

Reynoldsburg

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MINUTES

PLANNING COMMISSION THURSDAY, NOVEMBER 3, 2022 6:00 PM

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

A. CALL TO ORDER

PRESENT: Zollars, Furst, Alabi, Kleckley
ABSENT: Benner (Excused)

Mr. Furst moved to excuse the absence of Mr. Benner. Ms. Alabi seconded.
Ms. Butler: Ms. Alabi. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – August 11, 2022

Minutes stand approved

3. APPROVAL OF AGENDA

Agenda was approved with removal of other business per the applicant.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

C. NEW BUSINESS

1. 1220-1222 Waggoner Rd; Application #2022-5324; Applicant John Spagnolo; Plat

Mr. Meyer read the staff report into the record.

Mr. Spurdute explained the project as 81 fee simple town home units build by Ryan Homes. The property has been cleared, but they are battling supply chain issues that are causing delays.

Mr. Furst asked Mr. Meyer to clarify the language on the staff report regarding the vicinity map. Mr. Meyer explained that the first page of the packet the map may not be up to date and they would like that to be updated.

Mr. Spurdute asked if it would be appropriate to add the language regarding the many variances that were approved at BZBA to the cover sheet as a housekeeping item. Mr. Furst said he would not be opposed to that.

Mr. Furst: I move that we forward this on to Council with a recommendation for approval with the following conditions; that the name of Meisner drive be changed to Meisner court on all the relevant sheets that includes the PGU plan, plot plan, front cover sheets, vicinity map and specifically sheet number C 1000; and that the vicinity map is updated to reflect the current conditions of the site as well as make any street name adjustments there.

Ms. Alabi: I second.

Ms. Butler: Ms. Alabi. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED PENDING COUNCIL REVIEW [UNANIMOUS]	Next: 11/28/2022 6:30 PM
AYES:	Zollars, Furst, Alabi, Kleckley	
EXCUSED:	Benner	

2. 7524 E Main St; Application 2022-5425; Applicant Signarama; Certificate of Appropriateness

The applicant was not present and the board wanted to ask questions.

Mr. Furst motioned to table the application.

Seconded by Ms. Kleckley.

Ms. Butler: Ms. Alabi. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

RESULT:	TABLED [UNANIMOUS]	Next: 12/1/2022 6:00 PM
AYES:	Zollars, Furst, Alabi, Kleckley	
EXCUSED:	Benner	

3. 2426 Taylor Square Dr.; Application # 2022-5379; Applicant Steven Fox; Major Site Plan

Mr. Meyer read the staff report into the record.

Mr. Fox explained that they received the conditional use approval at BZBA and that this site was formerly slated for a Drury Inn as the initial development. This will be a 117 room site near the Olive Garden and IHOP.

Ms. Bulls asked about the stormwater plan that the review indicated had not been provided.

Mr. Fox explained this will be provided in the PGU process and that the site has underground detention for the two restaurants, so it is a matter of getting the water to the detention system and they will provide that.

Mr. Furst asked if they had any objections to submitting a separate sign plan during the PGU process.

Mr. Fox has no problems with that.

Mr. Furst: I move that we accept this application as submitted with the condition that the applicant submit a sign plan during the PGU process for administrative approval and if it cannot be administratively approved, that it come before this body for approval prior to major construction.

Ms. Alabi: I second.

Ms. Butler: Ms. Alabi. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Furst, Alabi, Kleckley
EXCUSED:	Benner

D. OTHER BUSINESS

1. Alliance Place

The applicant asked for this agenda item to be pulled. Mr. Furst motioned to remove the item from the agenda. Ms. Bulls Seconded. All in favor.

RESULT:	WITHDRAWN
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E. ADJOURNMENT

Chairman

Planning and Zoning Administrator