



MINUTES

PLANNING COMMISSION THURSDAY, DECEMBER 3, 2020 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan (Remote), Zollars (Remote), Hicks (Remote), Furst (Remote), Benner (Remote)
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – November 5, 2020

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening were sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. Application # 2020-5514; 704 Waggoner Road; Applicant Matt Kirk (EMH&T); Final Plat (Spring Hill Farm)

Mr. Zollars: So let's go to new business application. 2020-5514. Can you set this up for us, please?

Ms. Wheeler: Yeah, this is just the final plot for the Spring Hill Farm subdivision that planning commission had already approved the preliminary plat. This is specifically for Section one. What I have up on the screen now visualizes how they're dividing the different sections. As I said, section one is up here in the top corner here and then I'll pull up the specific subdivision plat here.

Mr. Bowsher: It should be no, there is no change from the preliminary plat that was before you guys to the final plan. No, no changes.

Mr. Zollars: OK, so there's really nothing to discuss?

Mr. Hicks: I just had Mr. Chairman. Just one quick comment. I think when this came before us for major sight plan, my biggest concern was traffic. I think that after talking about it and the unfortunate circumstances of how this project ties into Waggoner Road and sort of the limited available options of being able to get that curb cut and the Waggoner road, my biggest concern was that we were creating another intersection there that didn't create a true four way intersection, which would be ideal, and Waggoner, which has all kinds of traffic problems. So I think it's unfortunate that there wasn't a way, I think with a condition that we put forth in the meeting was that the location of the curb cut had to be approved by the city's engineer in regards to traffic and picking the safest location. After talking with staff, it appears the city has achieved that. I know it's not an ideal situation, but we are dealing here with an infill property with a lot of decisions that have been made in the past on where curb cuts and other communities have tied in and where they step out. I think there's a lot of positives to this development. And even in regards to traffic. This community ties into three or four other locations and other communities that will help hopefully relieve some traffic congestion at some of the other intersections along Waggoner Road and provide better connectivity for some of those neighbors that have always been sort of waiting for the next phase of development where those road connections will come in. So I just I hope everybody here on Planning Commission is cognizant that proper planning and new communities is really important, that these intersections and the public improvement aspect of it is what we really, really have to focus on. And unfortunately, Reynoldsburg, we just have a lot of areas that don't connect well. We've got a lot of dead end streets, things like that. Which we'd like to avoid but understanding all that, I mean, I don't see any reason why the staff and the applicant haven't achieved those conditions that we set in our last time we reviewed this proposal.

Mr. Zollars: Emily, staff, I should say, so we are currently unable to tie this into Rodebaugh, so it's going to be jagged, there's going to be a stop sign at Rodebaugh, a red light at Rodebaugh and then another entrance, what, a couple hundred yards away, correct? That's what we're approving?

Mr. Bowsher: Yes. That's what you approved when we did the Planning Commission. You're not really approving that. We've already approved that. And then the goal was to allow the city engineer to make sure that it was safe. All the approval is tonight is based off of an ORC code that states that you are agreeing that these plats meet what you have intended and you're accepting these plats into the city of Reynoldsburg, as stated here, and then this will go on to city council for a final plat. It's just something we have to do, but it really has nothing to do with the specifics of the development. It's more so you're talking about these parcels, these fifty six parcels right here. We'll have this probably come up six more times as they start to develop it through. And they may try to do and combine sections together on how fast this gets developed and build out. And with the second hottest real estate market in the country right now, we'll probably have another one here come maybe even two next year as well as we go through this development.

Mr. Zollars: So with that information, if there's no questions or no further comments, I'd entertain a motion.

Mr. Hicks: I'd like to move that we approve the plat application as submitted.

Mr. Furst: I'll Second.

Mr. Zollars: Can we get the roll call on it, please?

Ms. Wheeler: Mr. Benner. Yes. Mr. Cullinan.

Mr. Bowsher: Tyler says, yes. He can't get on the microphone, he put it in the chat for the record.

Ms. Wheeler: Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED PENDING COUNCIL REVIEW [UNANIMOUS]	Next: 12/14/2020
	6:30 PM	
AYES:	Cullinan, Zollars, Hicks, Furst, Benner	

2. Zoning Code Text Amendments

Mr. Zollars: OK, very good. The second item on the agenda is the zoning code, text amendments. Mr. Bowsher, you mentioned a couple of things before the call started. Is there something specific we want to address? Or. Mr. Hicks, you wanted to have something reviewed as well, or have those been done, Mr. Hicks?

Mr. Hicks: Yeah, I had emailed staff before the meeting. I appreciate the hard work that's been put into the zoning code. We have a new zoning code. And for everyone you know that's just watching at Facebook, I'm sorry, we can't have an actual in-person meeting tonight. But as we were developing the comprehensive plan and the zoning code, there was always an intention that we were going to have to at some point once you started living with the new code to make adjustments in order to make everything work. I appreciate the hard work the staff has put into making these changes and the red lines. And I appreciate the way that it was presented to us. I had a few minor critiques and changes. One was some of the permitted uses within the community commercial area, which, from what I understand, those changes have been made. I had some comments in regards to commercial vehicle parking, parking on the street, recreational vehicle parking, and where those are permitted to be located on someone's lot and also some comments and questions in regards to design guidelines on window trims and things like that. So it's my understanding and reviewed language that those first three changes have been adopted. I don't think that we've been able to adopt my last request for some reasons, I think we just need some more time to be able to work through something like that. I think I just want to stress that as we've adopted the new code, we've made these changes and sort of calibrations to things to be able to fix some stuff that were just unforeseen

complications with it. I think it's a great step forward again for Reynoldsburg. And then as we make that next step, I think we always need to be thinking about how we're going to make this better. I think implementing some common sense, additional design guidelines for some of the development will be necessary at some point. I think we'll have to have more conversations about how we handle issues like that. There's there some issues that we've talked about and ask as we're developing this whole thing. An issue that was brought to my attention today, again, was, you know, there's communities like Huber that are primarily all single story that have some rebuild houses, houses that have burned down and be rebuilt, that we've been challenged in trying to figure out how to actually regulate, to make sure that they conform with the rest of the community. And how we handle situations like that, I think maybe isn't quite as addressed as we could be in the code at this point. So I think that's it for my comments. I think those bigger issues were addressed and the changes and red lines that were sent, which is good. But one thing I think that next step we need to be thinking about is maintaining a minimum level of quality for any new development, whether it's a redevelopment of an old parcel or a new community, to ensure that it is an adequate and good quality product in those locations going forward.

Mr. Zollars: Very good. OK, I agree. Thanks, Hicks. Anyone else from the commission or from staff want to add to or elaborate on any of the activities to this point?

Ms. Wheeler: Yeah, I mean, I was going to propose going through each section, just putting up the red line text and then just doing a quick overview of what was changed. If we want to do that.

Mr. Zollars: I don't really feel like going through one hundred pages, quite frankly, if we can keep it at a higher level.

Mr. Bowsher: Maybe let us go through the overall and if there's something that we want to talk about, we can dove into that Id that fair? I think it's important to something overall and then let us read through real quick.

Mr. Zollars: OK.

Mr. Bowsher: So kind of starting from the top, obviously, we had some Brice and East Maine district and also the east main street also, basically our insight districts, the majority of this was removing the maximum side yard and the maximum rear, amending maximum density, and then obviously adding and changing some of the uses. We made some of those changes to correspond with; to better suit the uses that we expect to be there and the ones that we are happy with. Then also, I think it was interesting because clearly this zoning is the Brice and Main is the Kmart center. And clearly, we had a Walgreens, the one that came in there, needed to get some variances. I think those variances were already there, but I think we needed to limit some of them. And so that was a good test case as we were sort of moving

through that. So that's kind of what we have pretty cut and dry on that one. Suburban residential obviously changing some of the permitted and conditional uses, mainly the school, amending the accessory building location and then removing garage design standards, the specific one. And I think a lot of this kind of came up when we discussed it at BZBA last time about the one covered and one uncovered parking spaces to change to just two off street parking spaces. Granted, we see this the majority of the time and the Huber neighborhoods. Additionally, talking about where that garage location would be. We did have it needed to be six feet behind the front building facade. That didn't seem realistic. So we had to change that. Then we move that to the garage requirements later on in the common regulations where it stands at. Moving on, residential medium, we amended the maximum building height that was the main change for this one, and then the community commercial obviously not put here is the changes that Steven had requested. But the majority of these were the permitted and conditional uses and making sure they're in line with what we expect to have in this community commercial zone. We see this as a current CC district, very suburban, but also moving into more of a mixed use district and allowing a various office park food service, big box retail, small medical and overnight lodging hotel, and motel. Moving on, we went to the innovation, we made some changes to this. This is obviously down on the Brice area as well as L brands and the Ohio Agricultural Department out on Main Street. This was just better aligning the uses and what we desire to have in those areas, adding in some ones that got missed, like medical office, things of that nature, and then bringing some of the conditional uses that we do want permitted. We don't want to make people have to jump through uses for things such as like a visual art center or something like that. So just changing some of those and then changing some of the permitted uses for ones that maybe are less desirable, like the vehicular sales, a shooting range and things of that nature to more of a conditional. So we have a little bit more teeth as we're starting to review applications. We don't want to allow just a slew of bad uses in the city without us having an extra layer of protection. Signs, there was a lot of redundancies, these changes were to better align what we're seeing out there, we were putting on secondary uses which weren't in line with what we actually wanted. And so we got rid of those and we went into a little bit more detail. We can allow Emily to do this, but this was sort of her brainchild. She deals with this every single day. So this was better aligning to what was the intended purpose of the sign portion of the code. Obviously, the accessory structures, we talked about the garage design standards, so those changes and then they got added into this section. Landscaping a buffering the submittal of the landscaping plant and a tree survey and then zoning certificate now required for additional pervious surface, just better aligning to what we're seeing. Supplementary use conditions, traffic study for drive thru establishments at the discretion of Planning Commission or BZBA, and then zoning permit not required for a roof mounted solar panels. Nonconformity's, discontinuation timeline to three months, so this basically means that if there is a use that is a non-conforming use inside of the district instead of the two years that they did have, it will be changed to three months. So it can only sit vacant for tops of three months before a use could go in there or it reverts and they lose the non-conforming clause and they do have to then

conform for any future use there. It's a good protection, especially as we start to change some of these uses that does not meet the context of the comprehensive plan and where the city is moving forward. So it's really to get those uses phased out in a much more aggressive fashion.

Mr. Zollars: Andrew, could you please give us an example of what this might be?

Mr. Bowsher: Yeah, so I think where we're going to see this the majority of the time is in the innovation area along Brice Road. So as we're trying to bring different businesses there, we need to get rid of some of the smaller retail type establishments that no longer belong there and fit that needs of what that corridor and what we envision as the corridor. So instead of allowing a user to come in time and time again and continue to sign new leases and not getting really what we want, we're limiting the opportunity of vacancies inside that building to sit there and then a new user to come in and still be a non-conforming use. At this stage, it means it can only sit there vacant without that use being activated for three months before it gets reverted to the new portion of the code.

Mr. Zollars: Thank you.

Mr. Bowsher: Zoning certificate, this was something that city attorney Shook wanted added in there, utilizing our property maintenance code and violations and making sure that better aligns to how we function as the city and giving us a bit more teeth and making sure that it's not just Emily reviewing all that, but our code enforcement team that's reviewing zoning violations and property maintenance violations. Then the site plan and design review, we wanted to better align what we were taking a look at, when somebody submit something, we've actually changed it. It was just too close when we were talking about just a standard site plan and a major site plan. So we went back to the minor site plan and a major site plan. And then that minor site plan is basically anything that's less than five thousand square feet. Some of those and we've outlined to better align to what Emily and myself actually need to review and to check mark boxes before it gets put on the planning commission. And we're not asking for site civil type drawings just yet. So we need to do better, align with what we were asking for. So landscape concept plan, transportation and parking plan, current zoning of the parcels, location of buildings and structures, location of existing water, body streams, drainage ditches, the dimensions of the property line parcels and adjoining right away and then a standard site. So all these things we look for, it's always what we've had. We just don't want to overdo it. And then of course, once we get into the major site plan, we can ask for additional things if Emily finds it necessary, as well as planning commission. Then the major site plan. The biggest difference is minor site plan can be reviewed in house being less than five thousand square feet in size. Major site plan is anything over five thousand square feet, whether it's residential or commercial. Minor site plan is only commercial property. But what we don't want is somebody that wants to build a single family home that has to submit twenty thousand dollars in design when really we're just trying to review the architectural details of the home as well as the

site plan, so wanted to make sure that we weren't overstepping on something of that nature. Certificate of appropriateness, we had it on 30 days that didn't align to actually what we needed. So it's a 14 days prior to the Planning Commission meeting and the certificate of appropriateness, as everyone knows now, is mainly just in the old Reynoldsburg districts, the two districts there, both neighborhood and commercial.

Mr. Hicks: Do you guys have the updated language for the commercial vehicle and RV thing, might just be good to touch on that? Thank you.

Mr. Bowsher: Chris, since you wrote that, you want to touch on this one?

Mr. Shook: Yes, so at the request of Commissioner Hicks, we took a look at the commercial vehicle parking restrictions in residential districts. We went ahead and decided that we would permit dual axle trucks in that district that are less than fourteen thousand pounds as long as they are parked on the lot. So the way that I structured it was to change the language so that trucks having dual tires on one or more axles or having more than two axles will still be prohibited on residential streets, but will be permitted if they are parked in the driveway in a residential district as long as they are under 14 thousand pounds. In addition, we looked at the RV language, if you want to scroll down a little bit to that. We changed up the RV language to make it easier for residents to be able to have an RV on their lot in the City of Reynoldsburg. Quite frankly, it would have been impossible for the city to effectively enforce the code as it was constructed before. So what we've done is we do allow a residential vehicle to be parked in a residential district as long as it's in an enclosed structure and we allow at least one or a maximum of one recreational vehicle located outside an enclosed structure in a residential district as long as it's parked in the driveway, as long as it's three feet from the front right of way, and as long as it's three feet from an adjacent property. We have some other restrictions in there as well that were already included in there. But what we wanted to do was we wanted to make it easier for residents in the City of Reynoldsburg to be able to own and possess on their lot a recreational vehicle. It would have been impossible for us to enforce it the way that it was previously written.

Mr. Bowsher: Thanks, Chris. There was a question that came through just as related, not to this specific one, but Mrs. Sarah Reed brought up. The question was she said, Stephen Hicks, that's a great point, drove through Retton today and my husband and I noted the two story house cited in the midst of the one to one and a half story brick homes that did stick out a bit. How would the new zoning code help us in the future? In fact, that was one thing that was correct when it was in there. Unfortunately, the old zoning code a long time ago for that whole area allowed for two and a half story buildings. Yes. Not in line with what that area is. And that's how they have that basement and makes it look like its two and a half stories. So we limited the building height. That's something that we're not changing and we're keeping it in there. So it's only a maximum of two stories, not necessarily next to that house, but in the Huber neighborhood as you get closer to Main Street, there are

two story homes in the Huber area and that is where it conforms to. So we have a height standard. So that home, if they were to come back and try to rebuild that as of today, it couldn't happen again.

Mr. Hicks: If they ever finish it?

Mr. Bowsher: Correct.

Mr. Furst: Mr. Chairman, if you will, I am kind of sympathetic to Mr. Hicks comments regarding the minimum quality standards. I know with modern building construction, one of the nightmare type scenarios that we're ideally looking to avoid when we've talked about things like minimum trim requirements and things like that, is that wall of vinyl sort of look where if there's very minimal trim and just something to cover the cuts in the vinyl or virtually no trim at all? I personally think that's a very unattractive look and that's not doing anything to sell the property. I think you're increasing the risk for maintenance issues further on down the line. And, you know, certainly we don't want to set ourselves up for a scenario where you might put in a product today and 10, 20, 30 years from now, if it falls into disrepair, I think if you have a much more esthetically pleasing product, something that seems more complete, not just that's had some corners cut for the sake of keeping it to a bare minimum price point, then you avoid some of that scenario. So I know that someone has brought up that Mr. Benner wanted to have a discussion about the architectural design standards. I think Mr. Hicks concern kind of corner stone's nicely with that discussion. I'd like to talk about that now if we could.

Mr. Zollars: Yeah, go ahead.

Mr. Benner: Yes. Mr. Hicks and I were able to talk a little bit this afternoon. I'm assuming everyone received his email with the changes that he wanted to have included in this amendment. And I'm sure you all have your various opinions. I guess what Mr. Hicks and I were able to agree to today is that design standards are probably going forward, a very important part of what we're doing here as planning commission, especially with the increase in development that's happening here in Reynoldsburg. I'm not sure it's such that we can discuss it this evening and that it makes this particular change. You know, in the weeks that we've been meeting to make these amendments, the one thing that's come up constantly is that this is a huge living document that is going to require that it be looked after and possibly changed over time. We could be back in six months. We could be back in a year. I think architectural standards like we're discussing will require more time than we have this evening to come up with. A three inch trim, I drove the city today just to look at some of what's out there. And, you know, you have you have brick structure with absolutely no trim around any window. You have stone and stucco, sometimes without trims around the windows. On the other hand, all vinyl with just J channel running right up to the edge of the windows in the hole there certainly is unattractive. I think my reply in the email to Mr. Hicks was that that's absolutely the most unattractive two story home with no trim whatsoever. Just a wall of vinyl is not

something that we probably want. But just saying three inch trim on all windows and doors, I think is a little arbitrary, not something that we could really do quickly. I think it does merit more discussion, more thought, maybe another committee. I don't know. I just don't think that we can make that this evening.

Mr. Bowsher: I think that makes a lot of sense. It's something interesting. I was talking to an ex council member today and kind of brought this up. And I talked with Emily about it as well. You know this document. Yes, we have to have it. A living document. There's a lot to it and things like that. I think that we've done some great work and kudos to the individuals that helped us. It wasn't just staff, but there was members of council. There was two planning commissioners that are here tonight, both Alex and Keith, and input from everyone, the mayor included. And obviously Attorney Shook. I want to note that the next phase of this is updating our development handbook, and I think that's where I'm trying to get to, is maybe the architectural designs as we get into real tough specifics, probably need to change to called the developers handbook because it's more of a document that's based in details; architecture, engineering. Talks about specific ready mixes for streetscape, things of that nature. You know, potentially maybe that's something where that could live in that we then give to a developer after it's done and saying if it we're going to say across the board, we're looking for these things. Maybe it's something that we can get back together on as we start to update that, because we do mention that here in the zoning code that that's the next phase as it gets in the site civil drawing that those are things that they need to have included. It's just something to discuss. But it's a thought.

Mr. Zollars: Very good, good discussion. I have a question on particularly on the, I can't zoom down. Whatever section we're currently looking on the parking on the streets and the part with two vehicles, what is the enforcement procedure and what are those timelines? Is that in here somewhere?

Mr. Shook: So the enforcement mechanism is going to be in Section 1109 and we did change significantly the enforcement section to provide a little bit more detail about what that process would be and who would have the power to enforce the code. Previously, it was just the planning and zoning administrators so it put all of that responsibility on Emily. So we rephrase that so it would be the planning and zoning administrator or the designee in this case. And in these kinds of cases, that designee would be one of our code officials. What they do is that they observe a violation out on the street. And we've had several of these kinds of violations this year. They issue a notice of violation to the property owner with a recommended corrective action to take and a time line for the owner to take that corrective action. If they don't take that corrective action within that timeline, then we cite them in the mayor's court. Unfortunately, our previous code wasn't all that specific about what penalties we could necessarily enforce. It was before the changes that we put in here today. All we had was a maximum fine of two hundred fifty dollars for any zoning code violation. So we wanted to put a little bit more teeth into that. Now with the changes that are being proposed to the commission tonight, it would give us the

ability to be able to impose daily fines, fines of up to a thousand dollars, the ability of the city to seek penalties of civil forfeiture for zoning code violations. Not that we would necessarily ever intend to go that deep with it, but the intent of those penalty provisions is to be coercive, to motivate people to comply with the code. So we have we have some significant enforcement mechanisms in place with these changes.

Mr. Zollars: Thanks for sharing that. What else you have, Mr. Bowsher?

Mr. Bowsher: I believe that was it for the changes. Emily, was there anything on another page that I missed? As you were scrolling through, I can't remember where we left off. I apologize.

Ms. Wheeler: Nope, that was the end of the summary documents.

Mr. Bowsher: OK, thank you.

Mr. Hicks: On the technical question would be the action of this party tonight would be to recommend approval to council of the updated zoning changes. Is that correct?

Mr. Shook: That is correct. So if we have changes that need to be reflected here on the record that are different than what's been presented to the commission in the packet, we'll need a motion to amend so that those changes can be reflected. So that would include the changes in the community commercial district that take multi-family housing and make that a conditional use of the changes in the parking restrictions for commercial vehicles and for recreational vehicles. Then there's one other change that I noted that we had discussed that wasn't included in the package. I would ask for a motion to amend to reflect this changes that adult oriented businesses. We're going to be removed as a use in the innovation district and placed as a use in the community commercial district. Just to go into some detail in the minutes about that, as several members of this commission may be aware on the Columbus side of Brice Road, we have had adult oriented businesses that have created several problems in that corridor, including drug trafficking, prostitution, violent crime. The City of Columbus has had to shut down two of those facilities in that area. The one thing we don't want is for those kinds of businesses to be a permitted use on our side of that street to make that problem even worse.

Mr. Zollars: Very good. Perfect. So did any of you commissioners get those amendments? I would care to put that into a motion.

Mr. Hicks: All right, I'll try. Mr. Chairman, I'd like to make a motion to amend the proposed changes to the zoning code and include the following amendments. First, I'd like to include the amendment of the community commercial code, removing the multifamily uses from permitted to conditional. Secondly, I would like to amend the code in regards to On-street parking and parking for commercial vehicles with the proposed language. Thirdly, I would like to amend the recreational vehicle parking

and storage requirements in the code. And fourth, I would like to amend the removal of adult oriented businesses from the innovation zone to the community commercial zone as a use.

Mr. Zollars: Does that cover everything, Mr. Shook?

Mr. Shook: Thank you.

Mr. Zollars: Very good. Thank you, Mr. Hicks. There's a first. How about a second?

Mr. Benner: Second.

Mr. Zollars: Thank you very much. OK, we get roll call on those?

Mr. Hicks: And we're voting on just those amendments and then we'll vote on the entire code, correct?

Unknown: Yes.

Mr. Zollars: All right, Emily, we have a first and second, so if you could call the vote on those amendments, please.

Ms. Wheeler: Yes. Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

Mr. Zollars: Very good. Thank you very much on that and for staff and Chris and everybody explaining and detailing that out for us.

Mr. Furst: Mr. Chairman. If you don't mind, I move that we recommend the changes for approval by City Council.

Mr. Benner: Second.

Mr. Zollars: Can we get the roll call on that, please?

Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator