



## AGENDA

**PLANNING COMMISSION  
THURSDAY, DECEMBER 1, 2022 6:00 PM**

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

**A. CALL TO ORDER**

1. ROLL CALL
2. APPROVAL OF MINUTES
  1. Planning Commission – Regular Meeting – November 3, 2022
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

**B. PUBLIC COMMENT**

**C. UNFINISHED BUSINESS**

1. 7524 E Main St; Application 2022-5425; Applicant Signarama; Certificate of Appropriateness

**D. NEW BUSINESS**

**E. ADJOURNMENT**

# Reynoldsburg

OHIO • 1839

## MINUTES

### PLANNING COMMISSION THURSDAY, NOVEMBER 3, 2022 6:00 PM

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

#### A. CALL TO ORDER

PRESENT: Zollars, Furst, Alabi, Kleckley  
ABSENT: Benner (Excused)

Mr. Furst moved to excuse the absence of Mr. Benner. Ms. Alabi seconded.  
Ms. Butler: Ms. Alabi. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

#### 2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – August 11, 2022

Minutes stand approved

#### 3. APPROVAL OF AGENDA

Agenda was approved with removal of other business per the applicant.

#### 4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

#### B. PUBLIC COMMENT

#### C. NEW BUSINESS

1. 1220-1222 Waggoner Rd; Application #2022-5324; Applicant John Spagnolo; Plat

Mr. Meyer read the staff report into the record.

Mr. Spurdute explained the project as 81 fee simple town home units build by Ryan Homes. The property has been cleared, but they are battling supply chain issues that are causing delays.

Mr. Furst asked Mr. Meyer to clarify the language on the staff report regarding the vicinity map. Mr. Meyer explained that the first page of the packet the map may not be up to date and they would like that to be updated.

Mr. Spurdute asked if it would be appropriate to add the language regarding the many variances that were approved at BZBA to the cover sheet as a housekeeping item. Mr. Furst said he would not be opposed to that.

Mr. Furst: I move that we forward this on to Council with a recommendation for approval with the following conditions; that the name of Meisner drive be changed to Meisner court on all the relevant sheets that includes the PGU plan, plot plan, front cover sheets, vicinity map and specifically sheet number C 1000; and that the vicinity map is updated to reflect the current conditions of the site as well as make any street name adjustments there.

Ms. Alabi: I second.

Ms. Butler: Ms. Alabi. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

<b>RESULT:</b>	<b>APPROVED PENDING COUNCIL REVIEW [UNANIMOUS]</b>	<b>Next: 11/28/2022 6:30 PM</b>
<b>AYES:</b>	Zollars, Furst, Alabi, Kleckley	
<b>EXCUSED:</b>	Benner	

2. 7524 E Main St; Application 2022-5425; Applicant Signarama; Certificate of Appropriateness

The applicant was not present and the board wanted to ask questions.

Mr. Furst motioned to table the application.

Seconded by Ms. Kleckley.

Ms. Butler: Ms. Alabi. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 12/1/2022 6:00 PM</b>
<b>AYES:</b>	Zollars, Furst, Alabi, Kleckley	
<b>EXCUSED:</b>	Benner	

3. 2426 Taylor Square Dr.; Application # 2022-5379; Applicant Steven Fox; Major Site Plan

Mr. Meyer read the staff report into the record.

Mr. Fox explained that they received the conditional use approval at BZBA and that this site was formerly slated for a Drury Inn as the initial development. This will be a 117 room site near the Olive Garden and IHOP.

Ms. Bulls asked about the stormwater plan that the review indicated had not been provided.

Mr. Fox explained this will be provided in the PGU process and that the site has underground detention for the two restaurants, o it is a matter of getting the water to the detention system and they will provide that.

Mr. Furst asked if they had any objections to submitting a separate sign plan during the PGU process.

Minutes Acceptance: Minutes of Nov 3, 2022 6:00 PM (APPROVAL OF MINUTES)

Mr. Fox has no problems with that.

Mr. Furst: I move that we accept this application as submitted with the condition that the applicant submit a sign plan during the PGU process for administrative approval and if it cannot be administratively approved, that it come before this body for approval prior to major construction.

Ms. Alabi: I second.

Ms. Butler: Ms. Alabi. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>AYES:</b>	Zollars, Furst, Alabi, Kleckley
<b>EXCUSED:</b>	Benner

D. OTHER BUSINESS

1. Alliance Place

The applicant asked for this agenda item to be pulled. Mr. Furst motioned to remove the item from the agenda. Ms. Bulls Seconded. All in favor.

<b>RESULT:</b>	<b>WITHDRAWN</b>
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E. ADJOURNMENT

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Planning and Zoning Administrator

Minutes Acceptance: Minutes of Nov 3, 2022 6:00 PM (APPROVAL OF MINUTES)

October 24th, 2022

Planning Commission  
City of Reynoldsburg  
7232 E. Main Street  
Reynoldsburg, OH 43068

RE: Old Town East Shopping Center LLC. - #2022-5425

Planning Commission:

Below is the staff review of the above referenced application.

**1. Project Summary**

- a. The property is located at the 7524 E. Main Street. The site is located on parcel 60-001256-00. The site is zoned ORD-C (Olde Reynoldsburg Commercial District) and is found on the East Main Street Corridor.
- b. Adjacent zoning districts are the ORD-N (Olde Reynoldsburg Neighborhood District) and RM – Residential Medium to the north. EMD- East Main District to the West.
- c. The site currently contains one building occupied by eight businesses on a single parcel.
- d. A Certificate of Appropriateness is required prior to any exterior remodeling or reconstruction of non-residential structures located within the Olde Reynoldsburg Districts per Section 1109.21.A. The applicant, Signarama Reynoldsburg, is seeking a Certificate of Appropriateness from Planning Commission to reface a lightbox sign with the name and logo of the current occupant's business.

**2. Zoning Review – Sign Reface (Section 1105.03, Non-Residential Use Wall Sign)**

- a. The proposed sign reface will replace the previous occupant's signage within an existing metal frame. The metal frame has the capacity to illuminate the signage, however Signarama Reynoldsburg has not been contracted to facilitate lighting of the subject sign.
- b. The proposed sign is constructed with a polycarbonate/vinyl-hybrid material. The proposed material is a durable outdoor plastic consistent with the durability standards of the Olde Reynoldsburg Commercial District.
- c. The proposed graphic displays the restaurant's name and logo stylized in white font and black background in uniform with the neighboring restaurants.

***Department of Development Recommendation***

- a. The proposed sign face change is compliant with the principal wall sign regulations of Section 1105.03.C. The proposed sign reface contains four (4) colors including the corporate logo consistent with the maximum four (4) color regulation. The proposed sign material is also accordance with material standards.
- b. Per Section 1109.21, any modification to properties within the ORD-C are required to enhance the attractiveness and desirability of the zoning district. This alteration will support and bolster the overall character of the district. The proposed modification is minimal and in accordance with other properties located in the Old Reynoldsburg Commercial Zoning District.
- c. Staff is supportive of this motion to grant a Certificate of Appropriateness to the applicant.
- d. Planning Commission will determine whether or not the application is consistent with the standards contained in the City's zoning ordinance.

Please contact the Department of Development with any questions or comments.

## New Submission



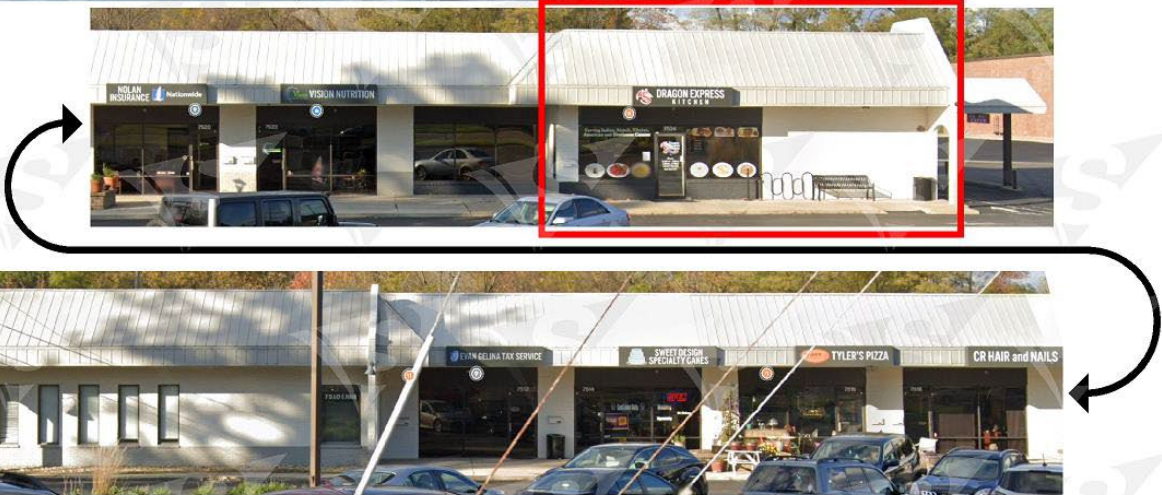
### Proposed Sign



### Existing Condition



### Entire Building With Suite Marked



Please note: The Signarama S Icon only appears on proofs and will be removed before final production.

© COPYRIGHT 2022, JB SQUARED ENTERPRISES LLC.  
 THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & USUAL.  
 CLIENT APPROVAL: By signing this proof I approve the size, quantity, spelling, color(s), & overall design. I understand that I am 100% responsible for any additional changes to my order after the date indicated on my approval.

Attachment: Staff Report - 7524 E Main Street, 2022-5425 Final\_UPDATED (App# 2022-5425, 7524 E Main St., Signarama)

# Reynoldsburg

Department of Development  
 Planning & Zoning Division  
 7232 East Main Street  
 Reynoldsburg, Ohio

OCT 21 2022

App./Case#: 2022-5425  
 Date Submitted: 10/21/22  
 Fee Amount: 75-  
 Paid: EX 159

## I. PROPERTY INFORMATION

## CERTIFICATE OF APPROPRIATENESS

Property Address: <u>7524 E. MAIN ST., REYNOLDSBURG, OH 43068</u>	Parcel ID#(s): <u>060-001256-00</u>
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## II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>OLDE TOWN EAST SHOPPING CENTER, LLC</u>	
Contact Email: <u>TMALY@GOBLACKGATE.COM</u>	Contact Phone Number: <u>(614) 358-2089</u>

## III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>PARSHAN RESTAURANT</u>	Contact Name: <u>CHANDRA BISTA</u>
Contact Email: <u>ASIANGROC MART@GMAIL.COM</u>	Contact Phone Number: <u>(614) 957-6867</u>

## IV. APPLICANT INFORMATION

Applicant Name: <u>SIGNARAMA REYNOLDSBURG</u>	Applicant Address: <u>6253 E. MAIN ST., CMH, OH 43213</u>
Applicant Phone Number: <u>(614) 501-7446</u>	Applicant Email: <u>PERMITS@SIGNARAMA-REYNOLDSBURG.COM</u>
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer	

### PROJECT INFORMATION

<input type="checkbox"/> New Main Building (\$400)	<input type="checkbox"/> Exterior Modifications/ New Accessory Building (\$200)	<input type="checkbox"/> Comprehensive Sign Plan (\$150)	<input checked="" type="checkbox"/> Signage (\$75)
Description of Project: <u>REPLACING A LIGHTBOX THAT IS CURRENTLY ON THE BUILDING. WE WILL BE MAKING THE SIGN FACE OUT OF POLYCARB AND DIGITAL PRINT VINYL.</u>			

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: Joseph A. Paul Date: 10/20/22

\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

### \*\*OFFICE USE ONLY\*\*

Additional Notes:

#### Zoning Information

Zoning District: \_\_\_\_\_

- Historic District  
 CC Overlay

#### Add'l Approvals Req'd

- BZBA

Meeting Date: \_\_\_\_\_

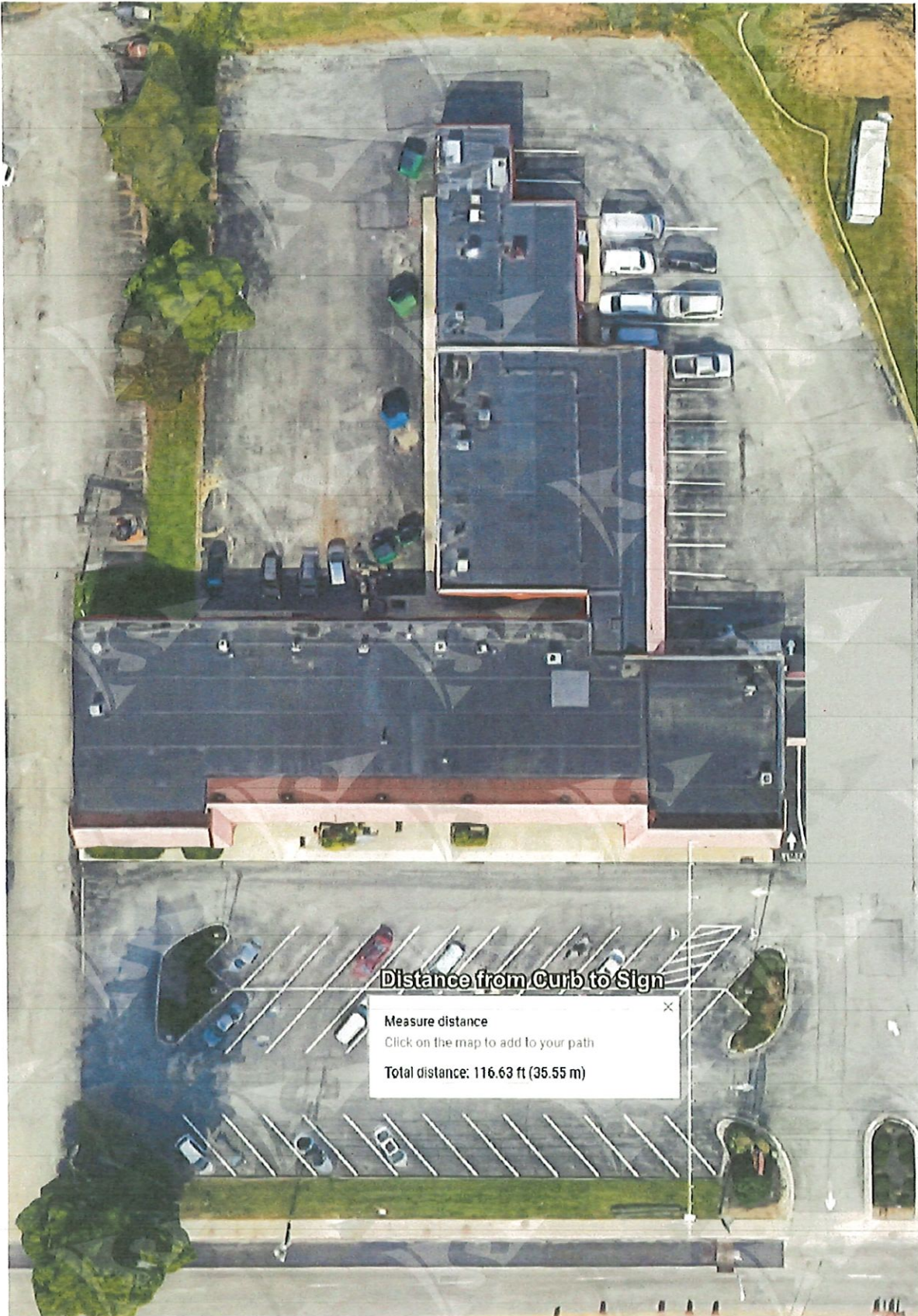
#### Meeting Results

- Approved as Submitted      Tabled  
 Approved w/ Conditions      Denied

P&Z Admin.: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment: 7524 E Main Street, 2022-5425 Application (App# 2022-5425, 7524 E Main St., Signarama)

OCT 21 2022

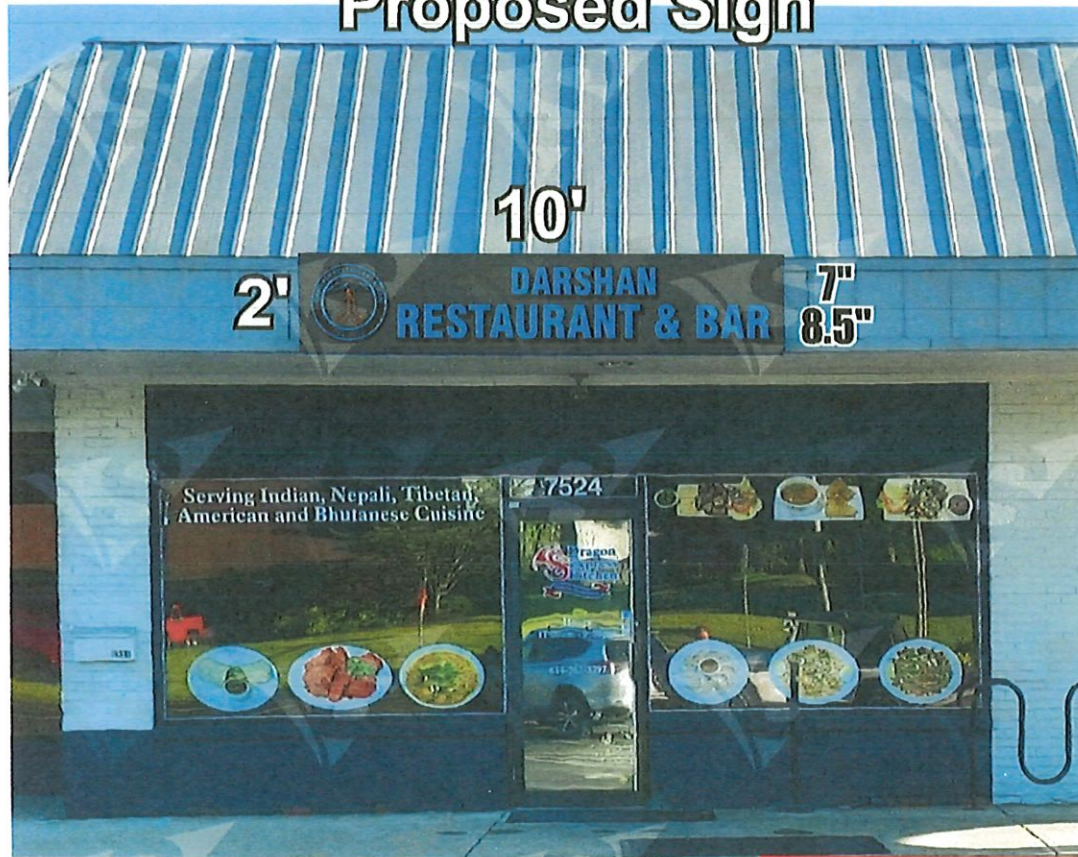


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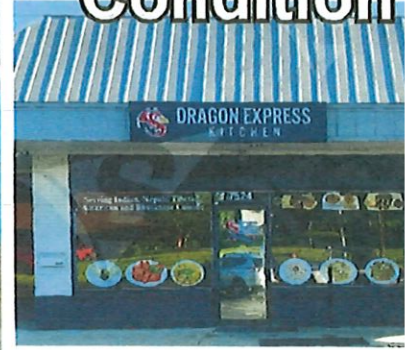
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OCT 21 2022

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