

January 2024 Zoning Committee Special Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2024-01-11

Contents

Agenda	1
Minutes	1
Autozone	1
Demolition Agenda	1
Cleveland Burger King	1
Other business	2
Soccer fields	2
Future initiatives:	2
Upcoming	2
Columbia Gas	2
Habitat	2
Announcements	3
Closure	3

Called to order at 18:38

Members in attendance:

- Ben Keith
- Michelle Dranichak
- Tracy Robinson
- Ebony Fadis

Quorum.

One member of audience: Nate Wilkins.

Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=8d92068b5b>



Minutes

Keith for, Dranichak second, all in favor.

Autozone

The following permits were automatically issues by the city:

- DEMO2351267 / 2594 Cleveland Avenue
- DEMO2351273 / 2600 Cleveland Avenue
- DEMO2351271 / 2607 Cleveland Avenue
- DEMO2351276 / 1744 Linden Place

These are four of the properties on the block. The fifth property was not included in the permit.

Audience member Wilkins notes that the church on the corner was also torn down. (This turned out to not be true)

Demolition Agenda

Cleveland Burger King

It's a vacant building currently.

Co-Chair Dranichak notes that he applicant and owner on the application do not match the owner in the auditor's website.

Audience member Wilkins notes that it's a significant lot for redevelopment. Says that it shouldn't lay vacant for too long, wants it to be used. If it's going to sit vacant for a year, it should be redeveloped.

Chair Keith notes that we don't have the budget to redevelop it ourselves, and we can't force the owners to develop on an empty lot.

Keith moves to ask that the AC ask the city to hold the demo permit until they say what the future of the site is, and address the discrepancy between the ownership on the application and the property ownership in the Auditor's website.

Vote:

- Moved: Keith
- Second: Robinson
- Dranichak: aye
- Fadis: aye
- Robinson: aye
- Keith: aye

Other business

Soccer fields

Keith will update Committee on future information from Ms. Peg.

Future initiatives:

Keith opens discussion with the following proposals:

- Zone In Phase 2
- Other items ?

Commissioner Dranichak says that Zone In Phase 2 will probably be a lot of work.

Commissioner Fadis asks if there's any additional information on the Hudson work; Keith does not have any.

Wilkins asks about beautification and upkeep on Cleveland Avenue. Keith says that's code enforcement, not zoning.

Upcoming

Columbia Gas

Keith briefs on the meeting for Clintonville's property.

Wilkins asks:

- what protections will there be to prevent cars from hitting the property
- whether there can be increased setback to provide more space for the bus stop and pedestrian traffic
- can more notice be sent? He did not receive it

Dranichak says that she sent the postcards, but will re-send for the February date.

Keith is reaching out to the city and COTA regarding setbacks and space.

Habitat

We'll address BZA24-003 / 1495 Arlington Avenue next month.

Commissioner Fadis requests that Habitat include the house plans when they come for that.

Wilkins has to say: He visited Habitat at 1496 Arlington Avenue. Lots of empty lots for sale on Arlington Avenue. Says a lot of times, the applicants for construction permits and rezoning applications don't show what was there before. He's in favor of fixing vacant homes. He would love to see more of that. His concern is that densifying from a double-wide lot to two single-width lots will be detrimental to the property. Says that 1415 Genessee was torn down for "no godly reason" and wants Habitat to work with the residents. At 1638 Genessee, a 6br 3ba house on double-wide lot was torn down to build a new house. He asks why Habitat

proposes to tear down old houses and build new instead of repairing existing hundred-year-old houses. He's fine with Habitat Houses being built, but doesn't like that they're ignoring the empty houses.

Fadis says: Regarding the lot split, Habitat is trying to build more housing. When a developer wants to split a lot, Habitat is looking to create two homes, so that you can have two families there. It helps with building affordable housing. For demolition and rebuild, that's simply more cost-effective to build new than to do an extensive rehab. When you're dealing with money and funding that Habitat does, they try to do it most fiscally efficiently. And there are a lot of out-of-state private developers, and it's better to deal with the one you know than the one you don't. We know that Habitat is a good developer. Random developers come in and hike the rent.

Dranichak says that, if houses are sitting empty for sale, he should put together some money and get those houses renovated himself.

Robinson says: He's sorry about how Wilkins has lost his mother's house, and thanks Wilkins for his passion, but says that the real estate business doesn't operate based on emotion. We need rabble-rousing community do-gooders like Mr. Wilkins, but that's not how the business community operates, and really, Mr. Wilkins should be talking to a developer.

Keith says that these lots are currently empty, but then expands on Fadis' point about costs: It's quite often easier to build new than to renovate old, and new builds have better features than old. Habitat is concerned about building the maximum housing per dollar, not other things.

Wilkins explains: He's interested in preserving the history. He desires some acknowledgement of the houses that had been destroyed. He wants to know how many houses Habitat has built or renovated in North and South Linden in the last year.

Announcements

As in the agenda.

Closure

Robinson moves to close; Keith second, all in favor.