



MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, OCTOBER 18, 2018 6:30 PM

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

A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan, Armstead
ABSENT: Darling

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – April 5, 2018

Minutes Stand Approved

3. APPROVAL OF AGENDA

Approval of Agenda

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Rettke.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 6519 E Livingston Ave; Application #2018-10; Applicant Biras Adhikari; Special Exception Use Permit

Mr. Rettke: Can we please have a presentation for Item D1? 6519 e Livingston Avenue application number 2 0 1 8 - 1 0.

Ms. Wheeler: Yes. Thank you. This property is actually located in the Blacklick Plaza shopping center. The applicant is requesting the board's approval to operate a virtual gaming center, in what is currently a vacant tenant space. Though the definition most closely aligned with the users is that of the amusement arcades which shows require the special exception use permit. Hence we are here this evening. We do feel that the business is compatible with surrounding businesses mostly retail and Personal Services uses in the plaza and we do recommend approval and happy to answer any questions you may have.

Mr. Rettke: Few gentlemen please come up to the microphones take your name and address for the record please. State your name and address for the record.

Mr. Adhikari: My name is Biras Adhikari. I'm from Akron Ohio. My full is 982 Chalker St.

Mr. Rettke: Are there any discussion by the board members?

Mr. Donovan: My question is are you going to have an age variety there? I mean because some of these games are pretty mature games and I wouldn't want children playing. Was there going to be a limitation of how or how old the child could be to be inside by themselves?

Mr. Adhikari: Depends on the game like where when I purchase this game you said like this if it's below 18. Like if it's for above 18. So the game that were only 18. I'm going to allow only to the age of 18. It will be able to play the game. There are different kinds of game like some games. Kids can play some games on the adults can play.

Mr. Rettke: Are you going to have any age that you have to be before you can fit in that whatever you want to call the; I guess the nest thing or the game is going to go on because they're all separate right?

Mr. Adhikari: Right. Yeah they are separate.

Mr. Rettke: That that that person is going to be there. Are they going to be by themselves? This is the one person deal.

Mr. Adhikari: Yeah what one person one who stays on the game. Somebody from the staff they have to put the games so customer they cannot put the game them self. So we're gonna choose their favorite game for like a appropriate is group.

Mr. Lindor: Just a follow up to that. Is the way it works in a practical application do you basically have to check I.D. if it's an 18 over you ask for an I.D. to see if they're over 18? Is that how your employer would interact with the customer.

Mr. Adhikari: Yes. Like if somebody like customers there too is to play the adult game then we're going to ask them I.D.

Mr. Lindor: And that's the routine? That you're your employees will be trained on that just as if it were alcohol?

Mr. Adhikari: Yes, I will train the employees to do that.

Mr. Rettke: Can staff identify which unit this one is. Which in proximity it is? Just says 6519 I don't know where in that building is or what the adjoining neighbors are or what the prior business was.

Ms. Wheeler: Do you know what's next to it?

Mr. Adhikari: Building next to it?

Ms. Wheeler: Yeah. Which business is next to your space?

Mr. Adhikari: One is vacant. One is vacant. The other one is I think your store bar maybe a bar or retail store.

Mr. Bowsher: My assumption just knowing some of the vacancies that they have in there. It's the one that's going to be next to where we have our substation the police substation. That is going to be on that side of the building. Those were the only vacancies I would think was.

Mr. Donovan: So they moved the substation out of Century City?

Mr. Bowsher: They've got the one substation there in Blacklick Plaza. They have a second one behind the Chipotle on 256.

Mr. Donovan: Ok, because they use to have one at the Century City

Mr. Bowsher: Oh they did? Oh yeah. This one is like full in there and I guess it's like open there's a constant Manning there. So yeah.

Mr. Donovan: I don't have any.

Mr. Rettke: Other questions, concerns, comments?

Mr. Lindor: I'll ask you another question. Pastoral Linder here. Have you operated this type of business somewhere else already?

Mr. Adhikari: No. This is the new kind of business.

Mr. Lindor: That 10 to 10 time frame seven days a week. That's your plan?

Mr. Adhikari: Yeah. From 10 to 10 7 this a week, that's my plan. Or for some like holidays or maybe I could close.

Mr. Donovan: You're going to have a cut off time on age on that. I mean we don't want kids out of their running around hour after 9 or 10 o'clock at night. But you have to stand up with them and give your name. If you want to. You have to give your name and address. You want to speak because we keep track records of.

Mr. Sharma: So you know my name is Rayon Sharma I live in Reynoldsburg Ohio and I'm also one of your friend, not a partner, but I'm just here to help him okay. I mean I moved here from Portland Oregon and I saw this kind of business booming. So you came to me one day and he asks me OK you use is thinking I'm doing something unique and Reynoldsburg Ohio because a lot of our people you know; I mean quite frankly there's not a whole lot of things that you could do here and when we thought of implementing this business. So as I was

discussing this business with my friend. So usually parents. Okay. I mean kids are you know under 18 or below 16 and they have to be accompanied by their parents and with their permission will operate this.

Mr. Donovan: You do have a limitation on what you're going to be in their way after a certain time?

Mr. Sharma: Yes. I mean.

Mr. Donovan: That's all. I just didn't want kids being in there at 10:00 at night when they should be home in bed because they have school the next day.

Mr. Rettke: Any other discussion or questions.

Mr. Lindor: I looked it up and I thought it was very interesting this is happening around the nation and it's obviously very popular. I do have a question for staff. It looks like if they choose to go in the direction of selling alcohol they'll go for licensing and all that, but it will not come back before us or would it?

Mr. Bowsher: If they do decide to go after licensing for alcohol. First it would go to the State Board of Commerce and they would go through them. They would have to get approval and go through all the licenses and then it would go to a city council to be heard on. And if there was no objections to it then the Commerce Department State of Ohio would issue a license to them to sell alcohol. I do believe that the last time I checked there are still eight, active licenses that can still be secured within the Franklin County section of Reynoldsburg.

Mr. Rettke: Any other comments?

Mr. Bowsher: I do have one. This is more on our side of the house. Are there going to be renovations made inside of the building and when is your estimated start time of if you're going to do anything and when are you planning on opening up? Yeah are we going to you know was the planning; you know I is Planning Commission going to see you? Are you going to do some other building modifications? And I guess how many eligible and maybe it was in here and I just overlooked it I see four to ten employees but how many people can actively game at the same time like how many booth are you going to have?

Mr. Adhikari: That's a nice question. Thank you for asking it. So right now our plan is once I get approval from the city. Then we're going to start the some of the construction inside like basically we will have like five separate rooms but it's not like closed door rooms. It's like open space rooms separated by wall and oh I'm going to have like five stations so I'll have five gaming equipment set up. And at a time like five customers can play at a time. So it is only one customer can play. Like a customer can they can engage together. Some games are like a multiplayer games that they're getting together they can play together from separately station.

Mr. Bowsher: Gotcha.

Multiple People: Yeah. Yeah.

Mr. Sharma: There's you know another space available for rent for now we just wanted to see how this business goes. So you know I wanted to make sure that we're not only limited like PlayStation if we do well, obviously we're going to increase if there's not a problem.

Mr. Bowsher: Appreciate it thank you.

Mr. Rettke: So you'll just end up working with staff and make sure you know you're building something you shouldn't. Work them I guess.

Mr. Bowsher: Yeah sounds good great.

Mr. Rettke: Better to ask a question then find out later. Any other questions discussion? I'll move for approval item number D1. Application Number 2018 -10 for 6519 East Livingston.

Mr. Lindor: seconds.

Ms. Wheeler: I just wanted to follow up and let you know. So this is a recommendation by this board and our city council still has the option to also weigh in. Not sure exactly when that will happen but I'll follow up with you only know what it will.

Mr. Adhikari: Quick question Do I need to be there during this city council meeting.

Mr. Bowsher: I will let you know if it's if it's going to be heard or not normally we already know prior to something like this. I doubt it will get picked up but we'll let you know ahead of time if it does. And then you'll know to be prepared and to show up.

Mr. Adhikari: Just go in and so as we're discussing. OK. So since this is very new to Reynoldsburg Ohio I think you know even in Ohio so if we do well we're also planning to run the similar kind of business in others state. So for you guys also to be able to understand what it really is we are thinking of inviting you know have this all of you if you can. You know when we inaugurate and maybe get the feel of how it is. I mean I don't know if there's something we'll be able to do. Just when we're opening we are thinking of inviting people from the city so that they can also find out what really is V.R. So if there's any hesitation on how we'll be able to go out and do that we'll be happy to do that.

Mr. Bowsher: Yeah you can get with me afterwards I'll give you my business cards. Not only do we do the zoning and the planning but we're also the development department so we set up the meetings for the ribbon cuttings and stuff like that. Make sure that we have a ribbon cutting for you guys when you finally get open ran and everything.

Mr. Adhikari: Okay. Thank you so much. Thanks.

Mr. Lindor: Yeah usually as members of the community we like to see what it's all about.

Mr. Adhikari: Thank you. Thank you very much. Keep abreast of what's going on.

RESULT:	APPROVED PENDING COUNCIL REVIEW [UNANIMOUS] Next: 11/26/2018 7:34 PM
MOVER:	Anthony Rettke, Chairman
SECONDER:	Robert Linder, Board Member
AYES:	Rettke, Linder, Donovan, Armstead
ABSENT:	Darling

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator