

MINUTES
CITY OF REYNOLDSBURG
PLANNING COMMISSION
DECEMBER 1, 2011
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. James Comeaux Mrs. Marlene Wirth Mr. Charles McGrath Mr. Robert Cook
Others Present:	Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF APRIL 7, 2011

Mrs. Wirth: I move to approve the minutes of the April 7, 2011 meeting.

Mr. McGrath: Second.

Chairman Comeaux: Do we do voice or do we have to do roll?

Mr. Hansen: Just voice is fine.

Mr. Comeaux: Yeah, voice is fine, so all in favor of approving the minutes signify by saying "aye." (Response is "aye.") All opposed. (No response.)

3. APPROVAL OF AGENDA

Mr. Comeaux: We also should have received a copy of the agenda for tonight's meeting in the packet. Mr. Hansen, are there any changes to that agenda?

Mr. Hansen: There are no changes.

Mr. Comeaux: Okay. Fantastic. Are there any additions or deletions from the Commission itself?

Mrs. Wirth: No.

Mr. Comeaux: Hearing none, we'll approve it as distributed.

4. SWEARING IN OF SPEAKERS

Mr. Comeaux: Is there anyone here to speak at the Planning Commission this evening?

Mr. Hansen: No.

Mr. Comeaux: Okay. Fantastic. Then we don't need to swear anyone in.

5. PUBLIC COMMENT

Mr. Comeaux: Similarly, there'll be no Public Comment.

B. UNFINISHED BUSINESS

Mr. Comeaux: There's no Unfinished Business

C. NEW BUSINESS

1. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 1131.02 "DEFINITIONS" OF CHAPTER 1131 DEFINITIONS; AND AMENDING 1171.06(d) "ACCESSORY USE, ACCESSORY STRUCTURE" OF CHAPTER 1171 GENERAL REQUIREMENTS.

Mr. Comeaux: Mr. Hansen, can you go ahead and give a brief presentation on this?

Mr. Hansen: Sure. When we were researching our temporary storage unit ordinance for the PODS Company that wanted our most recent ordinance to date to update their records, I took a look at it and identified that there was a sort of loophole in a way where one of these temporary structures could become a permanent structure if it met the accessory structure requirements per our code. And so, what I proposed to City Council is that we make the language for the portable temporary storage unit ordinance more clear and more specific to prohibit those types of structures from becoming permanent on a residential lot or a commercial lot. There are three things that I'm proposing to change. One is to add a definition of what a portable temporary storage unit is to Section 1131.02 and you can read that definition there. The other item that I wanted to update on this ordinance was to make the PODS term, used frequently in the ordinance, more generic so that it reads as a "portable temporary storage unit" instead of PODS. PODS is a company name so any other portable unit sponsored by or produced by another company would help enforce these regulations upon those structures, too. And then the last addition to this ordinance would be to specifically call out these temporary storage units as not being a permanent accessory structure. And you see that in 1171.06(d) at the last sentence there. But as far as the time period which these units are allowed on a lot, it's still the same as previous - a maximum of 14 days. They can't be placed on grass, it must be placed on a hard surface and you can

have these two times a year. Those conditions seemed to have worked well in the community and we haven't heard any complaints. So actually this update is being proactive so it doesn't become an issue in the future and City Council is looking for a recommendation from the Planning Commission so that they can move on the final two readings.

Mr. Comeaux: Are there any questions for Mr. Hansen? (No response.) Mr. Hansen, I wasn't able to attend the public hearing. I had something else to do. I take it there were no comments from the public or were there any comments from the public?

Mr. Hansen: There were no comments from the public. Mrs. Wirth attended the meeting.

Mr. Comeaux: Yeah, she already gave me a hard time sufficiently. And you said this is largely proactive? Had you seen people trying to get into this loophole, as you had said, or is this purely proactive?

Mr. Hansen: Purely proactive.

Mr. Comeaux: Okay. Are there any questions? (No response.) Can we get a motion for recommendation to Council, then?

Mr. McGrath: I move for approval.

Mr. Comeaux: Okay. We have a motion. Can we have a second?

Mrs. Wirth: Second.

(Mr. Hansen called the roll. Mr. Comeaux voted "yes." Mrs. Wirth voted "yes." Mr. Cook voted "yes." Mr. McGrath voted "yes.")

Mr. Comeaux: Yeah, that was pretty painless.

D. OTHER BUSINESS

Mr. Comeaux: Is there any Other Business before the Commission then this evening? (No response.) The only thing I would say is have you taken a look at where all of relative appointments stand in terms of – because I notice some of them cycle through in terms of when they come off in December or something like that.

Mr. Hansen: I will be updating Council or the Mayor. I can't remember but, yeah, it looks like Mr. McGrath's term is ending soon.

Mr. Comeaux: Okay. Well, we don't want that to happen. And then also, obviously the other member is Development Director which is going to remain open,

correct? They're not doing away with that position like in the City structure at this point, I guess.

Mr. Hansen: I do not know.

Mr. Comeaux: Okay. If there's no Other Business then we will stand adjourned.

E. ADJOURNMENT

The meeting was adjourned at 6:38 o'clock, p.m.

James Comeaux, Chair

Matthew Hansen, Planning Administrator

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