



MINUTES

PLANNING COMMISSION THURSDAY, DECEMBER 13, 2018 6:00 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Bizjak, Furst
ABSENT:

2. APPROVAL OF AGENDA

Agenda stands approved

3. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars

B. UNFINISHED BUSINESS

1. Ordinance to Adopt the City of Reynoldsburg Comprehensive Plan

Mr. Bizjak: Chairman. Yes I move that we remove the comprehensive plan from the table.

Mr. Zollars: Ok we have a first to remove it. Can I get a second?

Mr. Furst: I'll second.

Mr. Zollars: Okay very good let's have a roll call on that one please.

Ms. Wheeler: Mr. Bizjak. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. HICKS Yes. Mr. Zollars. Yes.

Mr. Zollars: Thank you. OK with that. You want to pick it up?

Mr. Bowsher: Yes. So this is the ordinance to adapt The City of Reynoldsburg Comprehensive Plan. This is for you. OHM and I sat down over last weekend and an earlier this week to make some changes. Those should've been sent to you this morning when they sent them back. Hopefully you've been able to take a quick look at them. I know it's a little bit of a short notice. We're still working with OHM to continue to evolve that. I think that there is still some fine tuning that still needs to be done prior to the weekend. City council has their final reading on Monday of the comp plan. And basically I wanted to open this up to comments from the commission and from the public on anything that's still that might need to be changed. Given the recent changes from OHM, given that I'll just open it back up to you guys.

Mr. Zollars: I will keep it at the board level here. Any comments or statements on this one? Mr. Hicks did you have anything?

Mr. Hicks: Yeah. Mr. Chairman I think that the Andrew and OHM worked pretty hard last week addressing some of my concerns that I had last week and the reason why I moved that we tabled it I think that they've got probably more than half of those things addressed. I still think there are some things that need to be addressed. The figure 9 which is on page 36 of the document in my opinion is the most important document page in document the future land use plan the future land use map. I think there's some things that need cleaned up in this document or this figure there are some zoning designations in here. You know and we're trying to paint with a broad brush and it's overly simplified but I think we're gonna be getting ourselves into trouble if we don't fine tune some of the details that are on this plan. Some areas that are being called out to be you know innovation that are actually currently medium density residential and it's you know a reaction of OHM trying to address a comment that we had previously, but just kind of missed, didn't put it in a right spot. There is also an area at the Taylor Palmer road and I 70 area there where it's white and yellow stripes or yellow stripes yellow with white stripes.

Mr. Furst: Can we just was that you would just maybe take a one piece at a time.

Mr. Zollars: Oh yeah. It's all in the record but you get you get what the comments go on like this. Are you guys OK.

Mr. Hicks: Just some of these bigger pieces. I'm not going to talk about everything but there if you look at Taylor Road and Palmer there there's a there's an area that's designated that's white with yellow stripes. But we don't have that color combination designation in the key. Right. So that's orange and that's medium density mixed use that the White and Orange stripes is one thing and then white with yellow stripes is a different district. So don't know what OHM was doing there.

Mr. Furst: It looks like the same color to me.

Mr. Hicks: Well it's two different on mine and then if that is medium density mixed use I don't know why. Because before that was conservation development. So I don't know if they went to change specifically at Taylor. Yeah. That area.

Mr. Bowsher: OK. So that right there is suburban residential. So it's a lighter color. That right there. Because there's already homes in that area and it's within our annexation agreements. There's already homes. These are parcels that are the size of anywhere between an acre to five acres in size with some wooded lots. We wanted to keep that going. So yes we're going to allow for infill development. Maybe if there's some housing complex that want to go in there but there's no big swaths of land for any part of innovation or anything such as that because that's a Palmer. And you got Taylor that's right there. So that was just suburban residential future suburban residential as it becomes annexed into the city.

Mr. Hicks: OK. So just to get real technical then would it just be shouldn't it just be yellow then. Because we don't have anything in the key showing what yellow with white stripes is. I think that's the appropriate use for it but I think it will just be yellow. Because we've got other areas that are on annexed in the city that we just have yellow you know because we anticipate that will just be a single family subdivision.

Mr. Bowsher: And that's something that we could just do. We'll just change that from the yellow stripe to the yellow if it makes it. I think that clear.

Mr. Hicks: I think that fixes it right there. Again some of the areas on East Main Street and the Innovation slash Conservation District where it's purple and white striped. You know we have an existing single family older subdivision in there where you can kind of see the roads through this. I think you could probably just call that your Conservation Development District because I mean it's like less than two units per acre out there right now. I mean, I don't know why I wouldn't anticipate that that would be an innovation district that we would. That would be redeveloped. I mean those lots of been there. And then the one to the right of it. That's just on the outside of town there. You know we kind of like bisected an existing subdivision so. I just think we need to clean those up. Know if it's if it's already been developed and it's been developed as you know a real light density single family subdivision then I think that's kind of what we should call it. I don't see us you know redeveloping this.

Mr. Bowsher: I guess for simplicity purposes on a map that is of this scale and that magnitude. Because you know obviously if it was more in-depth and taking a look at it you'd have parcel by parcel you'd have different groups for each because there is some that is residential. There is some that are state farm land but then there's some that we're already targeting for what we're putting in the Innovation District and so I think that they were just saying well it's not annexed yet. This is the future growth. This is the area that we're talking about. And I guess to that point that's why they were trying to call it all at one point the Conservation District because if you take a look at what it details that the Conservation District it actually lists warehousing logistics spaces and things like that. So they were trying to encompass all of that in the hopes that when it does become annexed then we will change it to the appropriate zoning that we have elsewhere in the city.

Mr. Hicks: And I think it's a good point that at a certain point a parcel if it's a quarter acre lot or not on this map we're not going to get to that level of detail, but when it's something as big as a whole subdivision. I think we need to get I think we need to get to that level of detail because I'm afraid what it would be communicating say if somebody owned a house there is you're going to bulldoze my house or I mean what are you what are you proposing here? I live here. You know you're proposing something that's not really compatible with what's currently there. So I agree to a point that this thing can't be down to every square foot of the city. But you know something that's 10 - 20 acres it's a big piece of land we need to get that figured out and properly identify it. Another one would be Pine Quarry Park.

Mr. Bowsher: Would you feel confident with just putting that up to basically Summit Road? You see the line that's right there? You know you can tell that that Summit there's a white line.

Mr. Hicks: You can kind of tell that that's Summit road.

Mr. Bowsher: I could tell just by looking at the map. Yes. Would you feel confident with just keeping that west exactly the way that it is and everything east of that continuing the Conservation District, which I think is all but almost a catch all. Which is I think what they were trying to encompass. It allows for like residential allows for you know park space. Then it's still kind of has some of that aspect that allows for the Innovation District, kind of.

Mr. Hicks: I think there's something like that that we can do to just communicate it just a little bit more. I kind of understand what they're trying to do but I think we also need to be looking at this document as if, if you're a homeowner or a landowner out in that area you know what. What the document would be communicating to somebody that maybe hasn't been a part all these discussions for all this long. We've got to make sure that it's communicated clearly really what the intention is here. We need to properly identify. If we're showing green space or open space like Pine Quarry Park is right now labeled medium density residential, let's call it open space it's Pine Quarry Park.

Mr. Bowsher: Is it?

Mr. Hicks: Yeah.

Mr. Zollars: Let's get back to page 36.

Mr. Hicks: Yes. All this is on 36. I mean because that's the main one. And then all your other maps and diagrams everything should be taken off of that. Right? They should all be consistent with this document. And for the life of me I don't understand why we can't get the future land use key, which shows all the different districts out of the actual map so that you can see that part of the city where Summit High School is and all that.

Mr. Bowsher: Will you hover over the pine quarry? That's Pine Quarry.

Mr. Hicks: Well that's so the squiggly roads below that are the.

Mr. Bowsher: That is the mobile home park.

Mr. Hicks: The mobile home park and then pine quarry I believe is just to the north of it.

Mr. Bowsher: Where the green is dotted right there.

Mr. Hicks: I don't think that's Pine Quarry.

Mr. Zollars: What do you suggesting Mr. Hicks?

Mr. Bowsher: I mean we can revise that if.

Mr. Hicks: Yeah I just I just want it. What I would like to do and we've kind of talked about this is Friday Saturday Sunday is give OHM a little bit more time here to clean these up. I mean I don't think they have a ton of work left to do on this. I think they just need to get these things fixed. So what I would recommend is that we approve this conditionally upon OHM addressing this map, and just getting this. This exhibits the most important exhibit in the whole document and it needs to be accurate, which is what it needs to be.

Mr. Zollars: If you've got specifics without going through all these.

Mr. Hicks: I have forwarded to Andrew and Andrew will send them to OMH. And I think they've got about half of them, but I think we just need to get the other half just haven't worked on.

Mr. Furst: Let's list them here for the record please.

Mr. Hicks: Ok, we need to clean up that district of Palmer and Taylor road that whole area is suburban residential. We need to get the key out of the map so you can see the whole city in the map. Green space needs to be properly identified where pine Quarry Park, is a park. Other areas we call the summit campus as open space but then other areas called the other schools is just schools. You can't see it on this one but. That happens on some of these other ones. Olde Reynoldsburg if you look real, I mean its super small on this map. It's hard to see but we adjusted olde Reynoldsburg, which was good but they also cut out like everything there's a strip of houses between Lancaster and the creek that on my plan are showing his orange medium density residential and no longer an Olde Reynoldsburg. See those small that includes my house, so I would prefer that that you're on the other side of the street you're still in. But I'm out now. So that should still be Olde Reynoldsburg. You know you can't see what's on Brice road between Brice between Livingston and Main because the words Brice road cover it up. I just I feel like a lot of these problems would be resolved if they just made this thing bigger so that you could actually see some of the detail on it. That's one of the things to ask for before and I don't know why OHM doesn't want to do that. But I mean it's possible to print this stuff on 112 x 17 instead of 8 1/2 x 11 so that you have a little bit more room to work.

Mr. Zollars: You have this list Mr. Bowsher?

Mr. Bowsher: Just for the record we have a conference call in the morning with them at eight thirty. So a lot of this was we were hoping to get Steven on the phone and address his further concerns. I would not like to pass this in motion to send it on to take council with like a laundry list of things. I'd rather say that there are things that we need to be addressed and we will work on those and get those established before council takes a look at it because obviously there are small things that are adding up and so we don't want to have a laundry list of things.

Mr. Zollars: Why don't we do this then? Mr. Hicks if you're willing to spend some time tomorrow with staff and OHM to name some of these details we can get through these at that time.

Mr. Hicks: Yeah absolutely.

Mr. Zollars: Is that fine with staff?

Mr. Hicks: The only other thing of note there was a section in here about fiber optic cable. And I think they added some language to it which was good saying originally that it basically said the city should own and operate fiber optic communication network which I don't think any of us really support the city becoming a communication utility.

Mr. Zollars: I think you said it was on Page 71 Correct.

Mr. Hicks: Correct. So they added some language to kind of to. But there's still language in the paragraph before what they added that that we're kind of saying both things now. So I think it's appropriate for the document to identify that fiber optic cables important communications important we should work with AT&T and other communication providers to make sure that our residents have access, but the city itself should not become a communication utility company or provide fiber optic services to residents. I don't think that's an appropriate sized function or service of the local government.

Mr. Bowsher: Yeah. Yeah. We'll fix that. What we did was as we fix it below if you scroll down into the source of the snaps. So what we're trying to target but it looks like in the actual writing itself it still has some of the language saying that we're going to target trying to do a municipal thing that is not under this administration or hopefully any future one that wants to target something of that nature, because that it's an it's a bankrupting capability. We cannot fight against AT&T and Verizon that can put it in just so much cheaper. It's already there. So what we need to be doing is making sure that our small cell cellular. Moving forward we're one of more capable areas in central Ohio so we can stay competitive in that market. So we'll make sure that we change that. That's a big thing.

Mr. Zollars: Anything else from the board? Any motions forthcoming?

Mr. Bizjak: Chairman. I move that we adopt the amended comprehensive plan for the City of Reynoldsburg and send it on the council for approval.

Mr. Zollars: We're looking for a second.

Mr. Cullinan: I'll second.

Mr. Zollars: We have first and second can we approve?

Mr. Hicks: Just as a comment. You know my preference would be that it be approved with conditions just to hold everybody honest over the weekend. Of what our intentions are at least what my intentions are. So I guess function wise what the best way to handle that is.

Mr. Bizjak: Chairman Mr. Bizjak here. I moved to amend the motion this amended a

Comprehensive Plan be approved along with the conditions that they'd be discussed between staff and Mr. Hicks. Is that fair?

Mr. Hicks: Sure. Yes.

Mr. Zollars: Very good. Second to that motion please.

Mr. Cullinan: I'll second.

Mr. Zollars: Now we have it first and the second to that motion would you call the roll please?

RESULT:

REFERRED TO COMMITTEE

Next: 12/17/2018 7:30 PM

2. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a +/- 9.08 Acre Parcel on the East Side of Waggoner Road Known as 1220-1222 Waggoner Rd., Reynoldsburg, OH, from AR2c, R-1, and Unzoned District to PND District; Applicant: Metro Development LLC.

Ms. Wheeler: The ordinance we heard last meeting to change the zoning of three parcels along Waggoner Road. Twelve twenty to twelve Twenty two Wagner road. The applicant is presenting this evening a revised proposal. If they they'd like to come up and tell us about the changes.

Mr. Zollars: The applicant if you would please come up and address what's different from the last meeting please.

Mr. Farris: Good evening. I'm Todd Farris with Farris Planning and Design. There were a few changes that we did make I think probably the biggest change was a change in the materials to the structures. What we had done was made the three story buildings more compatible with the front buildings by changing some of the traditional horizontal siding into vertical siding. We also added that same detail to the clubhouse as well. You see that they've done that. We have done that with the horizontal siding. That's probably the biggest visual change. Also, there was a discussion we had with staff in regards to the pathway the 8 foot pathway on our site that it stays on our site as it goes around to the east side instead of showing that it goes on to the it's underneath all the trees so you probably can't see it there. So that way they don't have to get easements from the trailer park. So we've made that addition as well. There's also been a commitment made that the developer will. Install a sidewalk on the east side of Waggoner road from the north end of our site and continuing down, all the way to Main Street. That sidewalk will be paid for by the developer and I believe reimbursed through TIF dollars at some future date. But that's a commitment that was made as well, in response to connectivity and dangerous conditions on the roadway. We also had the exhibit with the elevations along the front. There was some comment that the one building looked like it was wedged in there. Kind of shows you the separation between those two buildings. Not as tight as a lot of the sites, but anyways I think it looks good because that

building that the end elevation. But what you're seeing when you're driving from the north going south along Waggoner road as you see the front elevation so you're seeing a good face. It's not like these buildings have a bad and good. They're the same on both sides. I just want to show that relationship as well as everybody understood what we were seeing from Waggoner. That's it.

Mr. Zollars: Thank you. Board comments questions?

Mr. Bizjak: I just I want to thank Metro development for committing to installing the sidewalk, for me that was a personally big issue of mine. And you know I appreciate your willingness to come to the table and to discuss the public health welfare and safety of our residents by installing that sidewalk. So thank you very much. I'm also excited to see the use of future TIF dollars to hopefully expand Waggoner road in the future. So I'm glad we're working to address that in the future. So thank you.

Mr. Zollars: Other comments from the board? Go ahead.

Mr. Bowsher: Yeah I just wanted to add one thing. So there was an article that was published today in the Columbus business and it was a full article and data from the building industry association of central Ohio. So I've said this last meeting and we've said it time and time again through the MORPC study by 2050 how the population is going to increase by 1 million at one point they had said 500,000 to 1 million. Now they think 1 million is too small of a number. With the way that we're trending. Be that may. They are saying that our need right now is four hundred and sixty thousand more units half of which will be apartment dwellings because that is what people would like to live in. That's the lifestyle choice. It's not because people can't afford a home that they're choosing this because it's attractive and they amenities, because they're not having to take care of the landscaping and being the home. So we're partnering with entities to have attractive complexes especially in infill developments within the city. This is a really great option for Reynoldsburg work to do its part in increasing the population density that is going to come to central Ohio. We cannot bubble ourselves off from the Columbus Metro. We just can't. I think that this is a step in the right direction especially that these are TIF dollars that would be generated from the commercial industry that the apartment complex is on it will help go a long way in producing some sort of plan, whether that's their bonding or other grant means to repave and expand Wagoner Road, which is badly needed. And I do appreciate again you guys giving us the opportunity to go ahead and put that sidewalk in for pedestrian safety. That's really going to go a long way.

Mr. Zollars: Thank you. Is there any public comment? Hearing none, I'll entertain a motion.

Mr. Bizjak: I move that we adopt the amended plan for this complex and recommend its passage to Council.

Mr. Furst: I'll second.

Mr. Zollars: Very good, Staff we have a first and second would you call the roll please?

Ms. Wheeler: Mr. Bizjak. Yes Mr. Cullinan. Abstain. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars Yes.

RESULT:	REFERRED TO COUNCIL AS AMENDED [4 TO 0]	Next: 1/14/2019 7:34 PM
MOVER:	Joseph Bizjak, Commissioner	
SECONDER:	Alex Furst, Commissioner	
AYES:	Zollars, Hicks, Bizjak, Furst	
ABSTAIN:	Cullinan	

C. PUBLIC COMMENT

None

D. ADJOURNMENT

Chairman

Planning and Zoning Administrator