

MINUTES

CITY OF REYNOLDSBURG PLANNING COMMISSION

December 4, 2008
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Lucas Haire Mr. James Comeaux Mrs. Marlene Wirth Mr. Charles McGrath
Members Absent:	Mr. David Wall
Others Present:	Mrs. Nadine Morse, Secretary

2. APPROVAL OF MINUTES OF NOVEMBER 6, 2008

Mr. Comeaux: Okay. Did everyone receive the minutes from the November 6th meeting or were there comments or corrections to those? (No response.) No? Hearing none—

Mr. McGrath: No. I read through it but I didn't see anything.

Mr. Comeaux: Hearing none, they'll be accepted as distributed.

3. APPROVAL OF AGENDA

Mr. Comeaux: Everyone's also received the agenda for this evening, correct?

Are there any additions to the agenda? (No response.)

4. SWEARING IN OF SPEAKERS

Mr. Comeaux: There doesn't appear to be any speakers here so I will dispense with swearing in of speakers.

5. PUBLIC COMMENT

Mr. Comeaux: Similarly there does not appear to be any public comment.

B. UNFINISHED BUSINESS

Mr. Comeaux: Do we have any Unfinished Business from the last meeting? I don't believe we do.

Mr. Haire: We don't.

Mr. Comeaux: Good. Okay, so Item C, New Business.

1. APPLICATION FOR REZONING: EAST SIDE OF SUMMIT ROAD (PARCEL I.D. #115-026610-00); PRESENT ZONING, UNZONED – UN; PROPOSED ZONING, SPECIAL DISTRICT S-1; EXISTING STRUCTURES, TWO AGRICULTURAL BUILDINGS AND A SILO (TO BE REMOVED); PROPOSED USE, NEW HIGH SCHOOL AND ELEMENTARY SCHOOL AND ASSOCIATED FACILITIES. CONTACT: BOARD OF EDUCATION OF THE REYNOLDSBURG CITY SCHOOL DISTRICT, FAIRFIELD, FRANKLIN, AND LICKING COUNTIES (4303-PL).

Mr. Haire: Mr. Strussion, the Business Manager for the schools, filed the application and is to represent the schools in this application. He is extremely ill. He did contact me this afternoon to let me know that he could not make it and he had said if there were any major contingency issues that we could hold the item if necessary.

But just to explain the application a little further in-depth. The rezoning is for 68.571 acres. This property was annexed into the City in 2005. All property annexed into the City does not have a Zoning District assigned until the property owners or someone applies to have a Zoning District assigned to it. So, currently, the property is unzoned. They're applying for S-1 which is a Special District which allows semi-public uses such as churches and buildings of that nature. It also allows government buildings such as schools and any type of government offices, parks, cemeteries, things of that nature, what can be uses that are permitted in the S-1 District. If you could go to the next slide, Nadine. This property is on the east side of Summit Road. It's currently used for agricultural uses. This is just a quick slide showing how the facilities would lay out. You have a close-up slide on there as well, but the high school would be on the north side of the site, the elementary would be on the south. Just to the north of this site there is a farm that has a single family home that is directly north of the site and it'd be north of where the high school parking lot is. It is in Etna Township rather than the City of Reynoldsburg.

At some point in the future, when the west side of the road is developed, Mueller Drive is to extend out to Summit Road and we are working with the schools to try to get them to align the center driveway with the future point of Mueller Drive so that that can be a signalized intersection in the future. The schools are working on a traffic study for the site. If you want to go to the next slide, please. There are three access points into the site. To the south is the access point for the elementary school mainly for teacher parking and for parent pickup/drop-off. The center area will be for staff parking and it will also be for bus drop-off. They want to segregate the regular traffic from the bus traffic so you don't have any safety issues with kids darting out from behind buses and things like that. They try to keep that traffic separated. So the center area will be the

bus loop and staff and event parking and then on the north side of the site is a driveway that will be the main access for the high school. There will be the visitor parking and there'll be the student parking on that side and also the parent pickup/drop-off area.

There is a notation on here for a future YMCA. That is not planned at this location. There is no future plans for a YMCA. They're just starting to investigate the possibility of putting a YMCA in the City at some point in the future. The schools have indicated they would have an interest in sharing facilities with a YMCA, so that's why it was put on there, but there's no plans now or anytime in the future to do it at that location. I guess with that, I'll just leave it to any other questions. I think I've dispensed enough of what I know about the project at this point.

Mr. Comeaux: Can I ask a couple of questions and maybe you have the answers or maybe you don't.

Mr. Haire: Sure.

Mr. Comeaux: It seems like the only way to get from the elementary school is through this access gate by the high school or something like that. I mean is that -- so you're talking it'd be like free access from the elementary school all through the—

Mr. Haire: No, the intention of that area is just to have it gated except during events so that it'll allow for them to do drop-offs and things like that in the front and access for equipment to go back and forth. It'll also have -- be pedestrian access to walk back and forth between the two sites, but it'll have a gate on each end so that regular traffic during the school days will not be able to go through that area.

Mr. McGrath: What entrance -- that's the only entrance in both ways, to the whole grounds?

Mrs. Wirth: That loop?

Mr. Haire: We're talking about the stadium area--

Mr. McGrath: I see.

Mr. Haire: --between the stadium area and that multi-purpose field there's a little pathway that's tree-lined. That area, it says "Access Gate" on each end, so they'll be -- that'll be blocked off during most of the -- I guess it'll always be blocked off during the school day.

Mr. McGrath: I see them now.

Mr. Comeaux: The building -- this, I guess, doesn't really impinge on whether or not you zoned it but, just out of curiosity, I mean, isn't that an awful lot of parking for students? Just -- I mean, there are not 1,600 spaces there but, you know, it's—

Mr. Haire: Yeah. There is a lot of parking there. It's one of the main issues they have with the current high school is that—

Mr. Comeaux: There's not enough.

Mr. Haire: --there is not enough parking.

Mr. Comeaux: And so they've kind of -- because it just-- And, again, this doesn't impinge on whether or not they, you know, these are zoned differently.

Mr. Haire: Right. And they will go through an approval process with the City through the Major Site Plan Approval process. This is just a preliminary layout of what it will be. I'd say it's preliminary. It'll be close to this likely.

Mr. Comeaux: Right.

Mr. Haire: But they may have to change some things based on engineering—

Mr. Comeaux: Right.

Mr. Haire: --and site design, and storm water, and all those issues that they'd still need to work out.

Mr. Comeaux: And if it – certainly if they thought through it, it'd be perfectly fine with me but it just seems like, you know—

Mr. Haire: Yeah. When I originally met with the schools we had looked at changing some things around and they did make some changes. They eliminated some of the parking on the front area where the detention pond is shown and where the high school drop-off loop is. They had parking all the way up to the street. So they removed some of that – moved that back a little further so that I can just see a traffic nightmare of a parent going there to drop off and the kids are backed up, you know, getting out of school, for 20 cars deep. So they tried to give them some area to do some stacking so they're turning out there. But that was one of the main concerns is when school lets out, traffic turning left out of that driveway because the majority of the traffic is likely to go down to Main Street.

Mr. Comeaux: Then the only other question I had is, are they still going to straighten out Summit or what are they going to do? Are they going to leave it where you come down Summit and—

Mr. Haire: We have an application in with the Ohio Public Works for grant funding to do that, to straighten it out and to take out those two 90° jogs.

Mr. Comeaux: Um-um.

Mr. Haire: They've done preliminary scoring and we are unsure if we're going to be funded yet or not, but the likelihood is not good that we will receive funding for Summit Road in this round of applications. That doesn't mean that we won't pursue the project again if we don't get funded, but I don't believe that we scored high enough to get funded originally, so that might be at some point in the future we may be – it may still get in this round but it's not determined yet. It's just preliminary at this point.

Mr. Comeaux: The only other question I had was, you had said that he had offered that if this is something we need to put off, we can. Are there any concerns that the Planning Department has about zoning? I guess if you don't zone it at S-1, well, you know, I mean, what are the alternatives?

Mr. Haire: From my perspective as Development Director, there is not a concern with zoning this S-1. You know, the school owns the property. They're going to build a school there.

Mr. Comeaux: Right.

Mr. Haire: You know, it's going to be zoned any – a school can be built in any Zoning District, so we might as well zone it S-1 to limit other uses from going in there rather than a school. So I don't see any issue with approving the zoning at S-1. Some other site issues and things that can be worked out as we move forward with the school on their approval process.

Mrs. Wirth: With the state of the economy, I'm wondering if they're not going to be able to proceed.

Mr. McGrath: Are they going to build the whole thing at one time?

Mr. Haire: Yes. That's part of their agreement with the Ohio School Facilities Commission and the funding that they received from the Ohio School Facilities Commission.

Mrs. Wirth: Do they have that money already?

Mr. Haire: Money's in the bank.

Mr. Comeaux: Yeah, that's—

Mr. Haire: The newspaper – it was in there today how they invested it all. They did receive, I believe, it was 56 million?

Mrs. Wirth: Uh-huh.

Mr. Haire: So they have the money available.

Mr. Comeaux: Are there any other questions or comments about this item? (No response.) Can we have a motion for approval of the change of zoning?

Mrs. Wirth: So moved.

Mr. McGrath: Second.

Mr. Comeaux: We have a motion and a second. Can we have the roll, please?

(Mrs. Morse called the roll. Mr. McGrath voted "yes." Mr. Wall (Absent). Mrs. Wirth voted "yes." Mr. Comeaux voted "yes." Mr. Haire voted "yes." Motion approved.)

D. OTHER BUSINESS

Mr. Comeaux: Is there any other business to come before the Planning Commission this evening? (No response.) Hearing none, we will adjourn this meeting.

E. ADJOURNMENT

The meeting was adjourned at 6:45 o'clock p.m.

James Comeaux, Chair

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