

# North Central Area Commission Meeting

April 5, 2018

## Shepard Library

Web site: [ncacolumbus.wix.com/ncac](http://ncacolumbus.wix.com/ncac)

Facebook: North Central Area Commission

**Call to Order:** Tiffany White called the meeting to order at 6:36 p.m. Lamar Peoples prayed the invocation.

### Roll Call:

*Commissioners Present:* Lorenzo Brent, Alfonso Hooper, Carl Lee (late 7:30 p.m.), Reno Lemons, Wallace McLean, Lamar Peoples, Bee Tolber, Donna Turner (late 6:30 p.m.), and Tiffany White.

*Absent:* Jessica Martin (*Excused*)

**Meeting Agenda Approval:** Bee Tolber motioned to approve. Lamar Peoples seconded.

**Meeting Minutes for March 1, 2018:** Alfred Akainyah was unable to print; will be approved at the May meeting.

**Budget:** No report.

### Police Liaison Report:

7<sup>th</sup> Precinct Liaison Officer ([arogers@columbuspolice.org](mailto:arogers@columbuspolice.org)) – Not present.

Officer Alicia Zacher, 5<sup>th</sup> Precinct Liaison Officer [azacher@columbuspolice.org](mailto:azacher@columbuspolice.org) (614-645-1405)

### Presentations:

- Local 37 located at 2128 Leonard Avenue presented the demo of 1024 Wildwood home to extend their property and construct a parking lot. Commission asked they do screening/privacy fence between themselves and property owner next door. Bee Tolber motion to approve demo; Wallace McLean seconded - motion carried. Once demo has been paid for will be able to move process forward.
- Leah Evans and Becky Neubauer from Homeport presented an update on American Addition properties. Currently 6 houses in contract of the 9 they plan to build this year. Concern is that it has been since 2008 when this commitment was made to build 125 homes in the American Addition; only 20 homes built to date. Leah Evans indicated that the first homes were not built until 2013. Concern is the 5 year gap to construct a housing development when there are 33 new homes being built in Milo Grogan. Leah Evans explained that those houses are 15 year rentals. This sparked the discussion of the homes on Joyce Avenue in Argyle Park; these renters are not running into issues in purchasing these homes. Advised Leah Evans that this is one of the reasons we wanted to discuss with Homeport. Leah Evans advised that the homes in American Addition will only be built once someone purchases one and we wanted to know if that agreement can be renegotiated due to the fact there is not even a model home for one to go through and decide on the type of home they would want built in our community. The cost to construct these homes is about \$180,000.00 and they are selling for \$122,000.00. Chair inquired when Senator Portman would be doing the tour of American Addition as Maude Hill indicated he would be coming (only 20 homes would be a short tour). Leah Evans indicated that they are working with the Senator's scheduler.
- Receivership Discussion: Melissa Benson and Ben Horne from Legal Aide presented on the receivership process. First step is to identify residential properties. NCAC previously reached out to City Attorney's office and got no information. Leah has a meeting with Shalya in the City Attorney's office regarding this.
- Michelle Reynolds of NISRE gave update on Cargo project. Due to weather should be finalized by May 31, 2018. Follow up discussion on tour of project prior to opening. The property at 847 Bassett has been

purchased and the first cargo home will be built. It is a 3 bedroom 2.5 bath for \$105,000.00. These homes are presale only. Michelle Reynolds did comment about the cost of construction versus the purchase price; the difference in her projects has been through private investors to finance the gap as well as HDP funding.

- DSA Architects Terry Traster and Chris Vallette for 1700 Old Leonard want to build a facility which will include commercial kitchen and space for food trucks to park inside. The applicant states that they were advised to change zoning to M (manufacturing). We discussed the North Central Area Plan does not recommend this type of use and so would the applicant be willing to accommodate the community? Chair asked that Lamar Peoples and Lorenzo Brent to contact Shannon Pine to discuss other zoning uses for this site. Applicant agreed. With regard to the variance, the Old Leonard side of the property would literally be on property line next to residential. Discussion with regard to the Parkwood only entrance versus an entrance off Old Leonard. Per applicant, this was discussed and they were advised that due to traffic volume, they could not do curb cut entrance from Old Leonard. Left discussion to be continued after Commissioner Peoples and or Commissioner Brent talk to Zoning.

**Community Liaison Report:** Alfred Akainyah; his phone is 614-645-7964, cell 614-678-2605, email: [aaakainyah@columbus.gov](mailto:aaakainyah@columbus.gov).

### **Committee Reports**

PLANNING & DEVELOPMENT COMMITTEE: Donna Turner, Wallace McLean, Carl Lee

- N/A

ZONING, BUILDING AND HOUSING COMMITTEE: Lamar Peoples & Lorenzo Brent

- 2116 Parkwood and 20146 Penrose demos. Lorenzo Brent Motioned to approved demos. Lamar Peoples seconded. Motion carried.

PUBLIC SERVICE COMMITTEE: Bee Tolber

- N/A

RECREATION & PARKS COMMITTEE: Remo Lemons

- N/A

HEALTH & HUMAN SERVICES COMMITTEE: Lamar Peoples

- N/A

ECONOMIC DEVELOPMENT COMMITTEE: Jessica Martin

- No response after reaching out to Jaiza Page's staff multiple times.

PUBLIC RELATIONS COMMITTEE: Lamar Peoples & Lorenzo Brent

- N/A

### **SPECIAL COMMITTEES**

- Airport: Alfonso Hooper and Wallace McLean
- Education: No report.
- Elections/Bylaws Procedures: Alfonso Hooper Tiffany White, Bee Tolber, and Lamar Peoples.
- SmartCity: No report.
- ODU: No report.

**Community Forum:** Diane Shaw discussed issues with Family Dollar. Thanked Octavia Tuner and Alicia Zacher for coming out and talking to Family Dollar. She has been watching the cleanup process.

### **Announcements:**

- The Columbus Crew Foundation reached out to Chair to honor Marie Moreland Short by submitting an application for name change of the American Addition Park to Mare Moreland Short Park. Bee Tolber made motion to support this name change. Lorenzo Brent second. Motion carried

The meeting adjourned at 7:54 p.m.