

Northeast Area Commission

Zoning Committee Agenda

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), Citty 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 application

Representative Michael Lentz, ASLA or Brian Winkler, Lincoln Construction

Applicant not in agreement with suggestion of additional landscaping/buffering at this time, they state that it is not accounted for, and the city did not require it. Applicant states that city is requiring a right-in and right-out at McCutcheon Road. Verification is required for this requirement. Motion and seconded to move to full commission. Commissioner Alice Porter opposes. Motion carried with majority vote.

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

Representative Create Collaborative Kim Mikanik Applicant did not show or call.

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

Representative Matthew C. Dehlendorf (Rep. absent due to conflict of appointments. He has already presented at zoning). After discussion of applicant's project and viewing the lot, committee has reconsidered to move to full commission favorably and that all inspections to be done by the city. Motion to move and seconded to full commission by No objections. Motion carried.

4. Vacant Lot @ 2652 Perdue Avenue, Cols., OH 43211: Preliminary presentation for pending Variance

Representative Jon Styer , Post Up Properties, LLC

Jon Styer discussed building 8-unit apt. bldg. which is zoned residential. He needs variance to build multifamily 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. He is willing to add an ADA unit with access on first floor. The units are two story townhome styles. Commissioner Porter and Davis concerned with green space in such a tight space, eight units on half of acre. Styer agrees the space is tight. Committee is in favor of the development of multi-family with less units. Applicant prefers 8 units but will consider 6 units with more green space. Commissioner Buenconsejo said city requires 20%, which is one unit being ADA. Applicant plans to return with plans and variance application when he is ready to proceed.

C2P2 discussion: Motion to recommend early of adoption C2P2,

V. New Business: None

VI. Public Comments: None

VII. Meeting adjourned: Meeting adjourned at 7:22pm

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