

Northeast Area Commission

Zoning Committee Minutes

September 20, 2022 @ 6:30pm

Howard Recreation Center, 2505 N. Cassady avenue, Cols, OH 43219

Meeting Facilitator: Elenora Moore, Chair

Present Committee Members: Elenora Moore, Dr. DiMaris Medina-Cortes (Secretary), Critty Buenconsejo. Kevin Kenly-late 6:40p.m.

Absent Committee members: Alice Porter -excused. Brad Davis-excused.

I. Meeting called to order at 6:30 p.m., by Chair E. Moore.

II. Approve Agenda - motion to approve agenda by Dr. Medina-Cortes. 2nd Critty Buenoconejo.

All in favor. Elenora Moore, Dr. DiMaris Medina-Cortes (Secretary), Critty Buenconsejo

Opposed None. No Nays

III. Approve July Minutes (No August meeting). Motion to approve minutes Chair E. Moore. 2nd- Dr. Medina-Cortes.

All in favor. Elenora Moore, Dr. DiMaris Medina-Cortes (Secretary), Critty Buenconsejo

Opposed None. No Nays

IV. Applications and presentations:

1. BZA22-108 2973 McCutcheon Road, Cols., OH 43219:

- Variance: Request to permit a building setback of less than 60 feet on Stelzer road and reduce the building setback to 25 feet. Request to permit a building setback of less than 50 feet on McCutcheon Road and reduce the building setback to 25 feet.
- Representative Kim Mikanik, Create Collaborative

Discussion: set-back variance on Stelzer and McCutcheon rd.

Motion to move to full commission. 2nd - Dr. Medina-Cortes

All in favor Elenora Moore, Dr. DiMaris Medina-Cortes (Secretary), Critty Buenconsejo

Opposed- None. No Nays

2. Z22-053 1895 Stelzer Road, Cols., OH 43219:

- Rezoning: Allow development with multifamily residential uses.
- Representative Atty. Michael Shannon

3. 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

Discussion: What is new, is exhibit site data. No build area-No build zone. Due to the stream corridor protection zone. Construction - will build a bridge over that area.

Traffic- confirmed with traffic engineering, need to work on north side-west. Have direct access and need to address the adjacent owner. Division of planning will not accept affordable housing, and zoning stays the same. Develop light industrial commercial, and encourage economic development. Office market is terrible, downsized, not conducive to commercial use. City gave an example of where Pepsi is located. Considering residential use will be more suitable, for the affordable housing crisis in Columbus. The limitations of no build zone, and I shape is more suitable for residential, not commercial. 192 units, 38 units will be affordable housing, which is 80 %. Can take green space in the corridor area and make it a recreational area.

Met with the homeowner regarding concerns. Mitigate traffic concerns. Approximate \$20 million dollar project. Abatement available if all goes well.

Chair Moore- Do not have homeowner-residents phone numbers. Confirmed does not want to go to October full commission.

Motion to move to next Zoning meeting in October. Chair Moore. 2nd Critty

All in favor Elenora Moore, Dr. DiMaris Medina-Cortes (Secretary), Critty Buenconsejo, Kevin Kenly

Opposed- None. No Nays

4. Z22-048 3730 Westerville Rd, Cols., OH 43224:

- Rezoning: New use for the site - landscape contractor's facility
- Representative Atty. Jackson B. Reynolds, III.

5. CV22-058 3730 Westerville Rd, Cols., OH 43224:

- Variance Request: Landscaping contractor's office with outside storage space
- Representative Atty. Jackson B. Reynolds, III.

Discussion: Presented amendment to only C2 uses, outdoor storage in outdoor manufacturing. LC2 to LM all uses, city informed all is needed is contractor operation on site. Owner was cited by the city, and now in compliance.

Owner has since moved- do not need the variance.

Outdoor storage - variance for setbacks 25ft to 0. Because the fence is considered a building since it is a 25ft fence.

Parking set back variance due to the right way being closer, variance 13ft back from the right of way..

Waiver - working on getting it from 40 to 60. Currently in environmental court. The owner is in the process of rezoning, and will drop the suit after getting in compliance. City prosecutor is aware of the rezoning process.

Buenconsejo - questioned the permitted uses 3363.02 which permits hazardous liquids and flammable. Attorney will clarify and change. Streamline uses of 3363.02 to not include flammable and hazardous liquids.

Motion to move to full commission October 6, 2022 - Chair Moore. 2nd Kevin Kenly.

All in favor All in favor Elenora Moore, Dr. DiMaris Medina-Cortes (Secretary), Critty Buenconsejo

Opposed- None.

No Nays

V. New Business: Brief discussion of new meeting time and venue for 2023. Chair Moore - in process of securing location at library. Due to events at the recreation center, and not knowing when the building will be closed. Propose change meeting to start at 6pm at the Shepherd Library. Motion to change venue to Shepard Library and change time to 6pm. Chair Moore, 2nd

VI. Public Comments: Homeowner concerned with being inconvenienced with the new development. Advised the homeowner to call the phone number on the business card given to her by the applicant.

VII. Meeting adjourned:

Motion to adjourn 7:06 p.m. Motion Critty Buenoconsejo. 2nd Chair Rogers

All in favor All in favor Elenora Moore, Dr. DiMaris Medina-Cortes (Secretary), Critty Buenoconsejo

Opposed- None. No Nays

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