



## MINUTES

### PLANNING COMMISSION THURSDAY, NOVEMBER 1, 2018 6:00 PM

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

#### A. CALL TO ORDER

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

#### 2. APPROVAL OF MINUTES

Minutes stand approved

1. Planning Commission – Regular Meeting – October 4, 2018
2. Planning Commission – Special Meeting – October 11, 2018

#### 3. APPROVAL OF AGENDA

Mr. Furst: Please add a conversation regarding the Comprehensive Plan to other business.

#### 4. SWEARING IN OF SPEAKERS

No Speakers

#### B. PUBLIC COMMENT

No comments

#### C. UNFINISHED BUSINESS

#### D. NEW BUSINESS

1. 6446 E Main St.; Application #2018-30; Applicant Sign Vision Co, Inc - Jami Gray; Certificate of Appropriateness - Signage

**Ms. Wheeler:** Thank you Mr. Chairman. First cases for property at 6446 East Main Street. Applicants wishing to put up a 61.8 Square foot wall sign on the front facade of the building. Set back quite a ways from Main Street. I believe it's over three hundred feet so just requesting the certificate of appropriateness since it is over the 32 square feet. Happy to answer any questions.

**Mr. Zollars:** What is this across the street from Auto Zone?

**Mr. Hicks:** This is behind Dave's tires isn't it?

**Mr. Cullinan:** This is over by Napa, I think.

**Mr. Zollars:** Yeah OK. All right. Thank you. Sorry to interrupt.

**Mr. Cullinan:** Yes because it's an even address.

**Mr. Furst:** Chairman, I have a comment. The Existing sign right now looks to be molded polycarbonate and they are proposing to replace it with flat polycarbonate with vinyl applique on the top. That strikes me as moving from a durable material to a much less durable material.

**Mr. Zollars:** Any comments on that? Thoughts?

**Ms. Wheeler:** You're referencing the ground sign or the wall sign?

**Mr. Furst:** Yeah the monument sign on Main St.

**Ms. Wheeler:** For the monument sign I believe they're just doing a simple reface. The wall sign doesn't have anything on it currently.

**Mr. Furst:** Sign two it says new poly carbonate pan phases with red vinyl applied to first surface. It's I guess it's unclear to me whether it would just be like the existing sign or whether it would just be a flat sheet of plastic with vinyl on top of it.

**Mr. Bowsher:** I think why they were going to was a less durable material. I think they needed the availability of the illumination behind there to have it lit up at night so people could see it because I think they run a 24/7 operation there for you to get in your storage units. So with the denser material you want to be able to see through the light when it works. So I think that's why they were taking it off and I think cost effectively they were putting it back on like that.

**Mr. Hicks:** So have one other question. Message board sign this is Mr. Hicks. Message board signs. Do we prohibit message board signs now? In our code and I mean if this is a refacing, I mean they have a message board sign their maintaining that it appears, but I'm just curious as to at what point would a new application need to be phasing that I don't mind em, but I know that it's in the code we don't.

**Ms. Wheeler:** The code doesn't really address the only thing we have about we have the electronic message boards for gas stations. That's the only place it's addressed in the code.

**Mr. Zollars:** Any other questions or comments?

**Mr. Bizjak:** I move to make a motion that we approve this application.

**Mr. Zollars:** Can I get a second?

**Mr. Cullinan:** I'll second

|                |                                         |
|----------------|-----------------------------------------|
| <b>RESULT:</b> | <b>APPROVED [UNANIMOUS]</b>             |
| <b>AYES:</b>   | Cullinan, Zollars, Hicks, Bizjak, Furst |

## E. OTHER BUSINESS

### 1. HB 478 - Small Cell Wireless Design Guidelines

**Mr. Zollars:** Would someone want to start a discussion on a small cell wireless design guidelines?

**Ms. Wheeler:** I'll start us off. Yeah. So I don't know how familiar this board is with the changes to small cell wireless and public right away legislation. House bill 478 went into effect on August 1st. So it does require local municipalities to put in place regulations in the zoning codes that kind of address that application process. As far as what we have control over at the local level there's not a whole lot. Most of it relates to design guidelines. So we wanted to bring this before this body to kind of get your input on what you might like to see included in those in whatever legislation we draft. This document that I included in the packet I think is a good kind of breakdown of the different things we can regulate. It's pretty limited to the height of the polls and things like the appearance, the color, spacing, screening landscaping. That's about it as far as the design guidelines would cover. We did meet with AT&T this week so Andrew can kind of talk about that a little bit but they kind of gave us their perspective of what you know the carriers, what they want to see what they kind of thought about legislation that other cities passed.

**Mr. Zollars:** Where is this is there a proposed site yet?

**Mr. Bowsher:** There are six post sites currently right now primarily on Brice and 256. They see that's where the highest traffic is right now currently. Not traffic as far as cars but traffic for the network. So that's where they're going to have to you know basically boost up. They have said that you know if we if we'd like to move forward on some sort of partnership to where we can be you know not necessarily the sole provider but have some of the fastest speeds because we're the most aggressive in allowing a lot of this to kind of happen. He said that there's kind of two schools of thought sort of on how we're going to take a look at this. Obviously aesthetically is what we're here to sort of discuss ultimately the code allows them or you know the Ohio Revised Code allows them to be able to do that. And so it's taking a look at the poll in front of you and saying do we want to allow them to attach to that poll to then you know take it off. He was saying that pretty much every year they are getting smaller and smaller in size because the technology is getting so much better that fast or potentially they have done in the past of taking out the complete poll and then putting in a new beefier poll that has a built in mechanism. But it's much harder it looks better aesthetically but it's much harder because they've got to take that out anytime that they would like to redo that so the technology is getting better. Then for us as far as a city, I think we need to set a tone where we want probably as many as we can as long as we're going to look athletic because we want the best service that we possibly can in the area. It's going to help businesses and I think that partnership going forward economically helps us as well as you know setting a precedent for the other carriers like Verizon and T-Mobile to say this is what we're taking a look at is where we want it to look like because I'm sure there's different varieties amongst

the different carriers and we want to set a clean tone across the board. And I think if we get into the idea of changing out some of the polls every single time that we're taking a look at it now we've got to get with a different carrier. And this is what we're taking a look at. Oh and this is a newer model than there. It's a hodgepodge of different polls so I think we need to stay away from that as much as possible. What I do want to do is the packet that they gave us. I'd like to make copies and send it off to you post this conversation as well as Westerville's. They said that is one of the better looking ones. He does have another word doc that calls out some of the things that they have in there that are technically illegal that go against HB 478. So I want to shoot that off to you guys. You guys we take a look at it and then this is just to start the conversation for us to eventually draft some legislation and then pass it probably in January. I would assume.

**Mr. Bizjak:** So I just want to make sure I'm following you and understanding you correctly. They can replace you're saying that the light posts there with their own poll and there's got to be a separate poll for every carrier? Or I just make sure I'm following you correctly.

**Mr. Bowsher:** Yeah and they're not. Yeah are some municipality's claim that they have to have so much distance between the two carriers. So say AT&T goes in there and they put it in on one poll then some places like Dublin require them. Fifteen hundred feet before the next one can go in there. So then it's like another poll and then you've got two polls that look completely different in seven sections. So the last thing we want to do is put ourselves in a corner so much that we actually cause bad design because we're not making it pleasing. The other thing is because this this allows them to if we say no when we say we're not going to allow you to do this they can come back and just put another poll on our right away and that we've got 15 polls and a quarter mile distance all on wood polls it looks absolutely atrocious. And that's another thing we don't want to get into. So it's better to use the infrastructure that we've got in place. And they have said that they would replace our polls for us. Obviously there would still be functional and illuminating. But from what we've seen I guess in some of the research that I've done, it's better to allow them to have something that goes on there and that's also removable so they can change it out as the technology gets better.

**Mr. Bizjak:** I just want to say with that description mine I wholeheartedly agree that we use current infrastructure especially if we can avoid just a whole bunch of random polls sticking out of the ground is for every different provider. I think its common sense to make sense at the end of the day that you know we use current infrastructure and current light polls we have.

**Mr. Zollars:** I agree with you.

**Mr. Hicks:** Yeah just a comment. What do the coverage area generally of what these small cell things put out? And That's kind of related to I mean one of my aims would be there's plenty of right away like just off Main Street right areas that are less visually impactful. There's a lot of side streets or a lot of streets where we have older light poles that are wood poles or whatever and try to steer them away from the newer decorative poles that we have and put the visually unappealing stuff on another visually unappealing pole might make it kind of disappear a little bit better a block or a half block off main street and a half block off

the new Brice and Livingston investments that we've made I think would be appropriate as well.

**Mr. Bizjak:** Well as far as coverage area goes from what research I did. Don't they make different knows that had nodes that have bigger coverage areas if you will.

**Mr. Bowsher:** There is. They have different strengths the ones that they would put on just the normal polls here and like I said I'll make sure you guys get this information. Its three to six hundred feet is the effective range of the high speed five G that they're trying to push out.

**Mr. Zollars:** So back to Mr. Hicks his statement would be how far would it be a block off would be probably could be three hundred feet anyway so that's probably not going to fly I wouldn't think. That's a good thought, I like that.

**Mr. Hicks:** I mean even if it's a couple of hundred feet off the road down each side street or something. I mean we, the city put a major investment into Main Street to clear up poles and overhead lines and everything else. So mean it's just like you know I mean Disneyworld for example all of the functioning things happen in Disney World. They just find very creative ways to make it less noticeable. And I think we just can be mindful about that.

**Mr. Furst:** Andrew, did they provide. I'm just trying to kind of visualize this on my mind. Did they provide like a ballpark of what the size of these devices are.

**Mr. Bowsher:** Yeah absolutely. Also in the paperwork or shoot out its six cubic feet right now currently and they're about ready to go half that size here in 19. So I think from my standpoint there's always you know if you talk about him you know 1920 or something like that. Probably telephone polls on every single street wasn't prevalent. Then it was probably new technology and probably this eye sore and now it's a commonplace. I think eventually that's what's going to look like for us this is gonna be commonplace and to be put on these polls and so I think this the better the standard on it with all of them kind of can get in line and say well you're going to use this technology at this size you're gonna put it on this pole and you're gonna rotate it this way then as you're driving past all the poles look the exact same because you're alternating the carriers. And then you'll won't even know the difference.

**Mr. Furst:** It is something like you know even color keying them to the existing pole color out of the question?

**Mr. Bowsher:** It is not. No, we can definitely set that standard to where they match the pole color.

**Mr. Zollars:** If Mr. Hicks's idea wouldn't fly for some reason. I'd be fine with Mr. Furst and we'd just use these polls but they have to match and only these polls if something happened they would have to replace that poll.

**Mr. Furst:** Yeah right.

**Mr. Hicks:** I think it's important to that we would boil it down and keep it as simple as possible as well. I mean I read through Dublin's what 50 page set of design guidelines and what Westerville or Worthington? Worthington was better. I mean it's only like 17 pages or something like that, but I mean if we could really boil it down you know try to get what we really want out of this but I think you know if we are more friendly for these companies to invest and I think it's gonna benefit our residents. Absolutely. You know focus on the important things keeping you safe. Trying to lessen the visual impact as best we can. And then also we have the ability to collect fees off these I mean they have to do an application fee for the locations and then it's like a cell tower lease basically where they'd be paying the city.

**Mr. Bowsher:** You got it.

**Mr. Hicks:** That's all reading this sounds like that's all dictated by Ohio new law. Would just set fees based on what they what in Ohio law said and have it increase per what you're allowed to do and no need to offset the visual at least we'll get some revenue from it.

**Mr. Zollars:** Then a good conversation so you'll send some information out to us you're looking for feedback on that. You have enough from this?

**Mr. Bowsher:** You guys want there's additional information after taking a look at what I send out please do send it to me email me or Emily. I just want to get this out to you so we can start the conversation. It will be back probably once we get some feedback from you guys. And this was a great discussion and I'm taking a look at some of this other stuff and then we'll probably draft something and then I'll shoot it out to you prior to applying it and then the Planning Commission that we try to send it out to get some other feedback and finalize it and then put it on the agenda.

**Mr. Zollars:** OK. Very good. Thank you. On that one.

## 2. Comprehensive Plan Discussion

**Mr. Zollars:** The last item on other business is a comprehensive plan update which I think everyone here received an e-mail with a link to a hundred and five page document. Well we're not going to go through all that but. Emily or Andrew one of you two want to get us up to speed and give it a little bit of what's coming up next please?

**Mr. Bowsher:** Yeah absolutely. So for the plan we're winding down it's about ninety five percent complete. There is some various things that they're going to correct. There's some stuff from staff that we're kind of sending them and working it out too. We just had our final steering committee meeting where everyone got a hard copy that was in the meeting as well. So it's about taking time to take a look at it make some changes some not so minor some minor and some grammatical errors as well. And so going forward we're taking a look at it. It's obviously going to come to the Planning Commission first but what we have decided I think out of our steering committee meeting is on the twenty sixth of November we are going to have a joint meeting at council. So my ask would be and I will also send this out in an email for reminder as well the joint meeting at council would be to introduce this and we'll

simultaneously push the legislation for the conference plan. It allows people for public comment as well as for OHM to come to one meeting to introduce it and talk about it. City Council can digest it. They'll get updated copies, it allows planning commission right now, Obviously you guys all have it right now so I just ask that you take the next couple of weeks take a look at it skim through it see if there's anything that jumps out at you or read it in depth and then you shoot us some information back. I'm gonna send all the comments to OHM for some for some changes before that meeting. Then once that happens it will be on the agenda for our meeting here on the 6th of December. That will be its first. Our goal is hopefully there's had enough time for it to fully pass. Hopefully we get the majority of the meat and potatoes corrected before that night or until after that night. So you pass it with a recommendation of approval as long as they make some of these glaring changes. Things like that. It goes to council for its second and third reading on the 10th and 17th so it passes before the holidays. Then it's set in implemented one of the other individuals that came there that night. His name is Sean Suter from Calfee zoning I know I've mentioned him before. He will be doing the zoning code rewrite. So he was there at the planning. He he's doing the sort of the overview. Take a look at what we're doing. The sort of the feasibility and everything that's going on. And then he's going to take the future land use map that we have decided on and what we will pass for the comp plan and then we will write the teeth to it. Basically throwing out our entire zoning code and creating for each district basically a one page that's very graphic and chart like where it's easy to read for the residents as well as us here. And then that should take about 12 months so about this time next year we'll be back at it looking at the zoning code making sure it matches up and feeds well within the comp plan. So that's kind of the idea. So barring any sort of objections to the timeline and what we're trying to do that's how we'd kind of like to set it up.

**Mr. Zollars:** Thank you. On the other thing on that front is it's not so much a wordsmith or changing. It's more of an understanding. Separate sections so that we can talk too proficiently in front of public and then also keep the word here. Keep all the words and all the actions that we collectively the city are doing towards this plan in front of mind. So we're like a uniform front united front with the City Council. Please take a look at it and be prepared if you can make it on the 26th. I would ask you to do that. Those are 730 meetings right?

**Mr. Bowsher:** Correct 7:30. I just need three if people can't make it. Shoot me an email and I'll try to make sure at least three of you guys are there.

**Mr. Zollars:** Yeah it's a good plan it's really cool.

**Mr. Bizjak:** I'm just glad we're moving around to the 21st century finally.

**Mr. Zollars:** Gentlemen, Anything else?

#### F. ADJOURNMENT

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Chairman

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Planning and Zoning Administrator