

February 2025 Zoning Committee Special Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2025-02-13

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Meeting Attendance

Members in attendance:

- Ben Keith
- Carol Perkins
- Michelle Dranichak
- Kurt Dagerforth kurt dag@hotmail.com
- Tracey Robinson

Not present: - Mr. Wilkins; excused absence

Called to order at 18:03

Discussion of Committee Membership

Mr. Wilkins had requested membership prior to this meetings, after the last NLAC meeting. NLAC Chair Perkins has consented. Mr. Wilkins is not present today due to a conflict.

ZC Chair Keith expresses a desire to keep the ZC at an odd number of people, to prevent deadlocks and keep the number of committee members needed for a quorum low.

NLAC Chair Perkins raises question of whether the committee needs to have a specific ratio of commissioners to non-commissioners. After checking with the NLAC bylaws, we conclude that the membership ratio of commission members to non-commissioners is not important.

Mr. Robinson says that he may have an upcoming conflict through the school board, and will step down after today’s meeting, though he will continue to attend if he is available.

NLAC Zoning Committee membership after this meeting:

- Committee Chair Ben Keith, commissioner
- Vice Chair Michelle Dranichak

- Kurt Dagerford
- Nathaniel Wilkins, commissioner
- Carol Perkins, NLAC chair

Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=8f17b45417>

Unanimous approval.



Minutes

September: Unanimous approval.

January: not prepared.

Demolition Agenda

DEMO2503696 for 1129 Zebulon Avenue was automatically issued by the City; it was a fire-damaged house. No action needed.

Graphics Agenda

None.

Variance Agenda

None.

Upcoming Business

BZA24-162 / 1008 E. Hudson Street

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=01339&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-126285-00>
- Zoned: C-4
- Application Submitted: August 8, 2024
- Application Received: August 22, 2024



Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=01341&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-093339-00>
- Zoned: C-4
- Application Submitted: August 8, 2024
- Application Received: August 22, 2024



Note that both properties are currently zoned UGN-1. The Final Site Compliance Plan application 24345-00729 (/CapDetail.aspx?Module=Engineering&TabName=Engineering&capID1=24LAC&capID2=00000&capID3=00951&agencyCode=COLUMBUS) was submitted on August 23, 2024, before the rezoning to UGN-1 took place on August 28. Applications are processed according to the zoning in place at the time of first filing.



Applicant seeks a special permit to allow a mobile trailer to be positioned on a property in a C-4 district. The trailer will be used as the office of a new car-sale lot.

Staff review letter recommends against this permit because an adjacent property with the same owner (1000 E. Hudson St.) has a building that could be used as an office for the car sales. The applicant stated at the January Zoning Committee meeting that they would go back to the City to request additional information. Neither the applicant nor the City have communicated since then.

Other business

Review of the AC training on OPRA; review of the zoning process.

Commissioner Robinson refers us to the Facebook post from Shannon Hardin regarding the Affordable Housing Alliance of Central Ohio's "Overwhelming" report. View the report here: <https://www.ahaco.org/overwhelming>



Michelle reports that there has been no progress on the Overbrook duplex project, which we approved a while ago.

Commissioner Keith will not be at the March 13 meeting; Michelle has volunteered to run the meeting, if the meeting is needed.

Announcements

As in the agenda.

Closure

At 6:40.

Keith moves, Robinson second, unanimous.