



MINUTES

PLANNING COMMISSION THURSDAY, NOVEMBER 7, 2019 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Bizjak, Furst
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – October 3, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 6702 E Main Street; Application #2019-5441; Applicant Lori Watkins (Swensons Drive-In Restaurant); Certificate of Appropriateness - Comprehensive Sign Plan

Mr. Zollars This is a lot of signage, does it all fall within allowable amounts?

Ms. Wheeler It's a little over, impart because they have such a small building footprint. It's only about 20 lineal foot of building frontage there. Typically we would allow a one to one ratio for anything less than 80 foot setback. All the colors are in line, but they do have, for example, the a-1 there, they have that on all three sides. So that's something we could ask them to perhaps limit to just the front, just two sides, but they do have that on all three currently.

Mr. Bowsher This all goes back to, we have an outdated code. Obviously, we're working through it. That's why this is there. If the building were to match the size of the property, at least the frontage sign would fall within the recommended allowance. It's not like the sign is going to be bigger than anything else that's along Main Street.

It fits within the character. Just so happens that the frontage of this building, because of the rectangle shape of it, it is a little bit smaller. So with the current code, it's a little bigger than what it would normally be.

Mr. Zollars Sounds like staff is fine with that? Any questions or comments from up here?

Mr. Hicks I said a couple about the monument sign the changeable texts that they can switch out on the cabinet. Does our code permit that? I wasn't sure. I know that it exists in some areas of the city, but I wasn't sure if that was something that I had changed at one point.

Ms. Wheeler It does. It does allow for changeable copy like that.

Mr. Hicks OK. And then as far as the height on this, is that typical for a lot of those signs that goes down along Main Street? It just looks a little bit higher than a lot of the other monument signs down through there.

Ms. Wheeler Yes, I think it's because they have their actual sign, a similar type on the building and extends a little bit above the actual brick base.

Mr. Hicks Will it have that brick? Would this be behind the brick wall streetscapes?

Mr. Bowsher Yes.

Mr. Hicks OK. Then the only other comment would be almost all the other signs are a red brick. This is a white brick. But I mean, when I'm looking at it, it appears that the red wouldn't look very good with the red on the Swenson's sign. So I think sort of as an exception to, a lot of the other brick that's down through there. I think I still think that would look good. I don't have any issue with signage on the three sides of the building. It's kind of a unique business in that people pull up and the menu is on the side of the building, so I didn't have any issues with that.

Mr. Bowsher If it serves you guys better and you want to take a look at it. I mean, I think if we if we're happy with what it is, we can improve it. Of course, we could always approve it as is. Then we can always agree to work with them and see what a red brick base would look like. If it doesn't really fit well with what we're talking about, then we'll just keep it the way that it is. If we want another option or so.

Mr. Bizjak I mean, speaking for myself here, I'm perfectly fine with the white brick, especially since that fits their marketing and their image and everything like that. I don't see why we would want to negatively impact a business that way from my perspective.

Mr. Bowsher I didn't say we wouldn't approve it. I said we would approve it with the option of having them give us another option and then go with that if it looked better.

Mr. Bizjak My apologies. Understood. Thank you for the clarification.

Mr. Furst I don't really have a problem with the white brick, but I like that idea of, you know, taking a look at the red brick and seeing how it how it looks, because this this one would stand out.

Mr. Zollars Do we have any further questions from up here? If not, I'd entertain a motion and a second.

Mr. Bizjak I move that we approve this application along with encouraging staff to take a look at this monument sign with red brick with that option.

Mr. Furst I second.

Mr. Zollars We have a first and second here read roll, please.

Ms. Wheeler Mr. Bizjak. Yes, Mr. Cullinan. Abstain. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [4 TO 0]
AYES:	Zollars, Hicks, Bizjak, Furst
ABSTAIN:	Cullinan

2. 6493 E Main Street; Application #2019-5442; Applicant Coughlin Investments, LTD; Minor Site Plan

1. *Project Summary*

- a. The property is located at 6493 E Main Street and is zoned CC Community Commerce District. The property is currently a Crown Sports Pub. The new tenant is yet to be determined.
- b. The applicant is requesting Planning Commission approval of a Minor Site Plan. The scope of the work involves modification of the existing 3,536 sf structure to incorporate a drive-thru lane and new patio space. The proposal also calls for modification of the existing parking lot layout.

2. *Zoning Review*

PARKING - Chapter 1179

- a. The code requires 1 parking space per 100 sf of floor area for eating/drinking establishments. Therefore, 36 spaces would be required for the proposed retail component of the project. The applicant has met this requirement.

TRAFFIC FLOW

- a. Egress/ingress will remain unchanged off of E Main Street. The drive thru lane will allow for the stacking of 9 vehicles. Staff is generally supportive of the proposed site configuration and traffic flow.

LANDSCAPING - Chapter 1180

- a. The applicant will retain the existing landscape buffer yard along E Main Street and provide for the required number of interior lot trees/landscaping components.

Based on the above review of the application, staff recommends APPROVAL of the application.

Ms. Wheeler Thank you, Mr. Chair. A second application this evening is for the property at sixty four ninety three East Main Street. This is currently Crown Sports Pub and the request is for a minor site plan. The scope of the work involves modification of the existing three thousand five hundred thirty six square foot structure to incorporate a drive thru lane as well as new patio space. I have the rendering up on your screen, the proposal also would call for a modification of the existing parking lot layout. I believe the applicants here if you have any questions.

Mr. Zollars I think you'd like to start with before we ask questions.

Mr. Smiley Now, I think everyone's familiar with the property and the current visual aspects are and what we're planning on doing and we're currently working with one primary tenant that's got a lot of interest. We've worked with quite heavily with Andrew and his staff and trying to come up something that fits in. You'll notice that the brick and the rest of the building, etc. we're trying to tie into the federal credit union and the Kroger. We think it gives this site since it sits back further a pop. We think the patio pulls it back towards the street. In addition, there's quite a bit of landscaping that was done as part of the road way previous. Then with the federal credit union next door, we plan on working with them on their final landscaping plan to try to tie that in. Obviously, the key here is the access to the signal and we'll work with Andrew and his staff on securing that with the adjacent property owners. That's obviously of paramount importance to just about everyone we've talked to and that's really what brought this to the forefront when Andrew brought that to our attention that that was in the works. That's really what triggered all of this. So we truly believe most likely this will be a single tenant building. If the one tenant we're working with them does not go ahead with it, it does lend itself being thirty five hundred plus square feet that it could be a two tenant. But the look of the building will be substantially the same. The door may become two doors instead of one, but we really believe the tenant that we're working with has got extreme interest in coming here, and it's a substantial tenant that I think the city will be very happy with.

Mr. Zollars Very good. Thank you.

Mr. Bowsher Just to add on that, you know, as you can see from your first page, they were kind enough to overlay the Wright Patt design showing you that in the back they have the connectivity. That was the goal from the beginning when we started working on the development across from the new Kroger's and we were adding the access road towards the back and all of the adjacent properties would then tie back to the street light, accessing that. Further development in the future obviously will be south of the Wright Patt. But this being a building that is exiting now and pretty dilapidated shape. The goal obviously to fully retake a look at it, as Mr. Smiley had had mentioned, we worked with them on making sure that we were utilizing various elements that would tie back in sort of the metals. Very similar to the metal look that's from the Kroger's and also Wright Patt and then the brick that sort of ties everything back in to more of the traditional look that we see on Main Street. So modern and traditional bit of a transitional. In addition, if you can see where that access easement is and their property, they have also said that they would professionally landscaped the front of it and basically the land,

that's really the Wright Patt that's in between the two buildings that would be access to as basically a pocket park type space and that the Wright Patt is putting in. That's something that they wanted to do. So both tenants are obviously benefit from that space being co-located together. They're working out easement deal to make sure that everyone is happy utilizing the lights. We like it. We've worked with them heavily. So I just wanted to add that.

Mr. Smiley Few additional points just so we want to be upfront. A lot of the dimensions that we took off or taken from the GIS, our dimensions may be slightly off from what they are, the final signage, landscaping, obviously, that's in flex depending on the tenant. Anything major, obviously, we'd understand we'd have to come back before this body. We think the majority items left such as let's take the drive through. We've got two windows. Some of the tenants we've talked to only have a single window. So the little things like that may. But the overall dimensions and site plan, are as we plan it to be.

Mr. Zollars Very good. Any questions?

Mr. Hicks I had one question, there's currently no connection to the property to the West. Is there any? Was that a desire of staff or is that an option?

Mr. Bowsher That's a different property owner that owns that. In fact, I guess we can put on record, I guess. So the current property owner that owns the property that south of that, they are in the process of redeveloping that space as well. So these will be phased approach, we got the Wright Patt. Now we have this tenant that's coming in. That building will probably be demoed and in a new development will happen and they'll be able to access the access road as well. So they're all basically tied back in. And then the goal moving forward into the future is to allocate new development towards the east as well, where you would currently find the Dairy Queen in the Genji Go.

Mr. Hicks OK, so the building that's directly to the west of this will not at any point have any type of cross?

Mr. Bowsher Not currently, no. Not until they redeveloping currently right now, there would be no need for them to be able to access that based on their current use. If they were to redevelop it, there is substantial access towards the back of this property to where they could access that. Our goal and our meeting in the future with the owner of those properties is hopefully to talk about the easement to the east and to the west.

Mr. Zollars Yeah, very good. Thank you. Any other questions up here?

Mr. Furst No, I don't have a questions, but a comment. Thank you and thank you, staff, for all the new development here, trying to tie it together cohesively. I think that's a great thing to do and it's much appreciated.

Mr. Smiley Absolutely.

Mr. Bizjak Chairman, move to approve the application.

Mr. Zollars I have a first, do we have a second?

Mr. Cullinan I'll second.

Mr. Zollars Would you read Roll Call, please?

Ms. Wheeler Mr. Bizjak. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Bizjak, Furst

E. OTHER BUSINESS

1. 2020 Planning Commission Meeting Dates

Ms. Wheeler Yes. We just have the proposed dates for 2020 on there. The only real change, I think is the July meeting has been moved to the second Thursday just because of the 4th holiday there. If anyone has any issues.

Mr. Bizjak I do have and I know I brought this up last year, but once again, I do have a commitment down in Lancaster at 730. At the same time that we have this, it's a planning issue here to have these meetings on Thursday, is there a way we can maybe move it to Wednesday or Friday or Tuesday or something like that? We can keep it at the same time just once again. Specifically, the first Thursday of every month is what's difficult. If not, you know, I'll make it work like I made it work before. I just once again humbly ask this commission if there's a way we can look at another day, if that's possible.

Mr. Zollars Speaking for myself, I don't I'm not interested in changing it.

Mr. Bizjak Yeah. Okay. All right.

Mr. Zollars Nice effort. Nice try. I'm okay with that. Is there anything else regarding scheduling?

Ms. Wheeler No.

Mr. Zollars Okay. Thank you.

2. Zoning Code Draft

Mr. Bowsher Thank you, gentlemen. I understand there were some reservations amongst everybody. Everyone got sort of some of this information earlier this week. I know, I can understand with the election, especially with Mr. Hicks and others, that you probably haven't had a ton of time to take a look at everything. That's OK. We understand that we're not going to ask for an approval tonight. I think that would be very hasty on your part. I know Alex and Mr. Hicks have both sort of taken a look at bits and pieces of this and have provided comment that's been very helpful

throughout the process. Emily and I are both still making comments in according with this. So we came up with an agreement earlier in the week. Sean Suder and Kim Littleton, both from Calfee Zoning and OHM. They can stand up and introduce themselves as well. But they're going to walk us through some of this. Basically, what we're going to do is we're going to turn this into more of a working session. We can go through some of this. I understand that maybe some of you guys haven't even got to even take a look at it at all yet. That's absolutely fine. We'll turn this into a working thing. We'll scroll through some of it. He will explain it as we're looking at it. And if there's questions and talking points, we can definitely do that. What my ask would be then is to call a special meeting later in the month before we take this to council to then get it approved so we can take your comments from tonight. Put these back in together. Make sure that you guys are seeing what you asked for and what we've discussed and we have worked out. Then you can ask for the recommendation to then send to this council.

Mr. Zollars So just if we could keep it, since we're in various stages of reviews of these things, if we can focus on high level and if we have questions specifically keep them to the end and put them on paper. Then we can all ask the question intelligently, maybe the next meeting or something like that.

Mr. Hicks I was really hoping to cover any and all typos grammatical. Now, I think that's great. Let's try to keep everything high level.

Mr. Bowsher I'm not trying to waste your guys this time in the process or anything like that. I want to make sure you guys are giving your fair chance of basically, tearing it apart of you guys need to.

Mr. Furst Are we certain that the timeline is reasonable? If we give you a laundry list of questions or concerns, that we can turn around and let's say two weeks or something like that?

Mr. Bowsher If that is not the case, what I have proposed to Sean and we've discussed it and we wanted to make sure that this was legal and we feel that it is. Is what will happen is as we will put this on the agenda for the November 25th Council meeting, even without the recommendation for planning commission knowing that it's coming back to the December 5th planning commission for approval, which means that approval or denial, hopefully approval, obviously that's the goal of this. Before it gets to the final city council meeting, which will be the 16th. So what we're targeting right now is a November 25th, first reading, December 9th. Second reading and a December 16th, third and final reading for that.

Mr. Furst Is there a requirement for us to have a public hearing subsequent to it being read at council or anything like that?

Mr. Bowsher This would be the public hearing. We already had our other public hearing, which was the open house that we had.

Mr. Hicks Okay. Yeah. That was a kind of a concern of mine that qualify as a public hearing because notice was given. Because this is basically a rezoning, right?

Mr. Bowsher Correct.

Mr. Hicks We need to be following the same procedure as any other rezoning.

Mr. Bowsher Absolutely.

Mr. Zollars One more. Sorry Mr. Bowsher. Referencing can we reference pages and not paragraphs or something like that just for keeping up. Thanks.

Mr. Bowsher No, no, that's okay. And that's a great point. We would have a little bit more stringent details if we were talking about just like a couple of parcels if they were rezoning. But because you're rezoning a whole ton of parcels, I think its 10 is actually the limit then the code changes and you have a different set of rules. You have to follow. We have been following to the T. Sean Suder has an excellent right hand man by the name of Donny. He dug through our charter and code and make sure that we were following it to a T.

Mr. Zollars Sean, It's all yours.

Mr. Suder Thank you, Mr. Chairman. Members of the commission. Mr. Bowsher, as we appreciate you having us out here tonight. We won't keep you too long here. At the high level I wanted to just say, if you want to kind of understand and follow along this process. I know you've all been part of this process in different ways, some of you on the steering committee that we've had, all of you have been involved in a comprehensive plan. And that's really where this whole project and process starts is with the comprehensive plan. Everything that we have done in the code draft follows the blueprint of the comp plan. Doesn't mean it's exactly the same, but it generally is based on the comp plan and you'll see that hopefully come through when you have a chance to dig into the draft. You know where we're starting, the planning and zoning code that we have currently dates back to the 50s. It's been piecemeal updated ever since. We're dealing with, as Andrew said earlier tonight, a very outdated code and one that doesn't necessarily reflect divisions. So that's what we're here to do. As we work through the steering committee. We started with a zoning code diagnostic report. I would like to tell everyone Reynoldsburg code.com is the Web site for the project. So if you want to refresh your memory about or take a first look at the diagnostic report, what that does is essentially take the vision of your comprehensive plan all your land use goals and then score your current code against them. It's very enlightening to how your current code is either working or not working, primarily not working to achieve that new vision. So you can see that on the Web site. Then we move to another phase, which was to calibrate and that's all these fun tables that you don't have and don't want to look at. Essentially the making the meat of the code and that is calibrating all the new districts and the standards that are going to get us

to where we want to go. That leads to us creating the districts. As you can see from the proposed zoning map, we spent quite a bit of time with staff and the consulting team and the steering committee on thinking about how Reynoldsburg lays out in the modern era with districts and zones. What's the difference between a districts in a zone? This is an important distinction. A district is what you called out in your comprehensive plan. One of the four focus areas. These are geographic based areas. Essentially, we draw a boundary around an area that the city believes has development, opportunity or opportunity for investment or change. Then we code specifically to the desired outcome in the plan. So we've created some districts that will be geographic based and everything you need to know about those districts will be in that district chapter. OK. So that's a new and I think very powerful tool, because when you go to amend that over time, which hopefully the city will take a fresh look at this from time to time in the future, you can make very specific changes, to that district without affecting the rest of the city. Zones on the other hand, are like your traditional zones, single family, for example. That's a zone that that appears throughout Reynoldsburg and is probably the largest portion of the city. That is the typical zone. Right. So it can apply in multiple different places. So we have zones and we have districts. With that background. So with that in mind, if you would turn to page five, I think this will be a good thing to have out as we talk through the code.

This is the district in zone map that you see in front of you on the board that that Kim brought. You can see the new menu of zones and districts from the suburban residential zone. Like I said, that's going to be most of the city at single family, residential. Residential medium zone that's in that orange. You can see those locations mostly around Main Street and then some of the other areas that are already built out in a medium residential fashion. We'll talk about what that is. Mixed use medium zone that is in the dark purple there. Community commercial zone, the CC and innovation zone, open space and school zone. Then a conservation development which is essentially areas to be annexed or maybe annexed. The innovation conservation hybrid area, rounds out the zones. Then you start in with the districts. Old Reynoldsburg Center district. This is a really important one. This is you're essentially your downtown, right? So the old Reynoldsburg district, very important. That's going to be the commercial area along Main Street. That's going to be its own zoning district. So as that evolves over time, you can go right in there and be surgical about changing that if you so desire over time as that evolves, without affecting anything else in the rest of the city. So that should be a powerful tool for the city. Old Reynoldsburg neighborhood district is that old Reynoldsburg development pattern around the downtown commercial area off Main Street. That is unique among all development patterns in the city. Kind of the nineteen early nineteen hundreds development pattern. So we wanted to code for that specifically because that's going to be coded differently than your traditional 60s, 70s, 80s, 90s, suburb, suburban single family. Of the East Main District. Obviously a very important piece of the puzzle here that is those areas along Main Street that have been identified by the plan as being a focus area. Then the Brice and Main District, another area that's been identified by the city, is as being an opportunity for investment change.

So you turn the next page. This gives you a sense for how we propose to lay out these districts. If you've heard me talk about this before, I've talked about how important it is to mix words with tables and diagrams and pictures and maps, all of those different ways of communicating. Hopefully the intention is to make it simpler and more streamlined, easier to use and understand than a code just filled with paragraph after paragraph a word. So you'll see, for example, the old Reynoldsburg district there, a handy map that highlights that area on an aerial photo. So you get a sense immediately orients you to where we're talking about in the city. If you're a map kind of visual person, you'll get a sense for where that is located. Each of the sections will have an intent here in words describing, here's what we're trying to achieve here is the vision for that district. Then we go into buildings. OK. Here's what you can build in this district. We've put together, based on our calibration, what kind of building types and given examples of those at the end of the districts in zone sections. So, for example, if you were to turn to page seven, the 69, 70, 71, 72, that general area there, for example, allow building type in the old Reynoldsburg district would be small flex retail building. You look to small flex retail building on page 77, and that gives you an illustration of the type of development that is allowed in the old Reynoldsburg district. And why this is a useful tool is that if I am coming in to make an investment or develop property, I own property in Reynoldsburg in this district. This is just a helpful way to see clearly the city's vision for that area so that if I'm a gas station convenience store developer and I own property here and I look at what's allowed. Clearly, that's not going to be the development type that's permitted here. So you kind of immediately without having to call Andrew and saying, hey, can I put a gas station on the corner in this district? But instead of that, hopefully they can look at this and be like, OK, well, that's not really the development pattern the city is going for and marry that up with the regulations you'll see here. Yeah, all buildings must be up to the street. Why? This isn't a little urban business district and we want to make it walkable. OK. So it's focused on the pedestrian, not as focused on the automobile. So parking is going to be in the back. Buildings up to the street to form that street wall, that consistent street wall. Maybe there's outdoor dining on that sidewalk, focused on the pedestrian signage, focused on the pedestrian. So pedestrians scale signage, pedestrian scale buildings, pedestrian scale setbacks, and all that kind of thing. You'll see as you go down a building placement. This is where the regulations come in. Should be very easy to use. You know, you're building placement. You can see in the diagram above. So we marry the diagram with the table. And, if I want to know what the front setback is, I see that that relates to and I look at a there and it's a zero to 15 foot front yard setback on East Main Street. 15 feet if you have dining to allow for dining. So you have setbacks. We have the building form, the build 2 zone or the build to line. It's a little different of a concept. It's more of a form based concept. But it should give you as a developer or a property owner in there, a very clear idea of what you need to design in order to get approval and if you designed to these specs and standards. It's by right.

Building form, we talk about encroachments on page 7. Height, all the usual stuff. We express it a little bit differently. We talk stories and some of the districts versus just plain height, measured in feet. So it's important that we're getting a certain type

of form. If you think about what the old Reynoldsburg district is, you're thinking two, three story buildings. You know, that makes sense. So all of this in here should reflect not only the existing development pattern, but what's desired there to infill, if that instance arises. Obviously, parking is part of every one of these. We have parking placement. We have required number of parking spaces per usual. Then we have frontage types. This is another very important part of the design of the development. And that is how does the frontage or how does the building relate to the public realm? How does the private realm relate to the public realm? So you can see in various frontage, shopfront, frontage type. These are the type of frontages along with the building types they're allowed. Put all this together and it should give you a very clear idea of the form and the development pattern that's desired there. Course we have uses, we can't forget about that. They're just not front and center like normal, but they're very important still. And you have the table uses on page 9. Every district has this. We break him down, hopefully in a way that's easy to do to find them. So, again, folks don't have to call Emily and Andrew and say, where can I do a boarding and kennel? Well, should be pretty obvious. And or animal services. You can go right there and say, animal services, boarding a kennel. That's a conditional use in that zone. Then we will have cross references in the code to how you get a conditional use.

All right, so I don't need to go through every district, that's how all the districts are set up. There's just minor variations depending on the district. But you can see as you continue to page through on 12, this just continues on. The districts that are a little bit unique are Brice and East Main and the East Main district. We're calling them the Insight Districts. These are districts that are being coded in the vein of the Insight 2050 plan that MORPC put out. And so you can see some really nice schematics by OHM there of the desired development pattern in those places. I mean, these are areas of really significant change, significant increase in intensity in development in these places along the East Main Street district. This is slated to be a transit oriented corridor with BRT. So these districts are very specific on form and use. And we're trying to achieve a certain thing. There's some design standards as well for these areas that are important relative to the facade. And so they also have some things, you'll see some standards in here about transit oriented or transit supportive development, because if there's going to be an investment in BRT along this thoroughfare, we need to code to take advantage of that, to best take advantage of that. So this is going to be one of its districts that's mixed use, denser or more intense, and that has a mix of uses and relation to the pedestrian and the auto being a secondary feature. Then you just go through the rest of the districts and you can obviously review those on your own. It is definitely worth looking at. I think this is an important section since for looking at typologies and we're talking about building types, frontage types and open space types. If you look at the code starting on page 70 and going through the rest of that section, that's where we put all those typologies in and define those typologies. Of course, if you disagree with those or think they should be different, we would love to know that because that is an important part of the code.

Okay, keeping moving here. Page 122. The common regulations, so we start out with the introduction of the code and then the districts and zones really where most people are going to spend a lot of their time. This is another very meaty section. These are the common regulations. What does that mean? Well, these are applicable across all zones and districts, applicable to all development within the City of Reynoldsburg. So we start out with off street parking and loading, and this really sets up the required parking spaces off street parking, number, type, dimensions, screening, and all that kind of stuff that would apply to any parking space in the city. Obviously, in some zones, those parking spaces are going to be in the back of a building or on the side of the building or maybe in the front of the building pending on what it is. But this is going to determine the size of those parking spaces, how they're screened, how they're lit. All that kind of stuff. And you can see then the counts starting on page 127. We still have some work to do on those to complete the counts, but that that's under way. On page 132, signs. Another important one. One of the things that we're doing in most communities we're working on is really standardizing the sign menu, calling it the menus, OK. Here are the types of signs we allow. Here are the materials here of the sizes. Then we calibrate those or sign those two different districts depending on the vision and the outcome we want in the development pattern. So that's really what starts on page 132. And we define those signs. We put standards around those signs. And then on page 139, we'll build out a summary chart of those signs by district, which we're working on. Page 140 starts with accessory structures and another important one. As more and more people are using more parts of their property for different uses, so accessory structures. Then we go into landscaping and buffering. Obviously another important provision to standardize across the city, including buffering and screening and all that fun stuff. Exterior lighting on 152. Fences and screening on 153. Then there are certain land uses starting on 157 that we want to have supplementary use conditions, meaning specific conditions tailored to those uses because they're unique. So for example. Regulations applicable to swimming pools, fish ponds and water parks is very, very specific. But those kinds of uses special events and community activities. Temporary land use is outdoor storage, mini storage, all that kind of stuff. Child care center, drive through services, and those specific uses that we have additional standards around. We've laid those out. Those will be applicable to those uses anywhere in the city. Of course, the telecommunications facilities follows that performance standards. That's generally the common regulations.

1107 nonconformity as we've tried to really compress this and consolidate this as much as possible and create a chart so that if you're trying to figure out how you enlarge your nonconforming use to repair, alter, to replace or who's going to decide where that was discontinued should be pretty simple to look at that chart and say I have to apply here. The decision is by here. And if I don't like the decision, I can appeal it to here.

Mr. Bowsher To kind of touch on that, too, when we were taking a look at, whether we were going to allow conditional uses, we call them special exceptions now and obviously they would go to the BZBA. But for us when we were taking a look at it,

there were quite a few and we really wanted to get rid of a lot of those. We feel like one, that slows down the process and we know what the look that we want. Either we do want it or we don't want. And if we don't want it in that district, then we shouldn't even allow it to even be a conditional use. We should just stop that right there. There were some to where we were saying, well, we would be okay with it, but it would have to meet these sort of criteria. That's the ones that we laughed as sort of conditional uses. We tried to get rid of as much as possible. We tried to allow that this code because we're a city that has basically been developed over the years. A lot of what we're going to see in the future is really dictated one by the geography that's left in the redevelopment and the parcel square footage. So a lot of that is really going to morph what we're seeing sort of in the future. So we've allowed it to be expanded enough and creative enough to allow for some new mixture of uses and things of that nature. But at the same time, we've tried to a lot of these maybe controversial uses and stuff like that. We've just basically nixed them.

Mr. Zollars What would it... Give us an example of a conditional use?

Mr. Bowsher Well, so like one of the conditional uses we see, a lot of it is typically like a daycare center. So when we're taking a look at it, we really follow it along with the Ohio code and basically saying, well, there's a type a and A type B and type B, we've basically said it's okay if you're having an in-home daycare where you're watching less than five children just because that's state law that they're allowed to do that, and they have to be regulated to do so. So there's no reason to go through this whole process. At the same time, right now, our current code allows for the potential of a conforming use of a type A, which is what city council sees all the time. So we got rid of that because there was no reason to have a type A full on facility in a residential area. We don't want more. Somebody that's trying to turn their house into a full sized business. We're allowing these home occupation uses and things like that. But they have to be still within the common fabric of the neighborhood. So those are some of the things that we're talking about where we've got more stringent because we don't want to see it in those neighborhoods, but we want to make it easier for the people that were following the rules.

Mr. Zollars Thank you.

Mr. Suder OK. Moving to page 180, one of the things that we see a lot and we've seen your current code or different administrative and procedural provisions are kind of mixed in throughout or specific to certain types of approvals like sign approvals or things like that. We think it's best to consolidate those simpler and more streamlined. So that's what we've done in 1109. So the review and approval summary there, again, that chart should hopefully help the public to take a look and say, oh, I need a various OK, I apply to the zoning administrator and then it goes to the board as the BZBA. That is a quasi-judicial decision that's final appealable. Whether they understand what that means or not, I don't know. But will define that's helped them, essentially, that chart should help you figure out who you have to apply to, who makes the decision and if I don't like the decision, where to appeal it. Then the

destruction goes on. Obviously, we set up the planning commission, the BZBA, the different types of approvals someone might be looking for the zoning certificate, variances, conditional uses, some use determinations, site planning, design review, certificates of appropriateness in the old Reynoldsburg area and then zone map and text amendments. Again, consolidating it all in one place, appeals and violations and remedies all in one chapter so should be easy to locate and use. Some reason my 11-11, which is the subdivision regulations did not print. Anyway. The next section eleven eleven are the subdivision regulation, part of this effort is to consolidate everything having to do with development except for the building code that's going to be separate obviously, but everything. Having to do with development, being in one code. So the subdivision regulations are part of that and that means we can also make sure that all the definitions are in one place as well and uniform and are easy to find. So as you can see in the subdivision regulations, we talk about how to do a final plan, all the different requirements of getting a subdivision and developing a subdivision. That's pretty consolidated as well. Then last but not least, I think probably the most important part of the code, the glossary, making sure that the terms are defined. So there are ambiguities and there are uncertainties. Everything's clear. Obviously, we did the best we possibly can with that so that we close many of those loopholes, if you will, as we can in crafting this. So you'll see the glossary terms laid out like most glossary is in alphabetical order and hopefully easy to use all the terms around one place. That's another thing about terms and zoning codes. They tend to be all over the code and so you could very easily miss one or not know how to find the definition because it's hidden in one of the sections. In modern zoning codes we put them all in one place and we review them to make sure that they are up to date both legally and their modern type terms being used and sort of kind of old fashioned terms and things. So you'll see that the glossary is fairly meaty, but I think that's a good thing. We want more definitions than fewer. So that's the zoning code. Obviously, it's not completed yet, but we are getting there. Probably I'd say 70, 75 percent. So we have some more work to do and we're going to do that and pretty short order. Per Andrew's schedule, we discussed and laid out, I don't think it's going to take a ton of time, but obviously there will be a lot of comments and cleanup items and that's the case probably even after adoption or the new code, you're going to work with it and you're going to see things and find things so that this commission will be busy over the next couple of years, tweaking, fine tuning, even catching some mistakes. I can't guarantee there won't be any in a 300 page document. That's just the nature of it. But we are going to try to get it as buttoned up as possible. Your comments are much appreciated, obviously. Andrew, how do you want to take comments from the commission?

Mr. Zollars I've got a couple of questions. I was going to ask that question. What can we do to help you guys? First of all, before we get to that point, you mentioned web site Reynoldsburgcode.com.

Mr. Suder Yes.

Mr. Zollars Can you go there and put in an address and I'll pop you to that numbers

for that code now? Could that be? Is that a city thing?

Mr. Littleton That was more of an informational one until this is live on our website. This is the first time anybody's really seen it. Inaudible..... All of you have a different expertise as. Inaudible.....

Mr. Zollars Well, what do you want? What can we give you then?

Mr. Littleton Inaudible.....

Mr. Suder Can we put this on one PDF?

Mr. Littleton Inaudible.....Because you can email back to us. I think the set sort of date. You tell me what you guys think.

Mr. Hicks I would like to have a week, say, to the 14th to provide comments. I mean, if we could all take a real hard look at it this weekend and then when you do the PDF comments, like I've done in the past, just pull out the sheets. If you're able to do that with a PDF. I mean, they have the page numbers will be referencing. Only send them the comments and then staff could have time to work on it then before it goesDecember. 11-25 first meeting before council. Yeah, so that's enough time for you guys to really dig in and react to the comments before it gets its first reading in council. Or do you think that you should get a first round of comments from us and input from council at the same time and implement all those changes at one time?

Mr. Littleton Inaudible.....

Mr. Hicks I just think it's important that when it does go to counsel for first reading, that it's not at the 75 percent completion rate, that it's that it's a complete document, but would still go through more changes probably all the way up until its third reading. Right. I think it's important that anything is going to be present. I think its fine. 75 percent here I think is perfect. That's exactly where you want to be when you're coming to this. But to go to vote to go to council I think it needs to be 100 percent done. To be able to do that, I think you need our comments. So I think, one week from today, if we could e-mail those to you, you guys have time to react, finish off, get it 100 percent, get it before council. Then when we come back, we would need it. We need it in time to be able to prepare for a December 5th meeting where we could really hammer out a lot of details or have some discussions or debates about some things. I think that that that's putting us on a path to get it done in time.

Mr. Littleton Inaudible

Mr. Furst Sean, does that seem like a reasonable timeline?

Mr. Suder I think it does. I mean, yeah, Kim's team is the one putting most of this into the pretty picture. So I'm kind of deferring to him. It's tight, but we'll do it.

Mr. Hicks If I could just run through some of my initial sort of big, big picture thoughts on it. My number one concern will be the zoning map. That is to make sure that we get that zoning map as accurate as possible. It was one of my best pet peeves during the comp plan and that's the first thing everybody goes to and they all want to look at the map. And so whatever we can do on a parcel by parcel basis to make sure that we're getting that accurate number one and then appropriate number two, it has to be done. So I'm not sure what you guys thoughts on timing on that or how you can handle that, but it has to happen. One of my other thoughts was that the two different old Reynoldsburg districts I think I'd just like a comment on from you guys on this. As far as to me, they look a little bit redundant and I don't necessarily understand the difference. It kind of looks like its old Reynoldsburg commercial, Old Reynoldsburg residential. Right? But then as far as where those locations are on the map doesn't necessarily match up in the permitted uses. Doesn't quite line up with what I would think that would be residential versus commercial field because it kind of mixed in and you know, design requirements and things are just different in the old Reynoldsburg district. I haven't I don't see a whole lot of things. You know, maybe that's a that's an area where you put additional design requirements. When we go the design review board days, we spend a lot of time talking about natural materials and things in old Reynoldsburg. That'll be one that I just want to make sure we think about it. Maybe it becomes one district and there isn't a difference between residential and commercial. Or maybe we tweak residential and call it old Reynoldsburg residential, Old Reynoldsburg commercial and just take another crack at it that way. Number three would be the design requirements as far as like how we're implementing design requirements. Thing is something that we talked about in the steering committee is, does it does design requirements fit in with the common regs, which I think it's looks like that's kind of the natural place for it, or do we handle it within the zones and districts chosen there? Like, you know, sightings got to be hardy right now? Well, there's certain uses that I think citing being Hardy plank makes sense. There's other things, you know, there's very little almost none hardy type product in our community right now. So do you know to make all new development, have hardy, I think is somewhat unrealistic. So I think we've got to be here. But at the same time, I want to make sure that we do have requirements in there that four door and window trim. There are going to be a new single family subdivision in this community. I don't want blank walls of vinyl with no door window trim or architectural features or anything else. So we don't need to go crazy on the design requirements. I think there's communities like Canal Winchester where, I think they spent a little bit too much time watching HDTV before they wrote the code. And nobody wants to build there now. Moving on. The other thing would be subdivision regulations. I'm glad that's being included in this. That was one of my other comments from steering committee. I think they kind of go hand-in-hand. Even though most of Reynoldsburg developers still, you know, new single family subdivisions to me that will eventually fill in. I believe, you know, on the other end, too, if we have people that are wanting to put parcels together and maybe a replant, the subdivision regulations would also go into effect. That's something that's a real possibility here and probably should be encouraged with our code to try to assemble

different parcels and maybe fix some of the lack of planning kind of issues that we've had over the decades. Five as permitted uses, I think just the planning commission members. And we really got to look closely at permitted uses in each one of these zones, what's permitted and then what's conditional. I think there is just from a first glance and I haven't had time to go through each one is, some of these that are permitted probably should be conditional or some of these, you know, aren't permitted. Maybe some uses that we're not thinking of that should be permitted because they already exist in that area and they're doing fine. So I just want to make sure that we as a team are really looking at that strong. One of other concerns would be how nonconforming uses work in with situations like where we have houses that have been destroyed or burnt down. Somebody wants to rebuild, if they want to build the exact same house that was there. There shouldn't be any issue there. But when somebody wants to, buy two houses, knock them down, build one big house, how does our code accommodate that? How does that process work? I think there is some balance to where we need and some of these neighborhoods where deed restrictions have expired or were never really implemented to begin with, that we have some way of regulating that so that we don't end up with houses or buildings that absolutely don't fit in with the neighborhood. So again, not to get too technical and too overbearing and took over regulatory. We think our residents; there's definitely a demand in our communities for some regulation in that regard. Lastly, I want to talk about the process and how things go through. I think we're absolutely on the right track how you have everything laid out. You've got lots of visuals and tables, which is very helpful. But I do want to make sure that we're reviewing that process of the we make sure that it's efficient, that there is not ambiguity. I know a lot of residents get concerned as things are moving through the process to know what the rules are as far as what can happen with that application. How does it get tabled? When do you have to make a decision? When does the different boards not have to make a decision? Timelines. For me, the timeline, I think is important for applications. If somebody does apply for a reason, you know, there's different parts of the process that should have different timelines. It shouldn't take us a year to figure out whether a particular use is acceptable or not acceptable at a location. Right. It may take a year for something to get through an entire process because it involves, design and major site planning and final engineering, for example. I mean, right now, plot grade and utility plans technically come before a planning commission. Right?

Mr. Bowsher Opposite.

Mr. Hicks Opposite, they go to BZBA?

Mr. Bowsher No. Well, no plot grade utility comes after the planning commission. So once it's approved here, then we start plot grade utility with city engineer, our consultants. Then we work through that process.

Mr. Hicks But planning commission does not approve plot grade utility, right?

Mr. Bowsher Correct.

Mr. Hicks OK, good. Because at some point I thought that it was that we did, and that's not an appropriate. Plot grade utilities is an engineering documents and should be approved by the city engineer. So I just want to make sure we double check all those things to make sure that we're not overburdening ourselves when a process that doesn't work very well. Clearly defining what the different options are, the different stages for the decisions that need to be made by the different boards. I think I think overall, we are 100 percent on the right track with this. This is going to be an incredible improvement for what we existing of what we have. I think it's going to put Reynoldsburg at a competitive advantage to other suburban communities that we are competing for, for jobs and economic development and residents and growth. And I'm excited and I hope that we can work through this and get done.

Mr. Bowsher So barring any other question, just because I don't want to take any more time from our census committee meeting that we're about ready to kick off. But just a touch based on just a few high levels of the you were talking about. Yes. Please take a look at the uses. Emily and I spent like hours one afternoon literally scratching and circling and we had a rhyme and reason is why we put certain ones in there and took certain ones off. So I'd like that feedback. I think that will help us to your point about the specific parcels. That will be actually done before it's completed, only because we're working with our GIS. Tech as we're going through. So they're going to literally overlay the old parcel and we'll go from those specific zones just because they're very similar to like. It will basically be we're telling them, well, it's going to be this color and you're going to name it this on those layers. So eventually, well, we'll have a full map. That's all digital based. That will be specific parcel by parcel because we're basically taking the old and making it new will.

Mr. Hicks Well, you have that live on the cities GIS?

Mr. Bowsher Yeah.

Mr. Hicks If you could just turn one layer onto and the other layer off?

Mr. Bowsher That is the goal moving forward is to make sure that that is very interactive. So that's on there and people can view it.

Mr. Hicks So I think that would be helpful to help decide some of these, because you're fitting to things that are not 1 percent like each other. There's a lot of similarities, obviously, but that would be the most efficient way of trying to compare between the old zoning map and what are new zoning maps going to be. I think planning commission needs to have some ability to help dictate that.

Mr. Furst When can we get the digital copy? I'm not that put you in the hot seat?

Ms. Wheeler You guys have them emailed to you as the individual section.

Mr. Hicks Yeah, OK.

Mr. Bowsher So basically they just pumped them together for this. OK. Yeah.

Mr. Zollars Anything else, gentlemen or Sean?

Mr. Suder No, I think we covered it and I look forward to working with you.

Mr. Zollars Staff, anything you want us to know about? Okay, then this meeting is adjourned. Thank you, everybody.

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator