



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY DECEMBER 12, 2016**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – November 28, 2016

Minutes stand approved.

4. Discussion

**a. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT #174723 - (6748
E. Main Street; Proposed Use – Auto Sales); Applicant, Augustin Munyemana; Business:
IR&BA Coffee, LLC. (Second Reading 12/12/2016).**

Mr. Clemens: I only have one Eric, one of these days are we going to get that auto sales deal out of there- where it falls under auto sales?

Mr. Snowden: Councilmember I don't understand your question, this is an auto sales use.

Mr. Clemens: You mean.. but it could be used for auto sales too.

Mr. Snowden: To answer.. It can be used to sell or lease cars, any vehicle but the fact here is that the two conditions that the Board of Zoning and Building Appeals approved the recommendation of so your approval of this application as it stands would also approve those conditions. One, that it limited the number of vehicles and my notes I have that the max was six but i'll check the minutes of the BZBA and they were also limited to being placed behind the main structure and that is something that is easily enforceable as a condition of the Zoning Special Exception Use Permit Approval. I'm not aware of any used car dealer that can operate...

Mr. Clemens: I'm not either but I'm not talking about this one, but you know..

Mr. Snowden: If they wanted to change those conditions and get permission to sell from the front of the property, it would require the Board and City Council to specifically approve it.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 12/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196 Community Commercial Overlay. (Second Reading 11/14/2016, Planning Commission 11/3/2016, Held from Service Committee 11/28/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 12/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations. (Second Reading 11/14/2016, Planning Commission 11/3/2016, Held from Service Committee 11/28/2016).

Mr. Clemens: This item I do have questions on, does anyone else have questions? This item, and I think you did a good job on all of the ordinances you brought before us, but this item I don't think is one of them. My problem is about the 60% coverage of concrete or black top that can be used in the front yard. I understand it could have been done anyway without this and all this does is basically legalize it with the ordinance that it can be done 60%.

Mr. Snowden: Councilmember Clemens and other members of Council, the answer to your question and this is specifically referring to 1171.04 (j) which is the section I'm proposing. The current regulation in residential districts for paved surface or impervious surface coverage, drives, patios, buildings, concrete, overall there is no regulations 100%. You could pave an entire lot. I'm proposing, that the maximum shall be 60% of residential districts and 70% in commercial districts and those are regulations that are used by several of our peer cities and it seems to be working for them. I don't disagree with you that there are other regulations that need to be written or to address how driveways are designed, all I'm trying to do here is go from 100% to a 60% max and that's it.

Mr. Clemens: And I understand that, that's what I said. The problem is, we've had some approved lately and in the past and I understand how difficult it is because we have different set backs and that causes a problem. In a 30ft set back and they can do the whole front yard in concrete, that's what I'm saying. The way it stands now, and the way it stood before.

Mr. Snowden: Councilmember Clemens, there was no approval. Because none was required up to this time. So in the future, I will be reviewing zoning certificates to make sure that those paved surfaces don't go beyond 60%. Let me give you an example, there is a house on Lancaster Avenue that did a drive way extension. I sat down, pulled a plot plan that we had on file and reviewed that, this regulation would have prohibited that drive way extension given the amount of paved surface and building coverage that is already on that lot. So I don't disagree with you that there are other regulations that need to be made, but this is a good step in the right direction to start cutting down on the amount of paved surface that folks can have in excess of what's reasonable.

Mr. Clemens: And that's true and there is some new ones up there now.

Mr. Snowden: And they didn't receive a permit because one was not required.

Mr. Clemens: I'm just saying there are new ones up there now. The problem is the way I look at the ordinance is that when we pass an ordinance, we do it to improve the looks of the city, the property values and this sure as heck isn't one of them. As far as I'm concerned the ordinance stinks really. I know that you plan on changing it in the future and it's going to take a lot more work because if you look at set backs and so forth, we'll take the Mayor's for example, he's got a real nice situation, sits back real nice and drive ways and concrete area makes it look nice. If you move it to a 30 ft set back they would do the whole yard which could have been done and can be done now.

Mr. Snowden: One issue which is all paved coverage which is why this issue is in 1171 which is general regulations for lots, and it's under that particular section .04 General Regulation for lots. What you're talking about is a provision of Chapter 1179 for driveways and off street parking, that chapter needs to be completely re written and I'm working on it. I'll be happy to show you -anyone- the progress that has been made, but there are a lot of inter related issues there. The fact is, you've referenced the property, as I've said, right now, it's 100% is the coverage and I'm proposing 60% is reasonable for residential. That's it.

Mr. Clemens: It's reasonable until you look at it or until you live next door to it.

Mr. Snowden: I don't find 100% to be unreasonable also.

Mr. Clemens: Are there any questions?

Mr. Luzader: I just have one question and it's probably a generalization. The average home in Reynoldsburg, if you were to take their structure and their driveway, and if they have a small outbuilding, you're probably pushing 30% coverage then, maybe more aren't you?

Mr. Snowden: That is typical. The average home being in R-3 district that's been built over the last few years, typically, the coverage is approximately 25% of building and probably another 10% of driveway. And let me be clear, there is already a 30% building coverage regulation that is included as a type of impervious surface. So it's not 30% and then an

additional 60% for a total 90%, it's a 60% paved or building in which 30% may be building. I know there are a couple of jumps here but there's a lot of inter-related regulation.

Mr. Clemens: Any more questions?

RESULT:	REFERRED TO COUNCIL [3 TO 1]	Next: 12/12/2016 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak	
AYES:	Cicak, Luzader, Spalding	
NAYS:	Clemens	