

April Zoning Committee Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2023-04-19

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Meeting Minutes

Attendance

Initial committee attendance:

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

Motion to approve the agenda: Perkins for, Keith second, approved

Dr. Daniel arrived shortly after the start of the meeting

Minutes

Approve: Perkins for, Fadis second, unanimous approval,

Discussion of Zone In Columbus webinar

Keith: provided a recap of the meeting.

Dranichak: - Recapped how Columbus chose the corridors for development: presence of COTA, the future LinkUS expansion of COTA high-frequency lines. - Also: maybe first-floor residential in mixed-use areas. - Check out the website!

Details are posted on the Zone In Columbus website: <https://www.columbus.gov/zoningupdate/>

CV23-015 3985 Far Hills Drive

Permit application for 3985 Far Hills Drive, with plan imagery and City Staff comments in the “Attachments” section: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00159&agencyCode=COLUMBUS&IsToShowInspection=>

Applicant Kim Mikanik of Create Collaborative, on behalf of owner Lams Construction Company, seeks to permit a 3-unit dwelling in a SR Suburban Residential District on a 1.07-acre lot. Lams Construction owns and operates more than 300 rental properties in Columbus and the surrounding areas.

- Property record: <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-125628-00>
- Zoning: SR Suburban Residential, among R2F
- Application submitted: February 16, 2023



This is the applicant's second time before the commission, after the application was tabled at their request at the Zoning Committee's March meeting.

Minutes of discussion at the 2023-04-13 meeting

Because Zoning Committee Chair Dranichak had a conflict of interest, she passed the running of this portion of the meeting off to Co-Chair Keith.

Applicant Presentation Kim Mikanik: The developer has amended the variance request:

- three units is now two units, to better match the neighborhood.
- Relocated to face Far Hills Drive, closer to Far Hills
- no windows on the sides of the house
- detached garage
- new plan documents show rear of house
- Utilities easement is used for a 36" storm sewer; the easement cannot be lifted.
- Plans now show which trees are kept.

Committee questions

Dranichak: Staff review asked to see photo of sign posted on site.

Mikanik: resending it to everyone.

Dranichak: Setback questions from staff?

Mikanik: All addressed from turning

Perkins: does this change the units or layout?

Mikanik: Still addressing 2 3-br units

Dranichak: the strip of land?

Mikanik: It's part of the property on the auditor's website. Sewer drawings from previous development plans say that it was a lot split. We're investigating.

Dranichak: Lot split to integrate with adjacent properties?

Mikanik: not followed through with previous owner. New owner is open for discussion.

Keith: Adding trees per city staff recommendation?

Mikanik: Yes.

Other Neighbor Comments Northern Neighbor: How does the lot square footage count if the strip is excluded?

Mikanik: we didn't use the strip's square footage in calculating the permitted building size.

Neighbor 2: That development fits in the lot with the strip included.

Neighbor 3: The strip is full of invasive species: honeysuckle, grape vines. It catches trash.

Mikanik: It's the owner's responsibility to address, but he's going to address it.

Neighbor 4: I talked with the previous owner, and we had an arrangement for mowing it. Mikanik: I don't know Lams' plans for maintaining it, but I'll find out and will follow up with the neighbors.

Neighbor 4: I thought the split was ready to go, but maybe he walked from it? Mikanik: Lams is OK with it, but wants to make sure all owners are on board with it, doesn't want some not maintaining theirs.

Neighbor 4: Asks about how the construction will affect drainage across the lot.

Mikanik: The driveway will help channel it some.

Northern Neighbor: will the property be graded to reduce flooding on our property?

Mikanik: we have options. Yard is sloped toward 71 as it stands; don't anticipate that changing.

Neighbor 4: Well, the yard will catch most of the water anyways.

Northern Neighbor: Do the rear-facing windows still look towards the pool?

Keith: The large tree is directly between the house and the pool.

Northern Neighbor: I'd like to replace my back fence; don't want to get in your hair. ballpark start date?
Mikanik: won't start for another 2 months.

Neighbor 4: Thank you for revising this, and working with the neighbors.
Mikanik: We don't want to be adversarial.

Northern Neighbor: Thank you so much for listening to everyone, and coming up with a plan that fits the neighborhood and our needs.

Neighbor 1: When will you find out or now what you'll do with the vegetation mess on Overbrook?

Neighbor 3: The city does cut it back to prevent Overbrook from being overgrown.

Mikanik: We'll follow up with the owners.

Neighbor 1: 20 years ago, it was mowed. Lanaghan was maintaining it.

Neighbor 3: I live on Overbrook service. I'm worried about tons of construction traffic there, because lots of people walk on it, walk their dogs, play with kids in street. I'm worried about safety of people who use that area during construction traffic. I'd like something to be done with regards for that.

Mikanik: Lot is big enough that they can deliver equipment and not have a lot of coming and going.

Keith: How does this affect rent cost change?

Mikanik: Owner didn't express thought of how it would change cost. He pushed for three but thought it would get reduced to two.

Dr. Daniel: Echoes concerns about traffic safety. You may want to factor in having traffic guards. Also, preventing runoff from construction.

Mikanik: that's up to the general contractor.

Carol: We could develop a good neighbor agreement that would include the issues that Dr. Daniel, Neighbor 3, and Mikanik have raised. This could be done by the next commission meeting.

Mikanik: I don't think Mr. Lam would oppose this.

Motion to move this item to the NLAC for final approval. - Carol: moved, for - Dr. Daniel: second, for - Dranichak: abstain - Ebopny: for - Keith: for

Announcements

Delivered by Ben Keith:

The next meeting of the North Linden Area Commission will be April 20, 2023, at 6:30 p.m., at the Linden Community Center

The next meeting of the Zoning Committee is anticipated to be May 11, 2023, time and location to be announced.

Public comments time

Neighbor 3: I'm a realtor; the city is really

Dranichak Husband: They keep villainizing rooming houses, but really it'd be a great solution for Cleveland Avenue.

Keith: Technically legal in Columbus, but practically impossible due to zoning.

Neighbor 3: city really wants to increase housing, like 1400 units per week.

Dranichak: college-style pods are great.

Dranichak husband: how do you do that without building another Wedgewood?

Keith: mixed-income housing would help prevent the existence of blighted low-income-only housing.

Dranichak: it doesn't need to be low-income always.

Closure

Motion to close, at 7:14 p.m. - Perkins: moved, for - Fadis: second - Dranichak: second - Keith: for - Daniel: for

Minutes and custody of recording

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