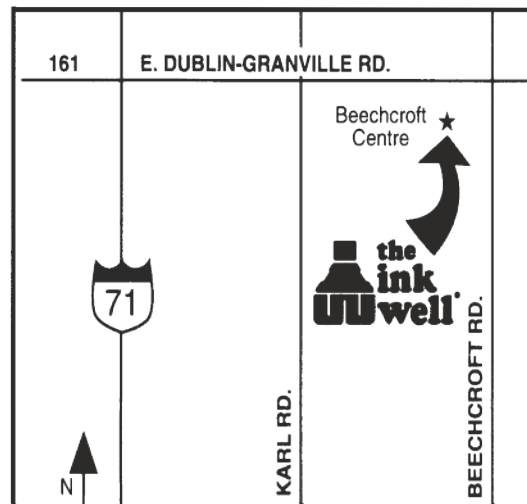
Old Business: Proposed Development by Preferred Living. Jake Wheeler reported PL removed themselves from the NCC development committee agenda in January. A summary of concerns expressed by membership and others have been compiled and have been submitted to PL. PL will follow up with the sub-committee next week. They are not on any agendas and cannot be until they follow up with NCC. Residents encouraged to write statements to the City Council opposing the variance change request. This is one of the most important things residents can do. Jake and Pat Hammel met with council members Remy and Dorans. Both are receptive to concerns, especially the "not appropriate use of land" argument. Meetings with other council members will be paused, as they have expressed they will take direction from Remy and Dorans. If PL's application progresses to City Council, Jake and Pat will then attempt to meet with the other members.

A resident asked if PL was coming back to address the SCA at a general meeting. After much discussion, a

*Minutes con't. on page 8*



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# Curious Salem

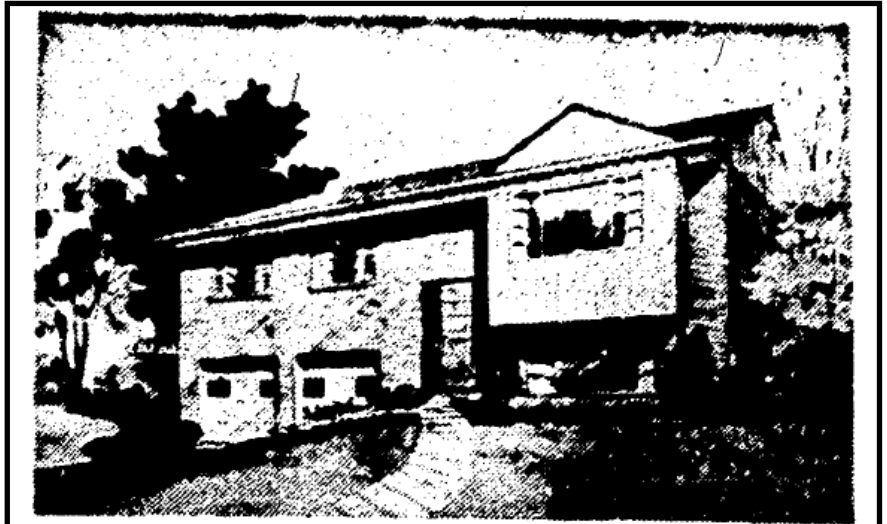
by Grace Freeman

## The “Barbara Fritchie”

When Jewel Homes began designing the development of Salem Village, a scattering of houses were already on Lincoln Ave., Minerva Ave., Strimple Ave., and Sinclair Rd. The rest of the neighborhood was built in the 1950s and 1960s as builder, Jewel Homes, (quickly!) established the formal “Salem Village” and began building and selling homes based on seven original model designs. Some additional models came later, and buyers could adjust the plans of their chosen model with the builder, but seven specific models were original to the neighborhood’s design. One of these was the “Barbara Fritchie” (see ad image), a bi-level brick home, and a new design for Jewel. This model (and other Jewel models) was noted for being “fully air-conditioned with built-in electric kitchens...including dishwasher.” The homes also featured marble windowsills, built-in shoe racks, fully landscaped lots, and paved driveways, among other features.

The “Barbara Fritchie” can be seen throughout the neighborhood, sometimes with the garages on the left side of the home (as seen in the ad images) and sometimes the garages are flipped to the right side of the house.


A great example of the model, and matching the ads of the time, is located at 5403 Roche Dr. The photo from the home’s real estate listing in 1965 (the original owners were moving out of state) shows the garages on the left side, the large window next to the front door, the two windows above the garage (with shutters) and even similar



### BI-LEVEL JEWEL HOME

This is the Barbara Fritchie, a bi-level Jewel Home in Salem Village that combines split-level efficiency with ranch-style roominess. It is all-brick and features three bedrooms, central air conditioning, built-in Westinghouse electric kitchen and two-car garage.

(Image courtesy *Columbus Dispatch* newspaper collection—October 16, 1960, Columbus Metropolitan Library digital collection)



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landscaping to the model included in the newspaper ads.

Examples of this home design can be found on many streets in Salem, including Garvey Rd., Roche Dr., Roche Ct. South, Roche Ct. West, Darcy Rd., Conant Dr., and others.

(Image courtesy Columbus Dispatch newspaper collection—October 23, 1960, Columbus Metropolitan Library digital collection)

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- Fully landscaped lots
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- Kitchen chime clock
- Paved driveways
- Large bathroom cabinets with double mirrors

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Front-to-rear split-level home with attached garage, 24-ft. recreation room, laundry room and exceptionally large closets throughout.

Three-bedroom ranch home with basement and attached garage. Wonderfully large kitchen with breakfast corner. Floor plan is designed for convenient living.



(Image courtesy Google Maps —dated Nov. 2020)

5403 Roche Dr. in 1965 real estate listing  
(Image courtesy Columbus Metropolitan Library digital collection—dated Dec. 1965)



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*Minutes con't. from page 5*

motion was made to have the planning committee require that PL come back to a general SCA meeting. As SCA does not have authority by law or custom to “require” someone to come to a meeting, the motion was amended to have the planning committee “invite” PL to come back to a general SCA meeting. Discussion: While PL was on the NCC Development Committee agenda for 1/26, the planning committee’s summary of membership concerns and request for data to address the concerns resulted in PL removing their application from the agenda. The data requested from PL to address the concerns raised by SCA membership is:

- A soil study, including impact on groundwater, the water table, and any underground springs identified, including any information obtained from the 8/4/21 drilling that was done.
- A traffic study, including the impact on traffic density and volume on Sinclair Road from Morse Road to 161 (including the impact of traffic from The Sinclair housing development being built on the former Al Rosa property) and traffic access to the site.
- Results of a sanitary sewer capacity study (including any impact from The Sinclair housing development).
- A storm water drainage study, including the impact on the current ditch drainage system along Sinclair

Road and the impact on current marshy low lying areas on the subject parcels and adjacent properties.

- A tree survey and tree count with plan for replacement or mitigation.
- Wildlife impact study, including projected impact of removal of wildlife habitat on nearby properties.

Resident felt having PL come back to a meeting could drive them to go straight to city council. Jake said it is a reasonable request that SCA would want PL to return and speak to the membership about proposed rezoning application. PL could decline the invitation, but that could be leverage for NCC to keep it tabled.

Amended motion was passed.

Charlene Combs reported the executive board met with an attorney. The only thing he can do is help with a ‘good neighbor agreement’ that is not enforceable. There was discussion on this. Executive board has not decided to bring a vote before the SCA on whether or not to hire an attorney.

New Business - Resident who is up late hears gunshots all the time at 5730 Sinclair. They were advised to report to the police. The more who call, the higher the priority and investigation—CPD uses analytical tools over time using the data from 311 calls. Use 645-4545\*.

Announcements - None.

Motion to adjourn.



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# Salem Safety Update

## See Something, Say Something

by Allison Hibler

According to the Constitution of the Salem Area Civic Association (SCA) one of our objectives is to “promote the welfare and safety of the community.” To this objective, the SCA has a Safety Officer on its executive board, currently Mr. Jeff Combs, as well as a Columbus Police Liaison Officer, currently Mr. Daniel Yandrich.

At every general membership meeting, the community is updated by these gentlemen on the safety of the community, including trends seen by the Columbus Police Department (CPD) and crime occurring in the area; community members can ask questions and bring up issues for exploration. If possible, Mr. Yandrich asks that any particular incidents on which you would like additional information be emailed to him in advance of the general membership meeting so that he can present useful information at the meeting:

[DYandrich@ColumbusPolice.org](mailto:DYandrich@ColumbusPolice.org). \*Note that general membership meetings are generally held the final Tuesday of the month at 7 p.m. at Salem Baptist Church.

At January’s membership meeting, Mr. Yandrich encouraged the use of 311 to report parking violations in our neighborhood but noted that for the police to impound vehicles, the vehicles have to be causing a safety hazard.

Officer Yandrich stressed that stolen cars in our community are often running when stolen! So if you are leaving early for work and want to warm up your car, be vigilant. Make sure to lock your car doors if you need to leave your car while it is running—many cars with electronic push starts allow you to do this,

so do many cars with automatic [remote] starters. Otherwise, do not leave your car while it is running—you may just be warming it up for a thief!

Officer Yandrich also encouraged Salem community members to call 911 and make criminal complaints of suspected criminal activity occurring in the area. By alerting Columbus Police to any recurrent problems, we are better informing them of the issues our community faces which can lead to more effective policing and crime prevention. Not reporting criminal incidents hurts the entire community.

The SCA’s Facebook page has been used to help report suspected criminal activity and otherwise update neighbors regarding suspicious or unwelcome behavior (e.g., domestic violence, people walking the neighborhood checking for unlocked car and home doors, sharing Ring camera videos of petty theft, etc.). Don’t stop here. Report suspected criminal activity to the police by calling 911. By doing so, we collectively send a message to the police that we will not tolerate crime of any size in our neighborhood.

Stay safe, Salem!



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## Information on the Problem of Community Noise

from the Columbus City Attorney's Office

The first action to take when dealing with a noise disturbance problem is to contact the Prosecution Resources Unit's lead Legal Intake Counselor, Dayla Murphy, at 614-645-5807 or [dammurphy@columbus.gov](mailto:dammurphy@columbus.gov).

### Noise disturbance solutions may include:

1. A noise disturbance warning letter can be mailed to the address where the noise in question is occurring. We do not disclose the identity of the person who has called our office to complain about the noise disturbance. *A vast majority of noise disturbance issues are resolved at this step.*
2. Normally, mediation can be scheduled in our office to allow the parties to discuss the matter. Our Mediation Program has a long history of successfully handling this type of neighborhood problem. *However, the Mediation Program is currently on hold due to the pandemic.*
3. If the problem persists despite a warning letter [and mediation], prosecution exists as a final option. Community Noise is a minor misdemeanor and is punishable by a maximum penalty of a \$150 fine. If you have a prior conviction for this same offense, a subsequent violation would be a fourth degree misdemeanor, punishable by a maximum penalty of 30 days in jail and a \$250 fine. Most importantly, Community Noise is a crime of strict liability.

Additionally, under Columbus City Code, Disorderly Conduct is a fourth degree misdemeanor punishable by a maximum penalty of 30 days in jail and a \$250 fine. The following types of evidence are required:

- A. The noise disturbance must happen within the city limits of Columbus. You must also provide the name(s) of the individual(s) causing the noise disturbance.
- B. To prosecute a case, you must provide exact dates and times the noise disturbance has taken place. *Simply stating "there is excessive noise every day" is NOT sufficient evidence to file a criminal charge.* The evidence you submit should also include one or two other households in the area that will confirm the dates and times the excessive noise occurred. Video and/or audio tape recordings of the noise are also very helpful. Generally, twenty minutes or more of audio demonstrating continuous noise is needed to create a strong case.

**Please note:** Unless the noise occurring is excessive, it is *not* considered criminal. Be advised that in order to pursue a criminal charge (as explained in #3 above), you will need to file a complaint through the Intake Division at the Columbus City Attorney's Office, 375 South High Street, 7<sup>th</sup> Floor. If charges are approved, you may be required to appear in court several times.



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2022 is here—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.

*We need the association and the association needs us!!*



## Membership Application Salem Civic Association, Inc.

PO Box 26632

Columbus, Ohio 43226-0632

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

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