

April 2025 Zoning Committee Special Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2025-04-10

Contents

Meeting Attendance	1
Agenda	1
Minutes	1
Demolition Agenda	1
Graphics Agenda	1
Variance Agenda	1
Other Business	2
SR 161 Rezoning	2
Upcoming	2
Announcements	2
Closure	2

Meeting Attendance

Called to order at 18:00

Members in attendance:

- Ben Keith
- Michelle Dranichak
- Kurt Dagerforth

Quorum.

No audience.

Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=bf24e3dd19>

Minutes

March minutes not yet prepared by Michelle.

Demolition Agenda

None.

Graphics Agenda

None.

Variance Agenda

None.

No response from City or applicant on BZA24-162 and BZA24-163 for 978-1008 E. Hudson Street in last two months, so Zoning Committee Chair Ben Keith has dropped it from the calendar.



Other Business

SR 161 Rezoning

Ben Keith described the 161 rezoning proposal: <https://zone-in-columbus.hub.arcgis.com/>

- Only affects properties along State Route 161 from the railroad tracks west of I-71 to Blendon Corner
- Primarily “Community Activity Center” zoning allowing up to 5 stories by right, 7 stories with affordability bonus, with large front setbacks.

Kurt is totally for the rezoning, says it’s mini-freeways. How do they make it more pedestrian-friendly? The frontage roads are a major concern. Maple Canyon intersection is major

Keith: lack of ways to cross, lake of density.

Michelle: Problems with crime in the apartment complexes in Linden. With the senior living the crime is less a fault of the tenants and maybe more the area, but Kenlawn is probably more the tenants.

Kurt: up towards 161 it’s more affluent, right? More working class. [Goes over map.] Could use redevelopment.

On the topic of filing a comment: - Kurt: we could file concerns about walkability - Michelle: But not really our area. Could file a letter of support, but not really our area. - Ben: Not sure that we would be able to write anything beyond a general comment of support, since it’s not in our area.

Conclusion of discussion: no need to write a letter.

Upcoming

None.

Announcements

As in the agenda.

Closure

Unanimous acclaim.