

MINUTES SPECIAL COUNCIL MEETING
REYNOLDSBURG CITY COUNCIL
OCTOBER 18, 2004

President of Council William L. Hills called the meeting to order at 8:42 p.m.

Members of Council present: Antoinette Newman, Lane J. Beougher, Ron Stake, Preston Stearns, Brett Baxter, Eric Gilbert, Mel Clemens.

RESOLUTION CONCERNING SERVICES TO PROPERTY PROPOSED FOR ANNEXATION OF .475+/- ACRES IN TRURO TOWNSHIP TO THE CITY OF REYNOLDSBURG (Jerry L. Stevenson, petitioner) AND DECLARING AN EMERGENCY- -Assistant Clerk read resolution by title for the one required reading. Mr. Gilbert moved adoption. Mr. Beougher seconded. With the roll called, members voted: Mrs. Newman "Yea"; Mr. Beougher "Yea"; Mr. Stake "Yea"; Mr. Stearns "Yea"; Mr. Baxter "Yea"; Mr. Gilbert "Yea"; Mr. Clemens "Yea". Motion passed; Ordinance No. 104-04 adopted.

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 - 9613 Taylor Road and 9807 Taylor Road; from unzoned to AR-1c **with overlay text**; applicant, Robert Fiorita- -Assistant Clerk read ordinance by title for the third reading.

Mr. Hills stated that zoning is never easy. He said the Mayor and Mr. Wilson said that tonight and are both in official capacity with the city. He said he feels comfortable saying that zoning is not easy because he lived on Priestly Drive when it was a dead end. He said growth is something we all face in a city. He said it is something we are fortunate to have the opportunity to face. He said we have to be cautious and we do have procedures where there's been a number of opportunities to discuss concerns. He said some of the developments that have been heard this evening, the next two that are going to be considered, didn't come out of Planning Commission with possibly a unanimous vote but yet they were debated. He said he thinks this is the first time tonight that the Mayor stood up publicly and spoke his piece and there's nothing wrong with that. He said being a neighbor, the same as he was to the dead end Priestly Drive, is quite different when you see people getting a little closer and going on. He said unfortunately, we hear everyone, and often people, even on Taylor Road say, 'we moved out here for the peace and quiet'. He said he's not sure where you can find the peace and quiet around a growing community. He said that's what makes the communities grow. He said he always encourages every Councilman the freedom to vote as they choose to vote, but he does think that oftentimes we've got to weigh all that's being said over the period of time and just not what's being said on that given evening.

Mr. Gilbert stated that this item as well as the next item went through a great deal of public consideration. He said unprecedented public input in that suggestions and concerns were incorporated into what we have before us which is not only a zoning application, but also an overlay text. He said these texts help provide additional protection in conjunction with our zoning code. He said the elevations, the structures, the designs, the density, each item listed in the overlay text is subject to review if for any reason a new developer takes over the land or any changes want to be brought forward. He said they hold these developments at the density level which is less than what the actual zoning code allows at this level. He said he thinks that's a good

thing. He thanked the Development Director for his input on this. He said they had a meeting with Mr. Fiorita's representatives. He said the representatives of the Civic Association have reviewed this and felt comfortable that their needs were met. He also pointed out in regards to condominiums, this is following a track that was put forward by our planning guide for the city. He said this is a property owner and applicant bringing this request to the city and Council considering it.

Mr. Gilbert moved to amend the ordinance as redrafted 10-8-04. Mr. Stake seconded. All voted "Aye". Motion passed; ordinance amended.

Mr. Gilbert moved adoption. Mr. Clemens seconded. With the roll called, members voted: Mrs. Newman "Yea"; Mr. Beougher "Yea"; Mr. Stake "Yea"; Mr. Stearns "Yea"; Mr. Baxter "Yea"; Mr. Gilbert "Yea"; Mr. Clemens "Yea". Motion passed; Ordinance No. 105-04 adopted.

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 - 7559 Cherrybrook Drive; from R-1 to PD **with overlay text**; applicant, Preferred Real Estate Investments II, LLC, by Jill Stemen Tangeman, Esq. (14.01+/- acres)- -Assistant Clerk read ordinance by title for the third reading. Mr. Gilbert moved to amend the ordinance as redrafted 10-18-04. Mr. Stake seconded. All voted "Aye". Motion passed; ordinance amended.

Mr. Gilbert moved adoption. Mr. Clemens seconded. With the roll called, members voted: Mrs. Newman "Yea"; Mr. Beougher "Yea"; Mr. Stake "Yea"; Mr. Stearns "Yea"; Mr. Baxter "Yea"; Mr. Gilbert "Yea"; Mr. Clemens "Yea". Motion passed; Ordinance No. 106-04 adopted.

Assistant Clerk read motion: That the Council of the City of Reynoldsburg does hereby adopt the Resolution of Support signed and dated October 18, 2004 for the efforts of the four school districts that provide educational opportunity for the families and students who are residents of Reynoldsburg, Ohio. Mr. Stake moved adoption. Mr. Stearns seconded. All voted "Aye". Motion passed.

The meeting was adjourned at 8:50 p.m.

William L. Hills, President of Council

Susie Smith, Assistant Clerk of Council