

COLUMBUS CITY COUNCIL

2nd PUBLIC HEARING ON PROPOSED CODE CHANGES FOR ACCESSORY DWELLING UNITS PUBLIC HEARING MINUTES:

Wednesday – September 10, 2025 6:00 PM

Fran Ryan Community Center

Call to Order: 6:02 PM

Council Member Otto Beatty III

Public Hearing of Testimonies and Announcements for Proposed Zoning Code Changes to Allow for ADUs

Present: Councilmember Otto Beatty III and Pro Tem Rob Dorans (Zoning Chair)

Introduction:

Council Member Otto Beatty III

- Councilmember Otto Beatty III called the meeting to order.
- Opened the public hearing by recognizing the months of collaboration that shaped the current ADU draft legislation.
- Thanked residents, stakeholders, and city departments—including Building and Zoning Services, Department of Development, Department of Public Utilities, the City Attorney's office, Council President's office, and legislative staff—for their contributions and support.
- Highlighted the purpose of the proposed ADU code change: to provide opportunities for neighborhoods and families by allowing accessory dwelling units citywide.
- Framed ADUs as a flexible housing solution aligned with Columbus' larger housing strategy.
- Shared that this hearing builds on feedback from the prior session and will clarify topics such as zoning expansion and potential utility tapping fees.
- Acknowledged the presence of Council colleagues and turned the floor over to the Department of Development to begin presentations

Presentation:

[Erin Prosser, Deputy Director, Housing Strategies]

- Provided a presentation outlining the policy goals of the proposed legislation. She highlighted the City's commitment to equitable housing access and emphasized the potential for ADUs to support aging in place, increased housing supply, generate supplemental income, and ease housing pressures citywide.

[Tony Celebrezze, Deputy Director, Building and Zoning Services (BZS)]

- Provided additional context on the separate entrance requirement and confirmed alignment with existing building code definitions of a “dwelling unit.”

[Shannon Pine, Chief Zoning Officer]

- Reviewed the zoning code changes in detail, including allowable lot coverage, square footage limits, and eligibility criteria by district.
- Addressed the need for clarity on corner lots and reiterated that each unit must meet independent living standards.
- Provided drawings of sample lots and structures which demonstrated compliant ADU structures under the proposed changes to the code

[Jon Lee, Deputy Director, Columbus Water and Power (CWP)]

- Commented on utility connection concerns and committed to continued internal coordination to ensure fair access and manageable costs for property owners seeking to add ADUs.
- Provided fee schedules related to water, sewer, and power connections based on the type of ADU

Public Testimony:

Laurel Beatty-Blunt & Rosalyn Stith, Resident

Ruth Milligan, Resident

Carlie Boos, Affordable Housing Alliance of Central Ohio (AHACO)

Vincent Coleman, Columbus Realtors

Ian Thickstun, Resident and Local Realtor

Keryna Johnson, RISE Together Innovation Institute

Anna Teye-Kasongo, AHACO

Kathryn Green, Resident

Stewart Weinland, Strong Towns Columbus

Joshua Tomey, Architect

Written Testimony

Trevin Flickinger, Resident

Kelly Harrop, Building Industry Association (BIA)

Questions and Answers:

Public Commenter 1 : John Zimnox, Resident

Public Commenter 2: Rebecca Hunley, Resident

Closing Remarks:

Council Member Otto Beatty III

- Thanked everyone for attending the hearing.
- Reminded residents that the 60-day public comment period is open through October 25, 2025.
- Instructed residents to visit Councilmember Otto Beatty III's City Council page <https://www.columbus.gov/Government/City-Council/Councilmembers/Otto-Beatty> to learn more about ADUs, review the proposed code change, and share resident feedback in the public comment form
- Encouraged residents to stay engaged with the office and contact Tigist Zemene at tzemene@columbus.gov with any questions.

Adjourned: 8:12 PM

Note: Watch the full hearing on the City of Columbus YouTube page for detailed review of the department presentations, public testimony, Q&As, and Councilmember Beatty's remarks.