

May 2023 Zoning Committee Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2023-05-11

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Meeting Minutes

Attendance

Meeting called to order at 6:39

Initial committee attendance:

- Chair Michelle Dranichak
- Co-Chair Ben Keith
- NLAC Chair Carol Perkins

We do have a quorum.

Motion to approve the agenda: - Keith moved - Perkins seconded - Dranichak for



Minutes

<https://f.benlk.com/nlac-zoning/2023-04-report-draft-1.pdf>

Motion to approve the minutes of last meeting: - Perkins moved approval - Dranichak second - Keith for

Unanimous approval.

Discussion of Zone In Columbus Meetings

Co-Chair Keith’s notes from the recent Zoning Code Update meeting at Whetstone Community Center, which focused on housing:

- Many residents from Clintonville; maybe only 20% from non-Clintonville areas.
- City has been emphasizing that they want community input on the problems of the current zoning code, and community input on the ways to solve those problems.
- Based on one side comment given in the presentation by Kevin Wheeler, Zoning Code Update project manager, it sounds like there might be things that the City wants to do. But the City prefers to find out what the community is willing to push for.
- Questions asked by the City at the meeting:
  - What sort of housing does your neighborhood need?
  - (second question forgotten)
  - What amenities are needed to support additional housing?
  - How can your street change to support additional housing?

Dranichak asked if the discussion was about how to incorporate more housing into neighborhoods such as Clintonville. If they were discussing accessory dwelling units or upzoning within neighborhoods. Clintonville doesn't have many empty lots, unlike Linden.

Keith replied that the conversation was not about zoning changes within neighborhoods. The city is careful to emphasize that this round of the zoning code update is only about the identified corridors. The corridors in Clintonville, unlike in Linden, don't have a lot of empty lots, but they do have a lot of single-story retail that could be reconstructed with several floors of apartments on top.

Concerns about adding housing on corridors, raised by residents:

- noise
- parking
- how this will affect property values in neighborhoods: property values up or down, taxes up or down, resale values up or down, rent up or down.

Dranichak asked if this presentation was similar to the Michael Wilkos/United Way of Central Ohio development meeting. Keith replied that it was not. This meeting was just about main streets and housing thereupon.

### **Discussion of SmartLane**

Keith noted that the I-71 SmartLane proposal had received a lot of comment online, and discussed the upcoming meeting opportunities. Details at <https://publicinput.com/x2577>

Keith expressed curiosity about the effects of the existing I-670 SmartLane on traffic counts and pollution measures along that corridor.



### **Variance CV23-038 / 2877 Cleveland**

The Zoning committee made note of this application, but did not discuss it.

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00445&agencyCode=COLUMBUS&IsToShowInspection=>

Applicant The Hardy Center on behalf of property owner Rosemary Foster, and agent Brian Szuch of PH7 Architects, seek to build a large garage to hold the Hardy Center's transfer vans. This construction would join two small lots and face onto an alley. This construction requires the following variances:



1. 3332.035: in an R-3 Residential district, permit transfer bus parking for off-site use.
  2. 3312.035: in an R-3 Residential district, permit parking of transfer buses on a residentially-zoned lot.
  3. 3332.04 A 4: in an R-3 Residential district, permit construction of a principle building on a lot narrower than 50'. The lots in question are each 47' by 50'; the combined lot is 100' by 47'.
  4. 3332.13: Permit a principle building to be constructed on a lot less than 5,000 square feet in area in an R-3 Residential district. The lot is 4700 square feet.
  5. 3332.27: Permit a principle building to be constructed with a rear yard totaling less than 25% of the total lot area. The garage will mostly cover the lot; it's 30' wide and 65' long, with a driveway apron and setbacks on all sides.. The property on the south and west sides is an empty lot; on the north are two houses.
  6. 3332.19: Permit a principle building to be built facing an alley. The lot geometry is such that there is no alternative, to opening onto an alley, and other garages on this stretch open onto that same alley.
- Parcel IDs: 010-073065-00 and 010-073064-00
  - Zoning: R - Residential
  - Application submitted: May 2, 2022

### **Budget item?**

Dranichak says that she'll look over the items in the allowable budget, and the postcard expenditures, and let Commission Chair Perkins know.

Keith to investigate pricing tiers of Mailchimp and other newsletter solutions, as a contingency if the Department of Neighborhoods solution doesn't become available.

## Comparison to Los Angeles

Notes from Dranichak's trip to LA:

- nice to have all the apartments
- density seems to support the small stores
- gated housing complexes are weird, but interesting enclosures of the public place. In Columbus, near Olentangy River, in Cherry Bottom, in Gahanna condos off Hamilton caddy-corner from Market Time.
- Also courtyard complexes and houses.

How do we get more businesses here?

- Dranichak says more density.
- Perkins mentions the little coffee shops and small restaurants in Milo Grogan; thinks it's supported by all those apartments that are going up. Don't want chains; do want small local businesses.
- Keith: Agreed on housing supporting retail. Raise the height limits.

How does this affect zoning update? Dranichak says you need to lower cost of construction and lower hurdles, but the practical effect is to reduce community input. Accessory structures are also interesting.

## Summer meeting locations

Commission meetings at Department of Neighborhoods office apparently require hiring security; that's our budget.

Linden Library doesn't have space.

Northern Lights Library has space, but might not be open?

Dranichak will look for which libraries have space.

Pastor Tatum at Good Shepherd on the corner of Hudson and Cleveland has offered space to NLAC. Perkins will check whether they're open to hosting the Zoning Committee on June 8 and July 13.

## Announcements

As in agenda: <https://f.benlk.com/nlac-zoning/2023-05-11-agenda.pdf>

## Closure

Motion to close: 7:14 - Carol: moved, for - Dranichak: second - Keith: third

Unanimous for.

## Minutes and custody of recording

- Took minutes: Keith
- Has recording: Keith
- Has sign-in sheet: Dranichak

