

# ***Northeast Area Commission***

## ***Zoning Committee Minutes***

March 15, 2022

Howard Recreation Center 6:30 p.m.

**Meeting Facilitator:** Elenora Moore, Chair

**Committee Members:** Alice Porter , Kevin Kenley (Co-Chair) absent, Elenora Moore, Brad Davis, Dr. DiMaris Medina-Cortes (Secretary), Critty Buenconsejo

I. Meeting called to order by Chair @6:30 p.m.

II. Agenda for March 15, 2022 approved.

III. February 15, 2022 meeting minutes approved.

IV. Applications and presentations:

**1. BZA22-029 3650 Sunbury Road, Cols., OH 43219: Variance**

Representative Michael Lentz, ASLA or Brian Winkler, Lincoln Construction Discussion. No additional landscaping at this time, not accounted for and city did not require it. Neighbors have been notified as well. Chair E. Moore will need to do verifications on a few things. Motion to move to full commission, by Commissioner Brad Davis, 2<sup>nd</sup> Commissioner Medina-Cortes, Commissioner Critty Buenconsejo approved, and Commissioner Alice Porter opposes to move to full commission.

**2. Z21-097 2973 McCutcheon Road, Cols., OH 43219: Rezoning**

Representative Create Collaborative Kim Mikanik **No show.**

**3. BZA22-014 2174 Rankin Avenue, Cols., OH 43211: Variance**

Representative Matthew C. Dehlendorf (absent due to conflict of appointments) Chair E. Moore, spoke to Mr. Dehlendorf. Chair Moore looked at the lot. The lot behind Dehlendorf, space used up, and unable to go further. The city cited Dehlendorf, and wants the property to build a home for the daughter. Motion to move to full commission by Commissioner Brad Davis, 2<sup>nd</sup>, Commissioner D. Medina-Cortes. Commissioner E. Moore noted moving forward all inspections to be done by the city moving forward.

**4. Vacant Lot @ 2652 Perdue Avenue, Cols., OH 43211: Preliminary presentation for pending Variance Representative Jon Styer , Post Up Properties, LLC**

Discussion. Styer discussed building 8 units, which is zoned residential. Needs variance to build multi family residential, each unit is 1260 sq.ft. The eight units is not set in stone if eight units are not feasible but would like to build eight units, and it is privately funded. Does not have ADA units, but access on first floor, bathrooms are on the 2<sup>nd</sup> floor.

The units are two story townhome styles. Prefers to do more units than less. Commissioner Porter and Davis concerned with green space in such a tight space, eight units on half of acre. Styler agrees the space is tight. Chair in favor of the development of multi-family with less units. Styler opened to less units to have more green space. Commissioner Porter said Styler may have an issue with not have a unit ADA. Commissioner Buenconsejo said city requires 20%, which is one unit being ADA.

Motion to recommend early of adoption c2p2, Commissioner Moore. All in favor. Commissioner Porter unable to vote.

V. New Business: None

VI. Public Comments: None

VII. Meeting adjourned: Meeting adjourned at 7:22

**Public Notice:** The Northeast Area zoning committee agendas and minutes are available for your viewing at <https://cbusareacommissions.org/northeast/>.