

April 2024 Zoning Committee Special Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2024-04-11

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Meeting Attendance

Called to order at 18:35

Members in attendance:

- Ben Keith
- Tracy Robinson

No quorum

Two members of audience: Nate Wilkins, and a rep from Savvas Ramone LLC for the demolition permits.

Agenda

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

Unanimous in favor.



Minutes

Cannot vote for minutes of march meeting.

Demolition Agenda

DEMO 2412953 / 2888 Ontario Street

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24CAP&capID2=00000&capID3=00BO7&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-082195-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-082195-00>
- Zoned: R3 Residential
- Application Submitted: March 26, 2024
- Application Received: March 26, 2024
- Automatic Approval: May 25, 2024



Applicant Savvas Ramone LLC on behalf of Praise Temple Church asks the Area Commission to expedite approval of the demolition permit for a disused and vandalized garage or shed.

Church garage demolition. The garage is unused, vandalized, and has repeatedly been broken into. It is a nuisance structure.

Chair Keith relays an email from Minister Michael Graves: it has been repeatedly vandalized and broken into, and has become an eyesore.

DEMO 2414500 / 1703 Manchester Avenue

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24CAP&capID2=00000&capID3=00DDJ&agencyCode=COLUMBUS&HideHeader=true>



- Parcel 010-066665-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-066665-00>
- Zoned: R3 Residential
- Application Submitted: April 8, 2024
- Application Received: April 8, 2024
- Automatic Approval: June 7, 2024

Applicant Savvas Ramone LLC on behalf of Dorothy R White asks the Area Commission to expedite approval of the demolition permit for a garage.

The representative from Savvas Ramone LLC said that he believes the plan is to use the garage’s lot for affordable housing construction.

Plan for Area Commission meeting

Speaking personally for himself, Tracy Robinson says that he sees no reason why these structures can’t be demolished.

Chair Keith concurs, but says that, lacking a quorum, we cannot *as the Zoning Committee* make a recommendation to the Area Commission on these properties. States that he’ll bring the permits to the next AC meeting, for the area commission to vote on without zoning committee advice, just the advice of the individual members of the zoning committee.

Other business

Zoning code update

Mr. Wilkins says he’s in broadly in favor. He had been talking with Alex Sauersmith, senior planner for the City of Columbus.

Concerns:

- lack of specific provision for disabilities
- some older buildings will be torn down, not necessarily good or bad
- wants to see childcare and onsite security and maintenance in buildings
- wants to see affordable housing

Pros:

- opportunity for development
- affordable houses

Tracey Robinson:

- density bonuses for housing are a game-changer
- we really need housing and development on Cleveland avenue

Smith Francois, a resident who saw a social media post about the meeting, arrives. His comments:

- Does the new zoning allow theaters?
- Wants to see more development around Northern Lights shopping center, even if that’s just in the lone bits that are City of Columbus.

- Wants to see more community and entertainment areas. Like Schiller Park's Shakespeare in the park.

Tracy Robinson wants to produce a pipeline for producing teachers.

Keith:

- This plan should connect housing across I-71
- We should build taller along Cleveland Avenue
- The districts should connect Northern Lights to Moores Corners along Cleveland Avenue
- Should also extend CAC down Westerville Road
- The increased residential density and walkability goals are at conflict with the current street design. Is it a highway like 315 or is it a local street like High Street in the Short North?

Extended digression about education from Tracy Robinson.

Keith's personal notes on housing: - "manufactured home" needs to be defined to not prevent modular-built housing of the sort being manufactured at the factory off of Westerville Road - need to distinguish "adult entertainment establishment" from "adult entertainment store" because the stores can be a valuable part of urban districts, like The Garden (closed) in the Short North - "transit stop" should be amended to include "train" - required bike parking should start at 2 minimum for non-residential uses. - good that we're requiring shaded lights, but please ban uplighting as a way of limiting light pollution.

Announcements

As in the agenda.

Closure

Keith moves at 7:47; Robinson aye, closed.