



Minutes | Regular Meeting of the Far South Columbus Area Commission

Thursday, November 4, 2021 | 6 pm

Call to Order

Meeting called to order by Commissioner Richardson at 6:04 pm.

Roll Call

Commissioners Present

Commissioner Richardson
Commissioner Fisher
Commissioner Sherman
Commissioner Smith

Commissioner Walker
Commissioner Walcott
Commissioner Draudt
Commissioner Yaashantawa

Commissioners Absent

Commissioner Neale
Commissioner Patterson

Guests

Scott Skinner, Vice President of Development, NRP Group
Jon White, Woda-Cooper
Jeff Brown, Smith and Hale
Nancy Pryor Sully, Senior Legislative Aide, City Council Division of Community Engagement
Beth Fairman Kinney, Neighborhood Liaison, Department of Neighborhoods

Approval of Minutes

Motion by Commissioner Walcott to approve the October meeting minutes; Seconded by Commissioner Fisher. All in favor. Motion passes.

Treasurer's Report

Commissioner Smith reviewed the November Treasurer's Report. The beginning balance on 10/7/21 was \$2702.29. The ending balance on 11/4/21 was \$2612.23.

Motion by Commissioner Draudt to accept the Treasurer's Report; Seconded by Commissioner Walcott. Motion passes.

Commissioner Name	Vote	Commissioner Name	Vote	Commissioner Name	Vote
Fisher	Yes	Draudt	Yes	Richardson	Yes
Walcott	Yes	Sherman	Yes	Yaashantawa	Yes
Smith	Yes	Walker	Yes		

Zoning

2510 Lockbourne Rd. (Demolition Permit)

Commissioner Walker introduced the demolition permit for 2510 Lockbourne Road. The permit is for an old home in an overgrown lot. The owner, who was not present, is looking to level the home.

Motion to approve the Demolition Permit for 2510 Lockbourne Road by Commissioner Walker; seconded by Commissioner Walcott. Motion passes.

Commissioner Name	Vote	Commissioner Name	Vote	Commissioner Name	Vote
Fisher	Yes	Draudt	Yes	Richardson	Yes
Walcott	Yes	Sherman	Yes	Yaashantawa	Yes
Smith	Yes	Walker	Yes		

CV21-091 3439 Parsons Ave.

The site is Rubio's Tires, which has not passed a fire inspection. Commissioner Walker informed the applicant discussion would be tabled.

CV21-092 103 Fornoff Rd.

Commissioner Walker introduced Scott Skinner, representing the NRP group as Vice President of Development. NRP is the third or fourth largest apartment developer nationwide; they are based out of Cleveland. NRP is looking to develop an affordable housing complex on the Fornoff Rd. site and would be the owner of the property for at least 15 years.

Scott Skinner described the project as "workforce housing" designed for families, including 2, 3, and 4 bedroom units, with a wide range of affordable rents. The site would also have a fitness center and resource center featuring workforce training, access to computers, social services, and more.

Commissioner Walker shared that there were few concerns expressed at the Zoning meeting. Mr. Skinner addressed a concern about security access related to fob sharing and fob duplication.

Motion to approve CV21-092 by Commissioner Walker; seconded by Commissioner Walcott. Motion passes.

Commissioner Name	Vote	Commissioner Name	Vote	Commissioner Name	Vote
Fisher	Yes	Draudt	Yes	Richardson	Yes
Walcott	Yes	Sherman	Yes	Yaashantawa	Yes
Smith	Yes	Walker	Yes		

CV21-094 70 Obetz Rd.

Jon White with Woda Cooper Companies began by noting that the orientation of the building on the site plan has changed since the Zoning committee meeting. The application is to permit an 81 unit affordable housing complex for lower to moderate income seniors. Residents must be 55 or older and at 30-70% of the area median income. One bedroom units would rent for \$360-\$765, and two bedroom units at rents of \$415-\$900. Woda Cooper will be developing, owning, managing, and maintaining the property. Woda Cooper was described as a “mission oriented developer.”

A Zoning vote is required to proceed with financing. The property is currently Zoned C4, and the first variance is to permit ground level residential use. The second variance is for height of the building. A third variance is to permit tree islands that are slightly smaller in radius than what Code requires. The fourth variance is for a slight reduction in parking spaces, and the fifth is for setback.

Resident questions prompted discussion about pedestrian safety and vehicular traffic in the area, as well as neighborhood safety and site security. Jon White confirmed that a Property Manager would be on site Monday-Sunday and the property would be monitored by cameras; a Security presence would be considered if a need was demonstrated.

Motion by Commissioner Walcott to approve CV21-094 for 70 Obetz Rd.; Seconded by Commissioner Yaashantawa. Motion passes.

Commissioner Name	Vote	Commissioner Name	Vote	Commissioner Name	Vote
Fisher	Yes	Draudt	Yes	Richardson	Yes
Walcott	Yes	Sherman	Yes	Yaashantawa	Yes
Smith	Yes	Walker	Yes		

Z21-074 4755 S. High St.

Commissioner Walker introduced Jeff Brown, representing Olen Corporation, who wishes to expand the quarry site at 4755 S. High St. The zoning request is to expand the EQ zoning to adjacent land. Jeff Brown explained that Olen Corporation has committed to sharing a blasting schedule with the commission and civic association.

Residents and Commissioners asked questions about proximity of the expansion site to residents in Shadeville. Commissioner Walker confirmed residents within 125’ received notice by postcard.

Jeff Brown confirmed that once the cells on the site are excavated, the area will refill with water. When the site is completely mined, the land will be returned to the City. The commission could discuss potential future uses with the City; recreational property would be a likely outcome.

Motion by Commissioner Walker to approve Z21-074 for 4755 S. High St.; seconded by Commissioner Yaashantawa. Motion passes.

Commissioner Name	Vote	Commissioner Name	Vote	Commissioner Name	Vote
Fisher	Yes	Draudt	Yes	Richardson	Yes
Walcott	No	Sherman	Yes	Yaashantawa	Yes
Smith	Abstain	Walker	Yes		

Other Commission Business

New Business

- Commissioner Walcott congratulated Commissioner Neale on her success getting temporary signage erected for the Cambria Addition.
- Commissioner Richardson reminded the group that Officer Elections will take place at the December 2nd Regular Meeting.

Unfinished Business

- Commissioner Sherman confirmed that a letter regarding Dollar General Stores was sent to Legislative Assistant Grant Ames following the October meeting. She read the letter and the response received.
- Commissioner Richardson asked the group to please reach out to Sharon Ware to set up a phone conversation.
- Commissioner Draudt asked Beth Fairman Kinney and Nancy Pryor Sully to share updates about development, acknowledging that increased apartment housing frequently brings restaurants, stores, and other businesses to the vicinity.
 - A meeting regarding residential tax abatement with Councilmember Favor will take place on Wednesday, November 10th at 5:30 at Barack Recreation Center. The draft proposal includes both the far south and south side as community reinvestment areas.
 - Beth Fairman Kinney also noted that planning, including updates to Land Use Plans, has been on hold while the Zoning Code is reviewed. Commissioners expressed how difficult it is to make sound decisions about Zoning application with only an outdated plan for reference.

Committee Advisor Reports

Internal Governance | Commissioner Draudt

Commissioner Draudt has canceled the quarterly meeting for November 22nd due to no agenda.

Zoning | Commissioners Walker & Patterson

The Lockbourne Road property will be heard at the Zoning meeting on November 18th. Another variance application is coming for a property on Alum Creek, to develop single family attached homes in an area zoned for condos and apartment development. The applicant is Homeport.

Environmental | Commissioner Neale

Commissioner Richardson read from Commissioner Neale's emailed report:

"Hello commissioners I have just thanked Jeffrey Carter. Councilman Remy's legislative aide. I drove by Cambria today, and the temporary sign has been installed. The permanent sign will be installed next year.

I will attend both of the Environmental court hearings for Ace/Iron and Metal on November 18th 2021, and the Landfill hearing on December 16, 2021. The December hearing for the Landfill site will address the compliance orders issued during the October 18, hearing. The owners have hired a contractor to remove all of the concrete, starting the first week of November; and complete the leveling process. I did discuss with Steve Dunbar the concerns of the Alum Acres Community prior to his court hearing on October 18 2021.

I will continue to follow both of these cases."

Education | Commissioner Sherman

Commissioner Sherman shared that the Columbus Metropolitan Library would be temporarily closing on Sundays – all other hours remain the same. In addition, residents in need can pick up FREE at-home COVID-19 test kits from CML locations; call the curbside number and a staff member will bring kits to your vehicle.

City Reports

Nancy Pryor Sully, Senior Legislative Aide, City Council Division of Community Engagement

- Council President Hardin sponsored a grant agreement with Southfield Community Missionary Baptist Church for enrichment programming for youth (including childcare, tutoring, mentoring, and latch key).
- Nancy Pryor Sully is still working on drilling down on budget allocated for the Far South Side. \$250,000 will go into a housing update program for seniors. There is also \$18 million still in the budget that hasn't been assigned anywhere.
- Because the Far South Columbus commission area is permitted, it is not possible for Council to deny liquor permits for one business – the area would have to be voted dry. She encouraged Commissioners to call in concerns about businesses.
- Nancy Pryor Sully also provided updates on the Council Redistricting Commission, including upcoming community hours. There will be a "Snack and Learn" at the Marion Franklin Community Center on Wednesday, November 27th from 6-7 pm and on November 20th from 10:30-11:30 at COSI.

Beth Fairman Kinney, Neighborhood Liaison, Department of Neighborhoods

Beth Fairman Kinney shared a proposal to do city-wide elections for all Area Commissions on a single day (September 30th); 2022 would be the pilot year. A benefit is that the City would coordinate and fund election promotions. Beth asked Commissioners to think about the proposal, and let her know if there is interest in participating.

Beth Fairman Kinney also shared information about:

- A waterline improvement for the Ziegler Ave. area in 2022
- Free Produce giveaways at recreation centers
- the CPD Columbus Safety Corps Open House (for ages 14-20) on November 8, 2021
- the Community Pop-Up event @ Reeb Avenue Center
- Community Shelter Board statistics about homelessness in Columbus & Franklin County

Adjournment

Motion to adjourn by Commissioner Walcott; seconded by Commissioner Walker. Meeting adjourned at 8:03 pm.

The next regular meeting is Thursday, December 2nd at 6 pm at the Marion Franklin Community Center.

Submitted by: Summer Sherman, Recording Secretary