

Northeast Area Commission Meeting

January 7, 2021 | 6:30pm-8:30pm

Board Members

Chairman, Elwood Rayford – Somerset
Zoning Chair, Alice Porter - At-Large
Brad Davis – Bridgeview
Kevin Kenley - Willow Springs
Stanley Fleming Jr. – At Large

Vice Chair, Robert Hill – Walnut Creek
Eleanor Moore – Arlington Park
Barbra Wright – Cumberland Ridge
Kwather Musa - Framingham
Kenneth Van Pelt - Special Appointee

Tanya Johnson gave roll call of Commissioners:

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

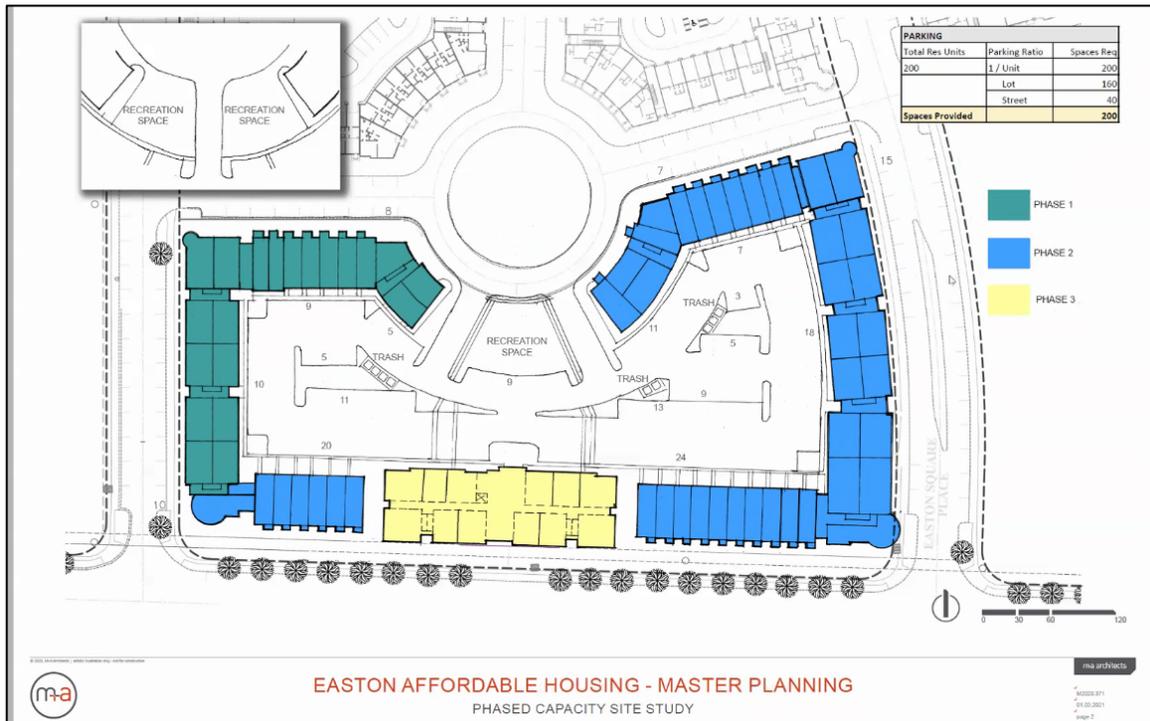
Kawther Musa - Present

Affordable Housing Development at Easton - presented by David Lowenstein

- Discussed affordable housing project at Easton. Homeport was in the business of developing affordable housing.
- They were approached by the Georgetown company to joint venture affordable housing at Easton. They were being asked to work with Georgetown on a masterplan of 200 units of affordable housing. This new development would go in south of the current multifamily development which occupies the site.
- This new development would sit on a 4.5 half acre site. It would be a combination of row housing, walk up housing and a senior elevator building with parking in the middle. He was present to let the Commission know this development plan was in process.
- They were anticipating to submit tax credits for the first phase in February 2020 with The Ohio Housing Finance Agency (OHFA).
- The first phase was 50 units for families. The units were comprised of 14 - 1 bedroom, 22 - 2 bedroom and 14 - 3 bedroom. Square footage of the units: 1 bedroom - 700 sq ft., 2 bedroom - 915 sq ft., 3 bedroom (townhouses) - 1200 sq ft. Mr. Lowenstein stated they thought this was a wonderful opportunity. There were 24,000 jobs within a mile of this location.
- The area was already zoned. Zoning variance approval was received in 2011 to allow residential. This variance allows the project to proceed and submit to zoning. Mr. Lowenstein explained they were here to tell the Commission about their plans and entertain questions. They did not have elevations. They had and shared a preliminary master plan. They would like to come back when they have images to share per Leah Evans. This would be an urban design similar to Easton Commons.

Commissioner Porter stated that she did not recall parking in the middle as Mr. Lowenstein was suggesting.

Mr. Lowenstein responded that there was a row of parking alongside each building. There would be one to one parking and some additional street parking.



- Phase 1 - Illustrated in green – 50 units
- Phase 2 - Blue section
- Phase 3 - Porch story, elevator building in yellow

Commissioner Porter wants to go down to look at the property. She asked how close was this development to Brunswick Estates.

Mr. Lowenstein stated that this area borders more of a commercial area to the South. Brunswick Estates was about 1600 ft from the back of this development, about 3/10 of a mile. There was warehousing in the area. They were between Easton Square Place and Easton Loop West. They were relatively close to VSP.

Mr. Lowenstein explained that he does not need anything from the Northeast Area Commission. He wants to let the City know that they have had dialogue with the Commission.

Commissioner Porter recommended that they could come back once they have more information.

Mr. Lowenstein stated that they will find out in May 2020 if OHFA has approved their application for tax credits.

Commissioner Porter recommended that they come back maybe in February. Leah Evans suggested coming back for the March meeting. Commissioner Porter stated that will schedule for the March meeting.

Sarah Pomeroy, with the City Attorney's Office, wanted to highlight two objections to liquor permits. 2676 and 2727 Cleveland Avenue. Objections were typically a calendar year process. She was in charge of this work for the whole city.

Commissioner Porter stated that they have been watching the market on Cassady Avenue across from Howard Recreation Center. The police have been present conducting some undercover work.

Sarah Pomeroy would put this market on list for investigation. She will see what she can find out.

Commissioner Moore stated that Chairman Rayford wanted to make the Commission aware of equipment that they will be receiving. When it arrives he will send an email. Commissioner Moore explained that the Commission was given an allotment of \$2000 to purchase equipment that the Commission can use for presentations. This equipment includes a screen and a computer. Every Commission was given \$2000 for this purchase. Any Commissioner that wants to use this equipment for any reason can do so.

Commissioner Hill said there has been a couple of communications circulating about use of Webex versus Zoom for the virtual Commission Meetings.

Commissioner Porter stated that she prefers Zoom versus Webex. Commissioner Kenley stated the Commission has enough funds to utilize Zoom for the Commission Meetings. He suggested using Zoom for our next meeting in February 2020 and evaluate after. Zoom will be used this month for our Zoning Meeting. He will send out the invitation.

Commissioner Kenley gave the financial report for December 2020:

Beginning Balance December 1, 2020 - \$8.89
Received from the City of Columbus - \$3500
Check total - back payments to Tanya Johnson - \$225
Staples e-gift card to Commissioner Porter - \$50
Ending balance December 31, 2020 - \$3217.78

Commissioner Kenley discussed that he usually purchases office supplies for everyone. Instead, he will send an e-gift card for everyone to purchase office supplies. He asked everyone to send their receipts to him for the financial report. He asked DeLena Scales if this was ok to do. She responded that she would check into this for the Commission.

DeLena Scales gave her report on 1410 Cleveland Avenue. House Bill 197 was extended to July 1st. House Bill 197 provides emergency relief to Ohioans during the COVID-19 pandemic. She stated that she needed updated bylaws from the Commission.

Commissioner Porter asked if we could think about providing assistance to a trailer park on Stelzer Road. Three Commissioners were in favor.

Commissioner Hill asked the Commission to entertain a motion to accept the financial report as read by Commissioner Kenley. Commissioner Porter made motion to accept the financial report as read by Commissioner Kenley. Seconded by Commissioner Hill. Motion carried.

Commissioner Porter asked the Commission to entertain a motion to adjourn the meeting. Commissioner Kenley made a motion to adjourn the meeting. Seconded by Commissioner Bob Hill. Motion carried. Meeting was adjourned at 7:30pm.