

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
NOVEMBER 18, 2010
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Lucas Haire, Acting Chairman Mr. David Stoffel Mr. Anthony Rettke
Members Absent:	Mr. Patrick Feeney Mr. Norman Brusk
Others Present:	Mr. Matthew Hansen

Acting Chairman Haire: Since Mr. Brusk, our Chairman, and Mr. Feeney, our Vice Chair is not here tonight, I'll be chairing the meeting.

2. APPROVAL OF MINUTES OF OCTOBER 21, 2010 MEETING

Mr. Haire: Are there any changes, additions, deletions to those minutes? (No response.) Hearing none, they'll stand approved as submitted.

3. APPROVAL OF AGENDA

Mr. Haire: Are there any changes to the agenda for this evening?

Mr. Hansen: No changes.

Mr. Haire: Okay. That'll stand as submitted.

4. SWEARING IN OF SPEAKERS

Mr. Haire: Seeing that there are no speakers present this evening, we'll skip the step number 4 and move on to 5 which is Public Comment.

5. PUBLIC COMMENT

Mr. Haire: Seeing that there's no public in attendance this evening, we'll go ahead and move on to Item B which is Unfinished Business.

B. UNFINISHED BUSINESS

Mr. Haire: Is there any Unfinished Business we have to come before the Board?

Mr. Hansen: None.

Mr. Haire: Seeing none, we'll move on to Item C which is New Business.

C. NEW BUSINESS

Mr. Haire: Mr. Hansen, will you please read Item number 1?

1. SPECIAL EXCEPTION USE PERMIT APPLICATION, 6569 E. LIVINGSTON AVE., REYNOLDSBURG, OHIO; PRESENT ZONING, CC; PRESENT OWNER'S NAME, E.V. BISHOFF; REQUESTING A SPECIAL EXCEPTION FOR AN EATING AND DRINKING ESTABLISHMENT. CONTACT: ANTONIO COLOSIMO, PROJECT ARCHITECT, 3D/GROUP, INC. (47-SE).

Mr. Haire: Do you want to go ahead and go through your presentation?

Mr. Hansen: Sure. This Special Exception Use application is in the Blacklick Center located at the corner of Livingston Avenue and Baldwin Road. The specific tenant space is on the corner with frontage on both Baldwin and the parking area on Livingston Avenue. Here's an aerial photo of the site. Here's a layout, interior layout of the restaurant space. It's situated as a typical eating and drinking establishment. Here are exterior photos of the site. The space that they're going to locate into was previously a restaurant and they'll also be expanding into the adjacent tenant space here which was a salon. This will bring the total area of the eating and drinking establishment to 2,010 square feet. Just an up-close picture. There're no exterior changes proposed with the outfit of this new space into a restaurant, though at some point they will be adding exterior dining along this wall, here underneath the canopy. It will not need to be enclosed in any way because they will not be serving any alcoholic beverages at the restaurant. There are a number – well, there're 23 parking spaces which are required for this new use at this location and in judging by the mix of uses already at the site, there would be plenty of parking available. Just another shot of the site. This is to the rear of the restaurant. There's already an existing grease service located here. And looking at the considerations for approval of this Special Exception Use, staff does not see that the proposed eating and drinking establishment will change the character of the Commercial District at all; should not adversely affect the adjacent neighbors. There's no alcohol that's going to be served on site, so this will be a typical restaurant that should operate by means of normal business operations. Staff does not see that the health, safety, welfare or morals will be compromised. If the applicant is present, staff would like them to confirm the hours of operation of the restaurant. And staff recommends approval as it meets all the zoning code requirements and the standards of approval for Special Exception found in Section 1145.09.

Mr. Haire: Is the applicant here this evening or anyone to speak on behalf of them? Could you just speak into the microphone, sir, and just give us your name please?

Mr. Antonio Colosimo: (Inaudible - speaking off mic)

Mr. Haire: Mr. Colosimo, do you know the hours of operation they're proposing here?

Mr. Colosimo: They will be open for lunch and dinner – eleven to nine or ten at night.

Mr. Haire: Okay. And that would be seven days a week they're proposing?

Mr. Colosimo: Yes.

Mr. Haire: Is this – they have other restaurants?

Mr. Colosimo: There are 40 restaurants that are opened or going to be opened in the United States – primarily in Arizona and California, out west. This is the only restaurant to be opened in the Columbus area.

Mr. Haire: Okay. So this is the – these operators. Who are the operators of this establishment?

Mr. Colosimo: His name is David McDorman.

Mr. Haire: The only other question I had is on the – I guess the windows – areas that we're looking at now on the plans it shows those areas kind of as tables. Is that what the intent is on the plans that you have?

Mr. Colosimo: When we looked at the salon space they had made the walls a bit thicker and that probably was represented in the drawing.

Mr. Haire: I'm trying to look at the inside of the space and it looks like there's some, maybe some narrow tables. Are those going to have stools up against them or what? I'm trying to figure out what that is on the plan.

Mr. Colosimo: Well no, there are not any narrow tables against those walls. Are you referring to the large squares there on the plan?

Mr. Haire: Yeah.

Mr. Colosimo: Probably because the wall is thicker in that area, my draftsman showed them bigger on the plan but that's not actually the case. It's most likely as mistake that was not corrected.

Mr. Haire: Made a little bigger. Gotcha. Any other comments from the Board? It seems pretty straightforward. It was a restaurant, used as a pizza place. I think it was a pizza place before this pizza place. It's the second one I know of that's been there and I've only been around since the last four years, so I don't see any issue with the Special Exception. I think it meets all our requirements for a Special Exception. I'm glad they're expanding into the vacant space, too. I think it'll be a nice location. With that, I'll entertain a motion. One more quick question. Do you know what the schedule is for—

Mr. Colosimo: When we would open the restaurant?

Mr. Haire: Yes.

Mr. Colosimo: We will start on the space as soon as we get all the permits from the Building Department.

Mr. Haire: Right.

Mr. Colosimo: It will be a thirty day build-out for the space.

Mr. Haire: Great. So with that, I'll entertain a motion.

Mr. Stoffel: Make a motion to approve Item C1 Special Exception Use permit 47-SE.

Mr. Rettke: I'll second.

(Mr. Hansen called the roll. Mr. Haire voted "yes." Mr. Stoffel voted "yes." Mr. Rettke voted "yes.")

Mr. Haire: Motion carries. Thank you, sir.

D. OTHER BUSINESS

Mr. Haire: Any other business the Board has this evening?

Mr. Rettke: Just like to thank you guys just in case I'm not here come December – or January. I had fun. Hopefully I contributed and I'd like to do it again.

Mr. Haire: Great. Well, thank you for your service, Mr. Rettke. Hopefully we'll see you again in the New Year and we may see you again in December because there may be a need to hold a special meeting, yes.

Mr. Rettke: That'll work for me.

Mr. Haire: Possibly have some urgent business coming up.

E. ADJOURNMENT

Mr. Haire: With that, I will adjourn the meeting at 6:50.

The meeting was adjourned at 6:50 o'clock p.m.

Lucas Haire, Acting Chair

Matthew Hansen, Planning Administrator

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