

COLUMBUS SOUTH SIDE AREA COMMISSION

Tuesday, May 23, 2023, 6:30 pm

Call to Order, Roll Call

- 10 Commissioners Present
 - 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
- x Thomas Less – District 3
- X Ted Welch – District 4
- Maudie Grace District 5
- X Jim Griffin – District 6
- x Cassandra Patterson – District 7
- (Vacant) - District 8
- Lillie Banner – District 9
- (Vacant) At-Large Business Commissioner
- (Vacant) At-Large Labor/Worker Commissioner
- X Kathy Green – PAMA
- X Yeshua Cosme, At-Large Youth Commissioner
- X 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: Letter of Support
1st Jim Griffin, 2nd Cassandra Patterson. Motion passed

Approval of Minutes.

March 28, 2023 - Corrections: Yeshua Cosme attended the March 28, 2023 Meeting. Motion to approve the March 28, 2023 Minutes subject to correction. 1st Jim Griffin, 2nd Yeshua Cosme. Motion passed.

April 25, 2023 - Motion to approve the April 25, 2023, meeting minutes. 1st Jim Griffin, 2nd Aaron Hopkins. Motion passed.

Katherine Cull, Department of Neighborhood Liaison

5/20 -- SE Lions held the 1st Parsons Ave. Clean up. Thanks to Kathy Green, Ted Welch, and many others 32 bags of trash were picked up.

Upcoming:

5/31 -- Area Commission Networking Session at East Market

6/22 - Coffee and Conversation -- Eviction Prevention

Nancy Pryor Sully, City Council Liaison -- 5/24 Northside Council Community Meeting at Whetstone Park of Roses

5/25 Africa Day - celebrating African communities in Columbus

6/2 Violence Awareness Day at 8 pm

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Katelyn Hanson, Community Development for All People.

- Lockbourne Greene opening in June, taking applications
- Southside Leadership academy up and running, local governments day 2nd sat
- Avenue for all 6/10 - Parsons closed from Kossuth to Whittier

Kathy Green/Carly Maggio, Zoning Committee.

- 45 West Barthman - Proposed affordable housing developed by NRP Group and CD4AP. Request to construct residential dwelling in a manufacturing use zone.
 - Proposed for 200 units, 1, 2, and 3 bedrooms.
 - 30% to 80% for income - \$550-\$1850 depending on income/unit size
 - On parking spot per bedroom.
 - Passed by Merion Village and approved by Zoning Committee.

Motion to approve application. 1st Ted Welch, 2nd Rachel Robinson. Motion passed.

- 1692 Alum Creek Drive - Proposal 9000 square foot warehouse.
 - Request to reduce required parking spaces from 13 to 6 and reduce required set back from 80 to 50 feet (consistent with other buildings)
 - Deshler Park Civic Association approved, Zoning Committee approved.

Motion to approve application. 1st Carly Maggio, 2nd Yesh Cosme. Motion passed.

- 750 S. 17th Street -- Improvements to a residential dwelling. Request to increase garage height from 15 to 22 feet; reduce parking spaces from 2 to 1; reduce set back (very close to existing conditions)
- Southern Orchards Civic approved (17 years, 1 day). Zoning Committee approved.

Motion to approve application. 1st Yesh Cosme, 2nd Justin Soltesz. Motion passed.

- 391 Seibert -
 - Proposed lot split, reduce lot area, reduce vision triangle (existing condition), reduce set back (existing condition), allow residential unit to face alley.
 - Merion Village Civic Association approved; Zoning Committee approved.

Motion to approve application. 1st Tom Less, 2nd Cassandra Patterson. Motion passed.

- 1135 S. Pearl Street - Application for residential use in land zoned for commercial use.

Motion to approve application. 1st Rachel Robinson, 2nd Carly Maggio. Motion passed.

- 5 Merritt Street - Request special permit to allow fertilizer plant to operate near residential use.
 - Zoning report. Building vacant for 8 months, passed fire inspections, initial lease 3 years, has Ohio Dept Agriculture permit for business, Columbus Health Department has been involved.
 - Applicant states:
 - Business located in Canal Winchester, has not conducted air emissions control because it's not required and has not been requested.
 - Products used are not a risk, no flammables, all materials are

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preprocessed.

- Reeb Hosack / Steelton Village Civic Association is unanimously opposed to granting unlimited special permit. Applicant revised plans after meeting with civic association.

Motion to table application. 1st Ted Welch, 2nd Aaron Hopkins. In favor of motion to table: Ted Welch, Aaron Hopkins, Rachel Robinson, Cassandra Patterson. Opposed to motion to table: Jim Griffin, Tom Less, Carly Maggio, Kathy Green, Justin Soltesz, Yeshua Cosme. Motion failed.

- Discussion:
 - Applicant states has dust collector, no use of nitrates, insecticides, manure.
 - Johnny Davis states that plant will be 10 feet from a public sidewalk.
 - Ted Welch concerned that said that Code Enforcement does not have resources to enforce in the event the applicant breaks promises.
 - Question -- will all electrical equipment be grounded? Yes.
 - Katelyn Hanson, Phd asked: "Why do you want to be on the southside?" Applicant said the building is perfect for his facility. Also his business will provide employment for residents, he does not hire lazy people.

Motion to approve application. 1st Yeshua Cosme, 2nd Tom Less. In favor: Justin Soltesz, Tom Less, Carly Maggio, Yeshua Cosme, Kathy Green, Jim Griffin. Opposed: Ted Welch, Rachel Robinson, Cassandra Patterson. Abstained: Aaron Hopkins. Motion passed.

- Proposal to added Johnny Davis and Michelle Weber to Zoning Committee. 1st Kathy Green, 2nd Tom Less. Motion passed.
- Request letter of support for project on Mitoff and 18th - 2 story 3 unit building. Concerns about storm water drainage.

Motion to provide letter of support to allow project to proceed on the condition that the parking lot is made of a permeable surface for the parking lot (gravel is not sufficient). 1st Tom Less, 2nd Aaron Hopkins. Motion passed.

City Attorney Louisa Edzi swore in Justin Soltesz as an At-Large Residents CSSAC Commissioner.

Education, Claudia Marshall no report

PAMA, Kathy Green – The 614 Beautiful grant reveal of the banners went very well.

Safety, Health, Welfare and Equity, (Vacant)

Public Services/ Planning, Justin Soltesz – meets 3rd Wednesday @ 6:00 pm, @ Library. Justin Soltesz reported that at the last meeting members discussed possible future presenters and the City's Parsons Avenue Pedestrian Safety.

- Discussion:
 - Aaron Hopkins - trees on Wilson Avenue
 - Ted Welch - AEP and need to select electric distributor before June 1, or will have 20% increase.

Public Relations, Rachel Robinson – meets 3rd Wednesday @ 6:30 pm, @ Library. Rachel Robinson reported that the order for CSSAC promotion materials had been placed.

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Religious / Social Services, Minister Aaron Hopkins reported that Tom Bolon of Dawes Arboretum interested creating pathways for youth and the southside community (could include memberships), planning a fruit orchard on Frebis.

Youth Commissioner, Yeshua Cosme reported that Ganther's Place 18th anniversary garden tour will be held the last Sunday in July and are seeking teens needing volunteer hours.

Election Committee, Jim Griffin no report.

Fiscal, Cassandra Patterson reported that CSSAC provided last year's budget to City and will need to provide 2024 budget by the end of June

Informal & Public Presentations.

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). 6/11 SOCA Garden Tour
- District 3 – Tom Less, 7PM, 1st Wednesday, St. Paul United Church of Christ, 225 E. Gates Street. Yoga in park, fesitival in fall
- 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. boy scouts put together 17 garduens, losing a drug house as of June 2, working with 3 LLCs - getting 3 locations rehabbed
- District 5 – Maudie Grace, Deshler Park Civic Association, 3rd Thursday, Fruit of the Spirit Church, 1355 Frebis Ave. No report.
- District 6 – Jim Griffin: Vassor Village Civic Association 7PM, Barack Recreation Center, 580 E Woodrow Ave. Fundraiser / volunteer at Arts Festival.
- 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.

New Business: None

Public Comments & Announcements: None

Motion to Adjourn.

Next Meeting: July 25, 6:30 pm.