



**Far South Columbus Area Commission – Zoning Committee Meeting Minutes
Thursday, March 16, 2023, 6 pm.**

Call to Order: Meeting Called to order by Commissioner B. Miller at 6:03 pm.

Roll Call:

Commissioners Present:

- Commissioner Walcott
- Commissioner Fisher
- Commissioner C. Miller
- Commissioner B. Miller

GC23-005 1465 & 1595 London Groveport Road & etc Columbus, OH 43207 : The applicant was represented by their representative Jennifer Bender from DaNite Sign Company. This property is currently being developed in two stages into a warehouse and logistics park with 6 buildings in total. The application is to allow the placement of monument style signs, wall signs and directional signs throughout the complex than would normally be allowed by code. There are a total of 11 ground signs within the interior of the development, all on private streets. All signage is to be placed to the north or east sides of the buildings, so as to utilize the buildings as well as the landscaping as screening for the residential structures along Lockbourne Road. The monument style signs will be 6 feet tall in height. The proposed signs will be used to identify the tenants of each building as well as the building numbers. The signs will not be lit.

Motion made by Commissioner B. Miller to send GC23-005 for 1465 & 1595 London Groveport Road & etc Columbus, Ohio 43207 to the full commission on April 6, 2023 with a positive recommendation, Seconded by Commissioner Fisher.

| <u>Commissioner</u> | <u>Vote</u> | <u>Commissioner</u> | <u>Vote</u> | <u>Commissioner</u> | <u>Vote</u> |
|---------------------|-------------|---------------------|-------------|---------------------|-------------|
| C. Miller | Yes | | | | |
| Walcott | Yes | | | | |
| Fisher | Yes | | | | |
| B. Miller | Yes | | | | |

4 Yes 0 Nays 0 Abstentions Motion passes

CV23-017 1138-1140 Evergreen Road Columbus, OH 43207 : The applicant, Cortney Brugh, represented herself. This property currently has a structure located on it that has two entrances that are numbered separately, but are in one building. 1138 is storage and 1140 is a former tax and accounting office that is closed and has existed at the site

for an unknown number of years. The property is currently zoned residential R2, however the structure to look at is a commercial structure in appearance. The applicant purchased the property and wants to relocate her existing esthetics salon to the 1138 side of the building, and to eventually convert the 1140 side of the building to residential living space for her and her husband to move in to. The owner of the building would be the sole proprietor of the salon. There are currently 4 paved off street parking spaces existing in front of the building. The applicant purchased the building January 2023.

Motion made by Commissioner B. Miller to send CV23-017 for 1138-1140 Evergreen Road Columbus, Ohio 43207 to the full commission on April 6, 2023 with a positive recommendation, Seconded by Commissioner Fisher.

| <u>Commissioner</u> | <u>Vote</u> | <u>Commissioner</u> | <u>Vote</u> | <u>Commissioner</u> | <u>Vote</u> |
|---------------------|-------------|---------------------|-------------|---------------------|-------------|
| C. Miller | Yes | | | | |
| Walcott | Yes | | | | |
| Fisher | Yes | | | | |
| B. Miller | Yes | | | | |

4 Yes 0 Nays 0 Abstentions Motion passes

Z21-091, Z22-043, CV23-025; 30 and 103 Fornoff Road Columbus, OH 43207 : The applicant NRP Group was represented by their agent Mr. Dave Perry. These addresses are proposed to be developed with two 4 story apartment buildings designed to meet affordable housing criteria and targeted to house families with children primarily. This proposal has been in front of the Area Commission before for the first step of the two step process due to the Ohio Housing Finance Agency process. That first step is complete, so the project is now back before us for round two including the Council Variance. There will be 245 dwelling units in the two building units as well as a daycare facility that is 6250 square feet in size on site. This facility is in partnership with Southside Early Learning Center (daycare) and Church and Community Development For All People(apartments). There will be 1-4 bedroom units, 30 to 80% AMI with a 60% average. The targeted start date is 3rd quarter of 2023.

Motion made by Commissioner B. Miller to send Z21-091, Z22-043 & CV23-025 for 30 and 103 Fornoff Road Columbus, Ohio 43207 to the full commission on April 6, 2023 with a positive recommendation, Seconded by Commissioner Fisher.

| <u>Commissioner</u> | <u>Vote</u> | <u>Commissioner</u> | <u>Vote</u> | <u>Commissioner</u> | <u>Vote</u> |
|---------------------|-------------|---------------------|-------------|---------------------|-------------|
| C. Miller | Yes | | | | |
| Walcott | Yes | | | | |
| Fisher | Yes | | | | |
| B. Miller | Yes | | | | |

4 Yes 0 Nays 0 Abstentions Motion passes

Motion to adjourn made by Commissioner Miller; Seconded by Commissioner Fisher. Meeting adjourned at 6:29 pm.

All in favor 4, opposed 0, abstain 0. Motion passes

Next zoning meeting Thursday, April 20, 2023, 6 pm, at the Columbus Fire Training Academy.

Submitted by: Commissioner Bruce Miller, Recording Secretary