

# ***Northeast Area Commission***

## ***Zoning Committee Meeting Minutes***

October 18, 2022 @ 6:30pm  
Howard Community Center, 2505 N. Cassady Ave., Cols, OH 43219

**Meeting Facilitator:** Elenora Moore, Chair

**Committee Members Present:** Elenora Moore (Chair), Kevin Kenley (Co-Chair), Alice Porter, Brad Davis, Citty Buenconsejo.

**Committee Members Absent:** Dr. DiMaris Medina-Cortes (Secretary, absent excused).

- I. Meeting called to order at 6:30 p.m., Commissioner E. Moore
- II. Approved Agenda  
Motion to approve agenda: Commissioner A. Porter, Commissioner K. Kenley  
All in favor: Commissioner Moore, Commissioner K. Kenley, Commissioner A. Porter, Commissioner B. Davis, Committee member C. Buenconsejo  
Opposed: None-No Nays
- III. Approved September minutes  
Motion to approve minutes: Commissioner K. Kenley, Committee member C. Buenconsejo  
All in favor: Commissioner Moore, Commissioner A. Porter, Commissioner B. Davis,  
Opposed: None-No Nays
- IV. Applications and Presentations
  - A. **Z22-053 1895 Stelzer Road, Cols., OH 43219 & CV22-065 1895 Stelzer Road, Cols., OH 43219:** • Variance: Allow development with multifamily residential uses and companion council variance to reduce area development standards. Representative Atty. Michael Shannon
    - a. Mr. Shannon believes they will be able to satisfy City requirements re: traffic, sewer drainage stormwater city services
    - b. Mr. Shannon is confident traffic would be far less than what property is currently zoned for, especially re: truck traffic
    - c. Mr. Shannon confirmed the development would include market rate housing w/affordable (workforce – 80% AMI) housing.
    - d. Mr. Shannon indicated their ability to move forward with the City is dependent on NAC's positive recommendation
    - e. The developer did outreach to Francis across the street and based on her absence, appear to have satisfied her concerns.
    - f. Mr. Shannon noted to the committee that the City recommended a Pepsi Co type development and that there is currently a very aggressive business going on with parking & staging of semi-trucks. They have been approached for this which would meet current zoning.

- g. The developer would like to go in front of full commission in November & if willing to approve, can condition it on planning approval from City after traffic access study is completed (which may not be in time for full commission meeting).
- h. Mr. Shannon noted that if approved, they would pursue sidewalk continuance cooperation of third-party property owners for continuous sidewalk from Citygate to Stelzer for public transportation access.
- i. Commissioner Moore asked if they have met City recommendations and addressed all staff comments. Mr. Shannon reassured Councilmember Moore that yes, they have with the exception of outstanding Planning comments.
- j. Mr. Shannon acknowledged their proposal is not supported by planning based on NAC plan.
- k. Commissioner Davis asked about the use of natural materials for finishes and Mr. Shannon noted they will add a condition to the variances to utilize natural materials because such detail is not in the zoning text.
- l. Commissioner Porter inquired as to the number of ADA units and Mr. Shannon committed to respond in writing.
- m. Commissioner Davis obtained confirmation that no trees in the preservation zone will be impacted and Mr. Shannon indicated the development will save as many trees outside of the preservation zone as possible.

Motion to move the application to the full Commission: Commissioner E. Moore,  
Commissioner K. Kenley

All in favor: Commissioner A. Porter, Commissioner B. Davis, Committee Member C. Buenconsejo

Opposed: None-No Nays

**B. Z22-048 3730 Westerville Rd, Cols., OH 43224:** • Rezoning: New use for the site - landscape contractor's facility. Representative Atty. Jackson B. Reynolds, III.

- a. Mr. Reynolds reported that the traffic department agreed to a 40' Right-of-Way (R.O.W.) instead of the 60' R.O.W. standard.
- b. Mr. Reynolds clarified the impact of the 40' R.O.W.
  - i. Fence will be relocated back to the 40' R.O.W. boundary
  - ii. The building setback is reduced to 0' for the fence
  - iii. Parking screening will be added at Westerville Rd
  - iv. Parking setback will be reduced from 25' to 12'
- c. Mr. Reynolds pointed out the language limiting outdoor storage to 3362.02(a) uses
- d. Mr. Reynolds confirmed to Commissioner Davis clarified that the drawing showed existing structures, detention, etc. and that tire debris will be cleaned up.

Motion to move the application to the full Commission: Commissioner E. Moore,  
Commissioner B. Davis

All in favor: Commissioner A. Porter, Commissioner K. Kenley, Committee Member C. Buenconsejo

Opposed: None-No Nays

**C. CV22-058 3730 Westerville Rd, Cols., OH 43224:** Variance Request: Landscaping contractor's office with outside storage space. Representative Atty. Jackson B. Reynolds, III.

- a. Applicant not present.

- V. New Business: Announcement of new meeting time and venue for 2023
  - A. Commissioner E. Moore confirmed meeting to be held at 6p at the Shephard Library
- VI. Public Comments:
  - A. None.
- VII. Meeting adjourned:
  - Motion to adjourn at 7:10 p.m.: Commissioner B. Davis, Commissioner K. Kenley
  - All in favor: Commissioner A. Porter, Commissioner E. Moore, Committee Member C. Buenconsejo
  - Opposed: None-No Nays

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