



MINUTES

PLANNING COMMISSION THURSDAY, DECEMBER 5, 2019 12:00 AM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

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

Mr. Bizjak Already seeing that our chair and vice chair currently out, I'm humbly asking for a nomination and a vote on a temporary chair for planning commission.

Mr. Hicks Mr. Hicks, I move that we nominate Mr. Bizjak as temporary chair for the meeting this evening.

Mr. Furst I second.

Ms. Wheeler Mr. Bizjak. Abstain Mr. Furst. Yes. Mr. Hicks. Yes.

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – November 7, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers we're not initially sworn in and were sworn in before speaking by Mr. Bizjak.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. An Ordinance to Repeal and Replace Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg, Ohio

Ms. Wheeler well, I can introduce. So, of course, this is a continuation of the ordinance to repeal in place our planning and zoning code for the city of Reynoldsburg, Ohio. As you know, we discussed kind of an overview of the new code at our last meeting. We got back to Calfee zoning with some of those edits. Know some of the commissioners had some changes they wanted to see. So everyone, I think, had the latest copy. So that did go to city council for its first reading, and now it's back to planning commission for final recommendation this

evening. So with that, I don't know how we want to do this if we want to. Go over some of your comments. I know we're waiting on Calfee to come down as well, and I know they had some revisions they made.

Mr. Hicks But I think just in the interest of time, this is Mr. Hicks in the interest of time, and I wouldn't mind making a few sort of general observations, obviously, with the timing. We haven't been able to thoroughly review this latest version of the document. I think what we're ultimately going to move to table this tonight. We're not going to get a vote on it. Just from the bigger picture, I think I want to express how important this is for the city. I think that this rezoning we have been working on this all year. Both Alex and I are both in on the steering committee for this rezoning. I've been to a lot of meetings and I've been working on it for the whole year. It is a continuation of the comprehensive plan that was passed last year and a lot of the objectives that we're trying to get done in the city. So it's been a long term project, but fortunately our goal was to try to have it done this year. We talked about that in the summer. We wanted to go to get it done this year. Fortunately, run not a time, I think, this year to build to get it down running and the holidays. Only a few council meetings left. And there certainly is some material issues that are left here to continue to discuss and work through. I think ultimately we will work through all those things next year and we're going to see this thing get through. I think, I know Andrew is still probably working on the meeting happened before here. Andrew and staff, everybody, Emily, everybody's done a really solid job this year to work through a heck of a lot of commitments and a heck of a lot of things have happened and Reynoldsburg this year. We've got some folks coming in..... That's all right. We kicked off the meeting, we're on item C, number one. But I did want to continue that to stress the importance of this rezoning to not just one area of the city or another area of the city. As a community, I think one of the most important things that we need to be addressing is the fact that a majority of our income tax revenue that pays all the bills in the city, to provide all the services that we have in the city are paid through an income tax and that income tax revenues mostly coming from retail jobs. If you look at job reports for the state of Ohio, jobs in manufacturing, distribution, technology, jobs are all growing. There's one sector of the economy that is shrinking and that's retail. And if we continue to have large areas of our city that are retail and don't do anything to find ways to redevelop those areas, we're not going to have the income tax revenue that we need to build or provide the services that are essential to everybody in the city. I spent a lot of time talking to people in Ward 4 and Brice Livingston area in the community and the state of that area around Brice and Livingston right now, it's not where we want it to be in 20 years. We've got to do something about it. And the innovation district that is the innovation zone that is a part of this rezoning code is a very, very, very important concept. And it needs to happen because that area needs to change and it needs to change in a way that's going to create jobs and opportunities for people that live in that area to improve themselves and make their lives better and also create income tax revenue for the city. So for a lot of those reasons, I just wanted to make a general comment statement about the rezoning. I want to make sure that this does get done, understanding that there is still some work ahead of us that we need to get through

to be able to achieve it.

Mr. Furst Just to underscore some of the things that Mr. Hicks said, the as he mentioned, the tax issue is the big issue. You know, to have all the things that the city wants, we need to develop the jobs there that the income tax that's going to support that. Cities don't stand on their own. They're surrounded by other municipalities, and it's a zero sum game. So any opportunity that we have that we're not able to take advantage of, whether that's to bring high paying jobs here, good housing stock or any other type of development that you might possibly want, if it doesn't go here, it goes somewhere else. Sometimes that's desirable for one way or another. But, you know, certainly all of the things that everyone agrees upon that we want out of the city to make it a place where everyone is proud to live and work and play. You know, the point of the zoning code is to develop the legal framework to allow us to do all of that. So as Mr. Hicks mentioned, yes, we have been working on this for quite some time. We will continue to work on it. And the goal is to develop a set of ordinances that is able to support the type of city that everyone wants.

Mr. Hicks Andrew, if you had an update or a sort of a comment or where we're at this point and I think at this point with us three. They were all interested and having a motion to table this, pick it up in January and get this thing done next year, incorporating more comments and having more time to review the latest version that we've got today. But I'd be curious if you had any input or comment at this point tonight.

Mr. Bowsher I'll just give a brief update of what we've had since the last time. Obviously, we've been to one council meeting at this point and we've taken the comments from Mr. Hicks and Mr. Furst, as well as staff comments and some of the other conversations that we've had with Calfee and OHM. We've incorporated those and some of the plan. This new map is a little bit of a tweak from some of the initial comments. And then we had, I feel like a very productive meeting with the Waggoner Road residents tonight. And we've taken a lot of their feedback, and there's some changes that we even want to make as a part of this that I think is going to help increase what we envision for that area. That's going to make it better for their homes and future homeowners within the desired area. Increasing that walkability that we talk about with the Insight 2050 study and the corridor concepts. We know that 80 percent of the residents and Reynoldsburg live within a one mile distance, but we need to increase that walkability because not all 80 percent can actually get to by walking even though they live within that mile. You know, this is a soles call on planning commission. There are certainly things that we want to change and migrate as part of a lot of the conversation that we had with the Waggoner Road residence. Thank you again for coming to Planning Commission. It was extremely helpful and we leave that up to you. Calfee and OHM, I know we've got some things that we'd still like to work on. I know that you weren't able to fully take a look at some of those changes as they sort of came in late. So by no means necessary do we want to rush this process or get it wrong. We understand that even after it does get approved, there may be some tweaks and not major anything but

that smaller tweaks as it is a large document. We want to get it literally ninety nine point nine percent Right, and done. And that starts with the map primarily. And then it moves out and making sure that we were mirroring it up to where we need to. I think some further discussion and some conversation needs to be had around the Huber neighborhood and talking about, you know, what sort of design standards that we can put on administratively as well to sort of keep some of the functionality in the look aesthetically if some of the homes that exist in there. We understand that, there were some things that sort of fell through the cracks in our old zoning go. These are things that we don't want to repeat. It was 1969 and it's been piecemeal since then. So we want to make sure we get it right. So I think tabling it is a viable option and one that will take the extra time to make sure that we fine tune everything that we have to get it right.

Mr. Furst Well, Mr. Chairman, to piggyback off of that statement, I think it is important that we do get it right. So I move that we table.

Mr. Bizjak Do I have a second?

Mr. Hicks I'll second.

Mr. Bizjak All right, staff. Can you call the roll?

Ms. Wheeler Sorry, Mr. Bizjak. Yes. Mr. Furst. Yes. Mr. Hicks. Yes.

Ms. Reed I want to ask. Oh, Sarah Reed, 7823, Jordan Crossing. I should know that. I want to ask when you table it, how long that's for and what will happen in that tabling period? I'm thinking back to a previous meeting last winter that involved the PND designation for what's known as the 1222 Wilson Road Wilson property on Wagner Road. It was agreed to table it in the minutes and it said for 30 days. But there was a meeting like six or seven days later that no public was there because they probably didn't even know about it. And in spite of numerous concerns, the two, it was not only the PND designation, but also the comprehensive plan. Numerous concerns on your part, the commission's part, and also the public. It was somehow quietly passed six or seven days later unanimously. And we didn't have visibility of that or how that happened. So we want to know when I guess when you say you're going to table it, is there going to be a quick meeting six days from now where all your concerns are going to be magically resolved or is there going to be substantive working through all the.

Mr. Bizjak Mr. Bowsher has the answer to that one.

Mr. Bowsher Thank you, In fact, when they did that, they just said that they would table that for the next available meeting. So when there was called a special meeting, that was the next available one. I feel like I heard Mr. Hicks say that he would like the table until the January meeting, which would be January 2nd. If that is what I heard correctly, you can state that on the record that we will table this to

January 2nd. So there would be no special meeting unless you would like to leave it up to that. But that's sole discretion and planning commission.

Mr. Bizjak More specific, better. That's chairman here. But yeah, more specific. The better is my humble opinion.

Mr. Furst Mr. Chairman, I apologize. I move that we table this item until the January Planning Commission meeting.

Mr. Bizjak Right. Do I have second?

Mr. Hicks Second.

Mr. Bizjak All right, staff, please call roll.

Ms. Wheeler Mr. Bizjak. Yes. Mr. Furst. Yes. Mr. Hicks. Yes.

Ms. Reed And then I just want to say, I express my appreciation to those of you that were in the 4:30 meeting and to you, Mr. Bowsher, for the time that you gave us and for hearing our concerns and putting some genuine options out there that can be considered. So we're looking forward to see what comes out of that. Thank you.

Mr. Hicks Thank you. I have one other item. What is our process to be able to adjust our meetings and our first meeting in January is January 2nd. I will not be here. I don't know if it is possible to move that one week.

Mr. Bowsher You know, that's a good point. You know, when we look at Calendar, we said, well, it's the offices here are closed on the first. It's hard for us because the holiday to get prepared and get in.

Mr. Hicks So that's a tough day.

Mr. Bowsher It certainly is. What is our next Thursday meeting?

Ms. Wheeler Yeah, it is really on the 2nd and we I think, had voted on that last month.

Mr. Bowsher You can absolutely make a motion to push it back one week to the second Thursday of the month to the 12th, which would not affect our BZBA meeting on the 19th.

Mr. Hicks Does that work better for you guys?

Mr. Bizjak It's fine by me.

Mr. Hicks This is Mr. Hicks. I move that. We move our January 2020 meeting from

January 2nd to January 9th.

Mr. Furst I second.

Mr. Bizjak Staff, please call the roll.

Ms. Wheeler Mr. Bizjak. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. All right.

Mr. Bowsher For the record. Just state that because it was wanted to make sure that there's clarification, we will not be having a meeting on the 2nd, and it will be on the 9th when we will re pick the zoning code rewrite back up on January 9th.

Mr. Bizjak State your name and address, please.

Mr. Powers Michael Power 7700 Jordan Crossing. Thank you, Mr. Bowsher. First, I want to thank the commission for meeting with us at 4:30 today. I really appreciate Director Bowsher's enthusiasm and passion and the group's help here. One thing I want to highlight and make aware is that the Waggoner Road Association, as well as many other residents, have a vested concern about the area around Waggoner Road, and I think we made some great strides today in making some adjustments. I will highlight that and ask for your assistance in the community optical problem we have, specifically back in February, the 1220 property was turned down for what we are now proposing to zone as medium residential. I understand there are some plans and reasons for that. I'd like your assistance and cooperation. I think you have some good ideas on how we can do that, but be aware that from an observational standpoint, from the community, the 600 people that signed petition that said we shouldn't do this. We're going to want some answers around what are we going to do? So I'm going to asked for your help in helping us position this in the most likely vein. It's in the best interest Reynoldsburg residents.

Mr. Bizjak And Mr. Powers, now I can only speak for myself. I'm not going to speak for the other commission members, but I'd be happy to meet with you off line and other folks off line to address these concerns as well.

Mr. Powers Thank you so much. And one final question for you. When you tabled that to the January meeting. What does that do to the council meetings?

Mr. Bowsher They can no longer further move on from there. It won't come back up to the regular council meeting. It'll have to be tabled because when they made that motion to send to the planning commission, it was not going to come back without an approval or denial of planning commission.

Mr. Powers Okay. All right. One final note. Thank you again for all your assistance and your participation, our community. We really appreciate it. Thank you.

Mr. Bizjak Thank you. Anybody else? OK. Is there any other business than before

the commission? Seeing none, then we stand adjourned and everybody have a happy holiday. Thank you

RESULT:	TABLED [UNANIMOUS]	Next: 1/9/2020 6:30 PM
AYES:	Hicks, Bizjak, Furst	
ABSENT:	Cullinan, Zollars	

D. NEW BUSINESS

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator