

November 2023 Zoning Committee Special Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2023-11-14

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Called to order at 18:33

Members in attendance:

- Ben Keith
- Carol Perkins
- Michelle Dranichak
- Dr. Daniel Ajayi
- Tracy Robinson
- Ebony Fadis (arrived at 18:43)

Quorum reached.

Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=77a3bfeb1e>



minutes

Agenda: Moved Keith, Second Dranichak, All in favor.

September approval: Moved Keith, second Robinson, all in favor, Daniel abstain.

October approval: Moved Keith, second Robinson, all in favor, Daniel abstain.

Planning for 2024: NLAC Chair Perkins wants all committees to think about things that they want to do for 2024 that involve or relate to the One Linden Plan. <https://www.onelinden.org/onelinden-plan> Think about one topic that Zoning Committee would propose to the January NLAC meeting. These would need to pertain to the big ideas: housing, education, health & safety, business development, and the other topics of the Plan. These proposals would be the work of NLAC relative to the One Linden Plan.



Discussion of proposals:

- Keith: is Zone In interested in receiving direct feedback from area commissions on proposals? Particularly with regards to aligning their work with the One Linden Plan.
- Fadis: City needs to do more outreach
- Perkins: Door-to-door outreach
- Robinson: Need to do more outreach
- Perkins: Do more outreach, sacrifice a meeting to have community come in and present and do feedback

Could have a special meeting for outreach, in December:

- use sign-in sheets from last 2 months for outreach
- Fadis says: use social media

But neighborhoods will be Phase 2, so we could ask the city to come out and explain more of the Phase 2 stuff and receive feedback from community in 2024. Perkins says it's all about persistence, up to and including city council meetings.

Keith's proposal: reach out to City, ask them to send us their schedule for Phase 2, then revisit as committee in January to determine which of our meetings we'd like to set up for them to attend and run a session.

Committee merger proposal

Dranichak: Ms. Peg at South Linden suggests that code enforcement be joined with zoning because there's times where there's no zoning work and so they can take up code enforcement.

Perkins: Other issue is that there's only one block watch committee in North Linden. Columbus Police Department is looking to get more. We used to have more, but they fell to the side. Block watches are a good way to find code issues. But why this proposal?

Dranichak: Just wanted to relay the recommendation from Ms. Peg.

Perkins: Code Enforcement is a subcommittee of Health & Safety. [reads off bylaws establishing the committee]. Which you have done.

Dranichak: We had Deborah Coleman come out to the first Code Enforcement meeting, but we haven't had other meetings.

Perkins: Pattern of zoning applications is cyclical. It's already a community. There's not a lot of activity. We do know, moving forward, we're going to have the crime center being built. And we have the relationship with Nationwide Children's Hospital for their developments. But it's going to be a fence here and a parking lot there. I don't think there's going to be anything that requires merging the committees.

But here is where I think we need to take a look at the issue: we're a new group. January will be the first time in three years that we have had nine commissioners. We needed people to double up in the past, and now we don't.

Issue 2: We need to be careful about changing our bylaws. We do that very rarely, only to change the elections date and who can participate in the commission. Not get into a position where we're cherry-pickign to change our bylaws.

Thirdly: We should review all our committees to see if they need to change. Like we have a transportation committee, but I'm the only member and chair and we don't meet. Maybe we need to look at this holistically.

Keith: Agreed on holistically, because if we're going to reorg, we shouldn't do it for just these two committees.

Dranichak: Yes. Even though I brought this proposal up, I'm not really for merging these two things. I just wanted to raise the recommendation.

Fadis: It does seem like Health & Safety and Code Enforcement are more aligned. And our voices amplify the community's voices.

Keith: It sounds like this isn't a matter for the Zoning Committee; this is a matter for the whole commission to discuss at the next meeting.

Dranichak: And when there aren't any demolition items or variances, we could just discuss zoning items.

Perkins: Or are these code enforcement issues things that Health and Safety could look into?

Comments

Tracy Robinson: Honored to serve as a commissioner.

Announcements

As in agenda.

Perkins: Now that we have a full complement of commissioners, we should be doing outreach to get more committee members from the community.

Keith: Seal's email.

Dr. Daniel: Next H&S meeting is next Monday. Working on proposals for 2024.

Carols on Cleveland Dec 16.

Robinson: Went to the coat giveaway; it was packed. Felt like Christmas.

Fadis: Feedback that I've received is that our commission doesn't have strong community engagement. Heard this from the Linden Community Center staff, but they don't reach out to us as much. They want us to be more involved in what they do. If you're looking for people to join the community engagement committee, let me know. I'm talking to the management team at Linden Community Center to get him communicating with NLAC. Manager is "Ian".

Perkins: We do need to heal these wounds. Because they have really left us hanging on meetings in the past.

Closure

Keith moved to close the meeting at 19:30, Robinson second, all in favor.