Reynoldsburg
OHIO • 1839

MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
February 8, 2024

CALL TO ORDER

ROLL CALL

Appoint Chair, Vice Chair and Secretary

Ms. Kleckley nominated Mr. Furst as Chair. Seconded by Mr. Bivens.
Mr. Bivens nominated Mr. Benner as Vice Chair. Seconded by Ms. Kleckley.
Mr. Furst nominated Mr. Meyer as Secretary. Seconded by Ms. Barnhart.
All votes were in favor of the nominations.

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 11/2/23

Minutes stand approved

Planning & Zoning Board - Regular Meeting - 11/16/23

Minutes stand approved

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance

Mr. Shook provided a letter dated, December 27th, 2023 from attorney Thomas McCash, on behalf of the applicant on this matter. Mr. McCash asked that the attorney's office look back at the November 16th meeting and consider the evidence that was presented as well as the motion related to the variance. After Mr. Shook's review he does recommend the board make a motion to reconsider the application. Mr. Shook then asked if the board does approve the motion to reconsider and then table the hearing until the next meeting.

Mr. Furst: I move that we reconsider the application in question.
Mr. Bivens: I second.

RESULT:	Approved to reconsider
MOVER:	FURST
SECONDER:	BIVENS
AYES:	ALABI, BARNHART, BIVENS, FURST, KLECKLEY

Mr. Shook: The applicants attorney is here, so I would like to get his approval to table so that there's no prejudice to the applicant.

Mr. McCash: On behalf of the applicant, we would request tabling to your next Planning and Zoning meeting, in hopes there will be a full board.

Mr. Furst: I do move that we table the application to our next regular meeting at the applicant's request.
Ms. Barnhart: I will second.

RESULT:	Approved to Table
MOVER:	FURST
SECONDER:	BARNHART
AYES:	ALABI, BARNHART, BIVENS, FURST, KLECKLEY

NEW BUSINESS

App# 2023-5664; 6541 E Main St; Chris Huber; Variance

Mr. Meyer read the staff report into the record.

Mr. Darby added that the applicant performed a parking study that studied the traffic patterns and the parking on an hourly basis for several weeks at the existing food pantry. This study resulted in the recommendation for the 100 parking spaces that they have included.

Mr. Bivens asked if Heart still had a plan to use special duty officers to help control traffic issues that may or may not occur.
Ms. Wooten said if the officers were still needed they would be there. Safety is their first concern, and they will use an officer as needed.
Mr. Furst asked Ms. Wooten that from their estimation, will the additional parking spaces eliminate the stacking that currently exists.
Ms. Wooten believes this will eliminate a lot of backup because this will allow the customers to come and go at their free will. She noted that they are willing to gauge business and if they need to change when people come or their hours, they are willing to do so. They do not want people on Main St. either.

Mr. Furst: Based on the staff's recommendation and the information submitted in the application, we have certainly considered the factors stated in 1109.13D the of the zoning code. I do feel, based on my analysis of those factors, that the hardship is clearly met due to the nature of the applicant and their operations as well as the location. I do believe, in fact, I agree, with staff's, report and their findings on all of the factors in its entirety, and therefore I move that we accept this variance as submitted.
Mr. Bivens: I'll second.

RESULT:	Approved
MOVER:	FURST
SECONDER:	BIVENS
AYES:	ALABI, BARNHART, BIVENS, FURST, KLECKLEY

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App# 2023-5611; 6541 E Main St; Chris Huber; Major Site Plan

Mr. Meyer read the staff report into the record.

Mr. Darby read the staff's recommendations and all the conditions have been addressed or are agreed upon.

Mr. Bivens asked if the right in, right out was still in the plans.
Mr. Meyer explained that the comments regarding the curve at the entrance is something that will be taken care of in the PGU process, but that the acces is not intended to change, just the materials.

Ms. Alabi asked what the reason for the extended walkway was.
Mr. Meyer explained that a three-foot sidewalk is the minimum, but the standard is five-foot. This was adjusted by working with the fire department and the engineering firm to come to an agreement on the best use of space for the uniqueness of this development.

Mr. Furst asked if anyone from the audience would like to speak about this application. Nobody came forward.

Ms. Alabi questioned if the drive was being shared with Wright Patt. The drive is not being shared.

Mr. Bivens made a motion to approve the major site plan with the staff recommendations noted in the staff report.
Ms. Barnhart: I'll second.

RESULT:	Approved
MOVER:	BIVENS
SECONDER:	BARNHART
AYES:	ALABI, BARNHART, BIVENS, FURST, KLECKLEY

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman