



AUGUST 10, 2022 COUNCIL WORKSESSION

6:30 PM

Council Chambers

Mayor: Jody Carney **Administrator:** Haley Lupton

Director of Finance: Renee' Sonnett **Director of Law:** Paul-Michael La Fayette

Council Members: President M. Terry, J. Eudaily,
K. Ferguson, F. Reed, J. Rucker, J. Sintz

Call to Order: Pledge of Allegiance 6:30 p.m.

Roll: Mr. Terry, Ms. Ferguson, Mr. Reed, Mr. Rucker, Mr. Sinta
Mr. Eudaily absent

Discussion:

- Zoning Code Rewrite
 - Not setting public hearing dates, will send back to Planning & Zoning to set a public hearing
 - Ms. Brill shared a PowerPoint (see attached)
 - Subdivision regulation standards & regulations
 - General Provisions
 - Subdivision Approval Processe
 - Subdivision Development Standards
 - An appendix section that will reference all the City of Columbus engineering standards that we will use.
 - Mr. Reed concerned about being dragged along with City of Columbus standards.
 - Mr. Terry point of clarification, this is just the engineering standards.
 - Zoning Ordinance
 - Introduction
 - Districts
 - Mr. Terry asked about conditional uses, are there inconsistencies? Do the landowners get grandfathered into the old code?
 - Ms. Brill if a business already established, they are grandfathered in, not told to go back to BZA. If a

new business comes in to that same parcel, they are not grandfathered and need to follow new permitted uses.

- Mr. Rucker asked about Main St not showing as part of the uptown district.
 - Ms. Brill falls within the boundaries of the historical district but zoned in the neighbor district.
- Mr. Reed questioned grandfathering in existing uses, wants to add an additional business adjacent business, how does that work with his grandfathered business?
 - Ms. Brill would be considered an existing non-conforming. It's a new use.
- Mr. Rucker asked about rural residential, if someone is sitting on a 4-acre lot, could they open a bar next door to me?
 - Ms. Brill, if it goes to BZA and gets approved.
- Mr. Terry loves the purpose statements, to hold builders in compliance. Asked why it was done this way. Why they both exist?
 - Ms. Brill model the suburban model district to that.
 - Ms. Carney feels it was originally slated to 5-6,000 sq ft lots. This was built to come up with that with larger lots in the suburban residential.
 - Mr. Reed notes section is called Village Residential District, if we aren't a village for much longer, we should change the name.
 - Ms. Brill we can change the name.
- Mr. Reed significant that the Uptown District references the DRB code for standards but there is another page on design standards that is significantly different, because it is very specific and superseded.
 - Ms. Brill, you are a couple steps ahead of me, I'll address that in a few moments.
- Mr. Reed asked if IE is like a commercial district
 - Ms. Brill this is the employment center
 - Mr. Reed asked about a warehouse?
 - Ms. Brill fall in Innovation
 - Mr. Reed what about an assembly plant?
 - Ms. Brill would also be in IE, IE covers these.
 - Mr. Terry heavy industry would only be allowed in this district. However, a small food manufacturing could be in the uptown corridor and the IE.
- Ms. Brill, to take it back to Mr. Reeds earlier question regarding design standards, this really breaks it down.

Some things can be approved administratively some have to be approved thru certificate of appropriateness.

- Mr. Rucker so people in the uptown district will have to go to DRB, according to this? So if I live on Bigelow, and I want to paint my house, I would have to go to DRB? We're adding a layer for people in that district.
- Mr. Reed is there something that enforces the guidelines?
 - Ms. Brill yes. You have to go in front of DRB to get permission.
- Mr. Reed is there a way to get rid of this, so people in this area don't have to go to DRB?
 - Ms. Brill, we can change it if you want to.
- Mr. Reed doesn't think if it's not historic then this shouldn't apply to non-historic homes in the uptown district.
- Mr. Terry, is your solution to put this back in a traditional neighborhood?
- Mr. Rucker prefers the uptown district be the uptown district. It adds a level of complexity.
- Ms. Carney, can we keep the uptown district and just call it the uptown historic district.
- Encourages homes in uptown district to turn into businesses.
- Mr. Rucker make it so that people outside of the bluelines, don't have to meet the DRB.
- Mr. Terry if I want to build a McDonalds next to the library, I need some restrictions, to get the right type of business in the uptown area.
- Mr. Sintz asked for clarification on the two columns, one is administratively approved, approved at the discretion of the DRB. Are we saying we want to get rid of administratively approved?
- Mr. Reed said we could just rename and copy the section for administrative approval only.
- Ms. Brill sounds like you want standards in all of the red and then residential standards would be for other categories. If not fall in administratively approved, you don't want it to go to the DRB if it's outside the historic district.

- Uses

- Generally Applicable Standards
- Typologies
- Nonconformities
- Administration and Procedures
 - Mr. Terry are there any changes?
 - Ms. Brill said there were changes on conflicts and interest and approved by Council and Mayor.
 - Mr. Terry said Mr. Reed alluded to the fact that the historic district now are more stringent then they were, why wouldn't we just take this and adopt into the DRB so we don't have 2 different sets of criteria?
 - Ms. Brill talks about uptown district as a whole. Still fits into the character into the uptown.
- Glossary
 - Mr. Terry could you go to the map, is this the water treatment plant? It seems to be an odd placement of suburban residential.
 - Ms. Brill will check into that.
 - Mr. Terry at the far north, is that owned by the village?
 - Ms. Brill yes
 - Mr. Reed section 11.41 standards section, contains nutshells of significance. The "glare" wording coming from a property. Glare is not allowed to leave the property.
 - Ms. Brill a lot of this is very standard.
 - Mr. Reed ,we need to be aware of this because of businesses in the uptown that produce a significant amount of light. It becomes an enforcement question.
 - Mr. Reed the noise ordinance will completely repeals and replaces.
 - Ms. Brill the noise ordinance is governed under the general offense code.
 - Mr. Reed had a conversation with the solicitor Monday night. This would replace that.
 - Ms. Brill said 11.3807 said noise ordinance is not affected by the zoning code. Noise ordinance is under the general offense code.
 - Solicitor said it only repeals/replaces on what is in chapter 11.
 - Mr. Reed said it repeals anything that occurs in any ordinance that is in conflict with it.
 - Mr. Terry, Ms. Brill and solicitor should take this off line and get it resolved in memo form or brought up in public hearing.

Mr. Rucker motioned to instruct the P&Z committee to set a public hearing on the zoning code rewrite; seconded by Mr. Sintz. All in favor.

Mr. Reed wants to discuss volunteerism for committees. What do we do for the volunteers? Consider what Council/Village to recognize their service. Madison Meadows has two retention ponds that incorporates our village park; would make a great recreational pond. Talked to the engineer about the feasibility. Fishing, mini boat ramp, kayaking, segment and construct so you could have an ice-skating opportunity.

Ms. Ferguson motioned to adjourn.

Adjourn