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Meeting Attendance

Called to order at 18:33

Members in attendance:

- Ben Keith
- Michelle Dranichak
- Kurt Dagefoerde
- Carol Perkins (late)

Quorum. Mr. Wilkins was absent, without prior communications.

No audience.

Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=d94e76442c>



Minutes

Perkins for, Dagefoerde second, unanimous approval.

Demolition Agenda

None

Graphics Agenda

None

Variance Agenda

None

Other business

Zoning Code Update, Phase 2

Reviewed proposed maps, with discussion of what's allowed and isn't in the proposed zones:

1. Weber and McGuffey
2. Northern Lights area
3. Added UGN-1 south of Linden STEM
4. Added UCT around Cleveland and Hudson
5. Extensions along Oakland Park: lots of EMX, with 3-storey height cap. Perkins ambivalent; the problem is not the building but the property managers.
6. UCT on Oakland Park by Huy Avenue Park
7. UGN-1 on NE corner of Karl and Oakland Park: UGN-1 doesn't allow gas stations, but there's a recently-installed filling station there. Kurt doesn't like that there are many properties in this map which are gas stations that would be prohibited in the proposed future rezoning.

Questions:

- Can food trucks be allowed in parking lots? Is it special permit or is it allowed by right? Not for or against; it just ought to be addressed.
- VRBO/Airbnb allowed? Is this zoned or permitting? Do short-term rentals count as "Hotel/Motel" use or not?
- What other changes are included from current to proposed Title 34? To-do item for later: Compare the two versions of Title 34.

Upcoming

CV26-084 / 820 E Hudson Street

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Zoning&capID1=26LAC&capID2=00000&capID3=00883&agencyCode=COLUMBUS&HideHeader=true>

- Parcel 010-072930-00 <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/01007293000>
- Zoned: UGN-1 (2024)
- Application filed: 2026-08-19
- Application received: 2026-09-01



Variances requested:

- Title 34, section E.20.100.A, Use Table: The applicant requests a Council Variance to permit "Auto Service and Repair, Minor", specifically tire installation, in the UGN-1 District in conjunction with permitted tire sales. The proposed installation will occur within the existing commercial garage and existing service bays, with no building expansion or substantial alteration of the existing site.

As in agenda.

Zoning Committee Rule Changes

As in agenda. Still pending Chair Ben Keith's drafting of the changes.

Announcements

As in the agenda.

Perkins:

- Invites Michelle and Kurt to attend joint meeting with SLAC on Sept. 29, Tuesday, 5-7:30, in parking lot of Good Shepherd at Cleveland and Hudson, with tacos. Discussion of 7 fatalities since January. 2nd-highest casualty street after Livingston. With DPS, Vision Zero, not COTA.
- Recap of the Cleveland Avenue Safe Streets meeting last month.

Dagefoerde:

- Problem of people running into traffic calming on McGuffey.
- Question: How do we get reviews in front of area commissions when properties don't require variances?

Accessibility statement

To request a reasonable accommodation due to a disability, please call Angie Wise, ADA Coordinator, at 614-645-8029, or send an email to AMWise@Columbus.gov 10 days prior to a Zoning Committee event.

Closure

Unanimous.