



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY NOVEMBER 27, 2017**

COMMITTEE MEETING: 7:32 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Amend the agenda to add item 4b. Report on Blanket Liquor Permit renewals.

3. Approval of Minutes

a. Service Committee – Committee Meeting – October 23, 2017

RESULT:	ACCEPTED
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4. Discussion

- a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Enacting New Sections in Chapter 1101 Planning Commission; Repealing Chapter 1103 Design Review Board, and Enacting a New Chapter 1103 Design Review; Amending Section 1131.02 Definitions of Chapter 1131 Definitions; Repealing Section 1139.04 Power of Council on Appeals and Section 1139.05 Application Procedures of Chapter 1139 Board of Zoning Appeals; Enacting a New Section 1139.04 Application Procedures and a New Section 1139.05 Power of Council on Appeals of Chapter 1139 Board of Zoning and Building Appeals; Amending Section 1143.05 Standards for Site Plan Review of Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Amending Section 1161.04 Commercial Districts and Section 1161.05 Industrial Districts of Chapter 1161 Zoning Districts; Amending Section 1179.04 Parking and Loading Design Standards of Chapter 1179 Parking and Loading; Amending Section 1181.02 Zoning Sign Permit Required of Chapter 1181 Signs and Graphics, Amending Section 1182.03 Exterior Lighting Regulations of Chapter 1182 Exterior Lighting; and Amending Section 1193.13 Application and Review Requirements of Chapter 1193 Historic Overlay District.

Mr. Snowden: This ordinance is a culmination of several years of labor and preparation. I'm very proud to present it to you. Our city charter provides for a Planning Commission and Board of Zoning and Building Appeals. Generally speaking, Planning Commission reviews

subdivisions of land, while Board of Zoning and Building Appeals reviews variances with special exception use permits and administrative appeal. City Council also created Design Review Board by an ordinance in 1994 and it was passed with reviewing site plans and site design, as well as building architecture. Additional site plan review was introduced in approximately the late 1990's and this was originally conducted by BZBA. Major site plan review was subsequently expanded to include some elements of building exterior architecture. In order to be more consistent with procedures of peer cities and promote a more efficient process site plan review was subsequently assigned a Planning Commission at my suggestion back by ordinance 2016. This has led to a situation where the responsibilities of Planning Commission and Design Review Board are overlapping significantly. Both bodies are reviewing site plans. Both bodies are reviewing building architecture. Current development approval the process still promotes confusion for applicants and members of both bodies regarding which entity is responsible for the details and how they interlock. We want to correct these issues and promote the most efficient development review process possible. I am proposing to abolish the Design Review Board and merge the majority of its responsibilities into the duties of the Planning Commission. This is consistent with the responsibilities of the Planning Commissions or similar bodies in peer cities and provide a one stop for review of site plans, building exterior architecture for new development. Technically DRB will be abolished. I'm using the term merger because the important work of Design Review will continue under the banner of the existing Planning Commission. The proposed ordinance will also enact some general procedures and guidelines for Planning Commission that are consistent with the general procedures and guidelines enacted by Council or Board of Zoning and Building Appeals. A small amount of design review, such as review of projects that only include paint color changes will be reassigned to the Planning and Zoning Administrator. I would like to take just a moment to thank the Mayor for taking the time to re-envision the approval process and listening to my suggestions on this issue, former Development Director Havener for reviewing the draft and Mr. Hood, our City Attorney, for providing a lot of quality input on the formatting and legal aspects of what I proposed and with that I just ask for your support of this ordinance and that it be forwarded to City Council where it can be scheduled for a public hearing by President Joseph.

Mr. Luzader: I know we've talked about this the last week and a half or so, a couple different times. I think I've got a pretty good handle on what we're doing here. Are there any questions from members of committee? Members of council?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 11/27/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

b. Blanket Liquor Permit Renewals

Mr. Luzader: It is a letter we have received from the Department of Commerce Division of Liquor Control which is a Blanket Renewal of existing liquor permit. This is something that we have received a number of times over the years, but I thought it should come to the committee and even to council. April, any objections have to be back?

Ms. Beggerow: Any objections which need to be in the form of a resolution needs to be post marked by January 2nd.

Mr. Luzader: So if not, the liquor permits that are on file now will be renewed the first of the year. If there are any objections of anybody that knows that any that need to be addressed if you would get with Ms. Beggerow and let her know your concerns and we can go from there.

Mr. Hood: This is an annual occurrence. This is dealing with existing permits and the annual renewal of the existing permits. If there are particular establishments that the committee or the council have issues or want to inquire I would suggest we get with the Police Department so that they can conduct an investigation as they would a new issuance of a permit.

Mr. Luzader: Thank you Mr. Hood. If there are any questions or any objections please let Ms. Beggerow know and then we can get with the City Attorney and the Police Chief and do an investigation and if we need to we can file an objection to any of them if we want to.