

**North Central Area Commission Meeting**  
**December 5, 2019**  
**Ohio Dominican University, Community Room**

**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 6:10 p.m. Bee Tolber prayed the invocation.

**Roll Call:**

*Commissioners Present:* Lorenzo Brent, Alfonso Hooper, Reno Lemons, Jessica Martin, Wallace McLean, Bee Tolber, Tiffany White, Asmara Williams (arrived at 6:40), and Carl Lee (arrived at 6:40).

**Seating of Officers:** Alfred Akainyah took a call for Chair nominations.

- **Chair:** Bee Tolber nominated **Tiffany White**, Wallace McLean seconded; all in favor.
- **Vice Chair:** Jessica Martin nominated **Bee Tolber**, Lorenzo Brent seconded; all in favor.
- **Secretary:** Bee Tolber nominated **Jessica Martin**, Lorenzo Brent seconded; all in favor.
- **Corresponding Secretary:** Jessica Martin nominated **Lorenzo Brent**, Bee Tolber seconded; all in favor.
- **Parliamentarian:** Bee Tolber nominated **Reno Lemons**, Lorenzo Brent seconded; all in favor.

**City Attorney:** Sarah Pomeroy, reported she will try to be here every other month. Her office is requesting we tell them blocks or intersections that cause a lot of trouble; they want to do multiple different tactics at once in a targeted small area (we can email her too). Typically they target landlords and bring in narcotics teams sometimes. Officer Zacher encouraged that we call for service when needed because this is tracked and helps their case.

**Code Enforcement:** Preston Salis, he and Maggie are moving to new roles on December 30<sup>th</sup> so make sure requests are in 311 for tracking purposes. We can still call him before then.

**Agenda Approval:** Added Joyce and 17<sup>th</sup> properties. Jessi Martin motioned to approve. Reno Lemons seconded.

**Community Liaison Report:** Alfred Akainyah; his phone is 614-645-7964, cell 614-678-2605, email: [aaakainyah@columbus.gov](mailto:aaakainyah@columbus.gov) – explained to his bosses that it's not helpful to commissions if liaisons have two on the same night. Code 3109 – Council looking into changing from 17 suggested members to what it currently is; other items are best practices and his department will be doing anything possible to support in rolling them out. He said we can keep making suggestions. From the Council meeting: *Rob Dorans asked if we have to adopt the Department of Neighborhoods best practices and Carla Williams-Scott said no.* We are still concerned about the term limits. Tiffany White will write a letter with our concerns. Department is currently working on 2020 schedule for area commission trainings. There is a training on December 14<sup>th</sup> for chair, vice chair, and zoning.

**Zoning**

- Mike Hoy, Columbus Sign Company, is requesting to rezone all of his property to fall under LM, currently has 4 different designations (M, P1, LM, and R) and a variance related to storage code (cannot set stored signs and materials inside of their fence). He will make the fence opaque.
  - Storage variance – Asmara Williams motioned to approve 3363.41 (from 10 ft. from property line to 0), Lorenzo Brent seconded. All in favor
  - Zoning Parcels – Reno Lemons motioned for parcels 010-033936 and 010-009205 to be rezoned from M, LM, R3, and P1 to LM. Bee Tolber seconded. All in favor.
  - We will include a recommendation that parking remains the same.
  - The hearing may be in February and he will email us the information.

- Jeanne Cabral, architect for Gebeyehu Mamay, property owner, presented two properties (they already went through City's one stop shop, still have to do traffic study):
  - 1638 Joyce Avenue – empty land never been developed. They are asking to zone whole thing as CPD (Commercial Planned Development – this would lock the site plan in place, would not be able to be changed; any major changes would have to go back through the process). They want to put in a restaurant, retail space (no drive through), convenience store, and gas station (no plan for northern third of the property). He plans to rent some of the space. Property is split-zoned. There would be two electric charging stations and diesel pump separate from the gas pump.
    - They are not asking for any variances and there will be extra parking for retail use
    - There is a park across the street. He would like to start building in the spring.
    - We are concerned about the sales of beer and wine. We suggest sit down restaurant (he is not planning to run the restaurant himself) and to hiring minorities.
    - Tiffany White will reach out to the civic associations surrounding this property to schedule meetings to discuss this and invite American Addition to these meetings too.
  - 1570 Joyce Avenue (used to be two lots)
    - Currently P1 parking – wants to be able to sell cars so need to re-zone to a C4.
    - We are concerned about this (he may have already been trying to sell cars here in the past).

## Presentation

- **MORPC, Maria Schaper**, discussed the 2020-2050 metropolitan transportation plan (MTP). This sets framework for the regional transportation investment, all proposed projects are fiscally constrained. They re-do it every four years and submit to ODOT and USDOT. Plan includes all of Franklin and Delaware counties and parts of Licking, Fairfield, and Union counties. For a project to be eligible for federal funding it must be on this plan. They are expecting a lot of growth. There is a public map on website. Right now they are collecting local information and evaluating the suggested projects (fiscal, population, and environmental analyses). Strategies: Physical maintenance of infrastructure, safety and security, demand management, and system development. MORPC does “complete street” projects – all their roadways would include bike and pedestrian paths. The final draft plan is coming in February and they want feedback; it will be shared on the webmap. There should be a list of projects should be available this month. February 26<sup>th</sup> is a public open house. After receiving public comments, they will take their plan to their board in May. Asked a question about whether MORPC has a plan for diversity and inclusion? Yes, also their board and committee are asking them to do better in the committees, staff, public engagement, and contracting.

**Budget:** \$1266.59 in account right now.

**Police Liaison Report:** No reports.

**City Council Liaison:** Sandra Lopez, [srlopez@columbus.gov](mailto:srlopez@columbus.gov), 614-645-8502 – N/A

## Committee Reports

PUBLIC SERVICE COMMITTEE: Bee Tolber - Gas and water lines will be coming through the area.

**Community Forum:** Mayo Makinde, from South Linden Area Commission, agreed we need to keep talking about 3109 changes, including residency clause. Tiffany White suggested having residents sign a petition that they only want people who live in the community to represent them.

## Old Business/Announcements:

- Tiffany White announced December events and job openings.

The meeting adjourned at 9:30 p.m with prayer by Bee Tolber.