

**REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
NOVEMBER 17, 2011**

MINUTES

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Patrick Feeney Mr. David Stoffel Mr. Norman Brusk
Members Absent:	Mr. Anthony Rettke
Others Present:	Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF OCTOBER 20, 2011

Chairman Brusk: Do we have any changes, modifications or additions? (No response.) Hearing none, we'll approve the minutes as submitted.

3. APPROVAL OF AGENDA

Mr. Brusk: Are there any changes in this agenda, Matt?

Mr. Hansen: I have none.

Mr. Brusk: Hearing no changes on that, we are approving the agenda as presented.

4. SWEARING IN OF SPEAKERS

Mr. Brusk: Those of you who are planning on speaking, would you please stand so that I may swear you in? (Mr. Brusk administers oath.)

5. PUBLIC COMMENT – None

B. UNFINISHED BUSINESS – None

C. NEW BUSINESS

1. SPECIAL EXCEPTION USE PERMIT APPLICATION, 6240 EAST LIVINGSTON AVE., REYNOLDSBURG, OHIO; PRESENT ZONING, CC; PRESENT OWNER, HOAN VU; REQUESTING A SPECIAL EXCEPTION FOR TRANSFER OF DRIVE-THRU SERVICE. CONTACT: CHI BUI (57-SE).

Mr. Brusk: Would you please step forward and give us your name and address, please?

Ms. Chi Bui: My name is Chi Bui and the address of the business is 6240 East Livingston Avenue.

Mr. Brusk: Thank you. Mr. Hansen, could you do a quick overview?

Mr. Hansen: This is a transfer of an existing Special Exception for drive-thru service. The applicant here is the owner of the property. She was leasing it to Hoan Vu and is taking back the operation of the drive-thru service. We see no issues with this Special Exception. It has operated under the original approval and we continue to see it meet the standards for a Special Exception. Staff recommends approval.

Mr. Brusk: Great. I assume, then, that this is nothing more than a change in ownership and everything else 100% stays the same.

Mr. Bui: Yes.

Mr. Brusk: Okay. Are there any other questions? (No response.) If there are no questions, I would like to hear a motion.

Mr. Feeney: I make a motion that we accept Item C1, 57-SE.

Mr. Stoffel: I'll second.

Mr. Brusk: Can we have a vote, please?

(Mr. Hansen called the roll: Mr. Brusk voted "yes." Mr. Feeney voted "yes." Mr. Stoffel voted "yes.")

2. SPECIAL EXCEPTION USE PERMIT APPLICATION, 2389 TAYLOR PARK DRIVE, REYNOLDSBURG, OHIO; PRESENT ZONING, CS; PRESENT OWNER, TARGET CORPORATION; REQUESTING A SPECIAL EXCEPTION FOR AN ANIMAL HOSPITAL AND CLINIC. CONTACT: 2940 TAYLOR PARK LLC (58-SE).

Mr. Brusk: Whoever's speaking, can we have your name and address?

Mr. Jason Zadeh: Jason Zadeh, 4104 Charter Oak Way, Columbus, Ohio.

Mr. Brusk: Thank you very much.

Mr. Hansen: There is the proposed PetSmart and Old Navy retailer that's being constructed adjacent to the Target site. The PetSmart is proposing to operate an animal hospital and clinic within the confines of the business there. The clinic will

consist of no more than 20% of the 13,883 square feet of the PetSmart store. The hours of operation for the clinic will be the same as the retail operations, from 9 a.m. to 9 p.m. Monday through Saturday and 10 a.m. to 6 p.m. on Sunday. There will only be boarding inside the building. There won't be any outside boarding. All medical waste will be handled accordingly, and we don't see that this use will affect the adjacent businesses or change the character of this CS district. We think it meets the standards for a Special Exception Use Permit and we're recommending approval as proposed.

Mr. Brusk: Now you're showing a red line. What's that represent?

Mr. Hansen: This is the parcel here and this is the development site. With the two tenants, it'll be approximately 28,600 square feet.

Mr. Brusk: The lower area then is Target?

Mr. Hansen: Right.

Mr. Brusk: It's going to abut Target?

Mr. Hansen: It's going to be built directly adjacent to it.

Mr. Brusk: There'll be a walkway between?

Mr. Hansen: Yes, the walkway will be extended north. Is that what you mean? The actual store itself—

Mr. Brusk: Will there be a walkway between the two buildings or space between the two buildings?

Mr. Hansen: No, there'll be no space. Here's the zoning district and a picture of the site.

Mr. Brusk: Any questions on this? I have a couple of simple questions. I understand that there might be overnight boarding. Is that only for animals that are ill, or are you boarding them for longer term?

Mr. Zadeh: It would be in rare occasions and only associated with animals that actually can't be transported and would need to stay. Boarding is not being offered as a separate service.

Mr. Brusk: That's what I thought, but I wanted to verify that.

Mr. Feeney: Will it be staffed 24 hours a day then where there's patients there?

Mr. Zadeh: We actually have the veterinarian who will be running the clinic. The staffing runs in conjunction with store hours.

Mr. Brusk: And that would be the same, I assume, for a normal veterinary hospital, other than an emergency one, where at night they don't have staffing either, is that correct?

Dr. Annette Pascal: Annette Pascal. The only time we would really keep the animals overnight is if they are stable, but cannot go home. So when they're still a little bit woozy after surgery or anything like that, I normally do not keep them for hospitalization purposes, because if they need monitoring this is not the place to do it. Then I transfer them – I usually refer them to one of these emergency clinics which are open 24/7.

Mr. Brusk: Thank you very much. Any other questions?

Mr. Feeney: Do you have any outside facilities at all for the dogs to run? I'm saying dogs, but I know you handle just about everything.

Dr. Pascal: No, we would not have that.

Mr. Stoffel: I was just curious. Which one of those tenants was going to be the animal hospital? Was it A or B?

Mr. Hansen: Is it on the north side or the south side?

Mr. Zadeh: North side.

Mr. Brusk: Any other questions? (No response.) Any questions from the people in the audience? (No response.) If that's the case, I would like to entertain a motion.

Mr. Stoffel: I make a motion that we approve Item C2, Special Exception Use Permit 58-SE.

Mr. Feeney: I second.

(Mr. Hansen called the roll: Mr. Feeney voted "yes." Mr. Stoffel voted "yes." Mr. Brusk voted, "yes.")

D. OTHER BUSINESS – None

E. ADJOURNMENT

The meeting was adjourned at 6:36 p.m.

Norman Brusk, Chair

Matt Hansen, Planning Administrator

This document was transcribed by:
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