

COLUMBUS SOUTH SIDE AREA COMMISSION

Tuesday, April 25, 2023, 6:30 pm

Call to Order, Roll Call

- 9 Commissioners Present
- X Claudia Marshall – At-Large Education Commissioner
X Aaron Hopkins – At-Large Religious/Social Services Commissioner
X Carly Maggio – District 1
X Rachel Robinson – District 2
Thomas Less – District 3
X Ted Welch – District 4
X Maudie Grace District 5
X Jim Griffin – District 6
Cassandra Patterson – District 7
(Vacant) - District 8
X Lillie Banner – District 9
(Vacant) At-Large Business Commissioner
(Vacant) At-Large Labor/Worker Commissioner
Kathy Green – PAMA
X Yeshua Cosme, At-Large Youth Commissioner
Justin Soltesz, At-Large Resident

Jim Griffin called the meeting to order at 6:30 PM.

❖ *Pledge of Allegiance*

Amendments to Agenda. Motion to Amend Order of Agenda: After Reading of Correspondence:

5. Nancy Pryor Sully, City Council Liaison
 6. Church for All Peopole
 7. Standing Committee Reports
 8. Reports of Officers
 9. Katherine Cull, Pride Center
 10. Reports of Officers
- 1st Jim Griffin, 2nd Yesh Cosme. Motion passed

Approval of Minutes. Motion to approve the February 28, 2023, meeting minutes. 1st Jim Griffin, 2nd Ted Welch. Motion passed.

Reading of Correspondence. No correspondence.

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Nancy Pryor Sully, City Council Liaison

- Passed out Council Residential Districts cards with maps to show your Council District.
- Constituent Hours -- Friday, April 28 from 9:30-11:30 am at Community Grounds

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- Westside Council Community Meeting - 5/10

Mike Premo, Community Development for All People.

- Now accepting applications for Lockbourne Green Apartments.
- Thrive to 5 Team event supported by WOSU public media.
- Hiring - Freedom Summer School servant leader interns.
- South end café is up and running. Happy Hour every Thursdays from 8-10 am.
- Neighborhood Leadership Academy has started.
- 6/10 Avenue for All - closing Parsons Ave. from Whittier to Kossuth from 11 am-4 pm.

Kathy Green/Carly Maggio, Zoning Committee.

1717 S. High -- Applicant John Ingwersen. Auto Repair Shop. Zoning Committee (ZC) met 4/11.

The building is a single purpose building and a former Midas Muffler. Its last approved site plan was in 1975. It is within an urban / commercial overlay affects. There have been numerous complaints to code enforcement and violations.

Speaker 1 - Rick Kurepatumski (sp) is owner/tenant of the building next door. Speaker 1 has made over 100 complaints to code enforcement. Concerned about stacking cars where are they going to put them, 25 illegal cars on Woodrow, concerned about stacking and move first thing in the morning.

Speaker 2 - Mike Baker works at the business next door. Auto Shop smells of gas daily, there is oil all over the parking lot, pedestrians cannot walk on the sidewalk. Concerned that applicant asking to block view (vision clearance) to turn onto high street.

Speaker 3 - Jeff Mackey is a residential tenant / neighbors. The business's use of the building is very intense. When new owners bought building that they knew what they were buying. Owners/business are not good stewards, the property is a mess and is dangerous, there are constant code violations and fines. The requested variances should be denied.

Applicant John Ingwersen said the City believes the application presents a workable manner to address issues. The owner, Claudia Realty, wants to lay down the law to the tenants (Auto shop).

Carly Maggio said passing these variances are not likely to change the situation.

Motions to approve the following variances.

- 1) 3321.05 -- Impinge vision clearance triangle. 1st Jim Griffin, 2nd Yesh Cosme. Yes - 2; No - 7. Motion did not pass.
- 2) 3332.49 Yes -3, No - 6. Motion did not pass.
- 3) 3312.25 - Maneuvering set back and building. 1st Jim Griffin, 2nd Carly Maggio. Yes 5, No 4. Motion passed.
- 4) 3372.609 - Stacking. 1st Jim Griffin, 2nd Carly Maggio. Yes - 6, No - 3. Motion passed.

1872 S. Pearl Street. Applicant Dave Perry. Variance to conform to existing conditions. Building built in 1956. In 1972, the City rezoned the area to R-3. Property used as an auto repair shop

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since 1974. Requested variances.

- Permit commercial business in residential district.
- Reduce maneuvering from 20 feet to 17 feet on the east side of building.

District 9 approved variances. Zoning Committee approved. Motion to approve. 1st Carly Maggio, 2nd Lillie Banner. All in favor, none opposed. Motion passed.

785 E. Woodrow. Applicant Kulwinder Logistics c/o Dave Perry. Request for Special Permit to maintain portable building / trailer that existed on land when purchased, which is nonconforming, for additional 2 years. Motion to Approve. 1st Ted Welch, 2nd Aaron Hopkins. All in favor, none opposed. Motion passed.

1031 Wilson Demolition. Approved, no opposition.

Appointment: Motion to appoint Kyle Green from Merion Village to be on Zoning Committee. 1st Jim Griffin, 2nd Carly Maggio. All in favor, none opposed. Motion passed.

Education, Claudia Marshall reported:

- CCS is hiring for a wide variety of positions. Visit ccsjobs.org.
- Westgate Elementary School will hold a Ready for Summer Rally on 5/6.
- Pathway Express was a big hit, they took the children to COSI. On 5/13 from 10 am - 1 pm, they will take children to Franklin Park Conservatory 5/13 10-1 for a Community and Family Resource Day
- Interim Superintendent Dr. Angela Chapman will hold a Chat & Chew at Graeter's on Bethel Road on 5/11
- OSU will provide Summer Youth Programs. Visit go.osu.edu/2023summerprograms,.

PAMA, Kathy Green – The 614 Beautiful grant reveal of the banners went very well. CD4AP's Avenue for All is 6/10/2023 from 11-3 pm.

Safety, Health, Welfare and Equity, (Vacant)

Public Services/ Planning, Justin Soltesz – meets 3rd Wednesday @ 6:00 pm, @ Library. Jim Griffin reported that the Bus Tour with Councilpersons Hardin, Remy, and _____ was a success. The tour highlighted the need for improvements at Deshler and Fairwood parks and Lockbourne Road.

Public Relations, Rachel Robinson – meets 3rd Wednesday @ 6:30 pm, @ Library. Rachel Robinson provided an estimate for CSSAC to purchase yard sides, polo shirts, ball caps, and business cards. Motion To Accept Estimate (plus or minus \$100). 1ST Rachel Robinson, 2ND Aaron Hopkins. Motion approved, none objected, none abstained.

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Religious / Social Services, Minister Aaron Hopkins attended local food board meeting where they discussed food waste and the City's plan to provide compost sites for people to drop off food waste at Recreation Centers. Fresh food access is a growing challenge. A report highlighted the work of CD4AP, the Fresh Market, and Lutheran Social Services. The Mid-Ohio Food Collective will cut the amount of produce available by 25%.

Youth Commissioner, Yesh Cosme reported that Ganther's Place held a family friendly Earth Day clean up and that some people that pick up trash for CD4AP have been hostile to residents.

Election Committee, Jim Griffin no report.

Informal & Public Presentations.

Charday Litzy-Taylor, Community Liaison for the Social Service Commission is looking for outreach events. Contact 614-645-8303

Assistant Director of Building and Zoning Services provided an update on the zoning code modernization. The first initiative to update the zoning code focuses on the main streets/corridors of Columbus. The second phase will be to update residential zoning.

Concerns of Commissioner:

Ted Welch noted that on the South Side the population is rapidly increasing. He asked how do we maintain integrity of residential district without commercial infringement?

Maudie Grace noted that the infrastructure will need to be addressed due to the increased density.

Katherine Cull, City Liaison. Referred to her Shining a Light on the Southside emails for an update. On May 1, 2023, she is holding a Coffee and Conversation meeting to discuss affordable housing.

District Reports

- District 1 – Carly Maggio, Schumacher Place: 6:30pm, 1st Tuesday, 1113 Parsons Ave (Library); No report.
- District 2 – Rachel Robinson, Southern Orchards, 6PM, 1st Tuesday, 966 Oakwood Avenue (Family Missionary Baptist Church). No report.
- District 3 – Tom Less, 7PM, 1st Wednesday, St. Paul United Church of Christ, 225 E. Gates Street. No report.
- District 4 – Ted Welch, SSCAN, 6:30 PM, 2nd Monday, Residences at Career Gateway (RCG), 747 Whitter Ave; Edgewood Civic & T has been allocated to Thurman Square, 7 PM, 2nd Tuesday, Corpus Christi Church, 1111 Stewart Ave; Ganther's Place, 6 PM 4th Thursday of the month; South Central Commons 2nd Monday every month, 6 p.m. Provided a written report.
- District 5 – Maudie Grace, Deshler Park Civic Association, 3rd Thursday, Fruit of the Spirit

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Church, 1355 Frebis Ave. Deshler Park has not had its 1st meeting of 2023 yet. Maudie Grace works at the Health Department on Parsons. She has chickens and she gives out free eggs.

- District 6 – Jim Griffin: Vassor Village Civic Association 7PM, Barack Recreation Center, 580 E Woodrow Ave. No report.
- District 7 – Cassandra Patterson: Innis Gardens Village Civic Association, 6:30PM, 3rd Thursday, Barack Community Center, 580 E. Woodrow Ave. Innis Gardens is holding its 1st meeting of 2023 the week of April 25, 2023.
- ~~District 8 – Paula Copeland: Hungarian Village Society, 7pm, 2nd Wednesday at @ Tara Hall, 274 E. Innis Ave. No report.~~
- District 9 – Lillie Banner, Reeb-Hosack/Steelton Village Association, 4:30pm, 2nd Tuesday, Resurrection Missionary Baptist Church, 258 Hosack St. and via zoom. Reeb-Hosack met last week. They are putting information together about vacant houses to hold a meeting with the City Attorney.

New Business: None

Public Comments & Announcements: None

Motion to Adjourn. 1st Jim Griffin, 2nd Ted Welch. Meeting adjourned.

Next Meeting: May 23, 2023, 6:30 pm.