

NEAC Monthly Meeting  
10/01/20

Tanya Johnson gave roll call of Commissioners:

Barbara Wright – Absent  
Ken Van Pelt – Absent  
Elenora Moore – Present  
Kevin Kenley – Present  
Alice Porter – Present  
Elwood Rayford – Present  
Bob Hill – Absent  
Brad Davis – Present  
Stan Fleming – Absent  
Antoine Horston - Absent

Commissioner Porter led the meeting for the Northeast Area Commission Thursday, October 1, 2020.

City Reports

Several individuals who work with the City of Columbus gave the following reports below:

**Jason Jenkins: Civilian Review Board, Director of Community Affairs, Phone: 614-645-5435/Mobile: 614-915-6145**

Discussed that the Mayor wants to create a City Civilian Police Review Board with authority to launch and carry out investigations of alleged police misconduct, subpoena testimony and evidence during the investigations, make recommendations to the Division of Police, and appoint and manage the new position of Inspector General for the Division of Police.

- There will be an opportunity for citizens to join the Citizen Review Board.
- The City was working on who will be selected for Citizen Review Board.

**Jen Lynch: Columbus Ohio - Community Choice Aggregation: Issue 1**

- Issue 1 Electrical Service Aggregation has been done in about 400 communities in Ohio.
- This would allow the city to aggregate the retail electrical load of customers within the city's boundaries, and allow customers to opt-out of the program.
- Would take bulk purchasing power to create a more competitive cost for electricity.

- Will appear on the election ballot this year as Issue 1. The City has taken the initiative to go 100% renewable, will create jobs for Ohio and bring down emissions.
- This program has not been designed as of yet.
- Whole goal was to produce clean energy at a lower rate.

Commissioner Porter asked what was the language Issue 1 was using.

Ms. Lynch stated she would provide a fact sheet that shows the language. She further explained that AEP will remain the energy provider. They will still send your bill in the mail. There will just be a line on your bill that will tell where your generation was coming from. Hopefully there would not be any generation increase. Your bill will tell you what this rate was.

### **Maria Cantrell: Public Service, Vision Zero**

- Vision Zero was a fundamental change in approach to traffic safety by looking at the transportation system as a whole – with input from local agencies, experts, and residents – to consider all transportation users, including motorists, cyclists and pedestrians.
- Vision Zero's goal was to eliminate serious & fatal crashes in Columbus, Ohio.
- Vision Zero was a national movement but tailoring the program to Columbus, Ohio.
- 35k individuals killed every year on the road.
- Traffic crashes on the rise, especially pedestrian crashes.
- Right now developing a plan based on input & data – plan will be together by the end of this year and launched next year.

### Presenters

#### **Fathia Abdulle – Happy Kids In-Home Childcare/Application CV20-71: Request for Childcare Business:**

- Requesting recommendation from the Northeast Area Commission for a childcare business.
- Home childcare business located at 2839 Marblewood Dr., Columbus, Oh 43219.
- Follows Ohio Department of Jobs & Family Services safety guidelines for in home childcare.
- Utilizing first floor and basement for childcare.
- Adequate parking in driveway up to 4 cars.
- Max # of children allowable was 10.
- Operational 5:00am – 12:00am.

Commissioner Porter stated that there was not anything in the yard for children to play on such as a swing or things for recess. What was the plan?

Ms. Abdulle explained that they were planning on getting this started. They have not received approval for things to put in the backyard yet. The age group will determine what type of (play) things they can obtain.

She further explained that they were waiting on the building occupancy department to tell them what age group they can serve. They were hoping to have preschool, toddlers, and infants. She also explained the process: they sent in their application and they were given a case number. Their next steps were to contact their local area commission, contact city staff for comments and receive approval from the Northeast Area Commission. After this the application was sent to City Council to approve the request. They cannot do occupancy unless they receive zoning approval.

Commissioner Porter asked if any other Commissioners had a response.

Commissioner Davis asked if neighbors had been notified and how did they feel.

Commissioner Porter stated she sent out notices to the neighborhood.

Concerns from neighbors:

Debora Barron:

- Where the house was located was at a curb that was kind of dangerous
- No stop sign at the corner.
- Concerned with having children in the area that backs up to Somerset Park – was a murder there not long ago.
- The number of vehicles and cars coming through, jamming up the roadway, lot of high-speed traffic.

Vickie Oday:

- She has been in the community since 2004, would prefer her neighborhood to stay a neighborhood.
- Would prefer not to have a bunch of noise, enjoy being on her porch with the peacefulness.
- The curb where the home was situated was a dangerous curb, does not want a business in the area. She was opposed to having a daycare on the corner.

Ms. Abdulle stated that she was sorry that the neighbors felt the way that they did. She does not think the area was dangerous. She has not seen any traffic and explained that there was enough parking for four cars in the driveway. Children will not be picked up

and dropped off at the same time. Some of the kids will be walking to their houses and there was enough street parking to accommodate cars.

Ms. Oday believed the backyard not suitable for a daycare.

Ms. Barron suggested to send someone to view the traffic flow. A business in the neighborhood causes property values to go down.

Ms. Abdulle stated that the house was fenced off, the backyard was fenced off.

Commissioner Porter asked if there were any questions for the applicant.

There were no additional questions voiced from the Northeast Area Commission for the applicant.

Commissioner Porter instructed the Commission to take a look at the property before approving.

Commissioner Wright will go with Commissioner Porter to look at the property. Commissioner Porter reiterated they will look at the property before approving.

Ms. Oday said that the notification letter that was sent to the community about the daycare was not received in a timely fashion.

Commissioner Porter stated that they will be coming before the Commission next month. Any neighbor who missed the October meeting can join the next meeting. Neighbors will contact Commissioner Porter confidentially to give their contact information.

**Mike Shannon - Rezoning Application for JP Morgan Chase on Vision Drive/Application Z20-072:**

- Wants install solar power to replace electrical power, client was trying to be self-sustaining with their energy.
- Showed carports that will be constructed over existing parking lot, this project has been approved for Polaris, they have 3 applications for 3 different locations
- Carports are attractive and in a very nice location that is well buffered .
- Explanation of why they need rezoning: pink area was zoned CPD (no zoning action needed). Area in gray was 9 acres of parking lot currently zoned as LP1 which does not allow structures. Rezoning to C3 would allow carports to be constructed.

Commissioner Porter identified an area that was not buffered appropriately (schematic of tree planting). Mr. Shannon stated that they have added additional landscaping

around the perimeter. This would not be visible from any public right of way. They have received staff support from all regulatory from the City. Mr. Shannon was requesting approval to go before the Development Commission in November.

Commissioner Porter asked has a letter been received from the East Commission.

Mr. Shannon stated that they have not received yet but confident they will see as project that benefits the community. They have met with them and will be meeting with them again.

Commissioner Porter asked were there any questions regarding the application.

Commissioner Davis asked how was Mr. Shannon dealing with inverters, and how were they being screened. Was this one cohesive parcel, why two separate types of zoning?

Mr. Shannon explained that they were doing one parcel but limiting to three uses, it will be one. Mr. Shannon asked for further explanation on the invertors.

Commissioner Davis stated that in order for power to come through you have to use an inverter.

Mr. Shannon stated that there was a similar structure at the Polaris site that has been screened in. This same structure at the Chase site on Vision Drive would be screened in, buffered or enclosed.

Commissioner Davis stated he would like any inverters be screened in, in a similar fashion to dumpsters.

Mr. Shannon stated he would agree to this language.

Commissioner Porter asked of there were any more questions from the Commission. She discussed that they will hold off for an approval until the letter from Easton was received and an explanation on how to handle inverters.

Commissioner Porter asked how will replanting of trees be handled.

Mr. Shannon would agree to tree placement at a 6-foot height at the time of planning.

Mr. Shannon would like to come back to the next meeting to give the letter from Georgetown (Easton) to address the inverters and buffering

Commissioner Porter stated that the next meeting will be held November 5<sup>th</sup> .

## **Mike Shannon - Good Neighbor Agreement – 3101 Agler Road Development**

The Good Neighbor Agreement was in reference to the 18 acres off of Cassady Avenue. Commissioner Porter asked for some conditions for consideration:

- Assistance for a little league football team
- Concerns about pedestrian safety

Concern - No truck traffic on Cassady Avenue.

Mr. Shannon went out for a visit and parked at Howard Recreation Center to view the traffic. He does agree with the Commission's concerns on safety. He will meet with the Commission to assess the situation. His client was willing provide permanent fencing and willing to make a contribution to cover the cost.

Mr. Shannon understands 100% about truck traffic. He has kids of his own. His client has agreed to do everything they can to prevent traffic north on Cassady Avenue, north of Agler Road and were willing to post signage.

In order to work with the City to prevent all truck traffic on Cassady, Mr. Shannon recommended a petition.

Mr. Shannon reiterated, the majority of jobs will be laborer jobs: equipment operator, packers, pickers and admins. The client has agreed to do a job fair on site for the actual construction and will make a concerted effort to work with people in the neighborhood. However, he can't say we will only higher people in the neighborhood.

Mr. Shannon asked for consideration of the Good Neighbor Agreement. He asked that the Commission reconsider their previous vote and vote for this project again.

Chairman Rayford stated we need to consider what the area was planned for(residential housing).

Mr. Shannon stated that this property was zoned for retail. It was in an Opportunity Zone. He suggested the last thing we would want was multifamily residential. This site was perfect for its use. We have support letters from neighboring businesses. The recommendations Chairman Rayford was talking about was not for this 18-acre site. The plan calls for retail not residential. That plan was in 1997. The plan was modified in 2005.

Chairman Rayford wants an updated plan for the area. Dalena Scales will provide this to Chairman Rayford and all Commissioners as soon as possible.

Commissioner Wright believed that Mr. Shannon said that the neighborhood was informed about the project.

Mr. Shannon stated, yes they have letters.

Commissioner Wright said they have talked to neighbors and they said they did not know about the project.

Commissioner Porter suggested that the conversation was not going any further. She suggested meeting with Chairman Rayford on this project.

Mr. Shannon stated that this application was going to City Council on Monday. He said he has been doing everything that he can to get approval. Mr. Shannon was allowing that vote to go forward. Another extension would cost \$15k.

Mr. Shannon requested the Commission make a motion to reconsider this project and vote and vote in approval.

Commissioner Kenley stated that his vote was "no". There was a community there and that the community was being boxed in due to warehouses. He sees increased accidents and he coaches little league. In order for him to say "yes" the community needs to be aware of what they were building.

Commissioner Porter responded that Commissioner Kenley has not seen the building. He doesn't know what it will look like.

Michael Jones represents the owner of the property. He stated that they were responsible conscientious developers. There was nothing on this property that would be developed less than at 2% impact to the community. They have a strong commitment in the community and he wants the community to thrive. He has rejected truck stops because he cares about this community.

Commissioner Porter asked for the hours of operation.

Chris Bradley responded that they did not know what the hours will be. They would be early morning or late afternoon.

Commissioner Wright also added that we did not know how many shifts will operate.

Mr. Shannon stated that he checked with City staff and they would not let him put it in the text, including a 10ft pedestrian path. He stated he would go forward Monday night and let the chips fall where they may. He has done everything possible to address the concerns of the Commission.

Michael Jones stated that the area that Commissioner Kenley was describing that there should be no truck traffic. Truck traffic would be a regular passenger truck vehicle.

Commissioner Kenley reiterated that the community was not aware of what was going on.

Mr. Jones said that he understands the disconnect but as long as this project has been going on he doesn't think anyone has been excluded. This project has been publicly presented.

Commissioner Porter stated that as Commissioners our role was to inform the community. This was the only way we can do it. She recommended circulating a flier.

Commissioner Wright says her vote was still "NO."

Commissioner Davis stated that the truck traffic would be negligible to what already exists at City Gate. He does think it was a pretty good project and would prefer this project.

The Commission took a final vote:

Barbara Wright - NO  
Ken Van Pelt - Absent  
Elenora Moore - YES  
Kevin Kenley - NO  
Alice Porter - YES  
Elwood Rayford - NO  
Bob Hill - YES  
Brad Davis - YES  
Stan Fleming - NO  
Antoine Horston - Absent

Final vote results: 4 "no" votes, 4 "yes votes and 2 that abstained.