

Northeast Area Commission

Zoning Committee Agenda

September 19, 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 Buen

Zoning Committee Members Roll Call

Elenora Moore - present (Chair)

Karen Rogers - present

Brad Davis - Absent excused

Dr. DiMaris Medina-Cortes (Secretary) - Present

Sandra Chapple - Present

Critty Buenconsejo - Present

Elenora Moore, Brad Davis,

Dr. DiMaris Medina-Cortes (Secretary)

- I. Meeting called to order :Meeting decorum read by Chair Karen Rogers and called to order at 6:00 p.m. by Chair E. Moore. Secretary Dr. Medina-Cortes confirmed that enough commissioners were present to conduct business
- II. Approve September Agenda approved for September 19, 2023Motion made by Dr. Medina-Cortes. Second S. Chapple
- III. Approve July 2023 Minutes Meeting minutes approval for July 2023Motion made by C. Buenconsejo. Second R. Medina-Cortes
- IV. Applications and presentations:

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

- Variance: to install one set internally illuminated channel letters “NETJETS: at 128.38 sq. ft. on the South elevation.
- Representative Kylie Cochran

Presentation and Public Discussion:

Graphics variance – Kylie Cochran not present due to illness. Bruce Sommerfelt presenting. Request minor variance for the size sign which already has existing sign. Need to request two variances. The maximum allowable size is 215 sq. ft. One existing utilizing 118 sq.ft. request 128 sq.ft. 30 ft over the allowance . The second part of variance on third story allows signage on first floor. Anything more than one floor only allows one sign. Sign to balance existing sign. Flight safety sign far west. Asking for far east end. Went over dimensions net jets it is in balance and theme with current theme. The “j” in NetJets descends below the other letters. Minor in scale but crucial for recognizability. In scale with the building. Current visibility only for N bound traffic. Second variance to allow signage on the second floor. Net is on the second floor.

Crittly - asked what floor. Chair Moore - asked if opposed to ground floor. Sommerfelt stated ground sign space is limited. Explained FlightSafety come before the commission but are not the anchor tenant. Sommerfelt is logistically to get recognition. Not sure how many sub tenants. Chair moore asked if oversight and return to for the second variance because will need an application for the second variation. Sommerfeld- stated he can come back for the second variance. Chair Moore - asked if wanted to return in October. Rescheduled for October - 3rd Tuesday. Summorfelt - agreed to be rescheduled. Motion - Crittly. 2nd Dr. Medina-Cortes All in favor. None opposed

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2. 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 David Hodge

3. 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 David Hodge

Presentation and Public Discussion Summary:

Water drainage causing flooding into properties within the Winding Hills subdivision (although it was stated by Atty. David Hodge that the City would take care of any water drainage that may occur after the property is built and operational)

- Number of storm water drains to cover new property water drainage without affecting properties within the Willow Springs subdivision
- Fire Department entry onto new property without utilizing the Winding Hills subdivision neighborhood entries
- If the City of Columbus doesn't resolve any possible water drainage issues, does the new facility have a clause to rectify property flooding into the Winding Hills subdivision
- Concern about the location and types of dumpsters and trash management on the new property
- Consider not using Cedar for the perimeter fence due to concern about continual upkeep (or lack of) and utilize a fence that is 8'-12' in height instead of the quoted 6' perimeter fence planned
- Consider moving the back of the building farther away from the homes that border the Winding Hills community (possibly remove one of the planned buildings or move it closer to Westerville Rd.) in order to allow more room between the new property and the border of the Willow Springs subdivision
- Concern about the proposed let turn into the new property negatively affecting traffic on Westerville Rd., building height, color scheme of buildings and multiple family members consuming one apartment unit
- Adding traffic and causing additional congestion in the area as well as car accidents likely increasing
- Concern that the space allotted for the new property is too small to fit the new proposed apartment complex

- Concern about this new apartment complex affecting Winding Hills property taxes going up and property values going down
- Suggestions to consider the projected substantial increase in population on the Northeast area of Columbus, as well as consulting with Columbus City Schools about the impact of possible families with children residing in this complex
- Concern about how this new complex will generally affect the Community and the existing nature currently within the environment
- Have you consulted with the golf course about the proposed new complex and its affect for that business?

- Suggestion to reduce the population of the new complex (possibly consider making the population less than 264 people)
- Concern about increased crime and gun violence in the community as a result of the new complex; take into consideration the decreased number of law enforcement which will affect response time in the area.

Motion to move this October 17, 2023. - Motion to 2nd Critty
All in favor. None opposed

Motion to adjourn 7:44 pm, 2nd by Commissioner Chapple, All in favor. None opposed

V. New Business:

VI. Public Comments:

VII. Meeting adjourned:

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