

# **Northeast Area Commission**

## **Zoning Committee Agenda**

October 17, 2023 @ 6:00pm

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

**Meeting Facilitator:** Elenora Moore, Chair

**Committee Members:** Elenora Moore, Brad Davis Dr. DiMaris Medina-Cortes (Secretary), Critty Buenconsejo, Rosaline Mbae, Sandra Chapple (guest)

- Meeting called to order by Commissioner Moore @ 6:00pm
- Approve October Agenda: Approved with correction of excused absence for Brad Davis
- Approve September 2023 Minutes: Approved by Dr. Medina Cortes, 2nd by B. Davis
- Applications and presentations:

### **Z23-020 3662 Agler Rd, Cols, OH 43219**

- Variance Change: Applicant proposing a different building look from what was initially approved by zoning. The primary material is now EFIS (exterior insulation finishing system) and eliminating the previously proposed large blue metal panels.
- Representative Atty. Jeff Brown

Discussion: Atty Brown discussed changes of site plan and building elevation with a metal exterior panel (for proposed Maaco on the corner of Stelzer rd. and Agler rd.) which was rejected. Proposed new changes for EFIS (exterior insulation finishing system). Permission should be given in September so that the Zoning committee can vote on this application. Chair Moore elaborated on changes at full commission and to vote only on changes. Motion by Chair Moore, 2nd by B. Davis. All in favor, I. None oppose

### **GC23-029 3100 Easton Square Place, Cols., OH 43219:**

- Variance: to install one set internally illuminated channel letters “NETJETS: at 128.38 sq. ft. on the South elevation.
- Representative Jim Hartley (Owner of Signcom)

Discussion: 30 percent increase from what code allows, goes at the other end of the building. An increase of 94 to 128 sq. ft. The first tenant put up a large taking up the majority allotted for signage which is why they are asking for a variance. Flight safety has a similar sign but larger. Shared designs with committee and committee reviewed. NetJets has signage at the top of the building and wants to put signage above windows on the building. New signage will take up the entire amount allotted permitted for letter signage. Asking for the space to be enlarged. The code states 70 and asks for a 30% increase then what code allows since current signage is already taking up what code permits. This is why a variance is being requested. The ground signs are more visible and ask for signage to be equal in sign as their competitors. The variance is for the company to have equal

representation. Motion to be moved to full commission in November by R. Mbae Chair Moore, 2nd by Dr. Medina Cortes. All in favor, I nay oppose.

**Z23-055 3680 Westerville Road, Cols., OH 43224:**

- Rezoning: Requesting to change zoning from LC2 & R-1 to AR-1 for the purpose of building a multiunit residential development (affordable rental housing community).
- Representative Atty. David Hodge

**CV23-101 3680 Westerville Road, Cols., OH 43224:**

- Variance: Requesting area variances for the purpose of the above rezoning and proposed development (building a multi-unit residential development -affordable rental housing community).
- Representative Atty David Hodge

Discussion of new site plan: Proposal to rezone the northern and eastern side of the property. It will allow them to move to an architectural plan. Touched on the number of buildings from 6 to 3 buildings, consolidated the units in the buildings. The south side increased to 120 feet away from the southern side of the building. The east increased to 130 feet and will stay away from the woods. The treatment of southeast corner-fencing. Asked to increase the fence to 8ft and committed to an 8ft fence. To prevent people from walking through the woods and walking into the neighborhood. The first responders' entrance, adjusted layout for first responders to have secondary access through the church to have access from Westerville Road. The pool is not part of or associated with the project.

The name is an ongoing process for a new name to appease the community. The developers are willing to listen and make changes. Ask to provide access traffic study. The developers were asked to make improvements. To add a turn lane and approved by city engineers. Environmental- wetlands and streams. Will be an ongoing study and will be working with the city for ongoing permits. Storm waters- recent experiences of residents concerned with flooding. The city said not permitted to increase storm water. Will be engineered to 2023 to 2024 regulation. Dumpster- located throughout the site so residents do not have to take long walks to take the trash. Will not install trash compactors. Security-discussion if there is increase in crime. Property has a lot of lighting. If crime ever becomes an issue, will there be an agreement to hire security to address crime and monitor property. Parameters around the basins- will add fencing around it to avoid accidents. Reached out to the Columbus city schools, Lee Cole, Mifflin Middle and High school. Asked if there are capacity issues, told no. Asked about transportation- will have to work with the district to see where pick up and drop off will be located. School: bus transportation will not enter the neighborhood. Students will be dropped off in front of the development on the sidewalks. . Mrs. Ellington at COTA, to see if they can add a stop by the property for transportation. Discussion- pedestrian crossing will not be added due to safety concerns due to heavy traffic. Will work on providing the best housing project possible. Property mgmt- manage over 40,000 units and will face challenges. 30,000 units are managed by third party companies. Owners do not always want to invest in security

and out of the mgmt company control. Property mgmt- usually manage for 15 years. Have an A rating on better business bureau, compared to other mgmt companies.

Questions and concerns from Walnut Creek-Commissioner McDougle-Yokubu.

Asked for a reduction of 15% and commit for 30 years of ownership. - developers are not going to reduce and commit for 30 years. Must have density to some degree to deliver the project. Asked for a reduction units and increased rent- not an option. Trash compact - only committing to dumpster. Cannot add a compactor to make sure they have enough open space, as well as the ability to provide enough parking units. Still working through the concerns. Still working with the city and council. Not saying no but working through it. Mgmt- asked about having a diverse staff. Committed to having a diverse staff. Embarrassed by the company videos of no diversity. Embarrassed not shown in videos but have a diverse group which is an important part of company, contractors, and lenders. Yes, committed to being diverse. Funds to be donated to schools- have limited funds. But the 501c3 does work with communities like backpacks, holiday drives, but in other states, not in Ohio but not committing to monies. Donate a lot to communities. Will have the company initiate conversations to work with contributing to the community. Security- want something in writing for commitment to address if the crime increased.

Want to increase from 15 to 25 years. Can't promise to commit for more than 15 years. Want in writing timing of construction- construction will begin in September of 2024. Want site plan for church and what is going to be built. Developers do want a smooth transition. Elimington is not privy to details concerning the development for the church Storage- will storage be available. Not sure and will get back to the commission. If they do add or have them, it will be on the patio or balconies.

Section 8- will accept if they meet all qualifications. Will not violate fair housing laws. 20% of residents within the company are renters. This is not section 8 housing. Apartments are all electric. One disappointing reduction was 120 from 180. Now more green space has gone from 36 to 48 units. Maintenance of the fence- have not been discussed with joe. The concern of durability. Replacement within 60 days. Agreed. Mr. Butler Wear and tear is always committed to repair and maintenance. Concerning also with sound, what it is going to be made of Hodge- will not be cement. Some type of vinyl. Mr. Butler- just wants the fence to make sure the neighborhood is protected. The height is about keeping nonresidents out. Bus stop- add sidewalks. Can add sidewalk in front of the property for kids. Yes Mr. Cantrell- concerned with traffic. Traffic study- 185 s of the entrance to accommodate to get into the right turn lane to get into the property.

Adding a drop lane to turn into the lane. 9 vehicles will be available to get into the lane. Contribute less than 10% to the traffic of corridor Will have to reach out to city council, liaisons, and commission for neighborhoods. Federal issued funds- to assist with construction and long-term commitment. Not city funds. The site plan is an act of commitment. No church representation. Very suspect- no church and have no church after owning the property for over 10 years. Residents are concerned about what the church will do. Residents want church individuals present. Chair Moore- informed residents the church is not required to be present or give input. Quarterly unit expectations, and address violations of individuals not on the lease, or subleasing. Do address the situation and concern if reported and will evict. Are vigilant in individuals on the property who are not residents and having the individuals removed. Currently there is no tax abatement in Ohio. Will have 6 full time members on property and will be a diverse team.

Per Commissioner Moore, The November 2nd meeting is at Howard recreation and at 6:30 pm. There is another zoning application and there will be a time limit on addressing concerns. Send over the matters to Hodge to be addressed prior to full commission. The next vote will be at city council.

Statement- Walnut Creek

The residents oppose and do not approve of the project. Due to impact on community, security, flow of traffic, crime rates, relocating of wildlife in the area, will be collecting signatures, and asking zoning committee to not approve variance Motion to move full commission on November 2 meeting, chair Moore, 2nd Dr Medina Cortes. All in favor, no opposing, and no nays.

New Business:

V. Public Comments:

VI. Meeting adjourned:

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