



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY OCTOBER 9, 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 25, 2017

RESULT: ACCEPTED

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.

Mr. Snowden: Mr. Chairman and other members of the committee and council. Chapter 1155 is a general chapter in our zoning code about administration. It talks about my duties and other general items about the code including fees. I am proposing to just go through each section and make a couple minor edits for consistency with staff titles. Many of the things that we've done before and then finally I'm proposing to enact a new fee table. The new fee table that I'm proposing for the Planning and Zoning code is really not any different than the existing zoning table existing fee schedule. It's different in three ways. 1.) It's reformatted to use the language that's in the code and be organized by the way that the code is organized. 2.) & 3.) It's adding two fees. First of all it's adding a fee for plat modification. That is a new fee, but it is a process that is in the code for which no fee was prescribed. In fact the Oak Valley Plat that we're going to be discussing was a modification, plat

modification, but there was no fee. There are reviews that are required by the service department, city engineer, and in the future we need to be collecting a fee from the applicant's in order to cover the city's cost and review that application. Secondly, I'm also proposing a new fee. On the very last page, under miscellaneous, requests for additional public meetings. This is something that's very common in our peer city's. When you have an applicant that is going to Planning Commission, BZBA, or one of our other boards and the applicant requests additional tabling, so the applicant makes the application and then when the meeting roles around the applicant says, oh, I'm not ready, we need to table. That can cause some cost to the city such as notifications that are required. Additional reviews, etc. Some communities and most of the time this is with a policy about when that specifically done we'll charge an additional fee. I'm proposing to add the fees so that in the future we can develop a policy if we chose to do that. Make the city hold for the costs of the applicant. Again, it has to do when an applicant comes, makes the application for one of our boards and then subsequently decides that they need to be tabled. We can always table it at the discretion of the board if the board needs additional information, but this would be in a situation where an applicant was making a lot of additional tabling requests. That's the purpose of the two changes to the fee table. I'd be happy to answer any questions.

Mr. Luzader: I don't have any. Are there any questions for Mr. Snowden from the committee? Member of council?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/9/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Mel Clemens, Ward IV	
AYES:	Clemens, Cicak, Luzader, Spalding	

- 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.

Mr. Snowden: We simply have a run on sentence in this. This is something that was existing in the code. I'm just correcting the run on sentences and having that section read the same as all the subsequent section. This section has section on sanitary, water, streets, and so on and there all roughly the same. So, I'm editing it to be the same as the existing language.

Mr. Luzader: Are there any questions from the committee for Mr. Snowden? Member of council?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/9/2017 7:45 PM
SECONDER:	Brett Luzader, Marshall Spalding	
AYES:	Clemens, Cicak, Luzader, Spalding	

- 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.

Mr. Snowden: Mr. Chairman, other members of the council. This seems a lot more confusing than it is. These are a couple minor tweaks to our regulations for various set backs, side yards, and so on. First of all we had two different definitions of side yards in the code. I'm proposing to get us to one definition. With regard to corner lots. Secondly, under 1171.04 I'm proposing to revise our section on ADA ramps. Mr. Luzader and I had a lengthy conversation when we originally enacted our ADA ramp regulations in order to come up with an ability to approve ADA ramps through zoning without having to have folks get a variance. Since that time I've reviewed, what I did was consistent with what communities were doing 18 months or so ago whenever we were working through that. I've since discussed with a couple other peer communities, as well as with a couple organizations that kind of specialize with accessibility. The ADA regulations require certain ramp characteristics and that has the characteristic of limiting the overall amount/area of the ramp and the size of the ramp. The regulations I proposed previously would not have allowed the ramp to built properly per the regulation. What I'm doing and what many other communities are doing is just simply incorporating the ADA regulations and saying that the encroachment shall be the minimum to meet the ADA regulations at the discretion of the Planning and Zoning Administrator. In this case if there's some minor change to federal ADA regulations going down the road we don't have to come back and amend our zoning code to specifically correct that. These ADA ramps come up very rarely, but when they do you're usually dealing with someone that is in a very serious medical situation. Having these folks wait 45 plus days to get a variance like what was happening before we started working on this together was causing a lot of problems. That's why I'm proposing, let's just incorporate the ADA regulations and say the minimum area shall be an encroachment within a front yard for these ADA ramps. Secondly, under 1175.03 and 05 a couple minor cleanups within the existing language and I'm also proposing to add under 1175.03B a section of the zoning code allowing an existing side yard setback to remain. If you have a side yard setback today and that side yard setback is non-conforming, meaning it's less than the current code, you are required if you do an addition to step back to the current setback. This is language that I took almost directly from the zoning code of the City of Columbus and it's very common in other zoning codes to say if you have an existing side yard that building can be extended along the existing side yard provided that certain characteristics. It doesn't allow folks to overcome any other zoning regulation, rear, building coverage, it just simply allows, what's been happening so far is folks get variances and they get variances very commonly, so I'm proposing a section that will allow the variance requirement to be removed in this case. I'd be happy to answer any questions. Remember it's a four month process working through any zoning changes, so I'm here to

answer and refine and work with you to come up with something that works. Thank you Mr. Chairman.

Mr. Luzader: Thank you Mr. Snowden. Are there any questions from the committee for Mr. Snowden on this? Members of council?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/9/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	

d. Resolution to Adopt the Mid-Ohio Regional Planning Commission (MORPC) Sustainable2050 Initiative; and Declaring an Emergency. (First Reading 9/25/2017).

Mr. Luzader: Are there any questions?

Mr. Clemons: What is the emergency on this?

Mr. Sampson: Thank you Chairman Luzader. Councilman Clemons, we have to have a commitment to MORPC by the end of the month. There's no fee to participate. They simply provide a sustainability related goals and objectives that are a consulting business.

Mr. Clemons: Ok.

Mr. Luzader: Thank you Bill. Are there any other questions from the committee? Members of council?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/9/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

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).

Mr. Snowden: Thank you Chairman Luzader and other member of the committee and council. The only new item I have to report is that the recommendation of both the applicants engineer and the city engineer a sanitary easement was added over a portion of lot 1A in the very front to allow the property owner to locate their sanitary and ultimately get hooked up for their new home which is what their proposing. That was reviewed by our city engineer who I received confirmation from earlier today that they had no concerns. Other than that I don't have anything else to add. I just want to remind you that since I did submit a revised drawing and add that to the ordinance. Mr. Chairman you will need to amend the ordinance in full council. Sounds great.

Mr. Luzader: Thank you. Are there any questions for Mr. Snowden on this? This property has had numerous items brought before us for different things on there.

Mr. Snowden: This is the third replat of this Mr. Chairman. I'm hoping that we've done it right this time.

Mr. Luzader: Two weeks ago the applicants were here and they're here again tonight, but they also wanted to know if it was possible for an emergency or a rule suspension. Personally, I don't think it justifies an emergency, but I wanted to let the committee know that I probably will be asking for a rule suspension when it goes to council this evening.

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MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	