MINUTES

PLANNING COMMISSION
THURSDAY, NOVEMBER 4, 2021 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst
ABSENT: Benner (Excused)

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – October 7, 2021

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

1. Application #2021-5454; 8555 East Main Street; Applicant Skilken Gold; Rezoning (Sheetz)

Mr. Zollars: You want to go item number one, please?

Ms. Wheeler: Yes, thank you, Mr. Chair. First item this evening is application 2021-5454. This is at the address 8555 East Main Street. This was a resubmittal for the 17 acre parcel on the corner of Main and Taylor, and the resubmittal includes proposed uses as requested by a planning commission last month. I believe the applicants are here this evening if they'd like to add some additional commentary and we will pull that up as well. And I apologize. The monitors are still not working.

Mr. Zollars: Just so everyone knows we're working from paper up here, so it's going to be a lot of paper noise. Identify yourself and name and address, if you would please.

Mr. Elizondo: Yes. Eric Elizondo, I'm with excuse my voice too I've got a little bit of hoarseness. 4270 Morse Road, Columbus, Ohio. I'm with SkilkenGold. I'm the project manager and SVP of Operations.

Mr. Samuelson: Andrew Samuelson, 1160 Dublin Road, I work for Mannik Smith Co..

Mr. Elizondo: Yeah, so thank you for having us again, appreciate it. Really the big change here is that, you know, last time we were here, we were showing a full rezoning of the entire parcel. At this time, we are proposing some potential uses for the front four parcels, which are not split right now per your request, and to show this additional information. We also are showing the Sheetz on the corner, which we discussed last time, and we have some uses of the drawing that's up on the board. (Inaudible). We have it here as well is showing some office use and another auto use, we spoke at length last time about we do not have the only piece right now that we have there we're going to take to site development is that corner, which is the Sheetz. The others are just proposed uses. But we would like to have this, this front portion of the site rezoned to community commercial. And with that, I'll take any questions that you may have.

Mr. Furst: I have just a couple of minor questions here, so I think on one of the earlier drawings, there was a child care facility, but now you're trying to just kind of general office buildings, is that correct?

Mr. Elizondo: That's correct.

Mr. Furst: OK, I just want to make sure we're seeing the latest version.

Mr. Elizondo: Yes, thank you. So we got some feedback from Andrew and so we did make a revision. And I appreciate you guys giving us the time to resubmit that.

Mr. Furst: I don't really have any problems with your proposed uses here or anything like that. Would you be open to us making approval conditional on since you are asking for kind of the whole split of the lot there to be rezoned, it conditional to be uses such for the other parcels, those be parcels like you've presented here.

Mr. Elizondo: At this time. Yeah, I think that would be fine. I mean, the community commercial zoning is yeah, with the uses that we've got laid out, we would have no issue with that.

Mr. Furst: OK. And then my only other question is, did you plan to conduct a traffic impact study or anything like that as far as the traffic?

Mr. Elizondo: Yes, we are. Right now the conversation based on the on having the Sheetz was we would not need a traffic study of the conversations we have with Andrew. But as the project gets larger, we would do that. But if you're, you know, you're requesting us to do that with the Sheetz right now, we can do that.

Mr. Furst: I doubt it would really be necessary with just the Sheetz. But, you know, I

think it would make a lot of the residents in the area more comfortable if you did do a traffic impact study for the whole area.

Mr. Elizondo: We would at least make some assumptions on the other uses and perform a traffic study.

Mr. Furst: OK, great. That's all I had.

Mr. Zollars: (Microphone wasn't on, but he did ask for a motion).

Mr. Furst: I move that we accept this proposal as submitted with the following conditions that a traffic impact study is conducted for the rezoned parcel, depending on how the lot split is determined, and that the other uses identified here as the B lots would be similar to what's presented here in this application.

Mr. Shook: And Mr. First, is that any motion to recommend the approval of the zoning change to City Council with those conditions?

Mr. Furst: Yes, it is, sir.

Mr. Shook: Thank you.

Mr. Elizondo: Can I ask? I have one more question. So, with this condition, if we have another use that it is proposed, then what would be the process? Will we come back again? In terms of, if we had another user, we would still we would come back then the planning commission to request a change in use, whether it's not office or these other uses that are shown on this this page.

Mr. Bowsher: But since he wasn't very specific and he left it kind of ambiguous a little bit. Regardless, you have to come back for a major site plan for that other section. Same thing with the Sheetz. So at that time, they would make that determination, whether or not that they wanted to continue and whether that felt like that fit within the confines of the similar uses that they're seeing here on the page today.

Mr. Elizondo: OK, that's fair. Thank you.

Mr. Hicks: I'll second.

Mr. Zollars: Can we have the roll please?

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

RESULT:	**APPROVED PENDING COUNCIL REVIEW [UNANIMOUS] Next: 11/8/2021 6:30 PM**
MOVER:	Alex Furst, Commissioner
SECONDER:	Steven Hicks, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst
EXCUSED:	Benner

D. NEW BUSINESS

1. Application #2021-5487; 7350 Broadwyn Drive; Applicant Chris Baer; Certificate of Appropriateness (Masonic Lodge)

Mr. Zollars: OK, now we'll move on to new business. First one up is the Masonic Lodge. Staff, anything you want to add to preface this with?

Ms. Wheeler: Thank you, Mr. Chair. The next application is for a certificate of appropriateness number 2021-5487. This is for the property at 7350 Broadwyn Drive. This is home to the Reynoldsburg Masonic Lodge, and the applicant is requesting Planning Commission approval to replace the existing roof and the proposed replacement I believe, is in your packets, but I'll do my best to pull up here as well. The property is within the old Reynoldsburg Neighborhood District and we do require a certificate of appropriateness for any exterior modifications within the old Reynoldsburg districts, and that does include any customary maintenance involving a change in material or color. With that the applicants here, if you have any questions.

Mr. Furst: Ms. Wheeler, I believe the code states it's for commercial properties only. Not residential. So I just wanted to be clear on the only reason they're here is because it's a commercial property.

Ms. Wheeler: That's correct.

Mr. Furst: All right. Thank you.

Mr. Zollars: Any questions from the commissioners on this roof? OK, no question, staff, you have anything you want to add?

Mr. Bowsher: The only thing that I would add is in the code we only list that it has to be 20 years lifetime warranty on the roof materials that they have. If we could have approved it administratively, we would have.

Mr. Zollars: I'm sorry, this is this is more than a 20 year single. Correct?

Mr. Bowsher: Right.

Mr. Zollars: OK, at this time, Mr. Baer. Do you have anything you want to add to this as a public record?

Mr. Baer: Since we're here, I'd like to make a brief introduction and explain what we're doing here. For those unfamiliar with my face or name, I'm Chris Bear. I'm a trustee of the Reynoldsburg Masonic Lodge. I'd like to introduce Mr. David Gubanc, he's also a trustee and a past master. We're here representing the Reynoldsburg Masonic Lodge to request approval of a complete roof replacement. The existing roof is a three tab obsolete single. The roof had no drip edge, had no ice water guard, had no ridge vent, and had no starter shingles. So, we've submitted a proposal and a plan that this roof is going to be upgraded to meet code. Is going to have a dimensional appearance shingle. It's a shingle used by 90 percent of all contractors replacing roofs. If we do get the approval and a permit we can call this in for an inspection. We would like an inspection tomorrow, but that may not be up to you, may be up to the building department. So if you have any questions, we're here to answer. It's a pleasure to appear in front of the planning commission. I want to thank Ms. Wheeler for putting this on the agenda. And this is going to beautify the building from a brown roof, which looks drab to a harbor blue appearance, which will be very conspicuous. It'll be one of the most beautiful buildings an roof in the historic district of Reynoldsburg.

Mr. Zollars: Very good. Thank you. Okay. No other questions. Emily, can you call the roll please?

Mr. Furst: We should probably make a motion.

Mr. Zollars: Oh sorry, I'll entertain a motion.

Mr. Furst: I do move that we accept this as submitted. I wanted to let you know, I do think it's quite the upgrade from an architectural perspective, and thank you for that.

Mr. Baer: Thank you. We invite you to drive by. We've done a lot to the landscaping. We're really concentrating on making this one of the most beautiful buildings in historic Reynoldsburg. We have landscaping lights. We've completely trimmed the shrubs to beautify the building and we'll continue with the windows. This roof is a major investment. It's one of the best things that we're doing for ourselves and for historic Reynoldsburg. Very good

Mr. Gubanc: Mr. Furst lives across the street. He gets to see it all the time.

Mr. Furst: That's right.

Mr. Cullinan: I'll second.

Mr. Zollars: All right. Now we're ready for the roll call, please.

Ms. Wheeler: Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Abstain. Mr. Zollars. Yes.

RESULT:	**APPROVED [3 TO 0]**
MOVER:	Alex Furst, Commissioner
SECONDER:	Tyler Cullinan, Vice Chairman
AYES:	Cullinan, Zollars, Furst
ABSTAIN:	Hicks
EXCUSED:	Benner

2. Application #2021-5511; Taylor Road (PID 013-027414); Mark Larrimer; Major Site Plan (West Licking Fire Station)

Mr. Zollars: OK, next up, we have West Licking fire station, Emily, can you give us some information on this one, please? When you're ready. Just while she's getting ready, I do have another speaker form, and we'll have that with this discussion.

Ms. Wheeler: Thank you, Mr. Chair. Our next application is for a major site plan, application number 2021-5511. This is for the West Licking Fire Station 404. And the property is located on the west side of Taylor Road, Southwest Parcel I.D. Number 013-027414. The applicant is requesting Planning Commission approval of a major site plan for the construction of a new fire station on approximately 11 acres. Site is currently vacant and the property is within the Open Space Zone. This is a permitted use within the Open Space Zone and does meet the requirements as far as building height, block coverage, setback requirements and up concerns. Obviously here if there are any questions from the board.

Mr. Zollars: I just do have a question I couldn't for some reason place this. About where on Taylor is this?

Mr. Bowsher: Yeah. So if you know where their current station is, it is just southwest of that and just south of the L Brands parcel to its rear.

Mr. Zollars: OK, thank you. Table's yours, whoever is speaking, just please identify yourself with name and address.

Mr. Boone: Jay Boone with Moody Nolan Architects. Address 300 Spruce Street. Just a quick brief overview, I don't know if you guys want to introduce yourselves. I don't know if you're going to speak tonight. I know Mark is going to speak, I'm sure.

Mr. Larimer: Mark Larimer, Remedy Engineering, Civil Engineering on the project.

Mr. Boone: So this is a brand new fire station located, like you said, on a vacant lot, and it's if you can see on your plans in front of you the high tension power lines are to the north of us. So they're up to the north of us and we've placed the building just on the corner of the easement. The setback from the high power lines. Just a quick overview. This is about a fourteen thousand square foot fire station, three apparatus phase. There's going to be eight people on a shift. I think the only thing that I really wanted to address was the parking. The reason there's actually three parking lots,

the visitor's front, the area to the south, there's about 10 spaces there and then the staff firefighter parking is back here and there are 16 spaces back here, one for each firefighter that is on shift. And then there's eight additional spaces for shift changeover. The reason why we have additional parking spaces directly south is because when we submitted this and um, Mr. Baker's help, we were originally going to have a smallish community room on the eastern side of this and we needed some parking to accommodate that. In the last two weeks or so we've kind of reorganized the plan in that community room is going away, so we'll have less of a demand for parking for outside visitors. So. Eventually, we'll get back to you with a revised plan that really only accommodates the five visitor spots up front, plus the ADA and the 16 parking spaces in the back. Mark, I don't know if you wanted to address some of the other comments on here. One last thing I'd like to say is I know vegetation and keeping the fire station and some of the noise and light is important to neighbors that live down here and we are going to berm up that south edge and heavily vegetated. We've got cut off light fixtures that won't bleed into the neighbor's yards, so we're doing everything we can to keep the fire station on the fire station site.

Mr. Zollars: Okay. Thank you.

Mr. Larimer: We got forwarded some comments from the city engineer from Emily, which looked to be predominately additional information which will go through in the plot grade utility submission. We appreciate the consideration for a wider apron for the fire station to access the base. I guess I can answer any specific questions, I think most of these were kind of technical in nature. I don't know if you guys want any elaboration on any of that.

Mr. Zollars: Questions, comments up here?

Mr. Furst: To your point about the landscaping, that that certainly is a concern, I think for the residents to the south there and I do appreciate the detail you went into in the plans, even as far as to vary the vegetation the berm and everything like that, I think is very, very attractive, very helpful. So thank you for that. I did just have one question about the engineering comments. It looks like our city engineer had recommended a five foot sidewalk when your plans call for a four foot. I tried to determine the width of the sidewalk from Google Maps imagery. It's something of a fool's errand. It looks like they might be five feet across the street to the north, and then four feet is existing there. I think as long as you match what the existing width is there, I think that would be perfectly acceptable as far as I'm concerned. But that's all I wanted to add and thank you.

Mr. Larimer: We'll work through that with city engineer here when we get closer to submitting the PGU plan.

Mr. Zollars: Mr. Hicks, any comments or questions?

Mr. Hicks: No, I mean, you know, I appreciate what you're doing to try to put the

buffer in for the neighbors, obviously, you know, people don't really want to have a fire station next to their house until they're the ones that need it at their house. So. And there's already an existing fire station across the street, just a little bit to the north there. So hope that it helps the fire department operate more efficiently and be able to service the community.

Mr. Zollars: OK. All right, very good with that I'd entertain a motion.

Mr. Hicks: I move that we accept the proposal I submitted.

Mr. Furst: I second.

Mr. Furst: Emily, would you mind calling her on this one, please?

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

Mr. Boone: Thank you all.

Mr. Zollars: Thank you. Thanks, gentlemen. You. OK, I'm sorry. One thing here, Mr. Baker, you had a comment card, do you want to say anything or are you covered?

Mr. Baker: I would just say it would be a great addition to Reynoldsburg. I tour the current fire station across the street, the store front for our station, and it is very cramped. I think this is like 100 times of an upgrade for our men and women that work out in that fire station and would just briefly touch on the vegetation. I wanted to make sure when we did this that that vegetation was a thick vegetation. So when the residents are sitting on the back porch or not staring at a brick wall, so they've made real strides to make that happen. So overall, it's going to be a beautiful building. I've see some of the renderings and it'll fit straight into that neighborhood. So it's not going to be out of sorts of anything. So but since I put in a slip, I guess, and I was just say a couple of words.

Mr. Zollars: Thanks, Mr. Baker.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Steven Hicks, Commissioner
SECONDER:	Alex Furst, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst
EXCUSED:	Benner

3. Application #2021-5503; Waggoner Road (PID 263-001065); David Hodge; Major Site Plan (Brookside Ridge)

Mr. Zollars: OK, Emily, whenever you're ready, we'll take number three, please.

Ms. Wheeler: All right, thank you, Mr. Chair, last application this evening is for a major site plan application number 2021-5503. This is for the property located at 755

South Wagner Road Parcel ID 263-001065. The property is in the process of being annexed into the city from Truro Township, and the proposal calls for subdividing the parcel into twenty six lots. The applicant is requesting Planning Commission approval of a major site plan for the construction of a new residential development on approximately 8.11 Acres. The project will consist of 26 detached single family residential units with attached garages, and by default the property will be annexed into the city within the suburban residential zone. Dwelling detached single family is listed as a permitted use within this zoning district and otherwise the proposed development does comply with the S.R. Zone in terms of building height, lot coverage and setback requirements. With that, I believe applicants are here if there are any additional comments or questions from the board.

Mr. Zollars: Excuse me. Have you signed in?

Mr. Hodge: Yes, sir.

Mr. Zollars: OK, very good, if you state your name and address the record and tell us a little bit about it.

Mr. Hodge: OK, great. David Hodge, attorney with the law firm Underhill and Hodge 8000 Walton Parkway Suite 260 New Albany 43054. Attorney for the applicant and property owner. Really, a thorough staff report kind of hit on everything that I was going to hit on. You know, one thing I might add you can obviously see to the north there that Caton Drive, if that's the way it's pronounced stubbed into this property, this property was, you know, therefore kind of contemplated for future growth, future single family residential here. We are in the process of annexing it into the city of Reynoldsburg. There's been some back and forth between our civil engineer and the Franklin County Engineer about some right of way dedication necessary out along Waggoner Road. Working through that, for whatever reason, they want us to dedicate that right of way before they'll stamp our annexation plat. So that's kind of where that stands. But really, I think a great addition here to the existing single family residential subdivision, to the North and some additional growth here in the city of Reynoldsburg. With that, I'll answer any questions.

Mr. Zollars: OK, very good questions from up here?

Mr. Furst: I'll jump in here. Staff, to the point of the right away, do you know, is that because of the upcoming Waggoner Road improvements? I would imagine it is since the county would be involved with that.

Mr. Bowsher: The County is involved in that. As of that's probably my assumption as well. That's a safe bet.

Mr. Hodge: I can take a crack at answering that question to, there's probably somewhere and I don't know whether it's a City of Reynoldsburg document or a Franklin County document, but there's a thorough, fair plan. And so every time we're

in any place for a process like this, the local government has us dedicate the right of way so that we meet the comprehensive plan. It is for a future road improvement and we don't know when that's going to happen, obviously. But the government has a crack at us and they're going to take it now.

Mr. Furst: Yeah, fair enough. I only had one additional question maybe request, if you will. So in reviewing the landscape portion of the plan. I did notice that along kind of the main thoroughfare of the community was the street trees where a so-called green face zelkova. I understand that's pretty disease and insect resistant, but would you be open to adding a little more variety to the vegetation there, just in case? I mean, for instance, you know, ash was pretty disease and insect resistant until the emerald ash borer appeared, right? So we'd hate to have an instance where some blight came and all the trees had to be removed. Along my street there used to be street trees, and with just a couple of exceptions, they've all been removed now. So just adding a little more, I think heterogeneity would not only increase the esthetic value of the neighborhood, but also kind of increase its hardiness. Is that possible?

Mr. Hodge: That makes perfect sense to me and we would agree to such a condition.

Mr. Furst: OK, great. Thank you. That's all I had.

Mr. Hodge: I've never heard that before, but more people ought to do that, I mean, it shouldn't all be uniform, there should be a variety of tree species for street trees.

Mr. Furst: Any other questions? Mr. Hicks? Mr. Cullinan?

Mr. Cullinan: No.

Mr. Zollars: Staff do you want to add anything? OK, then I'll entertain a motion on this piece of agenda item.

Mr. Hicks: I move that we approve the submittal under the condition that the applicant add additional tree species to the landscape plan for resistant to insect and rot purposes.

Mr. Zollars: OK, second, please.

Mr. Furst: Well, I guess it'll be me again. I second.

Mr. Zollars: Very good. We have the first and a second. Can we get a roll call, please, Emily?

Ms. Wheeler: Mr. Cullinan. Abstain. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	**APPROVED [3 TO 0]**
MOVER:	Steven Hicks, Commissioner
SECONDER:	Alex Furst, Commissioner
AYES:	Zollars, Hicks, Furst
ABSTAIN:	Cullinan
EXCUSED:	Benner

E. OTHER BUSINESS

None

F. ADJOURNMENT

6:28

Chairman

Planning and Zoning Administrator