



MINUTES

PLANNING COMMISSION THURSDAY, OCTOBER 11, 2018 6:00 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

Tabled until regular meeting

3. APPROVAL OF AGENDA

Agenda is Approved

4. SWEARING IN OF SPEAKERS

No Speakers

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1183.04 Use Regulations and Development Standards of Chapter 1183 Planned Neighborhood Development District.

Mr. Bowsher: So new business ordinance to amend the code of ordinance of the city of Reynoldsburg Ohio amending Section 1183.04 use regulations development standards of Chapter 1183 plan Neighborhood Development District. This comes before you tonight to sure up some of the things that we have in the PND. Staff and administration feel that the PND should be based on merit and the actual development as a whole and not have regulations set forth as normal zoning code. It should be a unique development seen by you, heard by you, specifically for that development with the only standards being that a planned neighborhood development is a neighborhood a housing project. It should be looked at within the health safety and welfare of the general public. A lot of the stipulations such as density, different landscaping, and parking conditions have been stricken to view the unique development as a whole, holistically, and then hopefully swayed in different directions to benefit the surrounding environments by this planning commission and further by city council, once approved or denied. So this is a way for us to make more unique developments make it better overall when new developers come and submit applications. Hopefully we go

through a better job of doing concept plans with planning commission. So they're not coming undone and then hopefully we're meeting with developers prior to making sure that they know what our standards are here in Reynoldsburg we're not making the same mistakes of the past.

Mr. Cullinan: Chairman, I just got one quick question. This legislation is in line with other surrounding municipalities of similarity to the city of Reynoldsburg, I'm guessing right?

Mr. Bowsher: Absolutely. This is in line; PND for all intensive purpose is supposed to be a blank sheet of paper. So when a development comes it should be viewed for that specific and shouldn't be held to different standards other than the overall standards for the city and specifically for that site. So that is what it's made for.

Mr. Hicks: Just to expand. Chairman this is Mr. Hicks. Just to expand upon that. I spend a little bit of time today reading few other municipalities you know plan development code and it varies. What we would be doing tonight would be really taken it down to bare bones to where we just have a sliver of the idea of what a planned development can be. If you look at a code say like City of Delaware they've had they've got about a half dozen different planned development type codes that all come with different rules and different tables of densities and mixtures and different things to serve different purposes within different parts of the city and to provide guidance to planning commissions and councils of the future and everything else. I think I think at this point what staff is proposing is sort of a stopgap to get us from one point to another. Ultimately the entire zoning code within the city needs to be revised and changed needs to be updated to the realities of how development happens now compared to how development happened in the 1960s. We need this tool. We need plan development as a tool to get things done. Not everything fits within the land use specifications of our zoning code. The world is changing. Development is changing how it happens has changed and I guess I'm just make a long story short I'm supportive of this measure. But we have to understand that what we're doing tonight and what our current plan development code is cannot last for much longer. There needs to be a better structure for how we approve developments in the city, specifically redevelopments. There's not that much vacant open land within the city but there is many many opportunities in the city, and we will see within the next 10 years redevelopments of parcels combining different parcels together to create new developments and our code as it stands is completely unprepared for that type of development. So just in my comments supportive of what staff is trying to do here I don't think it's 100 percent necessary just based on the current cases that have come through. I think in the last couple of big developers that have come through I've had my case of why we did what we did or said what we said. I don't think that this changes that was the right or the wrong thing to do. But I'm supportive of it but I'm also just warning that this can't be what we used forever. It needs to have more structure to it and it needs to work better for how the world is changed.

Mr. Bizjak: Well if I may. If I may chime in on that. That's why we're having the master plan discussion right now. It's the complete revitalization of that. So yeah I thought those changes were going.

Mr. Hicks: But a comprehensive plan like that, paired with a new zoning code, is the future. The the conference plan is the first step. Right. But it doesn't ultimately doesn't have any teeth. You know that comprehensive plan is an idea. Changing the code is the law. And so that's where I just want make sure we don't lose track of that.

Mr. Bizjak: Gotcha.

Mr. Bowsher: Just too kind of summarize as well. We completely know that this is this is a stopgap I think that was the right term for this measure knowing that the comprehensive plan is wrapping up and we have a future land use map that is almost finalized and we know that we are bringing on Calfee zoning from Cincinnati. They have done rezoning works, they're going to take our future land use map the districts that we are setting right. Write the zoning code to give the comprehensive plan teeth that is starting at the end of the month it will continue on would be another process. The steering committee will hopefully stay on and we will transition into writing of the code which will probably take about a year or two a year and a half, but that is not beyond and falling on deaf ears. We definitely need to do that and it needs to be updated and it will be a complete overhaul a complete gut job starting from fresh on a brand new zoning code.

Mr. Cullinan: I guess. A little more history because I've been on the board longer probably 2012 2013 development all really start started coming back to the city and everything we were faced with the code that we had was all from the 60s and there is nothing that you can apply or not apply your uses a reason for anything right. I was telling them before the meeting that we had large packets with known trying to go through everything and we'd go through revise one section then a couple months later we figure out what we did to change from that to make it compare and all the different cities.

Mr. Bizjak: We do that. It's got to be comprehensive.

Mr. Cullinan: Exactly.

Mr. Hicks: You have to start from the 30000 foot level on something like this and work your way down because changing piece by piece. We've engaged in it some since I've been here. It's very challenging because every time you change one thing it's interconnected within the language of the text is something else. And once you just kind of copy and paste some other municipalities you know certain section into your code. It's not compatible and then they all reference each other so it's a challenge.

Mr. Cullinan: That where one part would make logical sense until you read the other part.

Mr. Hicks: Right.

Mr. Cullinan: And they didn't jive together so that they'll be great.

Mr. Hicks: To start at the top down. And I think it's a great opportunity for the city because how we handle land; you know what's the purpose of zoning? You know, what we are trying

to achieve. You really have to start with those questions. When you're when you start going through this code and then you understand how developments changed. You know I don't think we have any problem here in the city to be asking for higher design standards on new development. We want new development to be better quality. You know because we see the development that's happened in the past and how it's aged and it hasn't aged well in some places. So I don't have any problem asking for better quality development but that also comes with tradeoffs you can't get better quality development and then have codes that say one unit for every 10 acres, or something ridiculous. There's only so many people in this community that can afford a half million or 1 million dollar type of house. There's a certain social responsibility that we have to make sure there is plenty of housing options for people of all ages and income levels within the city. So all that the zoning code needs to incorporate all of those different ideas. And I think it's a huge task but it needs to happen, because we're a very nice suburb and a major city in the United States whose economy is changing dramatically and we will see change in development over the next 10 years. We either are gonna be prepared for it and are going to be able to funnel it in a way that's going to benefit the community or we're going to get passed by.

Mr. Bizjak: I agree with Mr. Hicks 100 percent. I mean was Columbus is the 14th fastest growing metro area in the country it only makes sense that in terms of this specific provision we passed this and you know in the short term have something like this on the books. I mean at the end of the day it shows Reynoldsburg is open for business, but still maintains input from this commission as well as property affected property owners. So that's. With that in mind I'll make a motion to approve this and send it on to council.

Mr. Hicks: I'll second.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/22/2018 7:34 PM
MOVER:	Joseph Bizjak, Commissioner	
SECONDER:	Steven Hicks, Commissioner	
AYES:	Cullinan, Hicks, Bizjak, Furst	
ABSENT:	Zollars	

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator