



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY OCTOBER 9, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE SAFETY
COMMITTEE MEETING**

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

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Clemens
Safety: Chmn Long, Cicak, Clemens, Spalding
Service: Chmn Luzader, Clemens, Spalding, Cicak
Finance: Chmn Cotner, Long, Luzader, Skinner

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Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Service Committee – Committee Meeting – September 25, 2017
4. Discussion
 - a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1155.02 Planning Administrator to Enforce, Chapter 1155.03 Injunction as Remedy, Section 1155.04 Expiration of Certificates and Permits, Section 1155.05 Administrative Procedures; Development Handbook; Section 1155.06 Appeal of Administrative Procedures, and Section 1155.99 Penalty, Repealing the Existing Table 1155 and Enacting a New Table 1155, of Chapter 1155 Administration, Enforcement; Penalty of the Zoning Code.
 - b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1127.03 Sanitary Sewers in Chapter 1127 Standards of the Subdivision Regulations.
 - c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1131.02 Definitions of Chapter 1131 Definitions, Section 1171.04 General Regulations for Lots and Yards of Chapter 1171 General Regulations, Section 1175.03 Lot, Yard, and Height Requirements for Dwellings of Chapter 1175 District Regulations, and Section 1175.05 Lot, Yard, and Height Requirements for Buildings Other Than Dwellings of Chapter 1175 District Regulations.
 - d. RESOLUTION TO ADOPT THE MID-OHIO REGIONAL PLANNING COMMISSION (MORPC) SUSTAINABLE2050 INITIATIVE; AND DECLARING AN EMERGENCY. (First Reading 9/25/2017).
 - e. ORDINANCE APPROVING THE MODIFICATION OF THE PLAT OF THE OAK VALLEY SUBDIVISION, SECTION ONE; Application #179772; Applicant: Dennis and Jennifer Franko. (First Reading 9/25/2017; Planning Commission 9/7/2017 Unanimous Vote).



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY SEPTEMBER 25, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – September 11, 2017

RESULT:	ACCEPTED
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4. Discussion

a. Ordinance Approving the Modification of the Plat of the Oak Valley Subdivision, Section One; Application #179772; Applicant: Dennis and Jennifer Franko. (Planning Commission 9/7/2017 Unanimous Vote).

Mr. Snowden: The Planning and Zoning Division received an application from Mr. and Mrs. Franko in order to modify a plat which is called Oak Valley Section 1. I'm following Section 1119.08 for Plat Modification. The brief history of this is that there was a 5 lot subdivision that was platted back in 1997 or 98 and was subsequently modified in 2007 or 2008 and what has happened is, this 5 lot subdivision as well as court, right of way, completing the development in that matte is really no longer practical for a variety of market reasons and so the Frankos approached the city and after several extensive meetings with myself and Mr. Sampson, Mr. Havener, water/wastewater supers past and present, Mr. Andrews of EMH&T where we discussed a solution for this property and what the Frankos are planning on doing here is to combine lots 1 and 2 into lot 1A, they're working with a different property owner who will own the combined lots 2A which is existing lot 3, 4, and 5 and a small portion of lot 3A will be conveyed to a property owner behind. This has been extensively reviewed by our engineer as well as approved by the planning commission and our engineer has specific requirements placed on the applicants such as indicating and requiring that the drives to the proposed homes be off Oak Valley Road rather than off the proposed utility easement. I'd

Minutes Acceptance: Minutes of Sep 25, 2017 7:32 PM (Approval of Minutes)

just like to remind everyone that the zoning on this existing zoning is R2, the only permitted use is single family, so you're going from a potential 5 lots with a public street that was never constructed to 2 lots that would be available for single family. My understanding is that the Frankos would like to ultimately construct a home and the other property owner is looking to sell.

Mr. Luzader: I have a question. The utility easement, it would be available for a private drive?

Mr. Snowden: Good question, existing, what you have here is a public street and we're proposing with the support of the Engineer to make that a private easement, access easement that should allow access from Oak Valley Road to the existing 3 parcels that are kind of at the rear of this, what was formerly the proposed development. It would be available for ingress/egress that would mean private drive, it would also be available for private utilities to service those three lots at the back, however that is a very long distance, it has been indicated to me by Mr. Hellman, the superintendent of water/wastewater that anyone who wanted to do development for the back three lots, which do not have water and sewer would probably need to construct at least some distance of public sewer or water to make the connections and the proper slopes and so forth, but I can't comment on that from an engineering standpoint. A private road is any time a development has more than four dwelling units. Five or more dwelling units is a private road, anything under that would be a private drive, but it's basically a limit on how many properties can be off of one single private drive. A private roadway, there are some additional requirements. It would be available for that, but the cost of doing something like that would have to be bored out by somebody who would actually want to do a development back there which is not, I wouldn't foresee that in the near future because of the cost. The main cost is, there is a property, there is one existing home in the rear of this property and that home does not have water or sanitary sewer at this time, so getting that back to one home would be costly.

Mr. Luzader: *inaudible*

Mr. Snowden: Exactly, it would regulate the materials, it would regulate the approach at the street, some of the parameters of the distance and the total paved coverage on the lots is also regulated from zoning, you probably recall us working together on that regulation. I know I'm being bold but the Frankos would like to speak to you briefly.

Dennis Franko, 7325 Victoria Court, Reynoldsburg: I'm aware of the normal process for the Council on this particular issue. Given the unique circumstances if it's possible we would request an emergency approval or rule suspension on this particular issue at the pleasure of the Council.

Mr. Luzader: *inaudible*

Mr. Snowden: Mr. Chairman, lot 1A if you look on the plat, it's the bottom sort of trapezoidal shape on the south. That is existing lots 1 and 2 that will become lot 1A. Mr. Franko and his wife own that property and they do intend to build 1 single family home

which would be consistent with the Zoning Code. Other uses, town homes, multi family are not consistent with the Zoning Code here. So really what you see is what you get. They only have enough room to build a single family home.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/25/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Mel Clemens, Ward IV	
AYES:	Clemens, Cicak, Luzader, Spalding	

b. Resolution to Adopt the Mid-Ohio Regional Planning Commission (MORPC) Sustainable2050 Initiative; and Declaring an Emergency

Mr. Sampson: Thank you Chairman Luzader, this ordinance is a resolution for participation in the Mid Ohio Regional Planning Commissions sustainable 2050 initiative. There is no fee to participate and as a member, MORPC will assist the city in sustainability goals and education for 2018.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/25/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

c. An Ordinance to Adopt the Solid Waste Management Plan for the Solid Waste Authority of Central Ohio; and Declaring an Emergency. (First Reading 9/11/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/25/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

d. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1193.07 Design Standards of Chapter 1193 Historic Overlay District. (Second Reading 9/11/2017; Planning Commission 7/6/2017 Unanimous Approval).

Mr. Snowden: The purpose of this section was to revise some confusing language within our Historic Overlay District regulations that appear to prohibit wooden fences in single family with the assistance of the Planning Commission, I revised the entire section so it makes some more sense. The amended version is in your packet.

Minutes Acceptance: Minutes of Sep 25, 2017 7:32 PM (Approval of Minutes)

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/25/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	

- e. 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 - 0 Graham Road, Reynoldsburg, Ohio, from R-2 Single Family Residence District to S-1 Special District; Applicant Mark Larrimer. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval).

Mr. Snowden: Mr. Chairman with your permission, if I could just talk briefly and remind everyone under item e f and g here even though you have to read them individually, these are 3 items that rezone Truro Township owned property within the city limits to the S-1 district from its legacy zoning district. The R2 property addressed 0 Graham Road is adjacent to the cemetery. Given that the township has burials on the property and cemetery use is a prohibited use within the R2 district, it seemed logical to conform with how that is being used. Item f and g are for the conforming the zoning for the fire stations 161 and 162 respectively. The reason that the S-1 district makes more sense than the commercial districts is because how our code organizes itself and special commercial design guidelines that apply to the commercial districts but not the S-1 district. We don't need the township to adhere to in order for them to have a quality development. I have seen the site plan for the new fire station and I think everyone will be excited for our friends at Truro Township.

Mr. Luzader *inaudible*

Mr. Snowden: Exactly, the specific location is right behind the basketball court at the Junior High school where the small, where the township's small building is. There is like a school system maintenance building then right behind that there are some burials and then there is a maintenance area for the township, it's that specific square right there. It's in the City, township acquired it but the Township owns it.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/25/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Mel Clemens, Ward IV	
AYES:	Clemens, Cicak, Luzader, Spalding	

- f. 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 - 6305 E. Livingston Avenue, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special District; Applicant Mark Larrimer. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval)

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/25/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- g. 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 - 6900 E. Main Street, Reynoldsburg, Ohio, from CS Community Services District to S-1 Special District; Applicant Mark Larrimer. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval)

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/25/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	

- h. 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 - 6269-6275 E. Main Street, Reynoldsburg, Ohio, from CC Community Commerce District to CS Community Services District with Limited Overlay; Applicant Sammy Kanaan, Agent for Owner. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval)

Mr. Snowden: Just to remind you, the applicant is proposing to modify their zoning district in order to get a few more uses as a permitted uses within the CS district such as auto repair. Those have already been approved as Special Exceptions, but the applicant has a lot of change over in tenant. You will need to make sure to amend this to the redraft date, I added the language in the ordinance title for limited overlay because as you recall the applicant put a special limited overlay continuing to restrict adult uses and auto sales, because the applicant is not interested in those uses and neither are we.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/25/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: October 9, 2017**TO: Service Committee****RE: ORDINANCE TO AMEND THE CODE OF ORDINANCES OF
THE CITY OF REYNOLDSBURG, OHIO: Amending Section
1155.01 Fees, Section 1155.02 Planning Administrator to Enforce,
Chapter 1155.03 Injunction as Remedy, Section 1155.04 Expiration of
Certificates and Permits, Section 1155.05 Administrative Procedures;
Development Handbook; Section 1155.06 Appeal of Administrative
Procedures, and Section 1155.99 Penalty, Repealing the Existing
Table 1155 and Enacting a New Table 1155, of Chapter 1155
Administration, Enforcement; Penalty of the Zoning Code.**

Please see attached document for proposed revisions.

Please see attached document for proposed revisions.

1155.01 FEES.

Fees shall be paid for applications, permits, certificates, reviews, public notice, and other costs as described in this Zoning Code or the Subdivision Regulations, and as listed in the table identified as "Table 1155: Planning & Zoning Code Fees".

1155.02 PLANNING & ZONING ADMINISTRATOR TO ENFORCE CODE.

It shall be the duty of the Planning & Zoning Administrator to enforce the provisions of this Zoning Code and the Subdivision Regulations.

1155.03 INJUNCTION AS A REMEDY.

In the event of a violation of any provision of this Zoning Code, or imminent threat thereof, the City, or the owner of any contiguous or neighboring property who would be especially damaged by such violation, in addition to any other remedies provided by law, may institute a suit for injunction to prevent or terminate such violation. The City may file for a judgement for damages if the violation is deemed to have caused damages to the City.

1155.04 EXPIRATION OF CERTIFICATES AND PERMITS.

(a) Unless otherwise stated by this Code, all zoning certificates, permits or other approvals granted by the Planning & Zoning Administrator, Planning Commission, ~~Design Review Board~~ or Board of Zoning and Building Appeals, shall be valid for a period of one (1) year from date of approval by the Board or date of issue by the Planning & Zoning Administrator.

(b) Within that period, that applicant must complete the following for the proposed improvement:

- (1) If required, submit a subsequent zoning application;
- (2) If required, secure a building permit; and
- (3) If no other permits are required, construct the proposed improvement.

(c) Once a building permit is secured, a zoning certificate, permit or other approval shall be considered to expire when that building permit expires.

(d) Any application that is incomplete or otherwise unissued by the Planning & Zoning Administration shall expire one (1) year from the date of application.

(e) One (1) additional period of six (6) months may be granted by the Planning & Zoning Administrator upon finding that unique circumstances warrant the additional time and that the conditions upon which approval was granted have not changed.

1155.05 ADMINISTRATIVE PROCEDURES; DEVELOPMENT HANDBOOK.

The Planning & Zoning Administrator, in consultation with the Director of Public Service, City Engineer, Planning Commission, Board of Zoning and Building Appeals, Building Official or any additional City staff shall publish application procedures and additional requirements in a document to be known as the Development Handbook, which shall be incorporated here by

reference. The Planning & Zoning Administrator shall make the most current version of this document available to the public in a manner that is easily accessible.

1155.06 APPEAL OF ADMINISTRATIVE ACTIONS.

Any person directly affected by a decision of the Planning & Zoning Administrator or a notice or order issued under this Zoning Code shall have the right to appeal to the Board of Zoning and Building Appeals, provided that a written application for appeal is filed within fourteen (14) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted or the provisions of this code do not fully apply. The Board may adopt such rules and procedures as are required to administer the appeal process that are consistent with the provisions of Chapter 1139.

1155.99 PENALTY.

Any person, firm or corporation who violates any regulation, provision or amendment of this Zoning Code, or fails to obey any lawful order of the ~~Zoning Officer~~ Planning & Zoning Administrator issued in pursuance thereof, shall be fined not more than two hundred fifty dollars (\$250.00). A separate offense shall be deemed committed for each and every day during or upon which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance or use occurs or continues.

Table 1155		
PLANNING & ZONING CODE FEES		
ITEM	CODE REFERENCE	FEE REQUIRED
Subdivision:		
Preliminary Plat	Chapter 1115	\$750.00 plus \$50 per lot
Final Plat	Chapter 1119	\$750.00 plus \$50 per lot
Subdivision w/o Plat (Lot Split)	Section 1111.03	\$150.00 Residential \$250.00 Other
Plat Modification/Vacation	Section 1119.08	\$500.00
District Change:		
Residential District Change	Chapter 1151	\$750.00 plus \$50 per lot
Other District Change		\$1,000.00
Amendment of Development Plan or Text	Section 1151.06	\$500.00
Traffic Access Study		\$1,000.00
Traffic Impact Study		\$4,000.00
Variance	Chapter 1147	\$100.00 Residential \$450.00 Other
Special Exception Use Permit	Chapter 1145	\$350.00
Zoning Certificate:	Chapter 1143	
Residential		\$50.00
Other		\$80.00
Fence Permit	Section 1171.06	\$35.00
Home Occupation Permit	Chapter 1187	\$75.00
Zoning Sign Permit:	Chapter 1181	
New Sign		\$75.00
Face Replacement in Existing Sign		\$35.00
Temporary Zoning Certificate:		
Temporary Special Land Use Permit	Section 1171.07	\$50.00
Temporary Sign or Banner	Chapter 1181	\$35.00
Temporary Portable Storage Unit	Section 1171.06	\$20.00 Residential \$80.00 Other
Certificate of Appropriateness:	Chapter 1103	
Major Site Plan		\$400.00
Exterior Modification/Minor Site Plan		\$200.00
Comprehensive Sign Plan	Chapter 1181	\$150.00
Signage	Chapter 1181	\$75.00
Historic District		\$50.00
Site Plan Review:	Section 1143.03	
Major Site Plan		\$500.00
Traffic Access Study		\$1,000.00
Traffic Impact Study		\$4,000.00
Minor Site Plan		\$250.00
Residential Site Plan		\$50.00

Plot-Grade-Utility Plan Review	Section 1143.04	\$1,500 Minimum or as determined
		by this fee schedule or the
		City Engineer
Stormwater Management Report		\$500 area < 5 acres \$2,250 area > 5 acres
Utility Studies		as determined by the City Engineer
Residential Development		\$325.00/sheet
Commercial Development		\$325.00/sheet
GIS		\$187.50/sheet
Plan Changes		\$225.00/sheet
Flood Plain Permit		\$750 Residential \$1,500 Other
Additional Meetings		\$250/meeting
Miscellaneous		
Requests for Additional Public Meetings		\$250/meeting
Zoning Verification Letter		\$50.00
Zoning map fee		\$5.00

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: **October 9, 2017**

TO: **Service Committee**

RE: **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF
THE CITY OF REYNOLDSBURG, OHIO: Amending Section
1127.03 Sanitary Sewers in Chapter 1127 Standards of the
Subdivision Regulations.**

See attached document for proposed revision.

1127.03 SANITARY SEWERS.

(b) Sanitary sewer plans must bear the approval of ~~the Director of Public Service and the City Engineer, Director of Public Service, and the Superintendent of Water/Wastewater.~~ Places shall be provided for their signatures.

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: October 9, 2017**TO: Service Committee****RE: Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1131.02 Definitions of Chapter 1131 Definitions, Section 1171.04 General Regulations for Lots and Yards of Chapter 1171 General Regulations, Section 1175.03 Lot, Yard, and Height Requirements for Dwellings of Chapter 1175 District Regulations, and Section 1175.05 Lot, Yard, and Height Requirements for Buildings Other Than Dwellings of Chapter 1175 District Regulations.**

Please see attached document for proposed code revisions.

1131.02 DEFINITIONS.

Yards, Terms relating to:

(h) Yard, Side. A yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot ~~line~~line, to the point on the lot farthest from the intersection of the lot line involved with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after ~~full and half depth front~~ and rear yards have been established shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

1171.04 GENERAL REGULATIONS FOR LOTS AND YARDS .

(i) Accessible Ramps. A ramp or similar structure designed to provide an ADA accessible or barrier free route to the front entrance of a building may be permitted in a required front yard, provided that the floor of the ramp does not exceed five feet (5FT) from the finished grade at its highest point, no railing or other part of the ramp exceeds eight feet (8FT) from the finish grade, and that the area of the entire ramp shall not exceed one hundred fifty (150SF). The Planning Administrator may approve a zoning certificate for a ramp that exceeds these requirements, upon determination that the characteristics of the existing building entrance requires a ramp with additional height or area in order to create an accessible path. Such ramp or similar structure shall have the least encroachment into a required front yard necessary to meet the minimum State or Federal design requirements for that specific facility.

1175.03 LOT, YARD, AND HEIGHT REQUIREMENTS FOR DWELLINGS.

(a) The table identified as "Table 1175.03: Lot, Yard, and Height Requirements for Dwellings" establishes the requirements for lot area, lot width, rear yard, side yards, lot coverage, and heights for each zoning district that shall apply to all dwellings and uses and structures accessory to dwellings, in the respective districts, subject to conformance with all requirements of this ordinance. Front yard requirements are specified in Section 1175.06. Such requirements shall be considered to be the minimum standard and shall be subject to all other requirements of the Zoning Code.

(b) In any residential district, a single or two family dwelling existing on the effective date of Ordinance 37-69 (passed May 12, 1969) and having a side yard setback that does not comply with the provisions of this section, may be extended along such existing side yard setback. This shall not be considered an enlargement or alteration of a non-conforming structure governed by Section 1159.07 of the Zoning Code and all other setback requirements of Table 1175.03 shall apply.

1175.05 LOT, YARD, AND HEIGHT REQUIREMENTS FOR BUILDINGS OTHER THAN DWELLINGS.

The table identified as "Table 1175.05, Lot, Yard, and Height Requirements for Buildings ~~o~~Other Than Dwellings", establishes the lot, yard, and height requirements for each zoning district that shall apply to all buildings except dwellings and structures accessory to dwellings. Front yard requirements are specified in Section 1175.06. Such requirements shall be considered to be the minimum standard and shall be subject to all other requirements of the Zoning Code. Sign height and setback requirements are set forth in Chapter 1181.

Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****RESOLUTION REQUEST**

DATE: **October 9, 2017**

TO: **Service Committee**

RE: **A RESOLUTION TO ADOPT THE MID-OHIO REGIONAL
PLANNING COMMISSION (MORPC) SUSTAINABLE2050
INITIATIVE; AND DECLARING AN EMERGENCY. (First
Reading 9/25/2017).**

Emergency/Suspension: Emergency

Reason For Emergency: Immediate preservation of the public peace, health, or safety

Statement of necessity: MORPC requires a commitment by October 31, 2017.

The Mid-Ohio Regional Planning Commission (MORPC) is a voluntary association of Central Ohio governments and regional organizations that provides valuable community services related to transportation, housing, policy, and sustainability. MORPC, with guidance from its Sustainability Advisory Committee and member communities, has launched a new program, called sustainable2050, that replaces a program formerly known as the Central Ohio Green Pact. The City of Reynoldsburg agrees to be committed to protecting and preserving its natural resources and pursuing initiatives that will have positive impact on its environment. The city also recognizes its ability as a local government to lead and influence sustainable practices within the community in a way that is both fiscally and environmentally responsible. The city understands that MORPC is committed to providing additional technical and programmatic support to those committed to the sustainable2050 program.



Central Ohio Communities
Working Toward a Better Future

Requirements and Benefits of Membership

Eligibility

MORPC members and associate members

Green Pact members as of June 8, 2017

Requirements

- Ask your council or board of trustees to sign a **resolution of participation**.
- **Designate a local champion** to ensure public awareness of sustainable2050 and active participation in the program. The local champion should be employed by and/or be in a decision-making role of the local community.
- **Assign a representative to participate in program meetings**. The representative and local champion may be the same person.
- **Share data with MORPC** as related to goals and objectives of the Regional

Benefits

- Receipt of a **tier ranking** based on your community's ability to work toward the Regional Sustainability Agenda goals, and related performance
- MORPC **staff assistance** with data collection, and benchmarking and tracking of progress toward achieving goals and objectives of the Regional Sustainability Agenda
- **Recognition** via MORPC social media streams, events, and other outreach efforts
- Opportunity to **showcase efforts** through speaker opportunities and MORPC events
- Increased opportunities to access **funding, tools, and resources**

For more information, visit www.morpc.org/sustainable2050 or contact Rachael Beeman: (614) 233-4123; rbeeman@morpc.org

Last updated July 31, 2017

GENERIC COMMUNITY, OHIO

RESOLUTION NO. _____

DATE _____

A RESOLUTION OF COMMITMENT TO SUSTAINABLE2050

WHEREAS, the Mid-Ohio Regional Planning Commission (MORPC) is a voluntary association of Central Ohio governments and regional organizations that provides valuable community services related to transportation, housing, policy, and sustainability; and

WHEREAS, the (*Generic Community*) is a member of MORPC and represented on its Commission; and

WHEREAS, MORPC's top level Sustainability Advisory Committee has developed the Regional Sustainability Agenda which provides a framework for members and regional partners to work toward common goals; and

WHEREAS, MORPC, with guidance from its Sustainability Advisory Committee and member communities, has launched a new program, called sustainable2050, that replaces a program formerly known as the Central Ohio Green Pact; and

WHEREAS, the (*Generic Community*) has been a Green Pact member and worked cooperatively with Central Ohio communities for the past ten years to carry out the initiatives identified in the Green Pact and its associated principles; and

WHEREAS, the (*Generic Community*) is committed to protecting and preserving its natural resources and pursuing initiatives that will have positive impact on its environment; and

WHEREAS, the (*Generic Community*) recognizes its ability as a local government to lead and influence sustainable practices within the community in a way that is both fiscally and environmentally responsible; and

WHEREAS, the (*Generic Community*) understands that MORPC is committed to providing additional technical and programmatic support to those committed to the sustainable2050 program;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF (*GENERIC TOWN*), OHIO, THAT:

Section 1: The (*Generic Community*) commits to sustainable2050 ("Program") and will pursue the objectives and initiatives outlined in the Program.

Section 2: The (*Generic Community*) will designate a local champion to ensure public awareness of, and active participation in, the Program.

Section 3: The Generic Community will assign a representative to participate in Program meetings.

Section 4: The Generic Community will share data with MORPC, as related to the goals and objectives of the Program.

Section 5: This resolution shall become effective from and after the earliest period allowed by law.

Attachment: 0324_001 (Resolution of Commitment to Sustainable2050)

ATTEST:

Planning Commission**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: October 9, 2017**TO: Service Committee****RE: Ordinance Approving the Modification of the plat of the Oak Valley Subdivision, Section One; Application #179772; Applicant: Dennis and Jennifer Franko (First Reading 9/25/2017; Planning Commission 9/7/2017 Unanimous Vote).**

See attached documentation.



CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 179772
Permit #:
Date Submitted: 8/4/17
Fee Amount: N/A
☐ Paid: N/A

LAND SUBDIVISION/PLAT APPLICATION

II. PROPERTY INFORMATION

Property Address/Name of Plat:

Oak Valley Subdivision

Description of Location:

adjacent to Glen Rest Memorial Estate and Leighton Village

Parcel ID(s):

060-008391-00, 060-008392-00, 060-008393-00, 060-008394-00, 060-008395-00

Number of Lots:

5

Present Zoning:

residential

Present Use:

vacant

Complete Where Applicable:

Engineer/Surveyor: Hockaden and Associates

Builder: Price Custom Homes

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Dennis and Jennifer Franko

Property Owner Address(s):

7911 Oak Valley Road

IV. APPLICANT INFORMATION

Applicant Name:

Dennis and Jennifer Franko

Applicant Address:

7325 Victoria Court Reynoldsburg OH 43068

Applicant Phone Number:

614-582-1576

Applicant Email:

dennis.franko@gmail.com

I. PROJECT TYPE

☐ Subdivision Without Plat
(\$150 Residential/\$250 Non-Residential)

☐ Preliminary Plat
(\$750 + \$50 per lot)

☐ Final Plat
(\$750 + \$50 per lot)

☒ Plat Modification/Vacation
~~(\$500)~~

Applicant Signature: Dennis and Jennifer Franko

Date: 8/4/17

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Planning Com. Meeting

Date: 8/4/17

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting Date:

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____



HOCKADEN AND ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

883 N. Cassady Avenue, Columbus, Ohio 43219

Telephone: (614) 252-0993

Fax: (614) 252-0444

4.e.a

LETTER OF TRANSMITTAL

To: Mr. Dennis Franko
8488 Wildomar Avenue
Reynoldsburg, Ohio 43068

Date 18-Aug-17
Re: Project 42977/10.1
Project Name Oak Valley Subdivision
Location Oak Valley Road

Attention: Mr. Dennis Franko

WE ARE SENDING YOU VIA Pick Up THE FOLLOWING ITEMS:

 Tracing Prints X Final Survey Plot Plans
 Estimate Cut Sheets Descriptions

COPIES	DATE	NO.	DESCRIPTION
7			Replat of Oak Valley Subdivision 24"x36"
8			Replat of Oak Valley Subdivision 11"x17"

THESE ARE TRANSMITTED as checked below:

X For approval Approved as submitted
 For your use Approved as noted
 For review and comment X As requested
 Returned for corrections

REMARKS

COPY TO:

SIGNED Frank Long

August 1, 2017

Eric Snowden, Planning & Zoning Administrator
City of Reynoldsburg
7232 East Main Street
Reynoldsburg OH 43068

Dear Mr. Snowden,

As a property owner within or adjacent to the existing Oak Valley Subdivision, this letter is intended to provide the necessary documentation that I am aware of the application being submitted by Dennis and Jennifer Franko to modify the current plat. My signature below is confirmation that I have no objection to the City of Reynoldsburg proceeding with review and approval of that application, as submitted. I understand that the application will be reviewed according the Subdivision Regulations of City.

Thank you,



Frank Cipriano
Property Owner
Beck Properties, Ltd., Inc.

August 3, 2017

Eric Snowden, Planning & Zoning Administrator
City of Reynoldsburg
7232 East Main Street
Reynoldsburg OH 43068

Dear Mr. Snowden,

As a property owner within or adjacent to the existing Oak Valley Subdivision, this letter is intended to provide the necessary documentation that I am aware of the application being submitted by Dennis and Jennifer Franko to modify the current plat. My signature below is confirmation that I have no objection to the City of Reynoldsburg proceeding with review and approval of that application, as submitted. I understand that the application will be reviewed according the Subdivision Regulations of the City.

Thank you,


Jim Bates
Property Owner

REPLAT OF
OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK 89 PAGE 69)
THE REPLAT OF EASEMENTS OF OAK VALLEY SUBDIVISION SECTION ONE
(PLAT BOOK 111 PAGE 99) AND THE VACATION OF OAK VALLEY COURT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND THE CITY OF REYNOLDSBURG, IN HALF SECTION 28, TOWNSHIP 16, RANGE 20, SCOFIELD'S SURVEY OF THE REFUGEE LANDS AND BEING A RESUBDIVISION OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, OF OAK VALLEY SUBDIVISION SECTION ONE, AS RECORDED IN PLAT BOOK 89 PAGE 69, AS CONVEY TO BECK PROPERTIES LTD, INC., AS RECORDED IN INSTRUMENT NO. 201112150163435, AND DENNIS AND JENNIFER FRANKO AS RECORDED IN INSTRUMENT NO. 201701090004365, THE RELEASE OF CERTAIN EASEMENTS AS CREATED IN PLAT BOOK 111 PAGE 99, AND , THE VACATION OF OAK VALLEY COURT, 50' IN WIDTH, AS ORIGINALLY DEDICATED IN SAID OAD VALLEY SUBDIVISION SECTION ONE. ALL REFERENCED DOCUMENTS ARE RECORDED IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED DENNIS AND JENNIFER FRANKO (IN 201701090004365), BECK PROPERTIES LIMITED, INC., FRANK CIPRIANO, PRESIDENT (IN 201112150163435), AND JAMES L. BATES (ORV 14344 HOS, IN 201708220116287 & IN 201708180115203) DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR REPLAT OF OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK, 89 PAGE 69), THE REPLAT OF EASEMENTS OF OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK 111 PAGE 99) AND THE VACATION OF OAK VALLEY COURT, A SUBDIVISION CONTAINING LOTS NUMBERED 1A,2A AND 3A, TO HEREBY ACCEPT THE PLAT OF THE SAME, AND, DO HEREBY RELEASE THOSE EASEMENTS AS ARE INDICATED HEREON.

EASEMENTS ARE RESERVED, WHERE INDICATED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INGRESS/EGRESS, WATER AND SANITARY UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS.
FUTHERMORE, THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN TRACTS OF LAND OWNED BY SAID JAMES L. BATES AND ARE RELEASED FROM THE USES AND THE PURPOSES STATED IN THE ABOVE EASEMENT STATEMENT.

IN WITNESS WHEREOF DENNIS AND JENNIFER FRANKO, BECK PROPERTIES LIMITED, INC., FRANK CIPRIANO, PRESIDENT AND JAMES L. BATES HAVE HEREUNTO SET THEIR HANDS THIS: _____, DAY OF _____,2017.

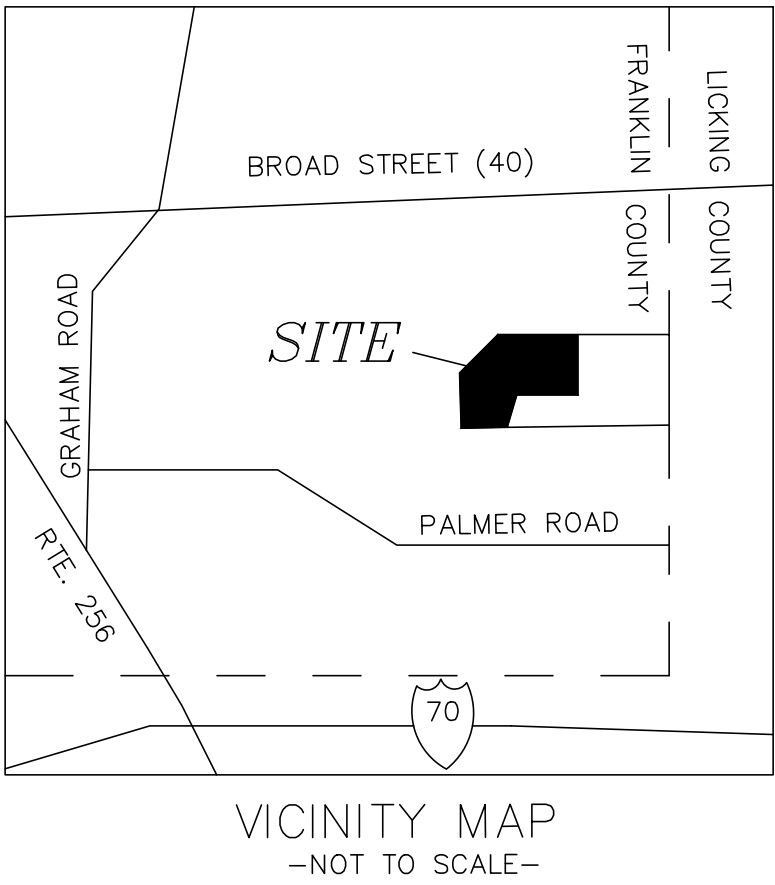
SIGNED AND ACKNOWLEDGED BY DENNIS AND JENNIFER FRANKO
IN THE PRESENCE OF:

WITNESS (AS TO BOTH) DENNIS FRANKO

WITNESS (AS TO BOTH) JENNIFER FRANKO

WITNESS BECK PROPERTIES LIMITED
FRANK CIPRIANO, PRESIDENT

WITNESS JAMES L. BATES



BEARINGS ARE BASED ON THE NORTHERLY LINE OF SAID OAK VALLEY SUBDIVISION AS BEING SOUTH 86°54'07" EAST, ALL OTHER BEARINGS UPON THIS MERIDIAN

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM" COMMUNITY PANEL NO. 39049C0408 H, EFFECTIVE DATE MAY 2, 2007, THIS TRACT OF LAND IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLANE.

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.

CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES SHOWN HEREON, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASURMENTS.

FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6615



APPROVED THIS____DAY OF _____, 2017
CHAIRMAN, PLANNING COMMISSION
REYNOLDSBURG, OHIO

APPROVED THIS____DAY OF _____, 2017
PROFESSIONAL ENGINEER
REYNOLDSBURG, OHIO

APPROVED AND ACCEPTED THIS ____DAY OF _____,2017 BY ORDINANCE NO. _____WHEREIN ALL OF THE COURT, SHOWN DEDICATED HEREON, IS VACATED AS SUCH BY THE COUNCIL FOR THE CITY OF REYNOLDSBURG, OHIO.

MAYOR, REYNOLDSBURG, OHIO CITY CLERK REYNOLDSBURG, OHIO

TRANSFERRED THIS____DAY OF _____,2017. AUDITOR FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS____DAY OF _____
2017 AT____M. FEE_____
FILE NO._____
RECORDED THIS____DAY OF _____,2017
DEPUTY RECORDER FRANKLIN COUNTY, OHIO

PLAT BOOK____,PAGE_____

NOTE: THIS VACATION PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY FACTS REVEALED BY AN EXAMINATION OF SUCH.

STATE OF OHIO: SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DENNIS AND JENNIFER FRANKO AND FRANK CIPRIANO AND ACKNOWLEDGE THE SIGNING OF THIS INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES PURPOSES EXPRESSED THEREIN.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS;

_____, DAY OF _____,2017.

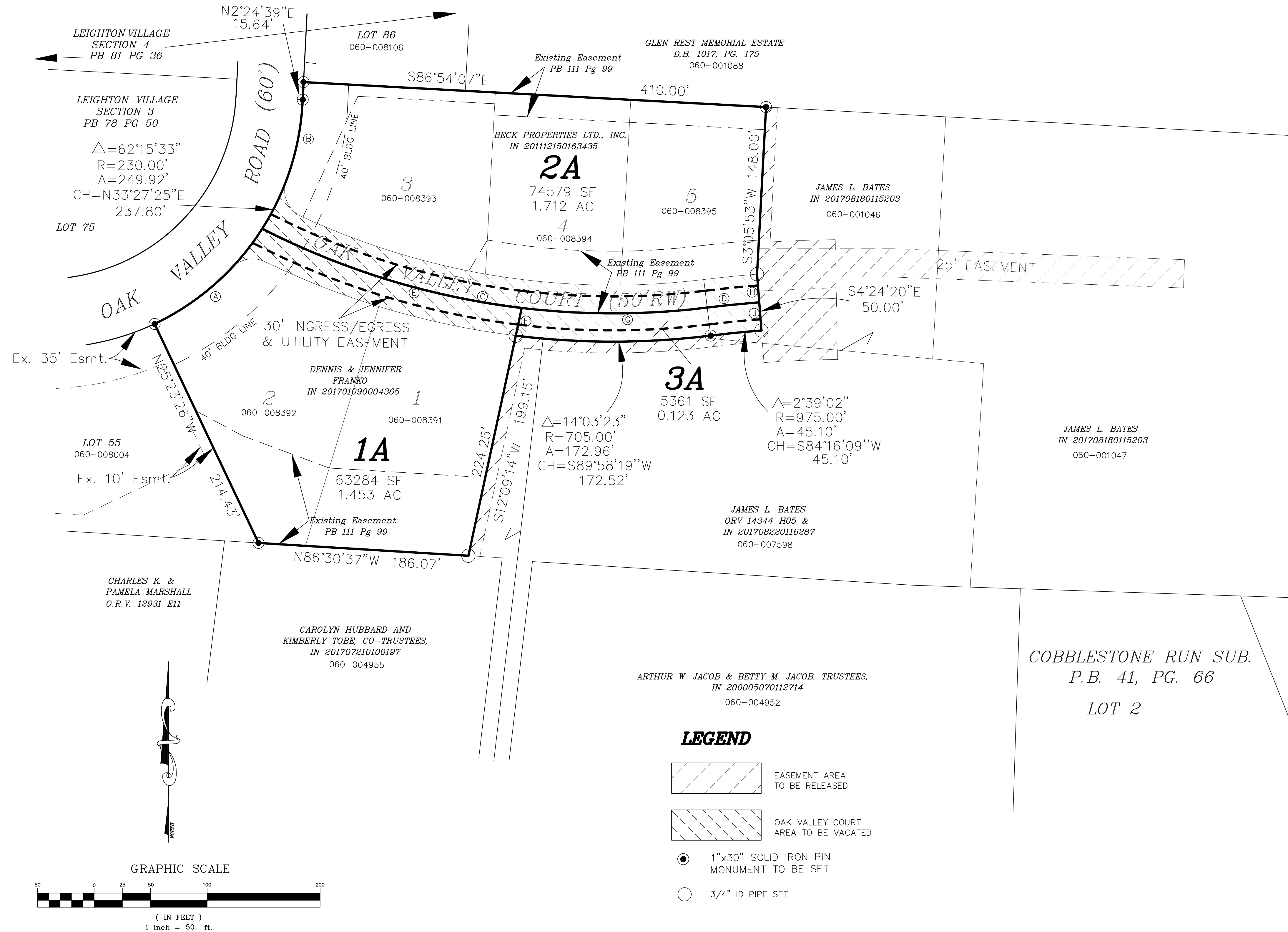
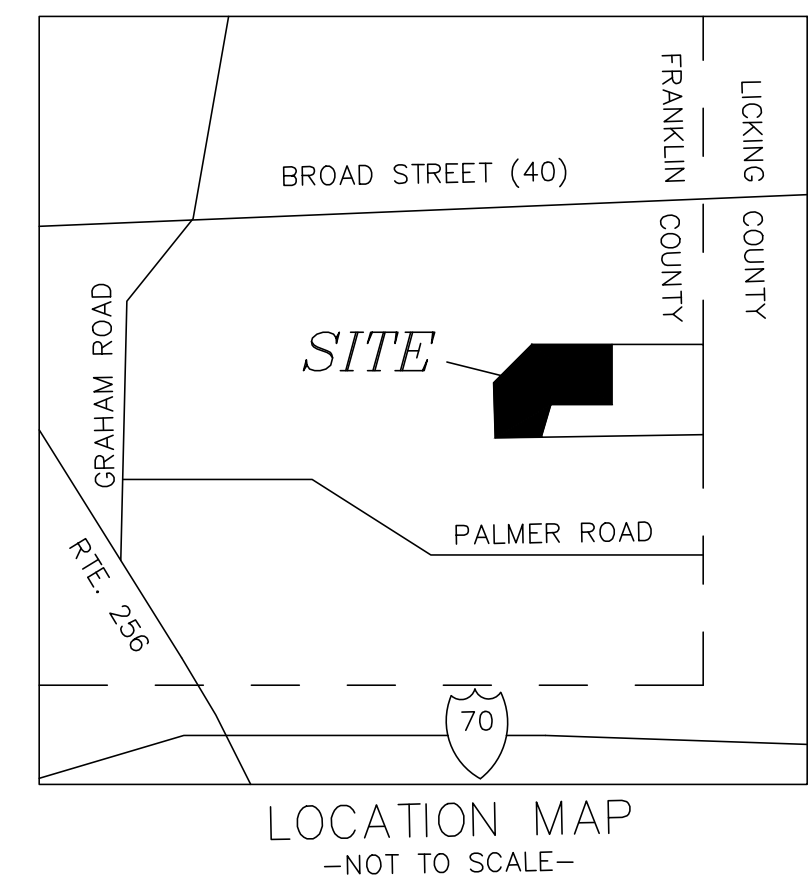
MY COMMISSION EXPIRES_____ NOTARY PUBLIC, STATE OF OHIO

REPLAT OF

OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK 89 PAGE 69)

THE REPLAT OF EASEMENTS OF OAK VALLEY SUBDIVISION SECTION ONE

(PLAT BOOK 111 PAGE 99) AND THE VACATION OF OAK VALLEY COURT



LINE DATA

Ⓐ Δ=32'06'49" R=230.00' A=128.91' CH=N48°31'47"E 127.23' Ⓑ Δ=30'08'44" R=230.00' A=121.01' CH=N17°24'01"E 119.62' Ⓒ Δ=34'11'46" R=680.00' A=405.85' CH=N79°57'29" W 399.85' Ⓓ Δ=2'39'02" R=1000.00' A=46.26' CH=S84°16'09" W 46.26'	Ⓔ Δ = 20'19'46" R = 680.00' A = 241.28' CH = N73°01'30"W 240.01' Ⓕ N12°09'14" E 25.10' Ⓖ Δ = 13°51'59" R = 680.00' A = 164.57' CH = S89°52'37"W 164.17' Ⓗ S4°24'20"E 25.00' Ⓘ S4°24'20"E 25.00'
---	--

LOT NO.	PARCEL NO.	ACREAGE
1	060-008391	0.635
2	060-008392	0.675
3	060-008393	0.569
4	060-008394	0.453
5	060-008395	0.432
COURT	RIGHT OF WAY	0.524

- NOTE: 1) THIS REPLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY FACTS REVEALED BY AN EXAMINATION OF SUCH.
- 2) LOTS 1A AND 2A TO HAVE SEPARATE DRIVEWAYS OFF OF OAK VALLEY ROAD.
- 3) THE CITY OF REYNOLDSBURG HAS NO OBLIGATION TO EXTEND THE SEWER OR WATER MAIN THROUGH THE INGRESS/EGRESS AND UTILITY EASEMENT, BUT THE DEVELOPER HAS THE RIGHT TO EXTEND WATER AND SEWER LINES THROUGH THE EASEMENT SUBJECT TO CITY REVIEW AND APPROVAL.