



**SERVICE COMMITTEE  
MONDAY NOVEMBER 2, 2015**

**COMMITTEE MEETING:**

**PLACE: COUNCIL CHAMBERS  
7232 E. MAIN ST, REYNOLDBURG, OH 43068**

**1. Call to Order**

PRESENT: Barrett, Kelly, McGrady III, Clemens, Cotner, Long, Joseph  
ABSENT: Skinner

**2. Approval of Agenda**

Addition of item 4c. Rezoning application 172014 Refugee Road SW

**3. Approval of Minutes**

- a. Service Committee – Committee Meeting – October 19, 2015  
Minutes stand approved.

**4. Discussion**

- a. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (1729 Brice Road; Proposed Use – Semi Public Use-Church); Applicant, Gwendolyn Williams. (Second Reading 10/26/2015).

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|------------------|----------------------------------------------------|--------------------------------|
| <b>RESULT:</b>   | <b>REFERRED TO COUNCIL [UNANIMOUS]</b>             | <b>Next: 11/9/2015 7:30 PM</b> |
| <b>MOVER:</b>    | Mel Clemens, Ward IV                               |                                |
| <b>SECONDER:</b> | Leslie Kelly, Ward II                              |                                |
| <b>AYES:</b>     | Barrett, Kelly, McGrady III, Clemens, Cotner, Long |                                |
| <b>ABSENT:</b>   | Skinner                                            |                                |

- b. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (6541-6543 E. Main Street; Proposed Use – Semi Public Use); Applicant, Gary Smith. (Second Reading 10/26/2015).

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| <b>MOVER:</b>    | Mel Clemens, Ward IV                               |                                |
| <b>SECONDER:</b> | Chris Long, At Large                               |                                |
| <b>AYES:</b>     | Barrett, Kelly, McGrady III, Clemens, Cotner, Long |                                |
| <b>ABSENT:</b>   | Skinner                                            |                                |

- c. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – Refugee Road Southwest, Reynoldsburg, Ohio, from Unzoned/Agriculture to AR-3- Multiple Family Residence District, Applicant, Drew McClain.

Chairman Clemens: Dan are you here to speak on this item?

Mr. Havener: Chairman Clemens and members of Council, we have rezoning taking place at Refugee and Old Summit. The area is defined by Old Summit, rerouting of new Summit, and Refugee to the north. The use is for an assisted living facility. The land is currently unzoned and they are applying for an AR-3 which will accommodate the assisted living facility they are proposing to build there. The assisted living facility is going to be 75 units with a possibility of expansion, should it be needed down the road.

Councilman Long: Dan, I have one question. This naturally falls under your purview of economic development, do we have a projection from the company as to the total number of jobs?

Mr. Havener: We do. There will be originally about fifty jobs. The numbers they gave for the proposed income tax is available and I can get those for you.

Councilman Long: That is fine, I was wondering about the number of jobs.

Chairman Clemens: I have a question. If this is rezoned, it will stay at that, and could not be rezoned after we passed it?

Mr. Havener: The eleven acres that are proposed to be rezoned will stay AR-3.

Chairman Clemens: This brings back memories of something. At one time was there discussion, on this piece of ground, for a substation for the police and fire departments, many years ago?

Mr. Harris: Beings I'm old, I haven't seen the paperwork, if you are talking about where the turn is now as you are proceeding north on the right hand side, the original owner of that, Glen Duggar, was the one who handled this. There were plans for a police substation going in there. Maybe next door to it, a gas station/grocery store. They would be commercial. I don't know that there was ever anything written in a contract or just a Gentleman's agreement, Mr. Clemens.

Chairman Clemens: I think that's all it was.

Mr. Harris: That was the original intent. I think at that time they thought there would be three hundred houses out there by now and we all see where that is at. There was never anything written or passed by Council but that was the original intent of it.

Council President Joseph: Chairman, when I was on the Fire Board five years ago, the district looked at that property to put a fire station. There were conversations with the property owner but an agreement was never reached.

Chairman Clemens: I have no problem with this, as I look down the road, we do need an assistant living, the sooner the better really. We do need one.

Mr. Havener: This facility is really top notch. The Mayor, myself, and the Planning Administrator had the opportunity to go to Canal Winchester and review their existing facility that just opened this past summer. It is a very nice facility and they made the comment that if any Council Member, Development personnel, whoever, wanted to tour the facility, we are more than welcome to do that.

Councilwoman Kelly: So, the pictures that were attached in the application, are those pictures of the facility in Canal Winchester?

Mr. Havener: I believe they are. It will look very similar yes.

Councilwoman Kelly: Or is this a mock-up? So, is this the one that is Canal, or is it a mock-up?

Mr. Havener: This is a combination rendering and photograph. It has been modified. I don't think this is the actual photograph of the facility in Canal Winchester.

Councilwoman Kelly: Is this a pretty true drawing of what they anticipate they are going to be building here?

Mr. Havener: Yes.

Chairman Clemens: If we know that is what it is going to be, and is going to look, like and so forth.

Mr. Havener, The picture of the structure itself that you see here, that is basically identical, if not 99% accurate as to what is going to be built here in Reynoldsburg. It is all natural materials. It has stone, wood, slate looking shingles. It is a very nice building.

Councilwoman Kelly: So, as I am looking at the blueprints, do each of the, what looks like mini apartments, do they each have their own fully functional apartment, a kitchen, bathroom, etc...?

Mr. Havener: They vary, they will each have restroom facilities, but in regards to the extent of the kitchen in each room, it will vary per the level of care they are getting.

Councilwoman Kelly: So they have scaffold care? Similar to Wesley Ridge?

Mr. Havener: Correct. Yes, similar to Wesley Ridge.

Chairman Clemens: Do they have a cocktail lounge.

Councilwoman Kelly: You are all set, Mel.

Chairman Clemens: I thought they did because (they) have a happy hour.

Mr. Havener: They do here too.

Chairman Clemens: Are there any other questions?

Councilman McGrady: Dan, I see section c., "no traffic accident study required." So what are the traffic lights? Are they going to put anything out there? What is the plan for that?

Mr. Havener: There is no plan to put any traffic light there. The number of trips that are generated by this use do not warrant a traffic signal. That is up to the engineers to prove. At this point, the numbers they have come up with do not dictate that.

Chairman Clemens: I have seen bigger ones than this and they don't use a traffic signal. I don't think the in and out is it. They don't usually get that much traffic.

Councilman McGrady: I just want to raise the issue that, for considerations, that constituents back there are discussing how the youth are running through the stop signs. So that is why I am asking about traffic light requirements. On Taylor and Main there was no lights requirement until there was a severe accident there.

Council President Joseph: That is true. During school hours, it is really bad through there.

Mr. Havener: I am sure as that area develops, as each property develops there across from the high school, those calculations will need to be considered. As those are developed, I am sure the counts will accelerate to the point that one day the lights will be required to go in there. But the numbers that this is generating now, do not require them to put the light in.

Chairman Clemens: Any other questions? If not, I would like to move onto Council for the first reading.

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