

**Far East Area Commission**

**Meeting Minutes**

December 11, 2012

The meeting was called to order at 6:45p.m. Those in attendance were: Jennifer Chamberlain, Chair; Summer Moynihan, Vice-Chair; Scott Gallagher, Treasurer; Larry Marshall; Wayne Hamner; Dustin Thompson; Mark Hutsko, Minister; and Catherine McKinley, Secretary. Absent were: Eric Watson.

Guests: Michael T. Shannon, Attorney for Borror Properties; nine residents of Broadstone Condominiums; Lisa Minklei of Homeport and Public Access Television.

Commissioner Hamner informed the guests as to the demanded forum conduct set by the commission.

The commissioners and guests were introduced.

From here forward, the Far East Area Commission will be referred to as FEAC.

The agenda for the FEAC was distributed.

The meeting was called to order. Report of the Chair was going to be given by Jennifer Chamberlain, FEAC Chair but Officer Poole’s presence would be needed and he was not present.

Z12-004A-Cardinal Park Dr. Request Variance for Correction of Units. Purpose-When the complex was built it was zoned for 105 but 112 were built. Commissioner Marshall gave a brief explanation of this zoning request. Commissioner Marshall made a motion that the recommendation be approved. Commission Hamner second the motion. A vote was taken by all commissioners present:

Commissioner Thompson-Yea

Commissioner Marshall-Yea

Commissioner Hamner-Yea

Commissioner Chamberlain-Yea

Commissioner Moynihan-Yea

Commissioner Gallagher-Yea

Commissioner McKinley-Yea

Z12-066-7440 East Broad Street (43004), being 12.4 acres located on the north side of East Broad Street, at the intersection with Kingsmeadow Lane (440-281245; Far East Area Commission).

Existing Zoning: L-AR-12, Limited Apartment Residential District

Request: PUD-6, Planned Unit Development District

Purposed Use: Multi-unit residential development

Commissioner Marshall informed those present that there was a change in the December 6, 2012 application. Mr. Shannon was given 3-minutes to give an explanation of the request.

Mr. Shannon explained that the current zoning is for condominium/apartments of 12 units per acre. The proposed rezoning would be for 29 single family homes. There currently is not an association because there are not enough units to be an established association, so the management company oversees modification requests and any issues.

Commissioner Marshall stated for clarity, that Mr. Shannon is revising things to single family.

Condo owner, Mike McCurdy, stated they, the current condo owners, were concerned as to what was going to be built.

Mr. Shannon stated the following building guidelines:

* Minimum of 1200 square feet
* Lots size of 5000 square feet
* 2 car garage
* LAR zoning with restrictions
* Single family
* Sub Area A-undeveloped PUD-maximum number of houses-39
* They cannot be apartments or condos
* Sub Area B-existing 9 condo units

This request is currently zoned AR12 for apartments. 3.78 units/acre. The November 5, 2012 staff report states the proposed development met the standards (see attached).

Commissioner Marshall asked the condo owners if they understand the zoning request. Mr. McCurdy stated he spoke with Mr. Connor of Borror Properties. The condos are not starter condos. The condo owners want a commitment that the new single family homes are not starter homes. He also mentioned the condos are ranch style.

Mr. Shannon said he was told that the structures would be compatible with the existing area. Commissioner Hamner asked if the new condos would be smaller. Condo owners stated that is not what they were told.

Mr. McCurdy gave the commission a document that Borror Properties sent to each of them. The condo owners said they felt if they didn’t sign the document, this is what would happen (what was stated in the document). They felt they were pressured into signing the document.

Mr. Shannon said his understanding is that there will be a homeowners’ association and that would be part of the condo association. There will be a master homeowners’ association that will need to get 7 or 8 out of the 9 condo units to get this to go forward.

Mr. Shannon read the November 27, 2012 Department of Building and Zoning Services document to the condo owners. Mr. McCurdy asked Mr. Shannon what the home value of the proposed single family homes will be. Mr. Shannon did not have an answer. He did say that the proposed homes would be compatible aesthetically with the condos.

Commissioner Hamner asked the condo owners if they would prefer the single family homes to be a minimum of 1500 square feet. Commissioner Marshall asked Mr. McCurdy what the minimum square footage is of the condos. Condo owners stated the smallest unit is 1534 square feet. Commission Marshall then asked if in the original development, if there was a minimum square footage.

Commissioner Chamberlain said she didn’t think they will be $125K and higher. Commissioner Moynihan told the condo owners that a block watch would help.

Mr. Shannon stated he doesn’t have authority to change the square footage. He also stated he has never known the Borror Properties to do subsidized housing. He complimented on the beauty of the condos. He thinks the single family homes will add value to the area. He will contact Borror Properties to see if there is a chance for these change requests.

Mr. McCurdy said the problem is when this started he contacted the representative from Borror and was told they would build single family units.

Commissioner Marshall read the condo spec sheets. It states the minimum is 1300 square feet. If they built a house of 1200 square feet at $125/square foot that equals a home value of approx. $150K. He also stated that we, the commission, are looking out for the owners and the petitioner. We can note the condo owners concerns. The condos proposed specs are very similar to the builder’s proposal.

It was asked if thing to through, what will be the buying process? Will there be different elevations for buyers to choose from? There is 1.6 acres out of 12.4 acres developed. The condos don’t meet the minimum threshold to have an association. It is currently run by PEAK Management.

Mr. Shannon suggested they request specs as to the aesthetics and that the homes be architecturally compatible, and the materials be the same as the condos.

Mr. McCurdy asked Commissioner Hamner that the condo owners wanted a PUD with more restrictions. Commissioner Hamner stated that PUD zoning makes a commitment to the site plan and taxes pro quo to the design.

Mr. McCurdy stated he was under the assumption that the homes were going to be cheap housing.

Mr. Shannon distributed several documents. There were two elevation drawings. Mr. McCurdy asked if the homes are going to be built like the drawings and Mr. Shannon said no.

Recommendation: home match architecturally compatible with the condos, have the same lighting and façade. Commissioner Marshall stated that it appears the condo owners looked relieved after hearing the actual proposal.

Commissioner Chamberlain made a motion to vote on the recommendation with the verbiage that the new lots architecture is compatible with the condos façade and related materials and a minimum of 1300 square feet excluding the garage.

Commissioner Moynihan second the motion. A vote was taken by all commissioners in attendance:

Commissioner Thompson-Yea

Commissioner Marshall-Yea

Commissioner Hamner-Yea

Commissioner Chamberlain-Yea

Commissioner Moyihan-Yea

Commissioner Gallagher-Yea

Commissioner McKinley-Yea

Commissioner Marshall explained to the condo owners that this is our recommendation. It is not the final say. We are looking out for the condo owners and the builder.

Z06-027-Homeport, a non-profit for improving housing, came before the commission to discuss a senior housing development. Lisa Minklei gave a brief synopsis of Homeport. They council low income families on home foreclosure, buying, subsidize buying and affordable renting. This is a future project. Commissioner Chamberlain informed Ms. Minklei that the commission is ending its first year. There may be six new commissioners and Homeport may need to come back to explain this project again. There are documents attached.

Ms. Minklei explained that this building will house 55 years of age and up people that are going into retirement as low income. It will allow them to build with little debt. For a single person, their income has to be $27K/year or less and for two persons the combined income has to be $32k/year or less.

The building will be of brick and natural material. It will be considered independent living. There will be master and social work level available to the residents. Transportation will be through COTA. The building will be wheelchair accessible along with other safety features.

For the development-financing will be through the city-75% sale of tax credits. It will be LI-Limited Institutional-age restricted housing. They don’t have the property purchased yet. They have a purchase option agreement.

Homeport needs a letter stating they spoke to the commission. Commissioner Chamberlain will send this to Homeport this week.

**FINANCIAL REPORT**

Commissioner Gallagher gave a financial report:

FEAC had $333.64

If we don’t use the balance remaining, we will lose it and have to return it by January 31, 2013. Commissioner Gallagher asked when the target time is to post the upcoming commissioner elections in the Columbus Dispatch. Commissioner Chamberlain said if Commissioner Moynihan can get the web site updated, she will put the ad in the Dispatch tomorrow. We can accrue the expense for the ad and supplies. The ad will go in the Sunday Dispatch and the Pride Newsletter.

Commissioner Gallagher suggested as soon as we can get the cost for the newspaper ad, go to Staples and get printing paper. He will complete the paperwork to submit for 2013 budget and will have it ready for the next meeting.

**OTHER INFORMATION**

Commissioner Gallagher added that we try to keep our opinions to a minimum. We are to be non-bias and keep things moving. He suggested timing discussions.

Commissioner Chamberlain stated we need to get back down to council meetings on Mondays in 2013.

Commissioner Chamberlain would like to propose a recreation center in this area of town. Commissioner Hamner mentioned there is one behind Walnut Ridge High School called Far East Area Recreation Center. There isn’t a recreation center in our commission area. We need to propose a location. Commissioners are to think about this and a possible location.

The next FEAC meeting is scheduled for Tuesday, January 8, 2013.

The meeting was adjourned at 8:55 p.m.