



Northland Community Council  
Development Committee

Report

December 4, 2024 6:00 PM  
Columbus Metropolitan Library  
5590 Karl Road (43229)

**Meeting Called to Order: 6:00 pm by co-chairs Dave Paul and Bill Logan**

Members represented:

*Voting: (15):* Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

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- Case #1** Application #GC24-036 (Graphics variance from §3377.17(A) to reduce setback from right of way for a monument sign from 15' to 1' from required ROW dedication resulting in reduced setback) Smedley  
Bruce Sommerfelt/Signcom *representing*  
Cardinal Self Storage LLC  
6320 N Hamilton Rd, 43230 (PID 010-306042)
- *The Committee approved (10–3 w/ 2 abstentions) a motion (by FPCA, second by CECA) to **RECOMMEND APPROVAL** of the application.*
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- Case #2** Application #BZA24-112 (BZA variance from §3312.49 to reduce on-site parking from 38 spaces to ~~one space~~ 0 spaces, off-site parking to be provided on the adjoining parcel at 1450 E Dublin Granville Rd per §3312.03(d) under parking lease agreement) Smedley  
Ugo Nwoke/Aurtec Design *representing*  
Nigeria Muslim Community USA  
1550 E Dublin Granville Rd, 43229 (PID 010-130204)
- *The Committee approved (15–0) a motion (by KWPCA, second by WRA) to **TABLE** the application as requested by the applicant.<sup>1</sup>*
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- Case #3** Application #BZA24-117 (BZA variance from §3356.11 to reduce the building line along Transit Drive from 25' to 13' to accommodate two pantographs for electric buses) Trimmer  
Ken White/DLZ & Michael Day/DLZ *representing*  
COTA  
4260 Stelzer Rd, 43230 (PID 010-247715)
- *The Committee approved (15–0) a motion (by APHA, second by SCA) to **RECOMMEND APPROVAL** of the application.*
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**Case #4**

Application #BZA24-119 (Public presentation concerning the proposed operation of an ~~Adult-Use~~ dual-use dispensary under the Ohio Medical Marijuana Control Program (OMMCP) as required under §3389.151 to qualify for a BZA special permit for such operation) Friese

Greg Gorospe/Ice Miller *representing*  
Ohio Griz LLC

1264 E Dublin Granville Rd, 4329 (PID 010-143727)

- *The applicant provided a presentation to the Committee and guests that fulfilled the requirements of §3389.151.*
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**Executive Session**

8:25 pm

**Meeting Adjourned**

8:40 pm

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<sup>1</sup> Subsequent to concerns expressed by Committee members about potential contention with the adjacent property owner for parking in the proposed off-site spaces, particularly on major religious holidays; testimony by multiple nearby residential property owners that, despite the implementation of an off-site parking agreement, the operation of the facility already negatively impacts those properties as a result of parking by patrons, on both public and private property, in locations (some prohibited) other than the specified off-site parking location; and the realization that, contrary to assertions in the application, the applicant currently has no legal on-site parking spaces (including required on-site handicapped parking) due to the completed conversion of the former one-car garage to interior space; the applicant's representative agreed to a tabling to provide an opportunity for him to discuss these issues with his client and to consider alternative solutions.