

Northeast Area Commission Zoning Committee Minutes

April 19, 2022, Howard Recreation Center 6:30 p.m.

Meeting Facilitator: Elenora Moore, Chair

Committee Members:

Commissioner – Elenora Moore - present
Commissioner – Kevin Kenly (Co-Chair) absent (excused)
Commissioner - Alice Porter- absent (unexcused)
Commissioner - Brad Davis -absent (excused)
Dr. DiMaris Medina-Cortes (Secretary) – present
Crittly Buenconsejo – present

I. Meeting called to order 6:30 p.m.

II. Approved Agenda – motion to approve by C. Buenconsejo. D. Medina-Cortes 2nd. Motion carried.

III. Approved March 2022 minutes – motion to approve by C. Buenconsejo. D. Medina-Cortes 2nd. Motion carried.

IV. Applications and presentations:

1. **222-015 3301 Morse Road, Cols., OH 43231:** Rezoning Representative David Perry, David Perry Co, Inc.
Discussion: Mr. Perry requested to return to zoning on May 17, 2022. The commission requested that he elaborate more on section E. @ the next meeting. He states that the city is making commitments outside of what is in the documentation, and that the street lighting is not on the plan. City code requirements is to add sidewalks. The sidewalks will be added to the blueprints and the crosswalk will also have a traffic light. The applicant confirmed to the commission that the homeowner at 4260 Dunbridge street in the rear of the parcel is aware of the construction and does not want to sell their home at this time.

2. **221-097 2973 McCutcheon Road, Cols., OH 43219:** Rezoning Representative Create Collaborative Kim Mikanik
Discussion: Property is currently zoned C-4 and R-1. Applicant requesting C-4 rezoning. Updated site plan shows that the one-story bldg. is closer to the front on Stelzer, and parking is in the rear of the building as the commission requested. Access for rt in and rt out on Stelzer was confirmed. Rt out exit on McCutcheon is not clear on the drawing. The applicant will make this clear at the next meeting to show a right out only. Commission also requested additional glazing on the front of building and applicant complied. Motion approved to move to full commission on May 5, 2022.

3a. **222-013 3752 Brandon Street, Cols., OH 43224:** Rezoning **CV22-015 3752 Brandon Street, Cols., OH 43224:** Variance Representative David Hodge, Underhill & Hodge LLC
Discussion: Attorney Hodge presented history of Brandon Street and the current mobile park. He is requesting rezoning from Annex-R to MHPD. There is opportunity to expand and provide needed housing. All residents will be required to undergo background checks. Stackhouse management will build new mobile homes. There will be local management, and bi-weekly visits. The new units will be separated by twenty-five feet. Proposing open space area for the children to have a playground. All variances were discussed, and comments allowed from neighboring residents. Discussions about potential flooding from new development and additional trespassing from the residents at the new development, walking through the neighbor's yards to get to a nearby store. The commission voiced concerns about the lack of green space and the density of the mobile homes. The commission is requesting fewer mobile homes to reduce the needed number of variances. The applicant voiced desire to move forward with his application to the full commission for a vote and stated that they would proceed to city council even if the commission was unfavorable. Motion approved to move applicant to full commission on May 5, 2022.

V. New Business: NONE

VI. Public Comments: Comments made during the presentation of the Brandon Street application.

VII. Meeting adjourned: 7:59

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