

Northeast Area Commission

Zoning Committee Meeting Minutes

July 19, 2022 @ 6:30pm

Columbus Shepard Library, 850 N. Nelson Rd. Cols, OH 43219

Meeting Facilitator: Elenora Moore, Chair

Committee Members Present: Alice Porter , Kevin Kenley (Co-Chair) 6:37p.m., Elenora Moore, Dr. DiMaris Medina-Cortes (Secretary), Critty Buenconsejo.

Committee Members Absent: Brad Davis (absent excused).

I. Meeting called to order to order at 6:30 p.m.

II. Approved Agenda

Motion to approve agenda, Commissioner Porter, Committee member C. Buenconsejo 2nd.

All in favor. Commissioner Alice Porter, Commissioner Elenora Moore, and Commissioner D. Medina-Cortes

Opposed: None-No Nays

III. Approved May and June (no meeting) minutes

Motion to approve minutes, Commissioner Alice Porter, Committee member Critty Buenconsejo 2nd.

All in favor Commissioner Alice Porter, Commissioner Elenora Moore, and Commissioner D. Medina-Cortes

Opposed: None-No Nays

IV. Applications and presentations:

1. CV22-057 3700 Lifestyle Blvd, Cols., OH 43219:

- Variance: To build a +/- 15,800 sq. ft. self-storage facility on an existing site zoned LC-4 adjacent to a 32-unit multifamily building.
- Representative Daniel Mayer (agent and applicant)

DISCUSSION:

Security access controls. New lighting per code requirements. Two parking spaces per unit. Follow c2-p2 requirements. Adding 16 trees to the site. Focus on adding green space, add more landscaping and full storm controls. Not going to be towards the west edge. First right of refusal to residents, then what is available will be

available to the public. Will follow planting standards within the city code.

Security- no gate access. Building will be locked at all times with code entry to access the unit. All new lighting since current lighting is not up to code.

Resident (Frank homeowner. Said already looking at a lot of apartments. Bought a home to live in a home and not look at a bunch of storage units. Has to deal with looking at the culinary school. Commissioner Moore referred resident to speak to Mr. Mayer regarding his concerns. Mr. Mayer said would be happy to talk regarding the homeowners concern.

Vote will take place September 1. Today's meeting is to present and move the application to full commission meeting.

Commissioner Moore, asked if meeting with residents regarding outsiders coming in to rent storage. Mr. Mayer said will be meeting with the residents and having full transparency. Commissioner Moore, asked if Mr. Mayer can notify the residents along with homeowners. Commissioner Moore wants the residents to know and have the owner take the concerns into consideration. Commissioner Porter, suggested a sign be placed inside the apartment buildings informing residents of what is getting ready to take place with the storage.

Motion to move to full commission on September 1, 2022, Committee member C. Buenconsejo, 2nd Commissioner K. Kenley.

All in favor. Committee member C. Buenconsejo, 2nd Commissioner K. Kenley, and Commissioner D. Medina-Cortes

Opposed: Commissioner A. Porter

2. Z22-053 1895 Stelzer Road, Cols., OH 43219:

- Rezoning: Allow development with multifamily residential uses.
- Representative Atty. Michael Shannon

3. CV22-065 1895 Stelzer Road, Cols., OH 43219:

- Variance: Allow development with multifamily residential uses and companion council variance to reduce area development standards
- Representative Atty. Michael Shannon

DISCUSSION for both 1895 Stelzer rd application:

Weiler family wants to focus on the housing shortage in Columbus. Weiler would like to build 192 apartments on 10 acres with 20% housing for workforce housing. The AMI for workforce housing is 80-100%, which is \$65,000 income. The market rate is within the current housing market.

Rezoning variance from light manufacturing to residential set back variance, 10 feet from 25 feet.

150 feet tree conservation area, needs to move further west. Needs to contact resident.

Traffic study - has not requested one this time but will have access study at the September full commission meeting. Currently traffic impact study, does not meet requirements and doesn't meet requirements and doesn't

believe will need to have a study completed. Access will be off of Stelzer, subject to traffic study.

Pedestrian- will have access, will have sidewalks throughout the development, if sidewalks are disrupted, the sidewalks will be replaced.

Property east of 1895 Stelzer, will be reaching out to resident.

Resident Frances Daughtery concerned with the development will begin. Shannon stated at the earliest or potentially spring 2023. Also concerned with traffic, said will request to move it south but it will be pending approval.

Motion to return to zoning meeting Committee member C. Buenconsejo, Commissioner D. Medina-Cortes. Going to table- bring back to zoning to further discuss application. September 20.

All in favor. Committee member C. Buenconsejo, 2nd Commissioner K. Kenley, and Commissioner D. Medina-Cortes, and Commissioner A. Porter.

Opposed: None-No Nays

4. Z22-048 3730 Westerville Rd, Cols., OH 43224:

- Rezoning: New use for the site - landscape contractor's facility
- Representative Atty. Jackson B. Reynolds, III.

CV22-058 3730 Westerville Rd, Cols., OH 43224:

- Variance Request: Landscaping contractor's office with outside storage space
- Representative Atty. Jackson B. Reynolds, III.

DISCUSSION:

Reynolds - Owner purchased property during the pandemic. Owner was recently cited for the LC2 requirements.

17 employees at the location. Full service landscape contractor. Looking to add another potential 7 employees.

Bobcat- use to load and unload. Use on regular basis. Have to fence around the facility. To the south there are creeks, and owners agreed to put up fence so there is no visibility. This will create no visibility north and south of property. Will fix fence on abiding property that is along the right away. Need bobwire face and want to keep due to being broken into approximately two weeks.

Will come back in September with the right of way assessment and what it will be.

Committee C. Buenconsejo-The loud of beepers of bobcat.

Resident said this company has done a great job of upgrading the property and being mindful of the homeowners.

Motion to return to September Commissioner K. Kenley, 2nd Commissioner A. Porter.

All in favor. Committee member C. Buenconsejo, 2nd Commissioner K. Kenley, and Commissioner D. Medina-Cortes, and Commissioner A. Porter.

Opposed: None-No Nays

V. New Business:

VI. Public Comments:

VII. Meeting adjourned: Motion to adjourn Committee member C. Buenconsejo. Commissioner Porter 2nd.

All in favor Committee member C. Buenconsejo, 2nd Commissioner K. Kenley, and Commissioner D. Medina-Cortes, and Commissioner A. Porter.

Opposed: None-No Nays

Meeting adjourned at 7:40 p.m.

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