



**SERVICE COMMITTEE
MONDAY OCTOBER 19, 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, Skinner, Joseph
ABSENT:

2. Approval of Agenda

Chairman Clemens: I would like to add two items this evening. Item number five is the Commercial Parking. Item number six is Stoney Creek Plaza. Do I have a second? All in favor. "Aye." Opposed. " ."

3. Approval of Minutes

- a. Service Committee – Committee Meeting – October 5, 2015
Minutes stand approved.

4. Discussion

- a. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (6541-6543 E. Main Street; Proposed Use – Semi Public Use); Applicant, Gary Smith.

Chairman Clemens: Mr. Snowden.

Mr. Snowden: Thank you Chairman Clemens, President Joseph and other Members of Council. This was a Special Exception Use Permit that was heard at the last meeting of the Board of Zoning and Building Appeals. I will quickly go through my report that was provided to the Board at that meeting. 6541-6543 E. Main Street - The Remnant Church - Special Exception Use Permit. Application: #171013 - Special Exception Use Permit.

Location: Property is located on the south side of E. Main Street between Beeler Drive and Crest Street. Existing Zoning: CC - Community Commerce. Request: Request is for the Board to review and approve a special exception use permit for a new semi-public use. Current Use: Professional Office/Vacant Space. Applicant: Gary Smith. Background Information: Proposal - The applicant is requesting the Board review and approve a special exception use permit for a new semi-public use in an existing commercial building within the CC - Community Commerce District of the City. Existing Site & Context - The site is located on the south side E. Main Street and consists of a commercial building and associated parking. Adjacent uses include commercial businesses in CC - Community Commerce

districts of the City. To the east, the property abuts a mobile home park zoned MHP. To the south, the adjacent property contains a single-family dwelling which is also in the CC district of the City. Staff Review: Parking - The applicant did not provide a capacity for the worship space, however, they did state that the church membership is about 75 persons. The parking requirements for a place of worship is 1 space for every 4 seats in the main worship space. Using the membership figure, this would require the applicant to provide 19 parking spaces. The site contains 60 parking spaces with room for additional parking spaces to be created along the side and rear. This is consistent with the 60-62 spaces that would have been required when the building was used as an eating and drinking establishment. Legal Review - The City Attorney's Office has advised Staff that the City is no longer able to regulate the location of places of worship based on the use regulations alone and cannot impose any substantial burden upon them. Staff Recommendation: The Board should apply the standards for review of a special exception use contained in Sec. 1145.09 and determine if the use as proposed is appropriate to the site. Staff recommends approval by the Board. The Board did approve. Staff recommends that Council approve the Special Exception Use Permit and with that, I will turn it back over to our Chairman.

Chairman Clemens: Does anyone have any questions? If not, I will make a motion that we move this onto Council for a second reading. We have a second by Mr. Barrett. All in favor say Aye. "Aye." (This was a unanimous vote.)

RESULT:**REFERRED TO COUNCIL****Next: 10/26/2015 7:30 PM**

b. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (1729 Brice Road; Proposed Use – Semi Public Use-Church); Applicant, Gwendolyn Williams.

Mr. Snowden: 1727 Brice Road - Judah Redeemer Life-Changing Ministries Church of God in Christ - Special Exception Use Permit. Application: #171119 - Special Exception Use Permit. Location: Property is located on the west side of Brice Road between Astor Ave. And Radekin Road. Existing Zoning: CC - Community Commerce. Request: Request is for the Board to review and approve a special exception use permit for a new semi-public use. Current Use: Vacant Space. Applicant: Gwendolyn Williams. Background Information: Proposal - The applicant is requesting the Board review and approve a special exception use permit for a new semi-public use within an existing commercial building in the CC - Community Commerce. District of the City. Existing Site & Context - The site is located on the west side of Brice Road between Astor Ave. And Radekin Road. The site consists of an existing multi-tenant commercial building and associated parking. Adjacent uses include commercial businesses in CC - Community Commerce districts of the City. To the west, the property abuts single family homes within the City of Columbus. Staff Review: Operations - The applicant is proposing to utilize the space for worship services and related church activities. Staff would like the applicant to clarify that their activities and ministries, as stated, consist mostly of small group meetings and similar activities. The applicant is not proposing a childcare center or any related exterior improvements. Parking The applicant provided a plan showing the capacity for the worship space is 110 people. This would require the applicant to provide 28 parking spaces. The subject site includes at least 92 parking spaces. Given that the

applicant is proposing to worship on Sunday when many of the businesses are closed, Staff does not have any outstanding concerns about parking. Legal Review - The City Attorney's Office has advised Staff that the City is no longer able to regulate the location of places of worship based the use regulations alone and cannot impose any substantial burden upon them. Staff Recommendation: The Board should apply the standards for review of a special exception use contained in Sec. 1145.09 and determine if the use as proposed is appropriate to the site. Staff recommends that the Board approve the special exception use permit and Staff makes the same recommendation to City Council.

Chairman Clemens: Thank you. I just have one question. The diagram, does that mean anything. The site plan.

Mr. Snowden: Staff reviewed that. That is their interior drawing. They are not required to provide that interior drawing to the Board.

Chairman Clemens: It should be this way. It should be length instead of width, is what I am trying to say. Does anyone else have any questions pertaining to this item? I would like to move it onto Council for a second reading.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/26/2015 7:30 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Dan Skinner, At Large	
AYES:	Barrett, Kelly, McGrady III, Clemens, Cotner, Long, Skinner	

5. Commercial Parking

Chairman Clemens: The next item is Item number four. It is the parking issue. We had a discussion the last Council meeting and after discussing with the zoning officer and our City Attorneys, it is noted that we do have the proper commercial vehicles and proper law to handle this situation on 351.16. Am I correct? It says, "No commercial vehicle, motor bus home, recreation vehicle, travel trailer, or other trailer," as defined in Ohio Revised Code 4501.01, "and no boat trailer shall be parked or left standing on any street or alley within the City limits at any time." So, that takes care of what we were discussing. I have noticed, and I have been checking on it, and there hasn't been any problem there this week, as far as I know. So, if we have a problem such as this, inform the police department. The law does cover what we discussed with the people from this district. It is not to exceed 10,000 pounds. It's a different item as far as parking and unloading. But as far as leaving it on there permanently, overnight, and all day long, you can't do it. We do have the Ordinance that takes care of that situation. Any questions pertaining to it? Yes, Councilman Barrett.

Councilman Barrett: What is the mechanism to enforce that? Is it through the Police Department or through the Code Enforcement?

Chairman Clemens: Through the Police Department. Am I correct Chief? You can notify the Building Department or Zoning Officer and they will notify the Police Department. Also, they work together or should be working together.

Councilman Barrett: In this example we are using, where the residents came, had they notified the Police Department?

Chief O'Neill: In this particular instance, no less than three officers, including the sergeants on the motor unit, had been out to the scene and made contact with both of the people who appeared before us last week, as well as the person who was parking the trucks there. By the time they had gotten involved, there were no trucks parked on the street. They have monitored the situation for the last ten or twelve days and it has not been an issue.

Councilman Barrett: Ok, I get it now. They have to see the infraction?

Chief O'Neill: That is correct. It is like most traffic violations.

Chairman Clemens: So if you see any, notify them, I shall. Any other questions pertaining to this?

6. Stoney Creek Plaza

Councilman Clemens: The next item is basically something I am griping about. It is not something we can do much about. What it is, it's the movement of an Asian restaurant over to the shopping center. I have no problem with that at all. My problem is with the sign that they intend to use and what the outside decor is gonna look like. We have small shopping centers that look good on 256. If you drive down 256, the windows are the same, the overhang is the same, the sign brackets are up above, the same way with this one. This one has different points come up and so forth. My problem is, why should we trash up one end of it and change the whole look of that shopping center. And, why are we approving things such as this? It is gonna end up looking like Century City which is also in my district, with some plastic signs floating, that I have been trying to get down for a year and a half. It just seems like for some reason it is impossible to get these things removed even though they are illegal. Somebody wants them and it doesn't even have anybody in it. I don't want to see this happen to shopping centers on 256. My thought would be, and I don't know whether they did it or not, or whether any of you have looked at it or not, it is in the minutes here, go over on Broad Street and look at this Asian restaurant and what the front of it looks like and what they are talking about as far as the signs are concerned. There is nothing we can do about it, I understand that. But, it would be my recommendation that BZBA and Design Review Board take a look at these things. I don't know how we handle things like this. I think the important thing with our City is, when we have something that looks nice, I don't like the idea of garbaging it up. That is all I have to say about it. There is nothing we can do about it. It has already been approved by the BZBA and will go to the Design Review Board next. But, I will still complain about the signs in Century City, and not only that, they have trucks and trailers sitting on the street, on the sidewalk, that don't have permits, and are not in the proper place. These things have got to be handled to make our shopping centers look half way decent. Brice Road is not in a good location now as far as Century City is concerned. I will continue trying to get those signs down and the other things moved. I have been working with our zoning officer. Things are going slow but I am hoping I can get these things straightened up. I did want to bring that to Council's attention. A lot of things get passed through the BZBA and DRB, and a lot I don't know about it if I don't read it.

That is all I have to say on that. Any other conversation? The only thing you can do is complain and that is what I do.