



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY SEPTEMBER 26, 2016**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE COM DEV
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, Luzader
Safety: Chmn Long, Cicak, Luzader, Spalding
Service: Chmn Clemens, Luzader, Spalding, Cicak
Finance: Chmn Cotner, Long, Clemens, 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 12, 2016
4. Discussion
 - a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations. (First Reading 9/12/2016 – Refer to Public Hearing 10/10/2016).
 - b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196 Community Commercial Overlay. (First Reading 9/12/2016 – Refer to Public Hearing 10/10/2016).
 - c. ORDINANCE AUTHORIZING MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR THE ENGINEERING, PLANS, AND PREPARE BID DOCUMENTS FOR THE 2017 ROCKY DEN/RED FOX AREA SEWER PROJECT, APPROPRIATING FUNDS THEREFORE, AND DECLARING AN EMERGENCY. (Request Adoption as an emergency on Second Reading 10/10/2016).
 - d. ORDINANCE AUTHORIZING MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR THE ENGINEERING, PLANS, AND PREPARE BID DOCUMENTS FOR THE 2017 MAIN STREET WATER MAIN REPLACEMENT PROJECT, APPROPRIATING FUNDS THEREFORE, AND DECLARING AN EMERGENCY (Request Adoption as an emergency on Second Reading 10/10/2016).
 - *e. ORDINANCE ACCEPTING THE RECOMMENDATION OF THE REYNOLDSBURG BOARD OF ZONING AND BUILDING APPEALS TO RESCIND THE SPECIAL EXCEPTION USE PERMIT- (6366 E. Main Street; Proposed Use – Auto Sales); Applicant, Jason P. Goss, AND DECLARING AN EMERGENCY. (First Reading 9/12/2016 ~ Request Adoption as an emergency on Second Reading 9/26/2016).

- f. ORDINANCE ACCEPTING AN UNRECORDED DEED OF EASEMENT (.525 Acre Water Easement) FROM THE REYNOLDSBURG CENTER LIMITED PARTNERSHIP. (First Reading 9/12/2016).

- *g. ORDINANCE ACCEPTING a RECORDED DEED OF EASEMENT (1.218 Acre Drainage Easement) FROM THE INN AT SUMMIT TRAIL. (Second Reading 9/12/2016).

*Items set for adoption tonight.

**SERVICE COMMITTEE - MEL CLEMENS
MONDAY SEPTEMBER 12, 2016**

**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 – July 25, 2016

Minutes stand approved

b. Service Committee – Special Committee Meeting – September 7, 2016

Minutes stand approved.

4. Discussion

a. 6366 E. Main St.; Sixth Month Review of Application #170493; Applicant Jason P. Goss; Business Auto Direct Columbus; Permit #102-SE; Ord. #81-15

Mr. Snowden: Chairman Clemens and other members of Council, I would just like to remind you that this was recommended from the May BZBA meeting for revocation based upon non-compliance based on the conditions of the original Special Exception Use Permit approval for the reasons cited in the report you were given and at the last meeting at the Committee prior to the August recess, the Council agreed to table it to this meeting. As of my conversations with the Water/Wastewater Department earlier today, the demolition permits have still not been completed at this time. So I think it stands, the status is the same as we last met.

Mr. Clemens: Thank you.

Mr. Cicak: Are they underway at all?

Minutes Acceptance: Minutes of Sep 12, 2016 7:30 PM (Approval of Minutes)

Mr. Snowden: Mr. Cicak, the issue was that they got a demolition permit for the property and that required them to complete certain things, they tore down one of the structures and that required them to complete certain requirements to the satisfaction of our Water/Wastewater Department in addition and that included capping of the utilities, the water and sanitary sewer and that has not been completed and that was the same status then and that's the status now from what I understand.

Mr. Clemens: Thank you, is the representative here?

Michael Hart, 12000 Summer haven Drive Hillsboro Ohio

Mr. Clemens: Alright, you're here representing Mr. Goss?

Mr. Hart: Yes sir, I am.

Mr. Clemens: And you understand what the position is? This is a situation that's been going since last October.

Mr. Hart: Yes sir, I understand.

Mr. Clemens: It's been worked through over 6 months now and you allowed another month and according to our Water Superintendent and I've discussed this with him and Eric has too, it has not been completed.

Mr. Hart: It has not, and as I explained to you, the records that the city has that the waste water runs through there, the original projection of where they wanted it capped is not going to work because it cuts off utilities to the other buildings surrounding and what we're looking at now, we've finally got after spending \$1200 worth of camera work down there, we finally found out where we can cap it, we have spoke to the Water Department and as far as my understanding is, they're ok with us capping it as a different location from where they're originally projected and that came through last week after we had it cameraed and they ran through all the sewers and dyes and all that and I'm more than happy to go down and get all the bills from where we've been doing that.

Mr. Clemens: Eric have you met with them on this here lately?

Mr. Snowden: Chair Clemens, other members of Council, this is the first that I'm hearing of this particular item. I haven't discussed this with Water/Wastewater specifically so I can't comment on whether that is accurate or inaccurate, but I will tell you that one of the original conditions from the November meeting of the BZBA, I believe this was originally heard on in 2015 was that the structure would be pulled down and all of the requirements and here we are September of a year later and the items are still not complete. I understand there are challenges but it's been more than a year so just bear that in mind.

Mr. Clemens: Thank you Eric. Are there any questions pertaining to this? I'd like to make a motion that we accept the recommendation of the B&Z Commission and move to have this withdrawn. Second by Mr. Luzader. All in favor say Aye-

All voted Aye by voice vote, Motion carried.

Mr. Clemens: This will go to City Council Thank you.

Mr. Hart: If I can understand gentlemen, where we stand?

Mr. Clemens: It will be on Council tonight, later this evening. Thank you.

RESULT:

REFERRED TO COUNCIL

Next: 9/12/2016 8:00 PM

b. Liquor Permit Request- Kroger, 6962 E. Main Street

Chief O'Neill: We received this request through Kroger's Corporate office and basically it is a request from Kroger to go from a C1 C2 permit to a D1 D2 permit. The difference in these is one of them is for beer, wine and mixed beverages take out and the other is for both take out and consumption on the premises. When we checked in with the manager over here at the existing Kroger store, they said they have no intention of selling beer or wine for consumption on the premises but a new corporate model from Kroger is allowing some of the larger, newer stores to install a cafe where alcohol is consumed within the store and he anticipates that when they have the new store go up in the Rosehill/Main area that they will install a cafe and they will be selling alcohol for consumption on the premises. In either case, given the record that we have there and the way both the current store and future store are situated, we don't have any reason to appeal this application at this time.

Mr. Clemens: We will take no action on it.

c. RESOLUTION CONCERNING SERVICES TO PROPERTY PROPOSED FOR ANNEXATION OF 2.231 +/- ACRES IN ETNA TOWNSHIP (10360 Taylor Road, SW; Stuart and Carolyn Yousey) TO THE CITY OF REYNOLDSBURG AND DECLARING AN EMERGENCY.

Mrs. Beggerow: This is the Resolution for Services. We had an application for annexation and the first step we do is a Resolution for Services. It comes in, I send an email and let the department heads know that it's in and to respond with what services are the city going to provide to the residents once they're in the city. They respond with water, sewer services and police and fire response time and who will be responding (fire department wise). So that's what this is.

Mr. Clemens: Are there any questions? This is asked to be an emergency and it's a Resolution.

Mr. Joseph: Why the emergency?

Minutes Acceptance: Minutes of Sep 12, 2016 7:30 PM (Approval of Minutes)

Mr. Hood: Annexations are required to act timely and we must pass the Resolution on or before the County Commissioners of Licking County who will have a meeting October 18th and we have 60 days after if they recommend that this property annex, we have 60 days from that date to accept the Annexation or reject. Basically what April explained to you all, we're just identifying what services we will provide to this parcel if it will be annexed in the future. The statue has timelines in it so the applicant isn't waiting.

Mr. Clemens: Are there any other questions pertaining to this item? Then we'll send this to Council as an emergency.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
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 Chapter 1181 Signs and Graphics; and Chapter 1196 Community Commercial Overlay.**

Mr. Snowden: Thank you Chairman Clemens, and other Members of Council, upon review of our City Code, at the request of an applicant looking to redo some signage at an existing gas station, I found a big inconsistency where we were allowing LED signage for gasoline station pricing and how that section was written. Currently LED signage is permitted for fuel pricing signage in the Community Commercial Overlay, which is Main Street, Livingston Avenue, and parts of Brice Road, and in the rest of the City it is prohibited per the normal sign code. What I am proposing is to clean that up by having a specific exemption for gasoline stations, for LED signage, and then restricting the size and the manner the signage is displayed, in a manner that it is going to make it only useful for fuel pricing signage, rather than scrolling, etc... You can see this in proposed section 1181.08, which is in your packet. I am just trying to have a consistent policy city wide, rather than say it is prohibited in part of the city and allowed in another part of the City. With that, I would be happy to answer any questions.

Mr. Clemens: Are there any questions for our Zoning Officer?

Mr. Luzader: Eric, we talked last week. We discussed the percentage of the sign that would be covered by the LED. Is that still going to be 1/3rd?

Mr. Snowden: In the propsed section, 1181.08, I stated that 1/3rd of a ground sign may be used for LED signage. If you look at all of the existing fuel stations in the City that have LED signage, some of them have gotten it through the overlay, some have gotten it through the variance process, again trying to be consistent by allowing it instead of this inconsistency within different areas that have the same base zoning. All of the existing signs I am aware of are approximately 1/3rd, and I think that is a good standard.

Mr. Luzader: Thank you.

Mr. Clemens: Are there any other questions? If not, I would like to send this to Council for its first reading.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations.

Mr. Snowden: This is what I hope to be the last of our "clean up the Zoning Code" type of ordinances. This ordinance really has to do with a couple of technical details of the Zoning Code that deal with setbacks, yard coverages, and how we define those things. It is not changing any regulations that are existing, except for two. It is simply clarifying how we interpret what is a rear, what is a side, that sort of thing. The regulations that are changing are, 1. Allowing a 10ft exception to decks. We are getting a lot of peoples decks denied and it is something that a lot of other communities allow. And I am also providing a maximum lot coverage for paved surface as there is currently not one, and that is something many other communities have. Both of my standards that I have gone to, I would be happy to discuss in depth. They are based off what a lot of other peer cities are doing.

Mr. Clemens: This one here has some things to be discussed as far as the coverage of lots. What is you coverage on that, 60%?

Mr. Snowden: Sir, I took a standard from the City of Dublin, an I know there are other communities that have this same standard. Tight now officially there is not limit to the amount of impervious surface you may have on your lot. If you wanted to put down concrete on your entire lot for residential, you could. So, what I said was 60% for residential, 70% for commercial. That is going to be an easy standard to meet when you look at the other landscape requirements for new construction, and it is going to limit the overall impervious surface. Again, that would be patios, driveways, and structures. Right now, we have a 3.0% coverage in most of the city for structures, nothing for paved surfaces. So, I am just adding a paid surfaces requirement.

Mr. Clemens: The way I understand, you are talking about 60%. We had a discussion on this and I think it is something we should think about and ways to handle it, you are talking that somebody could pave their whole front yard. And, I don't think our residential section should look like commercial sections. Now, I realize there are yards that set back 60FT, or 100FT, where they could have circle drives and so forth, by as far as letting people pave their front yards and having six cars sit on it, and maybe two junk cars, I do not go for that really. Now, I understand it is maybe a little difficult on how we arrange it, but there will be a way to do it where there will be a house that sits back and have a circle or a little bit more pavement. A two car driveway is plenty for a home, and have one beside the house even. But as far as having it in front of the house, we are talking about 30FT set backs and they

could be completely concrete and junk yards and I do not think that is something that people in Reynoldsburg want with their properties. I think it is something we could look into as the ordinance goes on, but I think that is something we have to protect and the people that own their homes.

Mr. Snowden: Sir, you are on step three, this is step one. My recommendation to this Council would be that I am requesting passage of this ordinance as a first step to that sort of regulation, and then work with me in the future on ordinances dealing with our paved driveways, which is another section of our code. It is something that is on my radar, we just haven't gotten there yet.

Mr. Clemens: My only problem is, sometimes radar goes off and we could pass this and someone starts paving their whole front yards.

Mr. Snowden: Councilman, all I can say is that it would be overwhelming to you and this Council if I introduced all of the changes that I have in my mind, and have discussed internally with the administration. I am simply bringing them to you as they are complete, as they have been reviewed internally. I agree with you and do have legislation drafted that I would be happy to share once it has been reviewed internally, but the fact of the matter is, this is the step that is required in order to move towards what you are talking about.

Mr. Clemens: I understand that but I would think that you would want to hold this until you brought us something else. I am not in favor of getting something passed that could be done while we are waiting on changes. Don't get me wrong, I am willing to move it on for first reading, and then we can discuss it.

Mr. Snowden: Councilmember, all I will say to you Sir is that not passing this ordinance is not going to speed the process of drafting additional legislation. This is an item that is needed.

Mr. Luzader: Again, when we met last week, you, and the Chief Building Official, we also talked about some rewording for the wheel chair ramps coming up to the houses?

Mr. Snowden: I appreciate how great your memory is Mr. Luzader. John has reviewed that and I think that is the first time he has seen those items. He is partially comfortable with part of it. We may bring a revision to you at some point as this goes through the process, and we will explain that. But, the fact of the matter is, the remaining material, as far as I know is required. And to Councilman Clemens point, I am aware of those situations he is talking to, but this is also a step down that path.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

Development Department**Dan Havener****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 Phone****ORDINANCE REQUEST**

DATE: September 26, 2016**TO: Service Committee****RE:** ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations. (First Reading 9/12/2016).

See the attached materials for details.

- Staff Reports

- Proposed Amendments

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations.



REYNOLDSBURG PLANNING & ZONING DIVISION

STAFF REPORT: CODIFIED ORDINANCE AMENDMENT

CODE SECTION: Chapter 1171 & 1175 – Setbacks and Lot Coverages

BACKGROUND: Staff becomes periodically aware of provisions in the Codified Ordinances that need revision or the addition of text to make the intent of the Code more clear. Staff is proposing to clarify several sections of Chapter 1171 and Chapter 1175 that define how setbacks and lot coverages apply to lots generally, and add a regulation governing maximum impervious surface coverage.

SUMMARY OF MAJOR REVISIONS:

SECTION 1171.04 – GENERAL REGULATIONS FOR LOTS AND YARDS

Staff proposed to add subsections (i) and (j) to this section. Subsection (i) will provide a specific exemption for certain types of ADA accessible ramps to make small encroachments into front setbacks. Currently, variances are required for most ADA ramp additions to existing structures which causes significant delays to the project. Subsection (j) will add a maximum impervious surface requirement to all lots. Currently, there are no limits to the amount of paved surfaces. Staff also proposes to increase the flexibility of where decks can be located by allowing a 10FT encroachment into rear setbacks. These regulations are modeled of regulations from peer cities.

SECTION 1171.06 - ACCESSORY USE, ACCESSORY STRUCTURE

In a previous revision, Staff proposed language that exempted small accessory structures, those under 100SF, from zoning certificate review. This was based on model regulations from a peer city, and the intent was to reduce the burden on property owners by allowing small storage structures without review. Experience enforcing this Code is showing that 100SF is slightly too large, so staff is proposing to reduce the size to 50SF. This will continue to exempt small storage structures that don't warrant a zoning review, such as plastic lawn cabinets and garden hose storage boxes. These structures are more similar to furniture than they are to a structure.

SECTION 1175.06 - FRONT SETBACKS FOR BUILDINGS

The purpose of this chapter is to list the front setbacks for the various zoning districts. Staff is proposing to relocate two subsections to Section 1175.07, and enact a new subsection that clarifies the relationship of platted building lines for plats that existed prior to the enactment of the Zoning Code.

SECTION 1175.07 – SPECIAL REQUIREMENTS FOR CORNER LOTS

Currently, Section 1175.07 contains a redundant landscaping requirement that dates from a time prior to the enactment of Chapter 1181 Landscaping and Screen. This requirement is no longer needed because all non-paved areas are required by that chapter to be maintained as lawn or planting areas. Staff proposes to relocate the existing special regulations for corner lots to this section, and add text that clarifies the relationship between corner lots and alleys.

1143.03 SITE PLAN.

(a) Site Plans Required. Site plan review is required prior to the issuance of a zoning certificate for projects and developments that meet the following criteria. Site plans shall be submitted and reviewed as follows:

- (1) Major Site Plan. An application for major site plan review shall be submitted for review by the Planning Commission prior to issuance of a zoning certificate. Major site plan review shall be required if a development meets any two (2) of the following criteria:

1143.04 PLOT-GRADE-UTILITY PLAN.

(a) A plot-grade-utility plan shall be submitted to the Service Director of Public Service for review and approval prior to issuance of a zoning certificate for any development that qualifies for major site plan review ~~other than a single-family dwelling, two-family dwelling, or development within a Planned Development District with a previously approved plot-grade-utility plan on file.~~ The Director or City Engineer shall have the power to require a plot-grade-utility plan for minor or residential site plans upon finding that the scale of the project's infrastructure warrants review by the City. A plot-grade-utility plan shall only be approved subsequent to and in conformance with an approved site plan.

1171.04 GENERAL REGULATIONS FOR LOTS AND YARDS.

(g) Decks. A deck is an accessory structure if not attached to a main building (such as a dwelling) and shall be subject to all lot coverage and setback requirements applicable to accessory structures. A deck is part of a main building if attached thereto and shall be subject to all lot coverage and setback requirements applicable to the main building, except that decks may encroach into a rear setback by up to ten feet (10FT).

(h) Patios shall be subject to the same rear and side yard setback requirements as accessory structures, as well as the maximum impervious surface coverage requirements contained in this section, and subject to maximum lot coverage requirements applicable to structures. Walkways with a width of four feet (4FT) or less and pervious surfaces are exempt from lot coverage requirements but shall be subject to side and rear yard setbacks. Patios may be placed in front of a main building and extend into a required front yard, but may not extend further than ten feet (10FT) from the front wall of the main building toward the front lot line in residential districts.

(i) Accessible Ramps. A ramp designed to provide an ADA accessible 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.

(j) The maximum coverage for all buildings, parking spaces, driveways, vehicular use areas, service areas, walkways or pedestrian areas, and other paved, hard, or impervious surfaces shall not exceed sixty percent (60%) of the total lot area of lots in residential districts. Such areas shall not exceed seventy percent (70%) of the total lot area of lots in all other districts. Walkways with a width of four feet (4FT) or less are exempt from lot coverage requirements but shall be subject to side and rear yard setbacks.

1171.06 ACCESSORY USE, ACCESSORY STRUCTURE.

(a) General.

(1) An accessory use or accessory structure shall be permitted in any district provided that:

- A. It is incidental to and customarily found in connection with the main use or main building permitted in the district;
- B. It is subordinate to and serves the main use or building;
- C. It is subordinate to the main use or building in ground area, floor area, extent, and purpose;
- D. It is located on the same lot as the main building or main use which it serves; and

E. It contributes to the comfort, convenience, or necessity of occupants, business, or industry of the main use or main building served.

(2) Except as otherwise provided by this Zoning Code, a use or structure which is interpreted by the Planning Administrator or by the Board of Zoning and Building Appeals to be an accessory use or accessory structure may only be established or constructed on a lot having a legally existing main use or main building.

(3) Except as otherwise provided in this Zoning Code, an accessory structure:

A. Shall not be located closer to any public right-of-way than the main building and shall not be located in the required front yard;

B. Shall not be located closer than six feet (6FT) to any rear lot line and not closer than three feet (3FT) to any side lot line;

C. Shall not be located closer than ten feet (10FT) to a main building;

D. Shall not occupy more than twenty percent (20%) of the required rear yard;

E. In residential districts, the lot coverage of accessory structures shall not be more than fifty percent (50%) of the finished floor area of the main structure, unless the lot has an approved agricultural use;

F. Shall not contain facilities for dwelling purposes;

G. Shall not exceed fifteen feet (15FT) in height.

(4) For the purposes of this section, a storage building equal to or less than ~~one hundred square feet (100SF)~~ fifty square feet (50SF) in area, not permanently attached to the ground, is not considered a structure. Only one such storage building ~~equal to or less than one hundred square feet (100SF)~~ may be placed on ~~the~~ lot without a zoning certificate. Any additional buildings shall be considered accessory structures as defined by this code and subject to the provisions of this section. Storage buildings ~~equal to or under one hundred square feet (100SF)~~ of this type shall be located behind the main structure and shall conform with the minimum lot line setbacks listed in this section.

1175.06 FRONT SETBACKS FOR BUILDINGS.

~~(e) Corner Lot Setbacks. On both frontages of a corner lot, the yards and setbacks shall conform with the front yard and setback requirements for the district. Where the provisions of 1175.06 establish different setback requirements due to different street types abutting the respective frontages, the more restrictive of the setback requirements shall be applied to both frontages, except in residential districts.~~

~~(f) Corner Lot Visibility. On a corner lot in any district nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half feet (22') and ten feet (10') above the center line grades of the intersecting streets in the triangular area bound by the frontages of such corner lots and a line joining points along the frontages fifty feet (50') from the point of their intersection.~~

(e) In residential districts, where a building line has been established by a recorded plat and the building line is less than the minimum setback distance prescribed in this section, the front setback shall be that building line.

1175.07 ~~COMMERCIAL FRONT YARD LANDSCAPING. SPECIAL REQUIREMENTS FOR CORNER LOTS.~~

~~The front yard of every lot in the commercial districts shall be improved as a landscaped area of grass and/or landscape plantings, illustrated on the plot grade utility plan and subject to approval by the Director of Public Service and the City Engineer. Driveways in the front yard shall not exceed thirty feet (30') in width and shall not be constructed parallel to the right-of-way.~~

(a) Corner Lot Front Setbacks. On both frontages of a corner lot, the yards and setbacks shall conform with the front yard and setback requirements for the district. Where the provisions of Section 1175.06 establish different setback requirements due to different street types abutting the respective frontages, setback requirement for each street type shall apply to that respective frontage.

(b) Corner Lot Fronting to Alley. Where a corner lot exists due to frontage on an alley, the lot line along the alley shall be considered a side lot line.

(c) Corner Lot Visibility. On a corner lot in any district nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half feet (2.5FT) and ten feet (10FT) above the center line grades of the intersecting streets in the triangular area bound by the frontages of such corner lots and a line joining points along the frontages fifty feet (50FT) from the point of their intersection.

1175.08 SIDE AND REAR YARD REQUIREMENTS FOR NON-DWELLING USES ABUTTING RESIDENTIAL DISTRICTS.

~~(b) The minimum yard requirements may be reduced to fifty percent (50%) of the requirements if acceptable landscaping and screening are provided as approved by the Design Review Board/Planning Commission. Screening shall be a masonry or solid fence between four feet (4'FT) and six feet (6'FT) in height maintained in good condition and free of all advertising or other signs. Landscaping may be provided in lieu of a wall or fence and shall consist of a strip of land not less than fifteen feet (15'FT) in width planted~~

with an evergreen hedge or dense planting of evergreen shrubs not less than four feet (4'FT) in height at time of planting. Either type of screening shall not obscure traffic visibility within twenty feet (20'FT) of an intersection.

Development Department**Dan Havener****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 Phone****ORDINANCE REQUEST**

DATE: September 26, 2016**TO:** Service Committee**RE:** ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196 Community Commercial Overlay. (First Reading 9/12/2016).

See the attached materials for details.

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**REYNOLDSBURG
PLANNING & ZONING DIVISION**

**STAFF REPORT:
CODIFIED ORDINANCE
AMENDMENT**

CODE SECTION: Various Sections – Electronic or LED signage at Gasoline Stations.

BACKGROUND: Staff becomes periodically aware of provisions in the Planning & Zoning Code that require revision. Staff has observed inconsistencies in the restrictions on electronic or LED signage for gasoline station uses, and proposes to implement some basic Citywide requirements to allow such signage.

SUMMARY OF MAJOR REVISIONS:

SECTION 1181.08 - SPECIAL SIGN REGULATIONS FOR GASOLINE STATIONS

Staff proposes to enact this new section, in order to exempt gasoline stations from the requirements of the Sign Code that prohibit electronic signage. Staff proposes to restrict such exemptions to ground signs and limit the area to one third of ground sign's area.

SECTION 1196.11 – GRAPHICS

This section of the Community Commercial Overlay chapter provided special signage requirements for the Community Commercial Overlay District, including an exemption from changeable copy restrictions that was not content-neutral. Several of the provisions are redundant, given the provisions of Chapter 1181 – Signs and Graphics, and Staff proposes to repeal them accordingly.

1181.08 SPECIAL SIGN REGULATIONS FOR GASOLINE STATIONS.

Gasoline stations present several unique challenges for signage purposes due to the industry-wide requirement to advertise the price of fuels for sale. In order to address these unique challenges, ground signs on lots with gasoline stations shall be exempt from Section 1181.05(p), in order to allow electronic or LED signage. Exempted ground signs of this type be subject the following special regulations:

(a) The electronic or LED signage shall take up no more than one-third (1/3) of the sign area permitted by this Chapter.

(b) The electronic or LED signage shall consist of a solid background with only one illuminated color. This color shall not be included in number of permitted colors described in Section 1181.06.

(c) The graphics of such electronic or LED signage shall only be changed once per day.

(d) Such shall be subject to all other sign regulations of this Chapter, and of any applicable overlay district.

1196.11 GRAPHICS.

(b) The following types of signs are not permitted: exposed neon, ~~roof-mounted, monopole, rotating, signs with flashing messages or bare bulbs,~~ changeable copy signs except at gasoline stations, consistent with the provisions of Section 1181.08~~(except fuel pricing signage)~~, signs on backlit awnings, off-premise signs, billboards, bench signs, and wall cabinet signs.

Water and Wastewater Department

Mike Root

614-322-4500 Phone

ORDINANCE REQUEST

DATE: **September 26, 2016**

TO: **Service Committee**

RE: ORDINANCE AUTHORIZING MAYOR TO ENTER INTO
CONTRACT WITH EMH&T FOR THE ENGINEERING, PLANS, AND
PREPARE BID DOCUMENTS FOR THE 2017 MAIN STREET
WATER MAIN REPLACEMENT PROJECT, APPROPRIATING
FUNDS THEREFORE, AND DECLARING AN EMERGENCY.

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

Statement of necessity: WOULD LIKE PASSAGE AFTER THE SECOND READING. THIS
PROJECT WILL TAKE 3-4 MONTHS FOR ENGINEERING AND WILL NEED TO BE
ABLE TO GO OUT TO BID IN FEBRUARY OR MARCH.

Request legislation for the Mayor to accept proposal with EMH&T, 5500 New Albany Road,
Columbus, Ohio 43054 for the engineering, plans, prepare bid document, supply bid documents
for distribution, advertise for bids received and preparation of bid tabs for the 2017 Main St
Water Main Replacement for a contract amount of \$99,459.00.

Request appropriation of \$99,459.00 from Water CIP Account 710.000.0000.5621 to account
710.000.0156.5621.

Mike Root

Water/Wastewater Superintendent
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
(614) 322-4500 voice
(614) 575-4573 fax
mroot@ci.reynoldsburg.oh.us



MEMORANDUM

DATE: 9/15/2016

TO: Reynoldsburg City Council

CC: Mayor Brad McCloud, Auditor Richard Harris, Service Director, Bill Sampson

RE: 2017 Main Street Water Main Replacement

Please see proposal from EMH&T for engineering and bidding for the replacement of Main Street Water Main Replacement. We will be replacing 616 feet of 4" and 2,791 feet of 6". Both water mains were installed in 1935. This project was picked due to the State repaving Main Street in 2018. We have had multiple main breaks on both mains and would not like to dig up the new pavement. The total estimated cost for this project is \$1,395,074.00. We will be paying for the engineering portion out of the water CIP account and will be asking to Bond the project itself. We will be looking at doing a 10 year Bond, which will be paid out of the water CIP account.

An appropriating of \$99,459.00 from account 710.000.0000.5621 to 710.000.0156.5621, to cover the cost of preliminary engineering, final engineering and bidding services.

Attachment: 2017 Main St Water Main Replacement Memo (1533 : 2017 Main Street Water Main Replacement)



September 15, 2016

Mr. Michael Root
 Superintendent of Water and Wastewater
 City of Reynoldsburg
 7232 East Main St
 Reynoldsburg, OH 43068

**Re: East Main Street Water Main Replacement -
 Lancaster Ave. to 700-ft East of Graham/Waggoner Rd.
 Proposal for Professional Services**

Dear Mr. Root:

EMH&T is pleased to present a proposal for survey, detailed engineering, and bidding services for the East Main Street Water Main Replacement Project. This project has been identified as a critical need due to multiple previous water main breaks. It is our understanding that the City would like to complete these improvements prior to the roadway / paving work that will be performed by ODOT in 2018. The improvements will include the following:

- Replacement of approximately 2,800 linear feet of 12-in water main from just west of Lancaster Avenue (west) to approximately 700 linear feet east of the East Main / Graham / Waggoner intersection.
- The project will include multiple water main tie-ins on the side streets and the replacement / reconnection of private water services within this corridor.
- Approximately 9 fire hydrants will be replaced as part of the project

The anticipated total project cost for the improvements proposed is approximately \$1,400,000 as outlined in the attached preliminary opinion of probable cost.

SCOPE OF SERVICES

EMH&T will provide engineering and surveying services necessary to prepare construction plans and specifications for East Main Street Water Main Replacement Project. The scope of services will include:

1. Survey
 - a. Survey – Horizontal and vertical control will be established for a basis of design and construction. Roadway centerline and right-of-way will be established. Topography necessary for the design will be acquired within or directly adjacent to the established right-of-way.
 - b. It is anticipated that full survey of the right-of-way corridor will be necessary to fully characterize all of the underground utilities in the corridor. Additionally, this will allow greater flexibility in design by increasing the number of potential alignments for consideration.

A legacy of experience. A reputation for excellence.

5500 New Albany Road, Columbus, OH 43054 • Phone 614.775.4500 • Fax 614.775.4800

Columbus • Charlotte • Cincinnati • Indianapolis
 emht.com

- c. Due to the traffic conditions on East Main Street, the Topographic Survey scope and fee includes time and equipment that is necessary to maintain traffic and protect our personnel.

2. Preliminary Engineering (60% Plans)

- a. Review of existing site conditions, Record Plans, and right-of-way; and coordination with the City of Reynoldsburg.
- b. Creation of an electronic base map that is developed using topographic survey, GIS, record plan, and OUPS data.
- c. Horizontal Alignment Review – Once the electronic base map is prepared, EMH&T will evaluate feasible alignment alternatives and coordinate with the City to identify a preferred alignment. Several factors will guide the selection of the best alignment alternative including:
 - i. Existing public and private utilities
 - ii. Right-of-way and easement boundaries
 - iii. 10-State Standards for Water Distribution Facilities
 - iv. City of Reynoldsburg Standards
 - v. Construction maintenance of traffic considerations

EMH&T will meet with the Water and Wastewater Department to review / discuss the alignment options and select a preferred alternative, which will be the basis for preliminary plans.

- d. Preliminary Plans (60%) – These plans will illustrate the preliminary overall improvements for the waterline replacement improvement. EMH&T will meet with City staff to present the 60% design and again to discuss comments compiled by City staff upon completion of the review. An opinion of probable construction cost will also be presented. The 60% design will be provided to private utility owners to allow them to determine extent of impact from the proposed improvements.
- e. Maintenance of Traffic Plans – Due to the volume of traffic on East Main Street and the fact that the improvements will likely be constructed in the roadway, a detailed maintenance of traffic and construction phasing plan will be developed for this project. EMH&T will prepare preliminary MOT details and a construction phasing plan at the 60% design phase for City review and input.

3. Final Engineering

- a. EMH&T will incorporate City and private utility company comments into the final engineering design.
- b. Develop sedimentation and erosion control details and requirements for the improvement.
- c. Prepare final Maintenance of Traffic Plans and construction phasing based on comments received from the City.

- d. Prepare Traffic Control Plans and details for traffic loop detector replacement at the three traffic signals along the project corridor (assuming the existing detectors are damaged as a result of construction).
- e. Pre-Final Plans (90%) – These plans will represent the near completion of the design phase of the project. EMH&T will meet with the City to review the 90% submission and again upon completion of the City's review to discuss comments. Updated plans will be provided to the utility owners to allow for final determination of impact and to allow their relocation design to begin (if required). An updated opinion of probable construction cost will be provided as well.
- f. Final Plans (100%) – Final plans will be provided to the City for signature approval. These will have all comments (from all applicable reviewers) from the 90% submission addressed. A final opinion of probable construction cost will also be provided.

4. Bidding

- a. We will prepare the bidding documents and plan sets necessary to conduct public bidding for the construction of the improvement. It is assumed that we will provide 15 copies of the bid documents to the City. Tasks to be completed in conjunction with the bidding phase will include:
 - i. Bid document preparation
 - ii. Advertisement preparation
 - iii. Issuance of addenda, if necessary
 - iv. Bid tabulation
 - v. Review of bids and formal recommendation of award

The Scope of Services does not include inspection services during the construction phase or any efforts subsequent to the awarding of the Contract. Items specifically not included within the scope of this proposal include: construction inspection, construction administration, land appraisal, land acquisition assistance, private utility relocation design, or environmental permitting. A proposal for construction administration and inspection services will be provided to the City when plans are completed and the project is ready for bidding.

Deliverables:

In conjunction with the services described herein, the following deliverables are planned:

- Alignment Alternative Review
 - Exhibits showing potential alignments with other utilities, critical maintenance of traffic areas, and other decision factors shown
 - Exhibit showing final preferred alignment at the completion of the alignment review with the City
- 60% Plan Submission
 - 2 - Plan Sets (Reynoldsburg)
 - Utility Submission (Number TBD)
 - 60% Opinion of Probable Construction Cost
- 90% Plan Submission
 - 2 – Plan Sets (Reynoldsburg)
 - Utility Submission (Number TBD)
 - 90% Opinion of Probable Construction Cost
- Final Plan Submission

- 1 - Plan set with mylar cover (Reynoldsburg)
- Utility Submission (Number TBD)
- Final Opinion of Probable Construction Cost
- Bidding
 - 15 Plan sets and bid document books
 - Addenda, If necessary
 - Formal bid tabulation
 - Letter of award recommendation

SCHEDULE

We are prepared to begin work identified in this proposal immediately upon receipt of Notice to Proceed. Assuming a Notice to Proceed is issued by the City in October 2016; we anticipate that the following schedule can be met.

Engineering Design Completion:	March 2017
Bid Advertisement and Opening:	March - April 2017
Notice of Award/Initiate Construction:	April 2017
Construction Complete:	August 2017

FEE

These services will be provided as per the conditions of our Professional Services Agreement and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall not exceed the amount shown in the table, below, without prior authorization from the City. Invoices will be submitted monthly and based on the progress of the work and are payable upon receipt.

Description of Service/Task	Fee
Surveying	\$28,964
Preliminary Engineering (60% Plans)	\$40,635
Final Engineering (100% Plans)	\$25,660
Bidding	\$4,200
TOTAL FEE	\$99,459

These fees will not be exceeded without prior authorization from the City of Reynoldsburg. Should this scope increase to incorporate additional improvements, additional fees may be necessary to cover the cost of professional services.

Invoices will be submitted monthly and EMH&T services will be billed according to our contracted rate schedule.

City of Reynoldsburg
East Main Street Water Main Replacement Project

September 15, 2016
Page 5 of 5

If this description and estimated fee meet your approval, please authorize with your signature below.
Please contact me at (614) 775-4555 if you have any questions.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Ryan M. Andrews, PE
Senior Project Manager

Attachments: Exhibit – E Main St. WM Replacement (1 Page)
Preliminary Project Cost Estimate (1 Page)

Acceptance and Authorization to Proceed:

Authorized Signature/Date

PO Number/Date

Print Name

Attachment: Proposal - East Main St Water Main 9 15 16 (1533 : 2017 Main Street Water Main Replacement)



PRELIMINARY OPINION OF PROBABLE PROJECT COST
CITY OF REYNOLDSBURG, OHIO

E MAIN STREET - PHASE 1 WATER MAIN REPLACEMENT (Lancaster Ave to 700 LF east of Graham/Waggoner Rd)
July 25, 2016

Ref	Spec	Item No.	Description	Quantity	Units	Unit Cost	Item Cost
1	COC	207	SEDIMENTATION & EROSION CONTROL	1	LS	\$10,000.00	\$10,000.00
2	ODOT	259	PERMANENT PAVEMENT REPLACEMENT, TYPE 1B (PER R-2)	1,620	SY	\$110.00	\$178,200.00
3	ODOT	452	DRIVEWAY APPROACH PAVEMENT (PER R-3 and R-11)	14	SY	\$105.00	\$1,470.00
4	COC	608	4" CONCRETE SIDEWALK, REMOVED AND REPLACE, CLASS S CONCRETE (PER R-9)	811	SF	\$9.45	\$7,663.95
5	COC	609	COMBINED CURB AND GUTTER, REMOVE AND REPLACE, CLASS C CONCRETE (PER R-8)	60	LF	\$36.75	\$2,205.00
6	ODOT	614	MAINTENANCE OF TRAFFIC	1	LS	\$65,000.00	\$65,000.00
7	ODOT	623	CONSTRUCTION LAYOUT STAKES	1	LS	\$15,000.00	\$15,000.00
8	COC	653	TOPSOIL, FURNISHED AND PLACED (D=3")	57	CY	\$52.50	\$2,992.50
9	COC	659	SEEDING AND MULCHING	680	SY	\$2.50	\$1,701.20
11	COC	801	12" DUCTILE IRON PIPE (AWWA C150) W/ DUCTILE IRON FITTINGS AND TYPE A BACKFILL	2,791	LF	\$150.00	\$418,650.00
11	COC	801	10" DUCTILE IRON PIPE (AWWA C150) W/ DUCTILE IRON FITTINGS AND TYPE A BACKFILL	82	LF	\$130.00	\$10,660.00
11	COC	801	8" DUCTILE IRON PIPE (AWWA C150) W/ DUCTILE IRON FITTINGS AND TYPE A BACKFILL	221	LF	\$115.00	\$25,415.00
11	COC	801	6" DUCTILE IRON PIPE (AWWA C150) W/ DUCTILE IRON FITTINGS AND TYPE A BACKFILL	78	LF	\$120.00	\$9,360.00
10	COC	801	6" DUCTILE IRON PIPE AND FITTINGS (HYDRANT LEADS) AND TYPE A BACKFILL	160	LF	\$120.00	\$19,200.00
12	COC	*801	DUCTILE IRON FITTINGS, INCREASE OR DECREASE	650	LB	\$2.75	\$1,787.50
13	COC	802	6" VALVE W/ H.D. BOX (HYDRANT WATCH VALVES)	9	EA	\$950.00	\$8,550.00
13	COC	802	6" VALVE W/ H.D. BOX (PER WA-9)	1	EA	\$950.00	\$950.00
14	COC	802	8" VALVE W/ H.D. BOX (PER WA-9)	3	EA	\$1,500.00	\$4,500.00
14	COC	802	10" VALVE W/ H.D. BOX (PER WA-9)	2	EA	\$1,750.00	\$3,500.00
14	COC	802	12" VALVE W/ H.D. BOX (PER WA-9)	5	EA	\$2,000.00	\$10,000.00
16	COC	805	WATER SERVICE, TRANSFERRED W/ NEW BOX PER DETAIL (WA-4)	50	EA	\$3,500.00	\$175,000.00
17	COC	808	CUT AND PLUG 4" WATER LINE	1	EA	\$577.50	\$577.50
17	COC	808	CUT AND PLUG 6" WATER LINE	8	EA	\$577.50	\$4,620.00
17	COC	808	CUT AND PLUG 10" WATER LINE	2	EA	\$577.50	\$1,155.00
18	COC	808	REMOVE VALVE BOX AND CLOSE VALVE	18	EA	\$157.50	\$2,835.00
19	COC	809	FIRE HYDRANT, TYPE A (PER WA-10)	9	EA	\$3,150.00	\$28,350.00
20	COC	809	FIRE HYDRANT, REMOVE AND STORE	6	EA	\$420.00	\$2,520.00
21	COC	*811	INCREASE OR DECREASE IN EXCAVATION OR BACKFILL	200	CY	\$15.75	\$3,150.00
23	-	SPEC	SERVICE LINE CATHODIC PROTECTION	50	EA	\$367.50	\$18,375.00

*DENOTES CONTINGENCY ITEM

CONSTRUCTION SUBTOTAL = \$1,033,388.00

CONSTRUCTION CONTINGENCY (10%) = \$103,339.00

SURVEY, DESIGN, BIDDING, CONSTRUCTION PHASE SERVICES (25%) = \$258,347.00

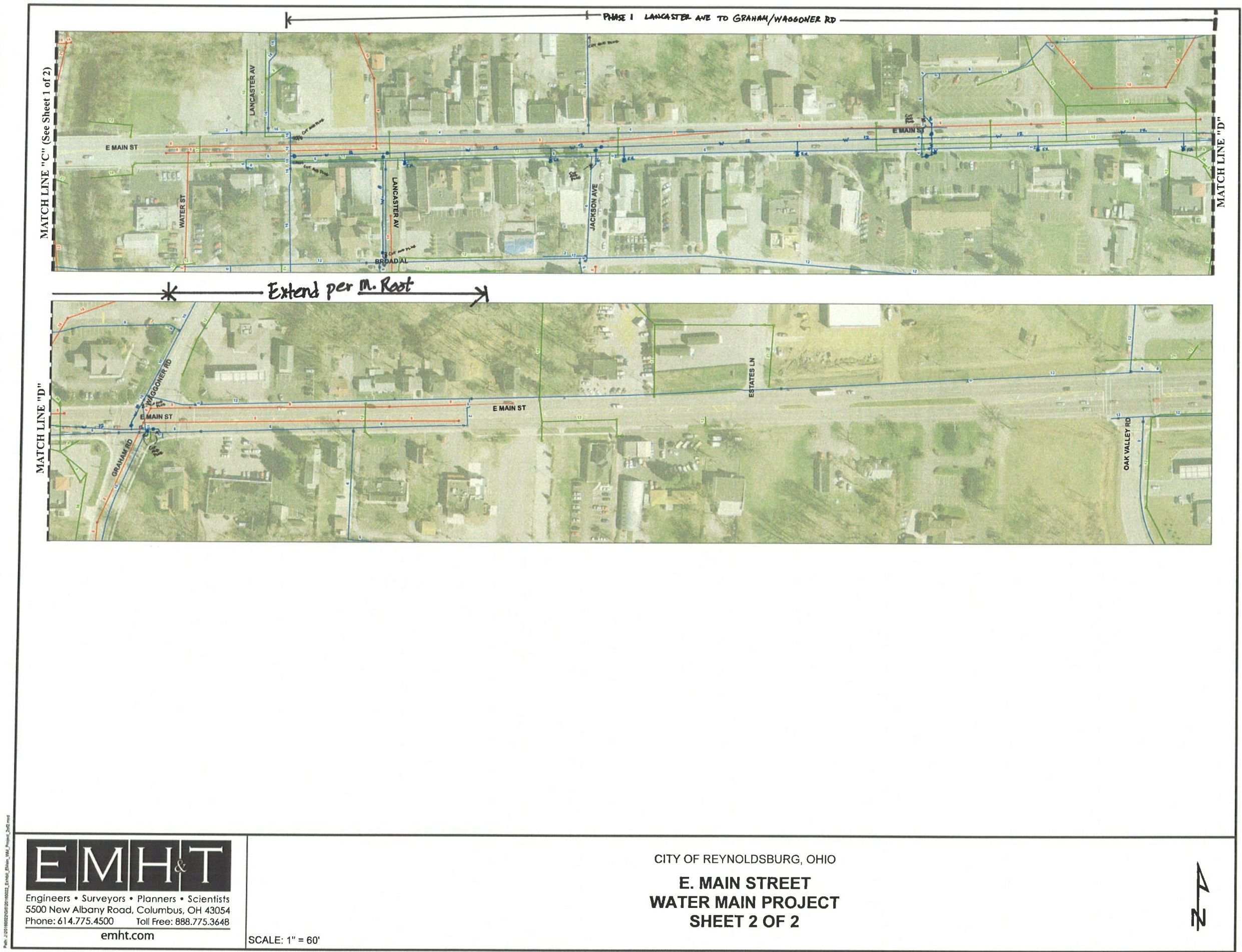
OPINION OF PROBABLE PROJECT COST = **\$1,395,074.00**

This estimate does not include the cost for work agreements that may be required by the City of Reynoldsburg. Unless specifically listed, this preliminary estimate does not include cost for right-of-way or easement acquisition, offsite utility extensions including gas, electric and telecommunication facilities, utility fees and/or capacity fees, site lighting, traffic signals, signal interconnect, offsite roadway and/or ditch improvements, tree removal and/or replacement, environmental remediation, rock excavation, unsuitable material, soil stabilization, or other conditions that may be realized based upon unknown or unforeseen soil conditions, landscaping or irrigation. Unit prices are based upon 2015 prices. Work performed beyond this time may need to be adjusted accordingly.

AJM

RMA

04/21/16



Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****Phone****ORDINANCE REQUEST**

DATE: September 26, 2016**TO: Service Committee****RE:** ORDINANCE ACCEPTING THE RECOMMENDATION OF THE REYNOLDSBURG BOARD OF ZONING AND BUILDING APPEALS TO RESCIND THE SPECIAL EXCEPTION USE PERMIT- (6366 E. Main Street; proposed use - Auto Sales); applicant, Jason P. Goss, AND DECLARING AN EMERGENCY. (First Reading 9/12/2016 ~ Requesting Adoption upon Second Reading 9/26/2016).

Emergency/Suspension: Emergency**Reason For Emergency: Immediate preservation of the public peace, health, or safety****6366 E. Main St.; Sixth Month Review of Application #170493; Applicant Jason P. Goss; Business Auto Direct Columbus; Permit #102-SE; Ord. #81-15**



Planning and Zoning Office
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 170493
Permit #:
Date Submitted: 7/8/15
Fee Amount: \$350.00
☒ Paid: 3931

I. PROPERTY INFORMATION

Property Address:

6366 E. Main St

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Auto Direct Reynoldsburg LLC

Contact Email:

Auto Direct 73@yahoo.com

Contact Phone Number:

614 565 7763

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

Auto Direct Columbus OH Inc

Contact Phone Number:

614 565 7763

Description of Use:

Auto Sales

Contact Name:

Jason Goss

Contact Email:

Auto Direct 73@yahoo.com

IV. APPLICANT INFORMATION

Applicant Name:

JASON P. GOSS

Applicant Phone Number:

614 565 7763

Applicant Address

6675 CLARK STATE RD
BLACKICK OH 43004

Applicant Email:

Auto Direct 73@yahoo.com

☒ Property Owner

☒ Business Owner

☐ Contractor

☐ Architect

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)):

☐ Major/Minor Site Plan Review (\$500/\$250):

☒ Special Exception Use (\$350): Auto Sales

☐ Other:

Applicant shall submit **nine (9) copies** of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature:

Date: 7-1-15

Additional Notes:

OFFICE USE ONLY

Zoning Information

Zoning District: CC

☐ Historic District

☐ CC Overlay

Other Board Approval

☐ DRB

City Council Meeting

Date:

☐ No Action Taken

☐ Approved (w/ Conditions)

☐ Introduced As Ordinance

☐ Denied

BZBA Meeting

Date: 8/28/15

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

Clerk of Council

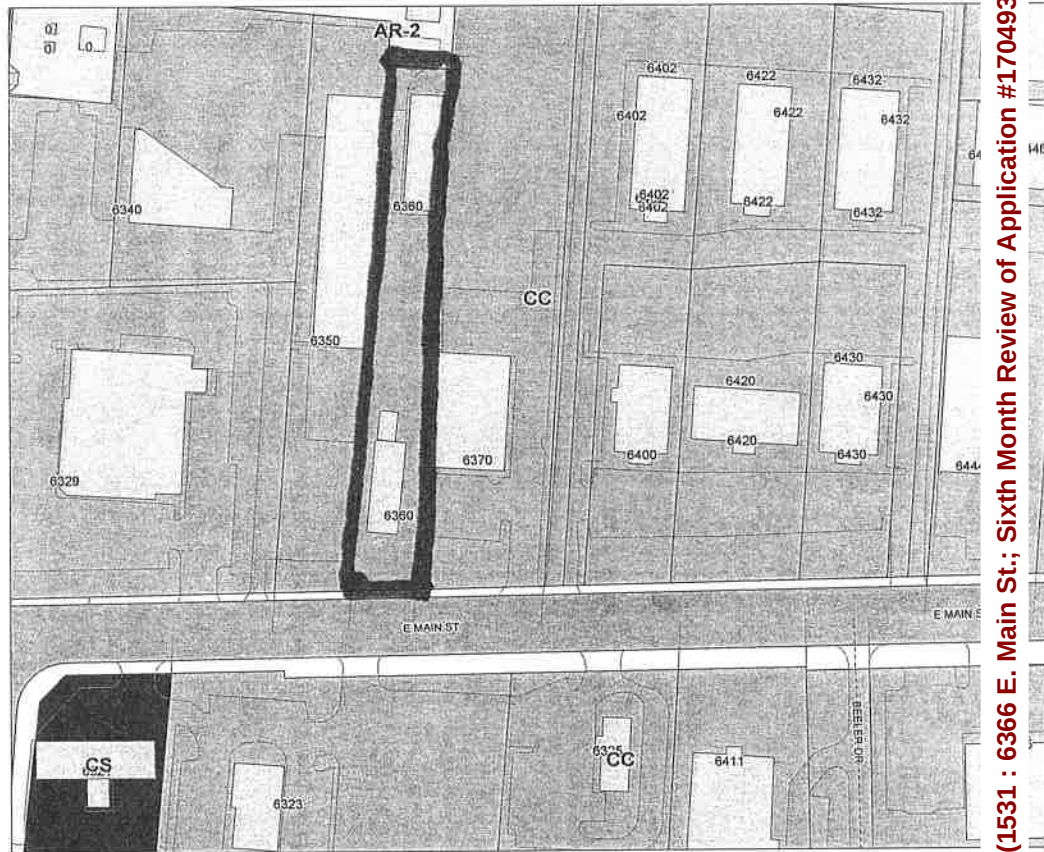
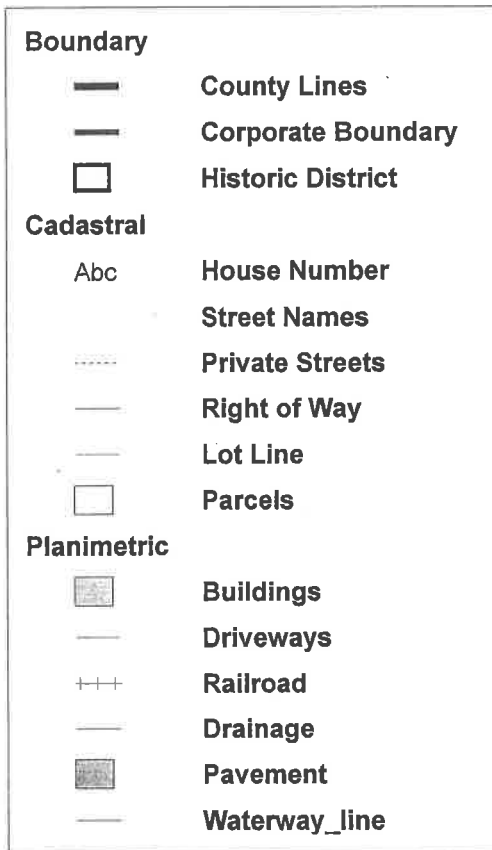
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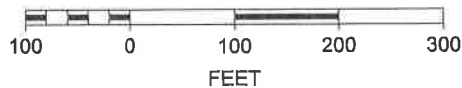
Planner Initials:

Date:

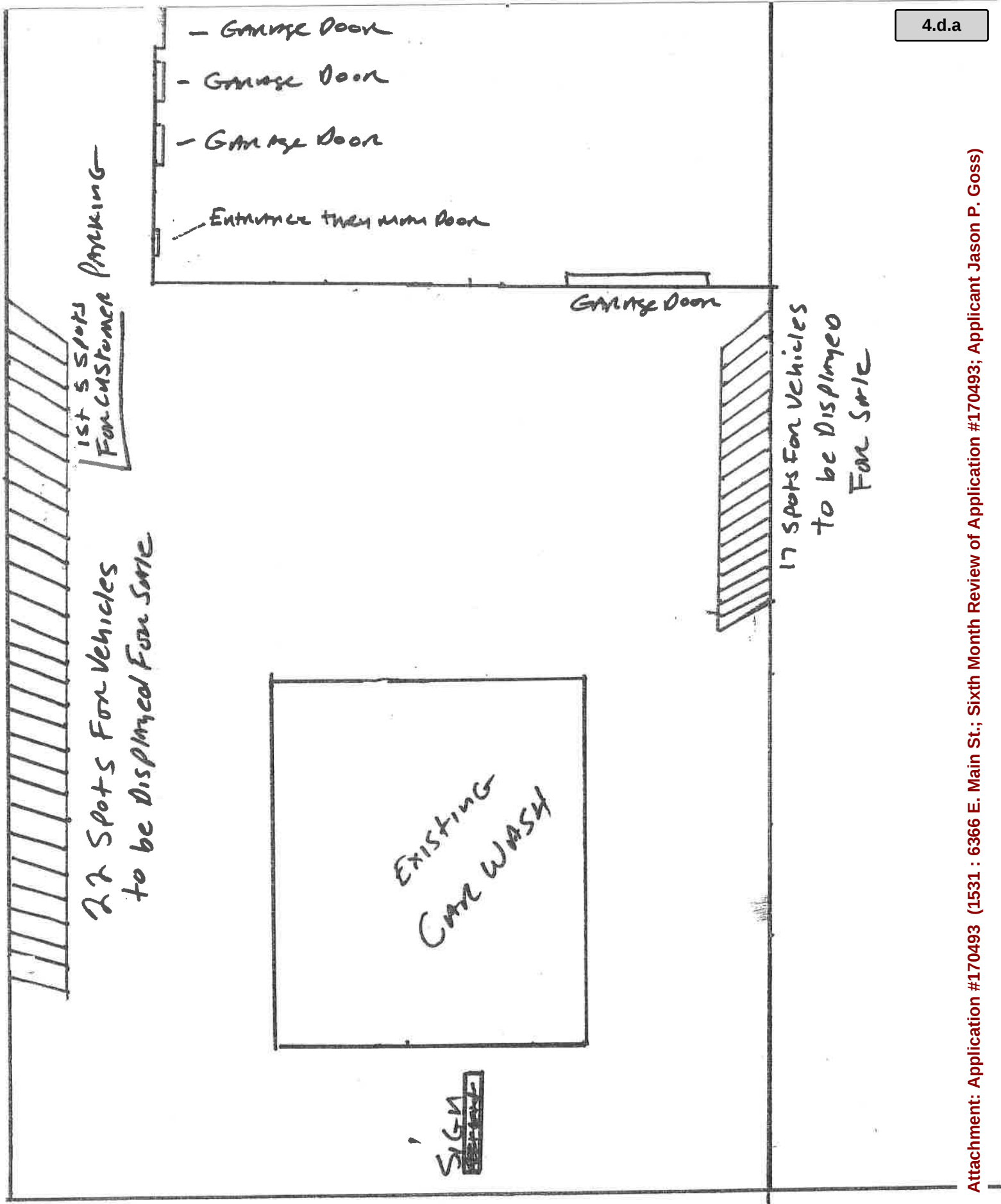
Map1



SCALE 1 : 2,216



Attachment: Application #170493 (1531 : 6366 E. Main St.; Sixth Month Review of Application #170493; Applicant Jason P. Goss)



Description of proposed activity's at 6366 E Main St Reynoldsburg Oh 43068

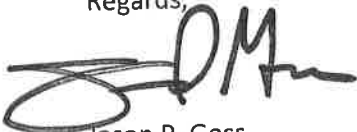
- 1) Used Auto Sales
- 2) Auto Detailing
- 3) Minor auto repair on Auto Directs vehicles only.
- 4) Approximate employees will be 5
- 5) Approximate sales 40 autos per month
- 6) Hours of operation 10-7 MON-FRI 10-4 SAT CLOSED SUN

Proposed Site improvements

- 1) Seal and repair black top
- 2) There is no grass or landscaping to maintain on property
- 3) Long term goal is to demolish front building 6360 E Main St. It will not be operating as a business.
- 4) A 4 yard dumpster will be in fenced area once front building is demolished. It will be at the rear of the front building until demo.
- 5) Used car sales will not have any negative effects on adjoining lots than the existing business that's here. It will have a positive effect on adjoin lots by eliminating the traffic jams that occur daily when the car wash is busy due to the car wash being closed.

If there are any question's that you have please feel free to call me anytime at 614-565-7763

Regards,



Jason P. Goss

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, AUGUST 20, 2015 6:30 PM

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

A. CALL TO ORDER

PRESENT: Linder, Donovan, Enfinger, Wallace
ABSENT: Rettke

2. APPROVAL OF MINUTES

Minutes of May 21, 2015 and July 16, 2015 Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Chairman Enfinger: Please stand and raise your right hand if you will be speaking this evening. Do you swear and affirm that the information you give tonight before the Reynoldsburg Board of Zoning and Building Appeals is true and honest to the best of your knowledge? (All affirmed.) Please sign in and list your address, as well. And, when you come to the microphone, state your name and address so we have that on the record as well. Thank you.

B. PUBLIC COMMENT

Chairman Enfinger: Is there any public comment this evening? Since none is apparent, we will move on.

C. UNFINISHED BUSINESS

Chairman Enfinger: There is no unfinished business.

D. NEW BUSINESS

1. **ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (6366 E. Main Street; Proposed Use – Auto Sales); Applicant, Jason P. Goss**

Mr. Enfinger: Staff, may we have the presentation please?

Mr. Snowden: Application #170493, for a Special Exception use Permit; 6360/6366 E. Main St.. The applicant is Auto Direct Inc. For the property located on the north side of East Main St. Between Brice Rd. And Rosehill Rd. Existing zoning is CC- Community Commerce District, and the property is in the CCL- Community Commercial Overlay. The request is for the Board to review and approve a Special Exception Use Permit for auto sales use in the CC district; current use is Auto Services, and the applicants representative is Mr. Jason P. Goss.

The location was an existing car wash and auto detailing shop. Adjacent uses include commercial businesses, also in the CC District. To the west the property is adjacent to an auto repair business. It is marked on the map as Dodd's Bodyworks. To the north, the property is abutting some single and multi family dwellings in the AR-2 district of the city of Reynoldsburg, and of the city of Columbus. To the immediate east is an auto parts retailer. There are several auto uses clustered in this area. Staff's Review: Background information - the applicant has changed the use of the parcel without a Zoning Certificate, or a Certificate of Occupancy from the Building Division. This issue was referred to the Planning and Zoning staff from the Code Compliance Division. Use Classification - the property as it exists is Auto Services. The change to an Auto Sales Use requires a new Special Exception Permit. The applicant stated in their narrative that minor repairs to vehicles will take place on the site. Staff's view on this is, as long as the service is not a service that is being provided to the general public, it could still be classified as an accessory use and the entire parcel could still be classified as Auto Sales, rather than Auto Repair. Staff is comfortable with the assessment of Auto Sales. Addressing - when Mr. Goss came in to turn in his application, Staff found that the property was addressed by the County Auditor's Geographic Information System as 6360 East Main St. Staff consulted the City Engineer and found that no address had formally been assigned to the rear building. Staff's suggestion is that, although this permit is going to be for the entire parcel to be used in this auto sales business, Staff would suggest that the applicant contact our Service Department and request a certified address for the rear building. There is no fee for that, and the Service Department can have our consulting Engineer assign one. Demolition of the front structure - the applicant has proposed to demolish the front car wash structure at some future date. This does require zoning approval and a demolition permit from the Building Division. The applicant has made some comments about the dumpsters, which are currently stored in a screened area, directly behind this front building. Any new dumpster which is installed here, or any relocation of dumpsters, is going to need to comply with the screening requirements of the Zoning Code. There are certain actions, in this case, that may require Design Review Board approval. Staff would like the applicant, in their presentation to clarify exactly what they are thinking and proposing, so Staff can assist with that process. The current condition of the awning on the front structure is not in compliance with the City's Property Maintenance Code. The Code states that any signage, or any detailing such as this, needs to be maintained. You can see from the photo, that the awning material is separating from the structure. Parking - you can see from the series of photographs that this is an extremely narrow site. The property is only about 60 feet wide. Staff measured it using our Geographic information System. The applicant, in their provided plan, provided for forty-four parking spots. Staff has some concerns about the narrowness of the lot. Generally, with car dealership uses or auto sales uses, property owners and operators like to have as much public street frontage as practical. In addition to that, you should be able to see that when this was a car wash, the lane pictured on the left was the entering/manuevering lane, and the exit lane on the right, which is now being used for car storage. That was not indicated on the plan, so the staff would like some more clarification. You can see cars displayed in front of the building which is different from what is indicated. Staff has some concerns regarding the entry/exit. The Board may want to suggest some enrty/exit signage so that people know how to enter and exit the property. Rear yard - the applicant did not mention the rear yard in their plan. The rear of the property has a fenced in/storage yard of some type. I stated generically

that some of the brush is several feet in height. Staff would like clarification about what is back there. I was unable to determine what material is on the ground... gravel, pavement, yard. Staff would like to know what the applicant proposes to do in that area. Signage - any reface signage in our Community Commercial Overlay, will require Design Review Board approval. Staff gave three recommendations in the event that the Board is comfortable with the application and is willing to approve it. Staff would suggest that the applicant be required to apply for a Certificate of Appropriateness for the ground side, remove the damaged awnings on both buildings, and remove the high grass in the rear yard and maintain that as it was originally installed. The authority items are the sections of the Special Exception Use Permit Chapter of the Code which have to do with the maintenance of the property. I am happy to answer any questions.

Mr. Enfinger: Very thorough. I appreciate that Mr. Snowden. Would the applicant please step to the mic?

Mr. Goss: 6366 E. Main St., Reynoldsburg, Ohio 43068. In regards to the back, I am planning on getting a bulldozer back there. I want to level and gravel that area. Most likely, when the front building comes down, and everything is approved, I will pave the entire lot. I own the building. I am going to be improving the building. I am going to be improving the property. It is a narrow lot. My plan was to have parking on one side of the property, at the rear, which would give room to turn around. We will be keeping about forty to fifty vehicles.

Mr. Donovan: The sign says ninety.

Mr. Goss: It says, "Seventy vehicles available." I always have twenty to thirty cars in the pipeline. We have cars at auto auctions. It does not necessarily mean they are sitting on the property. It means they are available to us.

Mr. Snowden: Mr. Chairman, may I ask Mr. Goss a question please? Mr. Goss, what is the material that is in the rear yard? Is it suppose to be a yard.

Mr. Goss: No, it's gravel and weeds.

Mr. Snowden: So it was originally gravel and has become overrun?

Mr. Goss: It had gravel but is not level, so I am not real sure what it was because it has been like that since I have had it. It has had gravel down but the grade is not at all level.

Mr. Enfinger: So, you have owned the facility for some time now?

Mr. Goss: I bought it in either April or May of last year.

Mr. Snowden: Mr. Chairman, gravel may be added if there is existing gravel there. Any paved surfaces in the City have to be permanent paved surfaces. But, if there is gravel there now, you can maintain gravel.

Mr. Goss: There is definitely gravel.

Mr. Enfinger: So my first question was going to be, "When did you take ownership without going through the proper channels?"

Mr. Goss: We have been out there about sixty days. When I first got out there, we ran a repair facility for our own vehicles out there. I have owned Auto Direct for eight years, we have sold seven thousand cars. I had twenty employees. I am downsizing. I own this property, I was leasing the other building. When I opened my other car lot, I did not do any of that. I had no idea. I did not know that I had to get zoning or anything like that. When Reynoldsburg came, it was a complete surprise to me and I came directly down here and spoke with Josh.

Mr. Enfinger: As far as the number of vehicles on the property, how many do you currently have?

Mr. Goss: I'm going to guess fifty. The number of vehicles I control. I had a car lot that had two hundred cars on it. I can get two hundred cars now but we obviously don't have the space. Whatever number you are comfortable with, that works for me, will be the number. The old Target building on Scarborough, there is a Capitol City Auto Auction there, I could put fifty cars inside there tomorrow, and store them. That is not an issue. When we get everything set up, if it's approved, it will be a very nice looking building. We will take care of it. We are going to pave, paint, change the awnings or tear them down. Whatever we have to do.

Mr. Enfinger: So the condition you have kept the buildings in up to this point, will not be indicative of how you are going to treat them?

Mr. Goss: There have been a lot of improvements in the building already. They have just been interior improvements.

Mr. Enfinger: You have had the property for a while and the back has grown up with weeds. So you can understand our concern, we just want to make sure that it is perfectly clear that everything needs to be kept to code. What is the plan and time frame for the demolition of the front structure?

Mr. Goss: Obviously I have to get an approval from you before I tear the building down, since it is an existing car wash and it is going to be an auto sales place. Once that is done, I have quotes, I have to apply for demo permits, I will get it done. The front building is not only a hindrance to me, it is a hindrance to Reynoldsburg. It is an eyesore. It is also a hindrance to traffic. The traffic backs up on Main St., and the place has lost money as a car wash for the last eight years, I have their financial statements. It's not a business that can make it in today's world. I ran it as a car wash for a year. It lost money month in and month out. Whatever that property becomes, it can not be a profitable car wash. I bought the property from a friend of mine who owns a title company. He is very successful. He ran it himself for a year to try to get it to make money. It can't make money. The building is an

eyesore. I lived in Reynoldsburg twenty-five years ago. I am shocked at how nice Reynoldsburg is today. That building is not doing any good for Reynoldsburg. I opened up eight years ago, I've sold seven thousand cars. I have an "A+" rating with the Better Business Bureau. We have always gotten compliments on our buildings. In the event that you approve this, I can guarantee that whatever we do will benefit Reynoldsburg.

Mr. Enfinger: Once that is gone, what is the configuration of the parking? What do you envision going forward?

Mr. Goss: No matter what, the vehicles are going to have to line up on both sides of the property. They are going to have to be on the east and west sides of the property. I don't envision having cars across the front of the property. I heard somebody say something about car lots liking to have frontage. In today's market, frontage means nothing. People run car lots out of warehouses. It's the internet. So, is the drive by traffic customer good? Yeah, it's a plus, but that's not where the customers are coming from anymore. They are price shopping on the internet.

Mr. Enfinger: How many cars would you be able to stack on one side and not have to have them on both? When I went in there, it was next to impossible to turn around.

Mr. Goss: My thoughts were to have the cars on both sides, but towards the rear, and have the cars stop. That way there is an opening so someone could pull in and park and have plenty of room to back out. It's going to be tight no matter what. It is tight with no cars. It was tight as a car wash. The only thing I can think of is, one side has cars all the way, the other side has cars halfway, and that opens up a lot to be able to pull in and back up. And, on Dodd's Body Shop, what I would do is put signs that say "Customer Parking" on that brick wall. That way they know to pull in over there and they could back right out.

Mr. Enfinger: Will they park parallel to the wall there?

Mr. Goss: They could pull right into the wall. Or it could be on either side. If they are parking there, that gives them room to back up. It would have to be three or four spots towards Main St. We are not going to have fifty customers there at a time. If we have three customers there at one time, that is going to be the most.

Mr. Enfinger: Mr. Snowden, is there anything stated in the Code regarding number of vehicles per square foot of property. It is a very narrow piece of property so you are going to have to make it work, but in doing so, that may mean limiting the number of vehicles you have there.

Mr. Snowden: Mr. Chairman, and other members of the Board, I don't think the Code is going to provide us with any guidance on this particular detail. Staff's position would be that this is going to be a narrow property for anyone. There are not going to be a whole lot of other uses that are not going to have the same issues, except maybe in and out retail at a particular spot, and they would be upset with how far back the building is located. There are not a lot of other uses that are going to work.

Mr. Enfinger: It has the potential to work, with what you are wanting to do.

Mr. Snowden: Assuming that Mr. Goss's application was approved this evening, and he carried through the process, and went through to remove the structure at the front, Staff at that point would want to see a minor site plan, to show how the whole thing is going to look. It is a Zoning/Administrative approval, which means, I would approve it before the demolition approval could be issued through building. Mr. Goss could show Staff at that time. It is going to be something that someone with the experience of laying this out would have to do. That would be a good time for him to show Staff a more defined parking area. The impression that I am getting is that Mr. Goss had to move his business in, and that he is on the right path. We just need a system in place to make sure all of these details are taken care of. He stated in his application that he wants to repair the asphalt and repave. I would like more detail to see how it will all come together.

Mr. Enfinger: In that minor site plan, there would be a clear understanding of how many vehicles would be allowed on the property?

Mr. Snowden: Parking would have to be delineated based on the number of spaces per the Code. Right now this is open tar. This was travel lanes. The spaces are not detailed out. It's not as if I could look at a site plan of a shopping center and say they have a certain number of spaces. We can't really do that here. If he did that, Staff could review it based on the Code, how many parking spaces would need to be left for customers, and so forth. It is really murky now because the lot is not laid out in a normal manner for parking fields. And there is additional land there. It would seem to me that it would be unfortunate to deny the permit based on a lack of parking when Mr. Goss said he is willing to remove the building as soon as the Board approves the use.

Mr. Enfinger: My only concern is the amount of vehicles that will be on the property. It is a small property so it could really feel crammed, it's going to feel jammed up and we are going to be trading one eyesore for another. That is a concern I have. Again, with the minor site plan, I think it is reasonable to expect that we could know the number of vehicles. And, at that point it is laid out, you could make a decision as to what would be an appropriate number of vehicles to have on the property at any one time.

Mr. Snowden: Mr. Chairman, give me just one moment.

Mr. Enfinger: Any other questions from other Board members?

Mr. Donovan: I would like to know if you will be doing warranty or repair work on this property?

Mr. Goss: The only work we will be doing is minor repair work to our own vehicles. We will not be doing any work for the public. We have a four car shop behind there and we are going to use it. But, we will not be doing any major repairs. We will be doing brakes, oil changes, and things like that.

Mr. Donovan: This is for the vehicles you have on your lot?

Mr. Goss: For our own vehicles. We will not be trying to make a profit off of servicing cars. It will be strictly to service the vehicles that we are selling.

Mr. Snowden: Mr. Goss, do you know the approximate square footage of the back building?

Mr. Goss: 50 feet by 120, seems like that is about right.

Mr. Snowden: There is no specific requirement in the code for parking for this specific type of use. One for every two hundred square feet is the standard for retail and one for every one hundred square feet is the standard for in and out restaurant use. Even if we held them to a very high standard for parking, it is still going to be essentially ten spaces.

Mr. Enfinger: That would be for the customers and not for display of the merchandise.

Mr. Snowden: Correct. My point is, if that is a finite number, I will calculate the amount. And, if Mr. Goss does a minor site plan to remove the front building, he will only be allowed to have as many cars as what remains after that number. Even if I calculate off the retail, which is the lower number.

Mr. Enfinger: I follow.

Mr. Snowden: That is going to leave him with a finite number. Hypothetically, let's say he has fifty spaces, he will need ten for customers and will have forty spaces in which to display vehicles. However you want to space this out. And the spaces must be a certain size per the code, and I get that to whoever is going to do your site drawing.

Mr. Enfinger: That is the kind of clarity, kind or specificity, I think is necessary. At this point, when you drive through there, it is a hodgepodge. I understand you have the building to get down, so it is in the process. So to approve this, we want to make sure we know exactly what we are approving and not just a hypothetical situation where we leave it to you. That is the point of the concern.

Ms. Wallace: In this picture, even if you had cars down both sides and double deep on the one side, you could still have room if he only went back half way. Plus, when coming down Main Street, you are not going to be seeing this big line of cars because there is no frontage. It is all going front to back, so I don't have a problem with seeing the cars lined up, especially if the lot looks better than it looks now. I do not thin the front to back will be any kind of eyesore at all. You will see one or two cars and the rest will be hidden behind those.

Mr. Enfinger: My comment on trading an eyesore for an eyesore, was not meant to indicate that I feel running down both sides would be an eyesore. I think that is perfectly reasonable and would look very nice. My point is, if you take the cars all the way back, there is no way

to turn around and there is too much going on. But, if you have it stop at a point, you could turn around.

Ms. Wallace: It seems like, with the building gone, and with cars in rows, and with the paving and lines, it will be much more appealing when driving down the road.

Mr. Snowden: Mr. Chairman and Members of the Board, it seems the Board is comfortable with the use, but wants to make sure these details are addressed. One of two things may need to happen. Either Mr. Goss will need to get a minor site plan where he can address that specific portion of it, in addition to the other items I listed as suggestions for requirements. The other thing that could happen, depending on how much Mr. Goss wants to change the building, as far as color changes, material changes, etc...DRB could review and assist with these changes. In addition to the comments that I made in my report, as part of the review at three months, Mr. Goss will have either submitted a site plan, or submitted a package to Design Review, for Design Review Board's approval. Essentially it will amount to the same thing. I don't know if that is something the Board is open to, but that is the only other guidance I can give the Board.

Mr. Donovan: I thought there was a set-back requirement for selling vehicles from the street.

Mr. Snowden: I have had that told to me by several individuals since I have been here. I have searched the code for literally hours, attempting to find that. Including electronic searches. I can not find anything stating that. The only thing I could find related to that was regarding setbacks for the parking lots for new construction. I have not seen anything else. If anyone knows the code and wants to help me out, I would welcome that. But, I have looked at the code ad nauseam and I have not found any detail about that.

Ms. Wallace: I am comfortable with Mr. Snowden's suggestion of going with the recommendations and letting the Board decide if there needs to be a site plan and letting that go before the Design Review Board.

Mr. Enfinger: I think so as well. So, I make a recommendation that we move to approve Application #170493 with the following conditions: The applicant seeks the appropriate permits for the sign from DRB. The applicant brings the existing structures to code regarding the awnings. And, that the area in the back section be addressed. Seeing that those are agreed to, and pending approval of this Special Exception Use and a Minor Site Plan, that can be reviewed by staff.

Ms. Wallace: I will second.

Mr. Snowden: This application will be forwarded to City Council. The Clerk of Council will contact you if Council elects to hold any additional hearings, or take any additional action. You have already submitted for your zoning certificate. Once staff receives a notice of approval from the Clerk of Council, Staff will contact you when the certificate is ready for pick up. Once that certificate is secured and ready for pick up, you will need to contact the Building Division and submit plans for building occupancy. Those plans will be interior

drawings of the rear building that you want to occupy for your business. After that, have all required inspections. Board members, to clarify a procedure that has not been consistently followed, per Section 1145 of the Zoning Code, Staff will review this permit approval in six months. And to confirm compliance with the conditions and report those findings to the Board. If the applicant has not complied with all conditions of their approval, and completed all the required steps to open the business or use, the Special Exception Use can be revoked by the Board. With that, I will turn it back over to the Chairman.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/14/2015 7:30 PM
MOVER:	Aaron Enfinger	
SECONDER:	Libby Wallace	
AYES:	Linder, Donovan, Enfinger, Wallace	

2. 7524 E. Main St.; Application #170630; Unnamed Eatery Serving Ice Cream, Sandwiches, and Festival Foods; John and Heather Fry

Mr. Enfinger: Application #170630 for 7524 E. Main St. May we please have the presentation?

Mr. Snowden: For Special Exception Use Permit, for an eating and drinking establishment, with a drive thru service, for the property located on the north side of E. Main St., between Jackson St. And Waggoner Rd. It is in the CC - Community Commerce District, as well as the HCO - Historic Commercial Overlay. The request is for the Board to review and approve a Special Exception Use Permit for drive thru service in a multi-tenant building, in the CC - Community Commerce District of the City. Current Use: the structure is vacant. It has previously been retail sales and an eating and drinking establishment. The applicants representatives are John and Heather Fry. Adjacent uses include commercial businesses in the CC - Community Commerce District. All adjacent properties are within the Historic Commercial Overlay. To the north, the property is abutting multifamily dwellings in the AR-2C District of the City. In front of you is a site plan of the lot as well as an indication of the specific tenant space. Use clarification: the property is in the CC District, as stated. In this district, eating and drinking establishments are normally a Special Exception Use and the Board reviews permits for those. However, Section 1194 of the Zoning Code provides a modified use table for commercially zoned properties that are within the Historic Commercial Overlay District, and assigns eating and drinking establishments as a permitted use. It did not modify the drive thru service use requirements, so Special Exception Use is still required. What the Board is considering is whether the drive thru use, and location of the window and its details, are acceptable. There is a separate use table for the Commercial Overlay that removes that from being a Special Exception. The applicant is proposing to repurpose an existing drive thru window for their service window, which was originally constructed for a bank and contains two bays. Under 1194 of the Code, regarding drive thru services, and mostly referencing new construction, it states that the architectural detailing and materials need to be carried throughout. Looking at the canopy, although it would be nice if there were brick elements on the pylons, to tie that in consistently, if it were a new building. The idea is that the drive thru should not look like an afterthought and should be integrated into the structure. Staff is comfortable that has been met. The only concern, that staff had specifically, is the entry into that drive thru. If you look on this site plan, you can see it

better indicated, this is an entry point and this is an exit, to access this window, you will be crossing the opposite window and then have to turn around. It is going to be a problem for the Fry's, it was probably a problem for the bank. Although, the bank may have had folks coming a different direction. Obviously the ice cream and sandwiches can not go through a pneumatic tube to get to the customers. That is really what the issue is there. The opposite argument is that there really is not any traffic back there right now, although there are some other tenant spaces. I would encourage the Board to listen to how the Fry's are presenting, and how much business they anticipate and so forth. There may need to be some additional signage or striping for the drive thru in order to get to that window.

Mr. Enfinger: Would the applicant step up to the podium please.

Mr. Fry: We do have a name now. I noticed that it was listed as "Unnamed." It is Carnival Ice Cream. We want to do a lot of hard dipped ice cream, subs, carnival foods, corn dogs, cotton candy, popcorn, etc... Items you can only get at a fair and not all year long. We have teamed up with Johnson's Ice Cream. We have met with them, and we have Matt and team and they are going to be our supplier. Technically, we are bringing Johnson's Ice Cream back to Reynoldsburg. As far as the drive thru, our thought was, there are a couple of ways to exit. You can do a reverse u-turn out, or you can take the other exit that takes you into the other shopping center, or back out to Waggoner Rd.

Mr. Donovan: Have you spoken to the property owners regarding being able to do that?

Mr. Fry: Yes. We have talked to them about being able to operate as a drive thru, and they know exactly what kind of business we are doing. We are in the process of putting the lease together. We are finalizing a couple of things. We have agreed to what each party is responsible for, especially from a cosmetic standpoint, because it has been vacant for twelve years. So, we have a lot of work to do. It is the largest retail space in that complex. We would like to get it going and bring more retail back into that area. There are a lot of vacant spots in there.

Mr. Donovan: Are you going to have sit down service at all?

Mr. Fry: Yes. One of the things we were concerned about was the stacking, so if you look behind there, there is parking. There is a back door, so the staff can run it out to them, and they can then leave. So, it keeps the process and the flow going.

Mr. Snowden: Mr. Chairman, and Members of the Board, I was wondering if it would be possible for the Board to require specific signage, or if the Board feels it is necessary. In staff's view, that could be helpful. A lot of fast food restaurants are utilizing the waiting areas and because of the unique configuration, maybe it is something the Board should require instead of just recommending.

Ms. Wallace: I know most drive thrus have the pull over and wait for your food thing. And I'm sure it wouldn't be an issue to paint an arrow and have a corner sign that directs you to pull around the building to the left and into a numbered space. This is common in drive thrus

that have a longer cook time. I have lived here fifty years and that complex does not have a ton of constant traffic thru it. In a shopping center, my personal thought is that you don't have continuous constant traffic flow like you would have on Main St. So I don't think it would be an issue to come in up against the building.

Mr. Fry: Right now, there are no businesses behind there. It is all vacant.

Mr. Snowden: Mr. Fry, let me interject, there is one catering business at the very back of the property. But the tenant spaces that face that are actually currently empty.

Mr. Enfinger: So, around the corner where we are talking staging the stacking of the drive thru, there are actual parking spaces?

Mr. Fry: And that is on an as needed basis.

Mr. Snowden: You should be able to see that on your site plan.

Mr. Enfinger: Is there a way that you could have an agreement with the landlord and be able to designate that these two to three spaces are yours? I don't know how far away it would be before another tenant would desire to have that area.

Mr. Snowden: Mr. Enfinger, if you look on this site plan, there are two tenant spaces here, this is an access pathway between the two buildings approximately six feet wide, so there is a little bit of room there. I don't think we are going to be overwhelming the rear tenants and taking away their parking. In addition, the catering use utilizes this area for vehicle storage and parking.

Mr. Enfinger: Are you going to have a board you drive up to before moving forward? Or will you place the order face to face?

Mr. Fry: There will be a prior menu.

Pastor Linder: Where will that be. Will that be toward the entry?

Mr. Fry: If you can see the very far part of the building, there is going to be a menu there. At the very beginning.

Pastor Linder: The only thing I'm curious about is, if they are going to drive into this holding space, and then back out, will there be any anticipation that if someone just got their order and is backing out...

Mr. Fry: No need to back out. When they pull in, they are in a lane.

Pastor Linder: Almost off and into a space?

Mr. Fry: So if someone wanted to go past them, you have that other lane that we are not going to use. I have no use for that second lane.

Mr. Enfinger: That does bring up the concern of where the menu board is, so if you have two or three people staged in line, where are they going to be? Maybe the best thing is to have the board next to the window. These are things you are going to have to work through with striping...

Mr. Snowden: Mr. Chairman, and Members of the Board, unfortunately the Code offers us absolutely no guidance on stacking space requirements. Some cities require up to eight, and that is usually the communities that have the lane wrapping around the building. In my experience, I have only seen a handful of locations that utilize that.

Mr. Enfinger: So the concern is, it is going to be a wildly successful business, and on any kind of warm evening you can drive by the Dairy Queen and see that the traffic is very problematic. So you can see our concern in wanting to make sure that these kinds of things are thought thru.

Mr. Fry: We put a lot of thought into the drive thru. It is one of the first things we talked about and addressed. The first question I had was, where is the stacking?

Mr. Snowden: What about stacking in front of the building and then turning left into the lane?

Mr. Enfinger: That goes against the flow of traffic.

Mr. Snowden: You are right.

Mr. Enfinger: Theoretically, how many vehicles could you put if you had one at the window? Are you talking three at most once you get past the corner of the building?

Mr. Fry: Actually, we can get four before we get into the intersection where people are going to come in and turn left to go in front of...

Mr. Enfinger: If we have six vehicles?

Mr. Fry: You pull two around to the holding spots.

Mr. Enfinger: maybe you have two in the holding spots, and there are six vehicles with four stacked up, and two more trying to get in. There obviously will be a lot of issues with people trying to leave and everyone trying to stack in. That is where clear definition on striping would be, like a little stop sign or some pavement markings like "Stop Here to Wait for Clearance." Otherwise, they will just back up and stack up, into that exit lane. Who has the purview for deciding and requiring that? Is that us?

Mr. Snowden: The Board has that power. If the Board thinks that it can work, the Board can approve. If the Board thinks it will not work, the Board can deny it. If the Board would like to see more information, the Board could table it and give Staff parameters to view such a plan. It is really up to you. You have pretty much unlimited discretion.

Mr. Enfinger: So what time are you looking at to try to open?

Mr. Fry: What we have worked out with the landlord, because of the cosmetic work which needs to be done inside, we have a four month build out, which means going inside with new flooring, painting, dry wall, bringing in of equipment. So we have a four month window before we actually open, once everything is done through the City.

Mr. Enfinger: So, the restaurant can open irrespectively. Our concern here is strictly the drive thru.

Mr. Snowden: Given the persnickety Use Table of the Code, Staff was not totally clear with Mr. Fry that that was the case. So, now that he knows that, he can move forward with securing a zoning certificate for the main part of the business and start going through that process while the details are worked out with this drive thru.

Mr. Enfinger: I certainly think it is doable, I just think we need some specifics and exactly what it is that we want to do. And maybe the officer might be able to help out there.

Mr. Fry: I know there was a coffee shop prior. Is there any documentation for this business as to what they had and what they did?

Mr. Snowden: That is a great question. Do we know what year they were approved?

Mr. Fry: It was empty in 2003.

Mr. Snowden: Staff probably does not have those records accessible. They are beyond the retention schedule. Did they utilize the window?

Mr. Donovan: In the frontage of that building there was a pastry place.

Mr. Enfinger: It use to be Five Cups or Three Cups, something along those lines.

Ms. Wallace: I don't have an issue with the drive thru if we would give Staff the authority to have guidelines for arrows on the pavement, if allowed by code to have hash marks so drivers don't block the side that goes down to Tyler's. Just something for a visual to tell people to wait here. I don't think it is going to be an issue.

Mr. Enfinger: If you have ever sat at Moo Moo's waiting, there is a place where you cross a couple of times. I think people could get use to it. And even if they are stacking up in the traffic lane, not right in front of the building, but farther away, if everyone learns that this is where they stack before they come in, we are all smart.

Mr. Fry: Like above the drive thru have "Drive Thru Entry"?

Ms. Wallace: Or arrows on the pavement that show the traffic pattern. Most people are courteous drivers. You do have people that are not. Most people would allow someone to turn that was waiting for the drive thru.

Mr. Donovan: I will give you an example, go out on the street corner out here and watch all the people run through the red light. People do not care. My thing is, he has already covered the property thing about being able to use the other property's driveways to get in and out. That will alleviate a lot of their problems.

Ms. Wallace: I don't think it is going to be an issue going in and out.

Mr. Snowden: As I stated before, all of our Special Exceptions are suppose to be reviewed at six months. The Board could put on some sort of condition that would address this. Staff could also attempt to pull accident data to see if there have been any issues. I do not know what else the Board could require. It's one of those things where it looks like it could work. Staff is not overly panicked about it. But, obviously the Board wants to make sure that it is done properly.

Mr. Enfinger: I think specificity on the issue again, like before. I think it is completely doable. Let's just have a plan. I make a motion that we move to adopt and approve Application #170630 with the following condition, that the applicant works with Staff in coming up with a traffic flow plan that is suitable to safety concerns for the community as well as other tenants in the building.

Mr. Donovan: I will second it.

Mr. Snowden: Mr. Fry, that stands approved. I always provide a written notice, mailed out, stating the information I am about to read to you, but I want to read it into the record. The application will be forwarded to City Council, and the Clerk of Council, if Council wants to have any additional hearings or take any other action. I will check my files. I think I have a Zoning Certificate application for you already. Once I receive notice from the Clerk of Council, I will contact you that it is ready to pick up. At that point I would really like to see a more detailed plan for the drive thru configuration. Once the Zoning Certificate is obtained, you need to contact the Building Division to submit your plans for building occupancy, as we have discussed. Per Section 1145 of the Code, Staff will review this in six months and report the status back to the Board. Have a great night.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]
MOVER:	Aaron Enfinger
SECONDER:	Richard Donovan
AYES:	Linder, Donovan, Enfinger, Wallace

3. 1914 Brice Rd.; Application #170778; Childcare Center; LaTarsha Pritchard

Mr. Enfinger: Application #170778 at 1914 Brice Rd., a childcare center. Mr. Snowden, may we have the presentation please?

Mr. Snowden: Thank you Mr. Chairman. It's Application #170778, Special Exception Use Permit for a Childcare Center for the property located on the east side of Brice Rd., just south of Livingston Ave. It is located in the CC - Community Commerce District of the City, as well as the CCO - Community Commercial Overlay. The request is for the Board to review and approve a Special Exception Use Permit for a child care center in the CC District of the City. Current use: vacant space. The most recent user was a charitable Bingo game. Applicant is LaTarsha Pritchard and the applicant's representative that is here with us this evening is Mr. David Hodge. Adjacent uses include commercial businesses in the CC district. The property abuts out lots which front Brice Rd. These contain a gasoline station and fast food type business in the CC and CS Districts. To the south, the property is adjacent to another commercial building in the CC District, one of which contains a childcare center. Along the east side, the property abuts the Truro Township Fire Station #162 and the City's Community Garden. And I believe, to the southeast, on a related parcel is the COTA park and ride. The applicant was previously denied for the same use at the same location at the March 2014 meeting of this Board. Staff reviewed the materials and minutes from that application extensively, and encouraged the applicant and their representative to address the concerns that were raised by the Board at that meeting. Since that time, the Big Lots retailer that was in this location on the map in front of you, has left the center and that space is now vacant. The entire center is now vacant except for a carry-out grocery store in the southern most tenant space, which I am indicating. Parking: we do not have a specific parking requirement. You can see some parking ratios taken from other zoning codes. In this case, Staff has calculated that there are over 330 parking spaces on site and the most this applicant could be required would be 20 spaces, and there are 210 spaces required if all of the property was filled with retail. Staff has met several times with the applicant and their representative to discuss the issues that were raised by the Board. Staff would like the Board to determine if there is a parking/loading/drop-off configuration that they would find more acceptable. Obviously, there is the potential to have additional tenants here. There is basically a conflict here between families and loading into the center, and other traffic. Even if you have a stand alone child care center, there is still some conflict between children, family, and other folks, because those centers have a parking facility as well. The applicant stated as part of their proposal that they are planning to load from the front, but staff questions if there is any merit to those details and whether the Board would like to see one or the other. The applicant is proposing to utilize the existing fenced in play area at the rear of the building. Obviously there is a potential conflict between loading and unloading and vehicles idling near the play area. If the Board were comfortable with the use in general, Staff's recommendation would be that the Board prohibit loading and unloading, and require the property owner to establish a specific no loading or unloading, or idling time for vehicles near this particular spot. Staff also suggests that the fence, which the applicant has proposed to detail, would have some sort of high visibility, so it is not just a service structure, but that it is blocking a specific thing. Character: the biggest thing that Staff took from review of the previous material is that the Board felt that moving a child care center into this type of location fundamentally changed the character of the center away from retail to institutional or educational type of use. Staff's main concern with these types of childcare centers is that when the play area is specifically

placed in the front, which you do see in commercial buildings from time to time, that is a very dramatic change from a retail in and out type of use, to an institutional type of use. In this location, they are proposing a place in the back. Staff is a bit more open to that location of the play area, and does not feel as strongly that this is a character change. Again, this is Staff's opinion. All that say, in a complicated way, is that Staff is open to it, and with that I will turn it back to the Board and Mr. Hodge.

Mr. Enfinger: If you could just state your name and address for the record please.

Mr. Hodge: My name is David Hodge and I am a Zoning and Land Use Attorney with the Law Firm, Smith and Hale, 37 W. Broad St., Suite 460, Columbus 43215. I am here this evening on behalf of the owner of the property. It is an LLC, called WK Brice, that consists essentially of two individuals, Jim Wiggins and Dimo Kuzmanovski. I think preliminarily, because this is relevant, all of us are able to speak on issues about which we have personal experience. I have an eight year old, a six year old, both of whom are now in elementary school. And, a three year old who is in preschool. I took the eight year old everyday to the same preschool, as well as the six year old, and as of yesterday, the three year old. So, I have some considerable experience with pick up and drop off at preschools or day cares. The preschool that my kids have gone to, and currently go to, is at the Bexley United Methodist Church, on Broad Street in Bexley, and the parking lot for that church is next to it. It has very narrow aisle widths. It has angled parking. None of which are the required width, which is about nine feet. And, it has no snow removal in the winter. It is tricky and not always easy. I can say without reservation, I have been to tonight's subject site many times. And, with reference to my experience and what is being proposed here, the parking situation, the pick up and drop off situation, is vastly better than my own personal experience. And truly, in my humble opinion, not an issue. There are sixteen spaces along the front. Within the "U" shape of the building, we would like to designate those spaces to exclusive use for the daycare. The way this daycare operates, there is no hard and fast drop off time. A preschool starts at nine. This is a daycare so there are drop offs throughout the day. They are open from 5:30 a.m. and close at 7:30 p.m. And the potential operator says there are no more than five dropping off or picking up at the same time. Now there certainly could be multiple children in the same car. There have been in mine. But, in reference to the sixteen spaces across the front, we don't think there is going to be any conflict. Employees would park in the parking field to the west, so that employees are not in that front location. For the off chance, that folks/parents/grandparents may be dropping off in that parking field, we would propose painting a cross hatched cross walk, from that parking field, over to the front of the facility. As you are surely aware, and as Eric indicated, this shopping center is vacant. There is a Mexican grocery store at the far south space. Those same operators are in the process of finishing a restaurant, I'm not sure they have picked up their occupancy permit.

Mr. Snowden: They have not and their plan reviews may have expired.

Mr. Hodge: It really is a beautiful Mexican restaurant. They have done a fantastic job with the improvement of the interior. The remainder of the center is vacant. There was a Big Lots/Odd Lots at the northern most big box space, but they have since moved across Livingston Ave. From my clients perspective, they have no income. They have a lot of

obligation, they have a lot of maintenance, they have a lot of tax, and they have no income. And so, I am aware that historically, maybe today, there are folks in the city that take exception to having day cares in retail centers. I understand that perspective, but this center is drying on the vine and it needs some vibrancy, it needs some activity. And the hope is that when and if the restaurant opens, and when and if the day care opens, that there is some activity. And, any retailer will tell you that one of the first things they look at is the MORPC map that shows the number of cars up and down the street everyday to tell you whether or not it is a good retail location. Our clients, Mr. Wiggins and Mr. Kuzmanovski, they need some income, they need some life breathed into the center. With reference to the measures that are in that statement, that is part of the packet, I have mentioned the parking, which I think is adequate, and the commitment to painting the crosswalk on the pavement. We also would put some signage along the sidewalk in front, just to let folks know that the sixteen spaces, or some number of them, are reserved and designated for parent pick up and drop off, so there is no conflict. People pull in, see the sign, and they go back out into the parking field. With reference to the playground at the back, you know it's tired. The fence is in bad condition. It's not flush to the ground. So, we would propose moving the fence and installing a new board on board fence that's on the ground. There's also a mechanical in that area. That mechanical would be enclosed with the same fence, mulch would go down, play equipment would go out. There is already a door leaving the building and I think the idea to put some neon yellow bollards around the perimeter of the fence, to make certain that there are not issues with delivery trucks or other cars back there, is a fantastic idea and is something that we are willing to do. I think it is interesting that, as Mr. Snowden mentioned in one or both of the previous cases, that there is a check and balance in place in the code, which if an applicant or property owner doesn't comply with conditions, that the Special Exception can be revoked. That is a great checks and balance, and it holds folks' feet to the fire and really obligates them if they want to continue to keep their work. Even though I have a license to practice law, and even though I am here tonight on behalf of people, I'm not really a lawyer. This is what we do. We go to BZA's, and we go to Planning Commissions, and City Council, and I'm personally on the Bexley Planning Commission. So, I sit on that side of the table, sometimes. It has been good for what I do on this side, but I'm over there sometimes. I don't really like to talk about the law when I do this because it turns people off. It doesn't do what one thinks that it does. But briefly, a Special Exception, or a Conditional Use, or a Special Use, they're all legally synonymous terms, and what those are, are uses that are permitted in the zoning classification that may have a greater impact than just the family of permitted uses. And so, it obligates an applicant, or a property owner to appear before a Board, and there are criteria in the Code that we review to make sure, to make absolutely certain that the use is not going to have a negative impact on surrounding owners, traffic impacts, things like that. We have addressed those standards in our statement. We stand by what we wrote in the statement. And, to the extent that anybody would want me to speak about any of those five or six criteria in particular, I'm happy to do that. But, I am comfortable that we meet them, and exceed them, and certainly child care is a listed Exceptional Use in our zoning classification.

Mr. Donovan: Did you just say you are going to feed them there?

Mr. Hodge: Did I say that? I did not say that.

Mr. Donovan: I was looking for a kitchen and I do not see one. My question is, hopefully you are going to have a hundred and ten kids in there, so how much staff are you planning to have?

Mr. Hodge: Thank you for the question. It is a good one and it is something that I left out of my remarks. Any operator of a daycare/childcare is required to have a license issued by the State of Ohio, the Ohio Department of Jobs and Family Services Childcare Division, which this user has. She currently has another daycare center, one underway at the south end of Columbus, and potentially this one. She has that licensure. And there is a certain ratio, depending on the age of the children, that you have to meet. It's up to twenty employees. They would not all be there at the same time, but it is up to twenty employees/teachers.

Mr. Donovan: My next question is, how are you going to handle that with just two restrooms? And, with little kids who are being potty trained?

Mr. Hodge: Sure, that's a great question, and not one I anticipated. She believes it is an adequate number of restrooms. If additional restrooms are required by the licensing entity, the State of Ohio, or by any requirement in the City of Reynoldsburg, then additional restrooms would go in.

Ms. Wallace: I think with my history with daycare and preschool, that is a pretty average number. In regards to the restroom thing, that seems adequate to me.

Mr. Donovan: They are hoping for 130 people?

Ms. Wallace: Thirty or fifty are in diapers. Where my kids went, there was one bathroom for that same number of kids.

Mr. Hodge: My daughter has a bathroom in her classroom, she is not going to use it, but it is there.

Ms. Wallace: I really know she has a good successful business. I would like for her to bring her business to Reynoldsburg, being a successful business woman. The parking thing out front, and the traffic thing, most people would not send a two year old by themselves. I come down to, and not with just this application, but with every application for childcare, especially ones within strip malls, it is the back where the play area is, and the fact that is a drive through. Hopefully, eventually we will have all the strip malls in Reynoldsburg full again. But, knowing there are going to be semis and delivery trucks out back where the kids are playing, has always been pretty much my only concern. Knowing that is a drive through and cut through, and there is a traffic light there, it's just a traffic area out back with a play area out back is my concern every time someone wants to put a day care in a strip area. With parking out front, you are not going to get dropped off at the door anywhere. You are going to have to get out and walk. So I don't have an issue with the parking and walking across the street to take your kid in, but it's the back thing and I don't know how that can be remedied in this situation.

Mr. Snowden: May I bring you up to speed on the practical details here. I think Mr. Hodge has done an excellent job addressing the individual issues with the use, but there are some issues with the site that we are having, which is one reason I have asked Officer Kessler to be here this evening. He is our Community Liaison to the Brice/Livingston area. And although they are not specific to this application, there are some issues that are effecting the entire property that may need to be worked through. Let me just touch on them briefly. On the screen is the proposed area for the play area. We have found there are transients that may be trying to live on this property. It is something officer Kessler has been investigating. You can see behind the mechanical, one of the items I suggested in my longer Staff Report. Under Staff Recommendation, was suggested that the Board perhaps require some of these additional mechanical devices to be screened for this very reason here. If this was going to be built today, that mechanical structure would had to have been screened or integrated into the structure. It wasn't when the structure was originally built but it would have to be today. Obviously there is a safety issue with having folks attempting to live in the immediate area of where the children will be. That being said, I think Mr. Hodge's point is well taken in that having more activity at the site in general, may discourage that type of negative behavior. If you look to the north, this is another area where folks have been staying, and this is all at the rear of the property. One additional item, I understand that Mr. Kuzmanovski and the property owner have been attempting to prohibit semi tractor trailers from idling and being at the back of the property. The last thing I will state which is slightly separate, there is some issue with the signage. The Code says that anytime a business is closed for more than ninety days, the sign face needs to be replaced with a blank. The Livingston Ave. Entry sign has an open electrical hazard. Staff did an extensive review and was unable to find the permit required to erect the temporary development sign there that appears to have been erected in 2013, based on street view. Although these are things that don't necessarily apply to the specific use, these are some additional issues that are happening at the property, that Staff would like to see resolved as well. If the Board will allow me for one second, I want to see if Tim has anything else he would like to add as far as operations at the facility.

Officer Kessler: I would like to reiterate what Mr. Snowden is saying. We have had a lot of activity to the back of that, and Mr. Kuzmanovski has made contact with us about the semi traffic. He has tried to enlist our help in getting those out of there. But, on any given day, there are three or four semis parked at the back of that property. They use it for transient parking. Semis come and go constantly. As a matter of fact, the one that Mr. Snowden showed has moved on, but I had another one towed out today. They are back there constantly. The other problem we have is the transient population is starting to move into the Brice Road area. We are working with Truro Township to try to alleviate some of the problem. But there is evidence of people living to the rear of the property and the tree line behind the property. These all lead to safety concerns for the children. Obviously, it is a daycare. Back to the semis, I have found that some of the drivers live in adjacent apartment complexes, so they bring their trucks and they will let them set there for two to three hours at a time while they go home and eat dinner, or go do whatever. And the semis are idling and producing harmful side effects for the children. What can they do to alleviate this? Obviously, I have no idea, but it could be a major problem for the safety of the children that are going to be placed in this facility if it is approved.

Mr. Snowden: Mr. Hodge and Mr. Kuzmanovski did the right thing by getting in contact with Officer Kessler and starting to make him aware of the problems so he could assist in his role as Community Liaison. I don't generally like to drag every possible thing into a zoning review with the Board, but when we deal with child care, we deal with the rear of the property as well. So, these are things that our Board should consider addressing with our applicant.

Pastor Linder: I have not been out behind the property, and this may be a very naive suggestion, but is there any possibility of some sort of gated access on either side of those two openings. It would be a little bit of an expense for the owner, but would that create security for him moving forward? When I see the lane behind, it looks like it is fairly narrow?

Mr. Hodge: It is essentially wide open.

Pastor Linder: So, it is very wide. If the owner makes provisions, you are still concerned about a major security dynamic because it is so open. Would that be accurate?

Officer Kessler: That is an accurate statement. Mr. Kuzmanovski has taken steps to try to reduce the amount of traffic flow back there, but, unless you have a marked cruiser sitting out there twenty-four hours a day... One of the semi drivers was kind enough to leave his number on a post-it note on his window so he could be contacted if there were any issues. So, I contacted him over the phone that parking is not allowed. There are signs clearly posted across the back of the building, all the way down through there. And, he assured me that he would have the vehicle moved. I went back the very next day and it was still sitting there so it had to be sited. After he was issued a citation, he finally moved. The problem is, even with my presence there issuing warnings and citations, and ultimately towing vehicles out of there, it has been used for this purpose for so long that a lot of the semi drivers are not aware of it, or just don't care. Like I said, the signs are clearly posted all the way across the back of the building and they still park there. To alleviate that problem immediately, the only way I could see, would be to completely gate off that whole thing and I know that is a massive expense that I am sure they don't even want to consider. The only other option is to continue doing what we are doing, and that is going to take some time. So you are still going to have issues with semi trucks for the foreseeable future.

Pastor Linder: Just one more question. In your experience, does private security end up becoming more of a challenge all the way around, or can they be successful in providing their own type of security, if it is qualified?

Officer Kessler: Private security may help as far as the transient population, and as far as somebody climbing the fence and utilizing the playground for a sleeping area or something like that. Private security, as far as the semis and traffic, would have the same issues that I have; unless they are standing out there 24/7 directing cars and semis as they pull onto the lot, it is not really feasible.

Pastor Linder: Mr. Hodge, I come into this situation, new to the Board. I reviewed the minutes from the last time the applicant came, and I have a predisposition to be a little bit suspect of having a day care in this environment. But, I am very sympathetic to this owner because, what they made in terms of a case, seems to be a constant issue if we do not find a correction. So, just so you know, there is an empathy here, for an owner that says I can not find a way to get ahead here if we don't find some flexibility. I wish I could find a solution for you right now, as far as how to create safety there.

Mr. Hodge: Pastor Linder, I appreciate the comment and I truly think you hit the nail on the head. When we met with Mr. Snowden and Mr. Havener on the property and walked it and went onto the proposed play area, there were some discussion as to this being a chicken and egg scenario. The center has problems. Problems I was made aware of for the first time tonight.

Mr. Snowden: This is a new thing in this immediate area. Officer Kessler, that is correct?

Officer Kessler: That is correct.

Mr. Snowden: Even within the last couple of weeks. If the information came...

Mr. Hodge: No. No. It's not a criticism in the least.

Mr. Snowden: I had never seen that before. Having driven behind it many times when I visited the site earlier this week to take those photographs for the presentation, that was the first time I noticed it, and that was the reason I invited Officer Kessler. And again, the idea is not to abuse our applicants, but to have everyone involved so that we can come to a solution that hopefully addresses these ongoing issues.

Mr. Hodge: I've got very thick skin. I don't feel attacked in the least. I truly don't. I think it's incumbent upon me to do the best that I can to help my client to solve a problem. It's a problem for my client. It's a problem for the City. Hopefully there will come a day when there is somebody other than a day care that is willing to rent space from him, and pay him more rent, but there's not, there's just not. And, I am not here making the claim. The proof is in the pudding. Big Lots is gone. This space is vacant. It has been vacant. It's going to be vacant. And vagrants and the other issues that come along with it, that's not going to go anywhere with inactivity at the site. We have heard of the broken windows theory. I was a Sociology major in college, so I had no choice but to go to Law School. And the broken windows theory is, if you are in a place where there are a lot of broken windows, there are going to be a bunch of broken windows. So, I know it's a hard case. I talked to Miss Pritchard many times on the telephone. I spoke with her at length today. She seems like an earnest lady. She seems like a lady who knows what she is doing. She is an entrepreneur. She has got the appropriate licensure from Jobs and Family Services. I think the parking issue with reference to the pick up and drop off is a non issue. I understand that the play space in back is not a park, but we are trying to soften the space and put in new fencing. If we can put in fencing that can exceed six feet in height, we are certainly willing to do that. There is going to be play equipment back there. There is going to be mulch on the ground. It

is going to be screened from the parking field. So, with reference to the standards of the code, again it is a permitted use subject to the review of certain standards, A-H, I think we meet them all, I think arguably we meet them all, starting from the bottom, "H". It is a special exception use in the code. The use complies with the provisions/development standards of the code. We have had a lot of discussion here about the use being in accord with general and specific objectives. And the purpose and intent of the Zoning Code and Land Use Plan, which incidentally I understand is from 1992, the year I graduated from High School and the year Mr. Snowden was in Kindergarten, and other plans and ordinances of the City. Now, I am a zoning attorney so I have this stuff pounded into me. There is a case law that says zoning is a derogation of the common law and restricts otherwise permitted uses of property. So we have to tread lightly on restricting people's private property rights. And the purpose of any zoning code is to allow people to make a fair and reasonable use of their property. In this instance, we have a viable tenant. They have been sticking in there for the long term. And we really are doing our very best to mitigate the issues that have arisen in the past, and to mitigate issues that are here tonight. So, I think we certainly meet the objectives of Land Use Regulation, purpose and intent of Zoning Code, and the outdated Land Use Plan. Traffic impact, there is no traffic impact here. The proposed use is served adequately by public facilities, police, fire, storm water, water, sanitary sewer, schools. I think that anybody would say there is a significant impact there. The proposed use shall not adversely effect the health, safety, morals, or welfare of persons residing or working in the neighborhood. I don't think it will effect the neighborhood one iota. I think it is going to be just fine. The proposed use shall not adversely effect the use of adjacent property. If anything, this is going to improve the adjacent property because we are sitting here with a vacant center, and vagrants sleeping in the back, and trucks idling on private property where they should not. I am going to suggest to my client that he engage with a private tower, because those private towers are probably paying if they tow cars off there. That's one way to generate some income. He is not interested in having people idle there. When I was there today, I think I did see a truck in the back. I also saw some Rumpke trucks in the front of the lot. Maybe they were at the grocery store, I don't know.

Ms. Wallace: I appreciate your argument, and I agree with a lot of it. And, I want more than anything for that strip mall to have tenants in it, and for your client to be able to open another business and be able to expand her business. But, for me, the whole setting is just not going to change. If you did everything you said, it still does not change the fact that the back of the building is still on a thoroughfare to get from one main street to another main street. I appreciate and agree with your points about trying to make everything work out. Physically, it just cant be changed. The giant parking lot, if you could fence in the whole area and prevent any traffic at all, that would be a different idea, but that is not feasible. That would me millions of dollars to make it so you are not having traffic go through there. The ability of semis to go two doors down to make a delivery. That part for me is not changeable or fixable, even though everything else seems to be.

Mr. Hodge: Ms. Wallace, I don't know precisely what the ODJFS requirements are as to whether a operator has an obligation to have an outdoor play area. If the play area could be incorporated into the building...

Ms. Wallace: I am pretty sure there has to be an outside play area.

Pastor Linder: When the church had a day care years ago, we did have interior because of foul weather, so I do not remember now if you have to have both. We did have an outside and inside. I don't know if that is something worth looking into.

Mr. Hodge: Ours does too.

Pastor Linder: That had been a suggestion that I would have made, that if we could find more space for them to have an interior play area, that may have given the owner more room.

Mr. Snowden: Our zoning code is not going to require them. As far as what ODJFS requires, I don't know. I can't answer that question.

Mr. Hodge: I would on that issue, if it is important enough to one or more Board members, I would propose that this application be tabled until a later meeting so that we can get that answered. If you feel it is that important and makes a difference to your position.

Pastor Linder: Was the owner open to restricted hours in terms of delivery? Is that even practical for him and other tenants that would come in?

Mr. Hodge: At this point it is practical because there is nobody else there.

Pastor Linder: But could he work that with future lease agreements? Would he be comfortable trying it?

Mr. Hodge: At this point the answer is yes. One of the things he is looking at and has eluded to in my statement and I think it is a fantastic idea, again I drove it today, this building has a pretty significant face on Livingston Ave., and it's the site of old Big Lots, that could be broken into smaller spaces and have more of a presence on Livingston Ave. I think that is a direction he should go to breathe more life into the center and to draw traffic in off of Livingston. Currently it just looks like a long vacant front.

Mr. Snowden: So, to clarify what he means is taking the former Big Lots space and subdividing it into small tenant spaces that would face Livingston, that could be rented easier. For example, instead of renting the several thousand foot space, you could divide it and rent one to a barber shop, and one to a nail salon and so forth. So, it would be smaller and easier to rent.

Mr. Hodge: So, it is box truck delivery at that point?

Mr. Snowden: Correct, instead of the semi truck level delivery that Big Lots had.

Mr. Hodge: So, Pastor Linder, the answer to the question is yes.

Mr. Enfinger: Do we have any other questions, commentary, from members of the Board? My concerns still remain from the initial time. The proposed use is not going to be in character with the area, and I feel in my opinion that in the long term the proposed use will have an adverse effect on the use of adjacent properties, even though those might be empty right now. One of the questions that I think is obvious is, does it create the environment for other positive permitted businesses to move into the area. Once you start changing the actual character of that specific facility, all of the issues and things we discussed to this point seem to echo the fact that this place is not the proper place for a day care. It is my opinion, and we have voted consistently since I have been on the board, that day cares are long term, and as a zoning board, that's our perspective. Our perspective has to look beyond what Mr. Wiggins and Mr. Kuzmanovskis' short term objectives are, and we have to look at the long term thing. I have a couple of questions. Has WK Brice as an organization confronted the City administration and asked what is being done to turn this area around? What is the plan? Where is the vision? Have they put adequate pressure on the City to say, "This is not our fault. We are doing everything we can, but the neglect of the city, the neglect of a plan, of a vision, for that whole entire area..." And this center is not the only one that is struggling, and in my opinion, I think this is a larger issue. The one thing we have to be careful of here, in zoning, is to make sure we are preserving and protecting the long term financial interests of the district, of the city, and of the citizens. Maybe I am taking too broad of a view of it but I think that this is where the rubber meets the road. These are the types of decisions that have impact on those things subsequent years from now. Because, in all reality, if she is able to move in there, and she is successful through the years, it may be 10,15, or even 20 years she is there. Is that the right long term answer for us. It may be in their best interest to fill it, but long term I'm just not sure that it is. It all circles back around to the fact that it is beginning to change the essence and the character of this district, and this facility. When you begin to allow that type of a business, it fundamentally changes it. It has implications that reverberate through time. We have to be careful of that. And that is the position that the Board has taken since I have been on the Board for a little over a year now. And we have consistently upheld that as the position in the Community Commerce District. The day care centers do not fit the character, and it will have, as in Item "B", a negative impact on the neighboring and other businesses in that area. As a result, that is where I stand.

Mr. Hodge: I appreciate the comments Chairman Enfinger, and I think it is fair to say that reasonable people can reach alternative conclusions and I differ with your opinion. I am not just here as a mouthpiece for folks that have a goal, but I am here, and I believe what I say. I understand the position. I disagree with it. And, I think that in answer to your question, has this applicant reached out to the City? Yes, repeatedly, over and over. Mr. Havener is very active with this owner and his representatives, and very active with the City. And, the City to it's credit, has sent out many people to the site. They don't rent it. It's a challenged site. It is set back away from Brice Rd. The Brice Road frontage is all carved up into out lots. You cannot see it. The Livingston Ave. redo of the frontage is a great idea, but it hasn't happened yet. People will not rent it. And so, it is a chicken or egg and the client is here spending money on me and other things, and willing to engage with the City to improve the site and to make all effort to do what is necessary to improve the site. But, until they get some income, until they get some activity on the site, my opinion is it is going to continue to languish.

Mr. Snowden: I would have to characterize them as very engaged at the moment, not just with this application, but looking at any potential changes to the site.

Mr. Hodge: I guess I would reiterate if there are folks to whom it would make a difference, regarding the play area, I would ask your thoughts and propose tabling to allow me to check with ODJFS.

Pastor Linder: I started reading the minutes thinking along the lines of Mr. Chairman, but I would be open to hearing if that answer would make a difference. I don't know if we should make a motion to table it, but I do yield to the veteran members here because I do not know if that just gets us back to spinning our wheels. That would be a motion I would make to table it at this time because that would give the applicant the opportunity to answer another way for this day care to fit that we might find to be safer, with respect to the Chairman's objection to the idea.

Ms. Wallace: I think a big point that has been made by some of the Board members is that it being a day care in not just this strip mall, but any, is just something they are not comfortable with because it does not fit the character of the building. And, if somebody would want to put a sales business in there, it would not fit the character of what the strip mall was originally deemed for.

Mr. Enfinger: I concur, the issue of the play area, while it is germane, is not my only concern. So, was there a motion?

Pastor Linder: There was.

Mr. Enfinger: Do we have a second for that motion. No second, so the motion is declined. I make a motion that we move to approve Application #170778.

Ms. Wallace: I second.

Mr. Enfinger: As a result, the applicant has failed, in my opinion, to reach the standards and requirements for all Special Exceptions, delineated in Item 1145.09 of the Code, specifically Line A and Line B.

Mr. Snowden: Very well Mr. Chairman and members of the Board, it stands as denied. At this time, if I could interject, Mr. Hodge, you can appeal that to City Council within thirty days and I will discuss with you as soon as the meeting is adjourned what you need to do in order to do that.

Mr. Hodge: Well thank you all for the opportunity, and for listening to me ramble on. And, Mr. Enfinger, I made a pretty strident point, but it is all in the nature of doing my best to make my clients case.

Mr. Enfinger: I absolutely understand. Thank you for coming out this evening.

RESULT:	FAILED [0 TO 4]
MOVER:	Aaron Enfinger
SECONDER:	Libby Wallace
NAYS:	Linder, Donovan, Enfinger, Wallace

E. OTHER BUSINESS

Mr. Enfinger: Mr. Snowden, is there any other business on the Agenda.

Mr. Snowden: No other business or announcements at this time.

Pastor Linder: I would like to talk to you about the lights on the Dollar General store. They still have the lights on the top of the store.

Mr. Snowden: With regards to that, staff has been to the site several times since we last talked. The property went to pull electrical permits but were unable to because they did not heed my advice, which was that they needed to submit electrical plans to the building division, for review, before they could pull their permits. So, the property owner had to go back and have those plans drawn, and I believe they have yet to be submitted again.

Mr. Enfinger: Is there a specific time horizon in which there can be punitive action taken by the City, to encourage them to comply in a more timely manner?

Mr. Snowden: There is. When we made the initial statement, when the Board said thirty days to present a plan to Staff, they did present a plan to staff, although they are not in compliance at this time. So, they did meet that initial statement, but they have not met any subsequent timelines. The Board does not need to take any formal action. If it is the will of the Board that Staff and the Code Compliance Division move forward, there is nothing to prevent Staff from enforcing the Code.

Mr. Enfinger: I think we were, to say the very least, very generous in allowing them to move in there. Now they are dragging their feet and hoping that the whole thing goes away. I am just not comfortable with that. I don't think other members of the Board are as well. They have thumbed their nose at our requests. I think we need to move forward in those proceedings.

Mr. Snowden: Let Staff confer with Dan. One of the issues is that our Code Compliance Division is actually under Building so I am going to need to discuss with our Building Official exactly how he would want to operationally handle that. Let me try to get the Board a follow up from that either tomorrow or Monday. I will let you know whether they have submitted the plans, or whether citations are forthcoming.

Mr. Enfinger: Sounds good. Any other business? I would like for the record to reflect a point of clarity. Whenever I was speaking to Mr. Hodge about his client interacting with the City, and putting adequate pressure on the City, I wasn't speaking specifically of Mr. Havener. I know he is doing everything he can. I am speaking more broadly in terms of City Council, the Mayor's Office, and other entities in the City that seem to not be putting enough effort into making things happen, and not backing it with resources, and not doing what needs to be done, and just

standing by with hands folded. As a point of clarity for that, I did not want it to come across as though I was throwing Staff, or the Development Director under the bus, specifically. I'm talking about the City leadership in general. That is where my comments are directed. Any other comments.

F. ADJOURNMENT

Chairman



Planning Administrator

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, MAY 19, 2016 6:30 PM

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

A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan, Enfinger
ABSENT:

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – April 21, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Chairman Rettke: Since there is no one in the audience, there will be no swearing in of speakers.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. **6366 E. Main St.; Sixth Month Review of Application #170493; Applicant Jason P. Goss; Business Auto Direct Columbus; Permit #102-SE; Ord. #81-15**

Chairman Rettke: May we please have the presentation.

Mr. Snowden: thank you Mr. Chairman, and other members of the Board. This is a six month review of a Special Exception Use Permit, 102-Special Exception which was reviewed by the Board and approved by City Council as Ordinance #81-15. The application was made to the Planning and Zoning Division on July 8, 2015. This was referred to the Planning and Zoning Division by our Code Compliance Division, that the auto sales business was operating without a Special Exception Use permit, and the Board heard this last year at the August meeting of the Board. It was forwarded to City Council on August 20, and the Ordinance was passed by City Council on October 12, 2015, and took effect on November 13, 2015. Here we are six months later and I will be making a few comments on what the status is and that the role of the Board tonight is to determine if the applicant is in compliance with their conditions that were placed by the Board, and/or City Council, at the time it was approved. I will make a recommendation to City Council as to whether the Board thinks the permit should be revoked, which would stop the use, or whether the Board thinks the

condition of the Code have been satisfied. Our goal in this type of case is always voluntary compliance. If you turn to the minutes from City Council, page 3, you will see that the conditions that were put on by City Council was that the building would be removed, black-topping of the parking lot, this was because the applicant originally proposed gravel, or some other material to take up where the car wash was being removed, and that they would stripe the parking lot for safety, I am assuming this means arrowing in and out. One of the concerns that was raised by the Board and City Council was the entry/exit into this narrow lot of this use. In addition to that, the applicant refaced the sign without a Certificate of Appropriateness. Following approval of the Ordinance, the applicant was contacted, and had to be contacted multiple times to pick up their zoning certificate. The applicant, upon notification of the possibility of this meeting and additional notices issued by our Code Compliance Division, finally secured their Minor Site Plan Review yesterday, which was the 18th of May, and their demolition permit to begin work. Staff was notified that the applicant actually begun demoing the building sometime last week. I believe Thursday of last week, the applicant finally made their application to the Design Review Board, which will place them at the July 7th meeting of the DRB for their signage approval. Upon last contact with the Building Division, the applicant still did not have their Certificate of Occupancy to the main structure that they are utilizing for the auto sales business at the rear, and several safety inspections were cancelled, as of earlier today, notified by our Building Division. So, with that, I would like to get feedback from the Board. I would be happy to answer any questions. I would like the Board to make recommendation to City Council. This is a difficult situation to be in because both the Board and City Council were flexible in giving this applicant six months to do a number of things that probably should have been done prior to opening the business. The applicant made a lot of verbal promises, you can see in the minutes from the Service Committee meeting on September 21st, saying that the building was going to be down in thirty days, and I am in a hurry, etc... With that, the goal of our process is to get people into compliance. The applicant is not in compliance now. They are much closer to being in compliance today than they were when this was approved back in October, but it also had to sort of take the threat of this meeting to get them motivated to take care of the things they were told and received in writing. The applicant was notified of tonight's meeting, and they were informed this could be referred to City Council from here, and the applicant chose not to attend this evening. I would be happy to answer questions. We need the Board to make some sort of recommendation, if any, to City Council, and I will pass that information along. The last I was informed, the contractor doing the demolition was not registered, but they may have received a waiver from the Service Department. I do not know exactly what the details were there. I think Mr. McBride, when he was our Building Official, told the property owner that the contractor did not need to be registered, so they may have received some conflicting information from the City on that. With that, I will turn it back over to our Chairman.

Mr. Donovan: Is there a way you can hold their permit to do business in advance, until they do complete all of these requirements that they said they would do quickly? If we can't, what is the sense of even talking about this?

Mr. Snowden: Mr. Donovan, ultimately City Council has to make the decision because they approved the Ordinance, and that is what the Code section 145.08 says. If this Special

Exception Use Permit is revoked, recommended from here to City Council for revocation, and then revoked by City Council, that would not allow that use to be operated at that location, and I would work with the City Attorney to get an injunction to stop the business from operating, for a violation of the Zoning Code. We would probably have to do that in either Mayor's Court, or the Environmental Court of Franklin County. We would have to discuss that with the City Attorney. The Code does not appear to allow us to revoke and then reinstate the permit. If we revoke the permit, we are basically saying the use can not operate there for at least six months because that is how long the time is before reapplication is possible for the same use at the same location. It is a pretty powerful tool we have, but it is not overly flexible. The nice thing might be to say, "You are not allowed to operate until you complete these things that you said you were going to complete." Based on my reading of the Code, I do not see that we are able to do that. It just states that the Board can revoke. I could check to see if there is anything about re-issuance, but I am not aware of anything.

Mr. Enfinger: Has the Minor Site Plan been approved?

Mr. Snowden: The Minor Site Plan was approved by myself in conjunction with feedback from the City, including our Waste Water City Engineer. The Demolition Permit that is issued by our Building Division, does come with a \$1000 bond that has to be submitted to the City. And that bond is not released until the applicant has completed all of the requirements, including cutting off/abandoning water, waste water, and sanitary sewer pipes, to the satisfaction of our Water/Wastewater Division. Our Building Division does still have that tool in play in terms of making sure that the end result of the demolition is not going to continue being a problem. Water/Wastewater does not want material seeping back into the water system, that could cause problems.

Mr. Enfinger: Did the Minor Site Plan look appropriate as far as the concerns we had regarding the parking, turn arounds, and all those things?

Mr. Snowden: I have a copy in my office. It had an adequate aisle with, based on the Code. It had an adequate number of spaces. Given our minimum requirements for parking spaces, he was able to display approximately thirty-two cars on one side, and approximately thirty cars on the other side, while still allowing eight spaces for customer parking, which was discussed in the initial meeting. There is not a specific parking requirement for auto sales, but the Board and City Council felt that eight spaces was appropriate. He has cleaned up the very back of the property. There were some concerns raised about the existing gravel parking area at the rear.

Mr. Enfinger: So, are there any stipulations?

Mr. Snowden: Let me clarify. The Board could also refine the conditions and give a recommendation to City Council of additional conditions to correct any problems that the Board feels has arisen.

Mr. Enfinger: The next question was going to be, he has shown he is willing to just shoehorn as many vehicles on there as he possibly can. I know we can put a condition of approval in

that he has a certain limit and that every vehicle has to be parked in a specific parking spot. And, if he is limited by thirty-two on one side, and however many on the other, that is the total number of vehicles he can have on display. Maybe it will not be as big of a deal once the actual structure is down, it might look a little more organized, but up to this point it has been a hodge podge and a big mess.

Mr. Snowden: Mr. Chairman, and other Members of the Board, just looking at section 1145.08, where it talks about revocation, the Code talks about revocation in terms that are very definitive and that the permit is revoked. It does not talk in any way about re-issuance of the permit based on condition compliance. It talks about revocation and reapplication. It simply says that at least one year shall lapse before another application for the same Special Exception on the same site can be considered by the Board. I do not see that we are able to say that he is not allowed to operate until you do "this". I think we can say that you can continue to operate with some additional conditions, or you can not operate.

Mr. Donovan: What is your feeling about the sincerity of the applicant wanting to complete these instead of giving us the run around like they did before?

Mr. Snowden: I do not know if I have a good feeling for that, to be completely honest with you.

Mr. Donovan: He seemed sincere before when he talked to City Council.

Mr. Snowden: It seems that the individual perhaps does not understand the seriousness of what is going on. Maybe that comes from the approvals with the six month review while we are trying to be flexible for a business owner on a site that does not have many other uses other than auto related uses. So, maybe the gentleman is just not understanding that Use Permits, if evoked, prevent him from operating. He may not understand how serious it could be for him, if the Board and Council were to evoke the permit. That is why I feel we need to tread carefully.

Pastor Linder: Would a one or two month extension, in your opinion, give them the ability to demonstrate exceptional good faith in finalizing the work that has just begun? Is there a precedent for that, or would we just be building more work for us, and they are not really going to be motivated by that?

Mr. Snowden: pastor, it is hard to know. The revocation section, 1145.08(b), allows the Board to revoke a permit anytime, for non-compliance with the conditions. So, we are doing a review now. If we were to go ten years with this same use, and the same operation, and then someone violated a condition, it could be referred back to the Board for revocation. The thing that is good now, is that all the permit applications are in. Now, basically, we are waiting to get approval from DRB. The goal is not to punish people. The goal is to get them into compliance. The Code is here for a reason, to protect the public. I almost think of this somewhat like a test in school. Maybe this gentleman has not done well here at the six month review, but we have motivated him, and we have gotten some improvement. It is unfortunate that it took having to have the six month review in order to motivate him to do

some of the things that he needed to do, but it has helped, so if that means the Board feels comfortable giving another two months. Design Review Board will be completed July 7, so he should theoretically have all remaining permits at that time, from the zoning side. If the Board wanted to do a review in July and say that he is either good or not, I do not see where that would be unreasonable. There is not specific precedence, because we just have not had this type of issue since I have been here.

Mr. Enfinger: So once the application makes its way through Design Review, he still has the official paperwork, but do we know at that point in time he still has work to do. So two months is not really going to get us to that point yet, because he will still have work to do, for whatever he is doing that he is getting approval through DRB.

Mr. Snowden: he is getting approval from DRB from the sign, which he refaced before he opened. I already have the zoning sign permit, I have all the fees in, so once DRB approves it, if they approve it, assuming that they approve it, I could issue the zoning sign permit immediately and then he would be in compliance in terms of the Zoning Code. It is frustrating on one hand, but on the other hand, we have motivated him, we have got him a heck of a lot closer than when he started in August of last year with this being referred to me from our Code Compliance. We are closer. We still are not there yet, but we are closer.

Mr. Enfinger: Is he doing anything to the existing structure in the back?

Mr. Snowden: He is not doing any other modifications. Last time I was at the site, he had already repaired the awning at the back of the property, which was a condition that BZBA put on his original approval.

Mr. Enfinger: How long is the process for the inspections on the blacktop and all of that? When will he have the final inspection for the demo process to make sure he has restored the property to what he said he was going to do?

Mr. Snowden: For building, it is when he is done with removing the building. He has as long as six months from when he got the building demolition permit, which was yesterday, to do it. So, I do not see a reason that he would be able to leave the site like that without restoring the pavement. I believe he is actually going to use concrete on that area, rather than blacktop, which does not make a difference from the standpoint of the Code, as long as it is not gravel, which was originally proposed in a demolition plan that was submitted to building. I had to step in to say that we could not have gravel. My gut feeling is that it is going to move along quicker than that, and that two months is not unreasonable.

Mr. Havener: I think maybe a way to approach this, rather than giving him an extension, would be to approach him and ask him for a definitive timeline for a completion date, that was within reason for them to meet. If they don't meet that date, we could let them know at that point that they have to have it done by a date of we could take action.

Mr. Snowden: So, what you are saying is, assuming that the Board and City Council approved, we contact the applicant, have the applicant supply their end date? Either way, we are granting some sort of extension, regardless.

Mr. Enfinger: It is not an extension. At this point it is good to go until we bring it up, and we are able to bring it up at anytime. As soon as the drop dead date is that we are giving him the opportunity to tell us, if it is October, that is fine. November comes around, we are shutting you down. We are going to revoke the permit. Is that where you were heading with it, Dan.

Mr. Havener: Yes, more or less.

Mr. Donovan: Be very assertive about the fact that it will be revoked and he will have to go through the whole process again.

Mr. Snowden: he will not be able to operate at the site for a year. This is the type of situation where the applicant not attending the meeting tonight hurts us because we do not have the ability to get the information from the applicant. They were notified. It is frustrating to Staff because this is information that the Board needs to make an informed decision, and make sure that we are doing our due diligence. So, it is frustrating. It is a difficult situation. I agree with what you are saying. I just wish we had an applicant here to say how much more time he needs, so we could say that we are being reasonable, that we gave him an extension, that he still didn't do it, so now we are done.

Mr. Havener: His deadline was in May, correct?

Mr. Snowden: It was the 13th. If you look in one of the meetings, he said, "I'll have it done in thirty days." Which I think is a good lesson to not over promise on things you can't deliver on.

Mr. Havener: That was a bad way to approach it, going into the winter months.

Mr. Donovan: I have never seen cold weather stop a demolition.

Mr. Havener: yes, but to get the parking lot back into the condition it needed to be to operate.

Mr. Snowden: The only other thing the Board could do if it is not comfortable making a decision given we do not have the applicant here, we could recommend to City Council that the permit be revoked, unless the applicant can present a definitive timeline for what they need to complete the project, and let City Council handle it. There are so many what if's here, and that is unfortunate. The Board could recommend revocation, say they are sticking to what they said, and say to clean this up within the six month review, or else. But, if the applicant can present additional material to City Council that is reasonable, that City Council can modify that. Ultimately, City Council can do anything. All we are doing is providing a

recommendation. But, my goal is for City Council to take the things that BZBA recommends to them, very seriously, as the subject matter experts.

Chairman Rettke: When would this go before Council?

Mr. Snowden: I believe that Councilman Clemens, as Chairman of the Committee, would be the first Committee Meeting June the 6th. There are three weeks before now and that meeting.

Chairman Rettke: I say refer it to Council for revocation. He can grovel with them.

Mr. Snowden: He still has three weeks to get into compliance with the remaining items, with the understanding that DRB will not be resolved until July. That is just the nature of the beast. The sign reface is not going to hurt anybody.

Chairman Rettke: My point is, you have him in here numerous times, six months not a problem, six months not a problem, I can guarantee thirty days, I am not a procrastinator. He knew he had to have a permit. I read where he said, "Obviously I have to have a permit."

Mr. Snowden: I said Minor Site Plan in one of those.

Chairman Rettke: You gave him a good course of direction.

Mr. Snowden: And all of that was received in writing, just for the record.

Chairman Rettke: I don't want to consider it a penalty, but you can't drag this on. You can't say six months, well then nine months...

Mr. Snowden: If the applicant was here to provide mitigating circumstances, and to give us a completion date, then maybe. I think the fact that they have chosen not to be here...

Mr. Donovan: I think we should vote revocation of the permit unless City Council determines that the applicant is sincere about getting it fixed in a timely manner, and leave it up to them as to whether they enforce it or not.

Mr. Snowden: Gentlemen, if you choose to make that motion, let me check the Code, to help with the language, I would make the motion that you move to recommend revocation of the permit, read the permit number, 102-Special Exception, to City Council, based on non-compliance with the conditions placed on the original approval. That is the language that we want to use. We do not need to site any of the specific items because it talks about revocation of the permit extensively. So, as long as we are basing on our decision on that power that is granted to the Board, I think we are in the clear. They still would have three weeks to take care of everything else, except for the sign. If Council felt comfortable that he had taken care of things, then they can make that decision. I will pass that information along to Council stating that you are recommending the revocation, but the understanding is he still has some additional time, and he did not attend the meeting.

Mr. Enfinger: Council will get these minutes, so they will be able to read this whole conversation, and understand our intent? So it will not just be we are revoking it, but they will understand the conversation.

Mr. Snowden: You are correct, Mr. Enfinger. That is a great point.

Chairman Rettke: Any more questions or comments? I will move for recommending revocation of Permit #102-SE to City Council for their consideration, based on the non-compliance of the conditions set forth.

(Vote)

Mr. Snowden: Very well, this will go to City Council for their consideration, and I will discuss the Board's decision with the Chairman so that he is totally clear as to why the Board did what they did.

RESULT:	REFERRED TO COMMITTEE [UNANIMOUS]	Next: 6/6/2016 7:30 PM
MOVER:	Anthony Rettke, Chairman	
SECONDER:	Aaron Enfinger	
AYES:	Rettke, Linder, Donovan, Enfinger	

D. NEW BUSINESS

E. OTHER BUSINESS

Mr. Snowden: No other business other than you may have noticed there were some trees cut down contrary to one of the Site Plan approvals for the Shoppes at East Broad, and we are working with the applicant and property owner to mitigate some of that, and we will present the final landscape plan. It was a situation where the property owner did not properly monitor what their engineer was actually submitting to get approval, so we will discuss what the final mitigation of that is going to be.

Mr. Donovan: I wondered why they took all the trees out. I thought they were just going to clean it up.

Chairman Rettke: We even talked about that with the new phase two...

Mr. Snowden: Dan and I just met with the property owner and applicant there. I believe it was their intent to clear out the area that was not covered by the EPA, or conservation easement. They just didn't communicate on that Site Plan properly. They said tree preservation on a portion of that site plan. They said some things verbally to us that in hind site I can see what they were thinking, but they also submitted a Site Plan that said something different. Obviously, we can not re-grow the trees, but we are going to be requiring them to do some very landscaping things, do some re-plantings, and we will share that with this body and DRB. I did not want anybody to think that we were not aware of it.

Chairman Rettke: I asked that question and a week later you see the grubbing guy there.

Mr. Snowden: There is no other buildable pad there. The area is too small. The ingress/egress is too close to the intersection of Wagram Road and East Broad. There is absolutely no other building plan there.

Mr. Donovan: I was over there last Tuesday, drove up the access road, and there was somebody heading the other way, even with all the signs.

Mr. Snowden: I have almost done it a couple of times because it just feels so natural. Creeks are difficult to develop around. Back in the day, you just put a culvert around it and drive right over it. But the way things are now, you have to leave that as conservation area. It is challenging. Anyway, just be aware that we are working with them and will share the results with the Board.

Mr. Enfinger: What is the story on Jackson Street, just north of Livingston? Or is that Lancaster there? The big development, are they doing more clearing now?

Mr. Snowden: Were you at the final approval for that where they replaced the tree area with a ponds because of the EPA? That might have been the one where you were out of town. I will just give everyone an update on that. Everyone who was at that meeting remembers, they had to remove some of the soil because EPA ordered the arsenic to be removed. Most of the trees were Ash anyways, so they were dead, and I have the documentation from the applicant's civil engineer, and environmental engineer. They have replaced that with a pond area. They did some additional tree plantings, which I think the Board had some concerns about. I have the final landscape plan for that in my office. They got a little carried away with some of the abatement of the site. They should have waited until they had the final engineering approval from the City. Dan, myself, and Mr. Sampson our Service Director, met with that property owner last week to basically say they need to wait until they get their final engineering approval. I would expect that we will be doing a pre-construction meeting with them in the next couple of weeks, and their building plans just came back. It is moving along. They got a little ahead of themselves. They are not working as of now, is my understanding.

Mr. Havener: Their understanding originally was that they had the clearance to do the remediation prior to the start of construction.

Mr. Snowden: And really they should have waited until they had the pre-construction meeting and all of the permits before they started disturbing the ground and so forth. It just makes the whole process work a lot better.

Mr. Rettke: Did Ace go out of business?

Mr. Snowden: Yes, a traampoline park is moving forward to City Council for approval next week.

Mr. Rettke: Did he move the U-Haul.

Mr. Snowden: He will not be utilizing that use. If he doesn't use that use for six months, the permit expires. The tenant is changing to the different use. It is the same operator. He is not going to be combining the U-Haul use with that use. It just does not work. We have a good relationship with the regional manager for U-Haul, and he understands what the regulations are within the City, and we have also tried to identify some locations that could be appropriate for him, and we have actually been looking at re-purposing some of our vacant retail as storage, or having some additional storage new build, depending on what is possible. I think it would be great to take some of our unused retail off the market, even though storage is not the world's greatest use, but it is better than vacant retail in some cases.

Mr. Donovan: Has anybody noticed how the housing market has been heating up around here? In my neighborhood, they go on the market and in two weeks they have sale pending/in contract.

Mr. Havener: That is the way it is everywhere.

Mr. Snowden: It is starting to pick up, definitely. We are getting some new construction for condos and different things.

Mr. Rettke:

F. ADJOURNMENT

Chairman

Planning Administrator

Water and Wastewater Department**Mike Root****614-322-4500 Phone****ORDINANCE REQUEST**

DATE: September 26, 2016

TO: Service Committee

RE: ORDINANCE ACCEPTING AN UNRECORDED DEED OF EASEMENT (.525 ACRE WATER EASEMENT) FROM THE REYNOLDSBURG CENTER LIMITED PARTNERSHIP. (First Reading 9/12/2016).

This easement is for a new watermain replacement for the Briarcliff/Aida Watermain Replacement Project.



ARSHOT INVESTMENT CORPORATION

107 South High Street • Third Floor • Columbus, Ohio 43215 • (614) 463-9730 • Fax (614) 463-1896

William J. Schottenstein
Thomas H. Schottenstein
Principals

June 30, 2016

Mr. Dan Havener
Development Director
City of Reynoldsburg
7232 E. Main St.
Reynoldsburg, OH 43068

Re: Reynoldsburg Center – Waterline Easement

Dear Dan,

Pursuant to your request, enclosed is the approved form of waterline easement executed on behalf of Reynoldsburg Center Limited Partnership. Once signed by city officials, please return a copy of the fully-executed instrument for our records. Thereafter, we would appreciate advance notice before work within the easement area is to begin, so that our tenants may plan accordingly.

If you require anything further in connection with this matter, please do not hesitate to contact me.

Sincerely,

Joseph A. Sugar
General Counsel

Enclosure

cc: Tom Schottenstein

Attachment: Briarcliff Aida Watermain Easment (1486 : Unrecorded Deed of Easement)

DEED OF EASEMENT- WATERLINE

KNOW ALL MEN BY THESE PRESENTS that REYNOLDSBURG CENTER LIMITED PARTNERSHIP, an Ohio limited partnership (hereinafter referred to as "Grantor"), for One Dollar (\$1.00) and other good and valuable consideration paid by the CITY OF REYNOLDSBURG, a municipal corporation located in the Counties of Franklin, Licking, and Fairfield, State of Ohio (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, does hereby grant to Grantee, a right of way and easement to construct, reconstruct, replace, operate, maintain and repair at any time or times hereafter, an underground waterline across, through and upon a parcel of land, situated in the City of Reynoldsburg, County of Franklin, State of Ohio, as more fully described in the legal description attached hereto as Exhibit "A" and made a part hereof.

Prior Instrument Reference: Instrument No. 201206290093504,
Franklin County Recorder's Office

Said grant includes the right, at all times, of ingress to and egress from said parcel.

Grantor reserves the right to use the easement parcel for any purposes not inconsistent with the rights granted to Grantee hereunder. Without limiting the foregoing, Grantor may construct private roads, drives, sidewalks and similar improvements across any portion of the easement parcel.

At all times while exercising its rights hereunder, Grantee shall use its best efforts to minimize any disruption of business being conducted on Grantor's property. Without limiting the foregoing, Grantee shall ensure that tenants or other occupants of Grantor's property are provided with uninterrupted access to their places of business on the property. If any damage to Grantor's property is caused by Grantee's exercise of its rights hereunder, Grantee, at its expense, shall promptly restore any disturbed areas as nearly as possible to the condition existing prior to occurrence of the damage.

To the extent permitted by the Constitution and Laws of the State of Ohio and the Charter and Ordinances of the City of Reynoldsburg, Grantee agrees to assume liability for claims, losses or damages asserted against Grantor, if it is determined subsequent to execution and delivery of this Deed of Easement that such claims, losses or damages are the result of the negligent act or omission of Grantee or its officials, employees, or other representatives, and such negligent act or omission is not otherwise subject to immunity pursuant to Ohio Revised Code Chapter 2744 or the common or other statutory laws of the State of Ohio.

All provisions hereof shall inure to the benefit of and be enforceable by and against the respective successors and assigns of Grantor and Grantee.

IN ACKNOWLEDGMENT WHEREOF, Thomas H. Schottenstein, as President of JSS, Inc., the general partner of Reynoldsburg Center Limited Partnership, represents that his signature placed hereon on this 29th day of June, 2016, is an authorized act and deed of the limited partnership.

Reynoldsburg Center Limited Partnership,
an Ohio limited partnership

By: JSS, Inc., its general partner

By: [Signature]
Thomas H. Schottenstein, President

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, a Notary Public in and for the County and State, personally appeared Thomas H. Schottenstein, President of JSS, Inc., an Ohio corporation and general partner of Reynoldsburg Center Limited Partnership, who acknowledged that he did sign the foregoing instrument on behalf of Reynoldsburg Center Limited Partnership.



JOSEPH A. SUGAR, III
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

[Signature]
Notary Public
My Commission Expires N/A

Prior to recordation, this document has been approved by:

[Signature]
Bradley L. McCloud, Mayor

[Signature]
James E. Hood, City Attorney

Instrument prepared by:
Matthew R. Roth
Reynoldsburg Assistant City Attorney
7232 E. Main Street
Reynoldsburg, OH 43068

WATER EASEMENT
0.525 ACRE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Section 7, Township 16, Range 20 and Section 12, Township 12, Range 21, Refugee Lands, being part of that 12.239 acre tract conveyed to Reynoldsburg Center Limited Partnership by deed of record in Official Record 14548G10 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

BEGINNING in the easterly right-of-way line of Briarcliff Road, at the southwesterly corner of Lot 212 of that subdivision entitled Briarcliff No.2 of record in Plat Book 29, Page 26, the northwesterly corner of said 12.239 acre tract;

Thence North 88° 52' 32" East, with the northerly line of said 12.239 acre tract, the southerly line of Lots 212-208 of said Briarcliff No.2 and the southerly line of Lots 2-10 of that subdivision entitled Briarcliff No. 1 of record in Plat Book 28, Page 19, a distance of 914.69 feet to the westerly right-of-way line of Aida Drive, the southeasterly corner of said Lot 10, the northeasterly corner of said 12.239 acre tract;

Thence South 03° 11' 14" West, with said westerly right-of-way line, a distance of 25.07 feet;

Thence South 88° 52' 32" West, across said 12.239 acre tract, a distance of 915.31 feet to the easterly right-of-way line of said Briarcliff Road;

Thence North 04° 36' 04" East, with said easterly right-of-way line, a distance of 25.13 feet to the POINT OF BEGINNING, containing 0.525 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



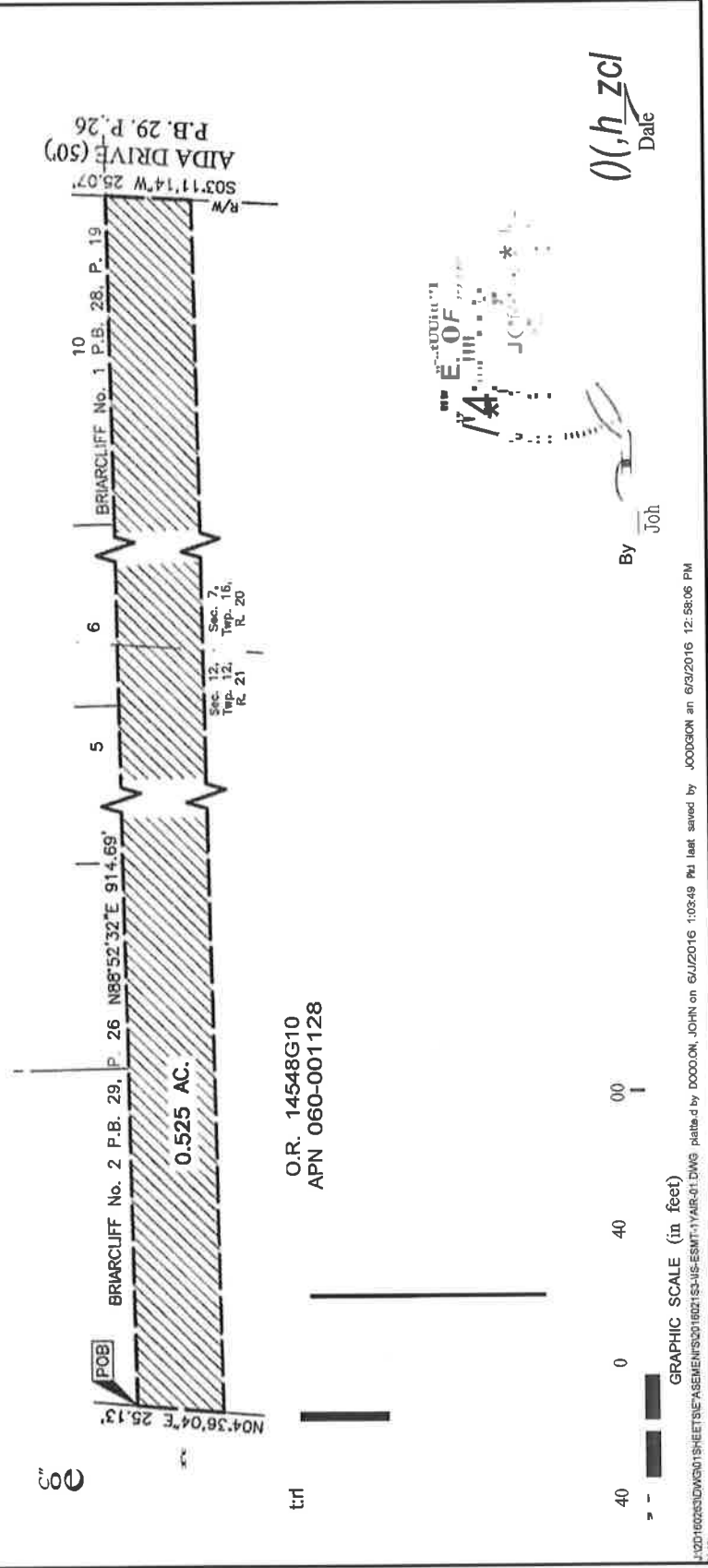
06/03/2016
John C. Dodgion
Professional Surveyor No. 8069

JCD:jo
0 525 ac 20160263-VS-ESMT-WATR-OI.doc

Attachment: Briarcliff Aida Watermain Easment (1486 : Unrecorded Deed of Easement)

SECTION 7, TOWNSHIP 16, RANGE 20 SECTION 12, TOWNSHIP 12, RANGE 21 REFUGEE LANDS CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO	Date: June 03, 2016
	Scale: 1" = 40'
	Job No. 2016-0263

Engineers & Surveyors
5500 New Albany Road Columbus, OH 43054
Phone 614.775.4500 Toll free 888.773.3648
emhinc.com



Development Department**Dan Havener****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 Phone****ORDINANCE REQUEST**

DATE: September 26, 2016**TO: Service Committee****RE: ORDINANCE ACCEPTING A RECORDED DEED OF EASEMENT
(1.218 acre drainage easement) FROM THE INN AT SUMMIT TRAIL.
(Second Reading 9/12/2016)**

Deed of Easement See attached materials for detail.

TRANSFER NOT NECESSARY

Date

JUNE 8, 2016
M. A. Long

Licking County Auditor



201606080011696

Pgs: 6 \$60.00 T20160013620
06/08/2016 12:46PM BXSTIMSON
Bryan A. Long
Licking County Recorder

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT **THE INN AT SUMMIT TRAIL LIMITED**, an Ohio limited liability company, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to it by the **CITY OF REYNOLDSBURG, OHIO**, an Ohio municipal corporation, Grantee, whose address is 7232 E. Main Street, Reynoldsburg, Ohio 43068, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and release to said Grantee, its successors and assigns, forever, a perpetual, non-exclusive easement for surface water drainage purposes, including the right to construct, maintain, use, repair and replace drainage tile, ditches, pipes, culverts, storm sewer lines, detention facilities and associated improvements for accepting, transporting, detaining and releasing surface water run-off in, upon and over the easement area described in Exhibit A ("Drainage Easement Area.")

This Easement is granted subject to the following terms and conditions:

1. Indemnification: Restoration of Property. Grantee by its acceptance of this Easement shall indemnify, defend and hold Grantor harmless against any claims, damages, losses or expenses arising as a result of Grantee's exercise of the rights granted by this Easement, but excepting any claims, damages, losses or expenses to the extent caused by the negligent acts or omissions of Grantor or Grantor's agents, employees or contractors, or others for whom Grantor is responsible.

If any damage to Grantor's property is caused by Grantee's exercise of its rights under this Easement, Grantee, at Grantee's expense, shall promptly restore any disturbed areas as nearly as possible to the condition existing prior to the occurrence of the damage.

2. Maintenance: No obstructions.

Grantor shall mow the Drainage Easement Area, but Grantee shall be responsible for all other stormwater and facilities maintenance of the drainage improvements, whether already existing as of the date of this instrument or installed in the future. Grantee shall be solely responsible for the costs of compliance with all Environmental Protection Agency requirements (including the stormwater maintenance program) and any other local, state, or federal laws and regulations, and shall keep the Drainage Easement Area in compliance.

Neither party shall obstruct the Drainage Easement Area such as to prevent its use by the other party, except as may be reasonably necessary in maintaining improvements thereto.

3. Title. Grantor covenants with Grantee that Grantor is the owner of the Easement Area described above and has full power to convey the rights conveyed by this Easement. Grantor warrants and will defend the same against the claims of all persons, subject, however, to (a) all legal highways, (b) easements, covenants and restrictions of record, (c) real estate taxes and assessments not yet due and payable and (d) zoning, building and other applicable laws, codes and regulations.

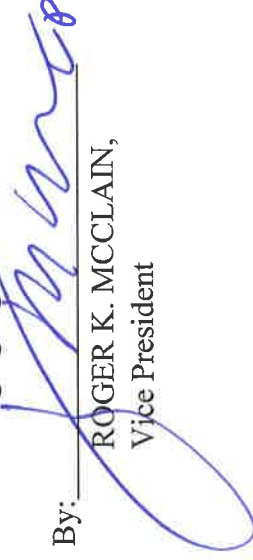
4. Supersedes Prior Easement. This easement is to replace an easement (the "Prior Easement") for storm retention purposes for a retention basin located generally south of Refugee Road, west of Old Summit Road and east of (Relocated) Refugee Road, provided to the city of Reynoldsburg (the "City" or "Grantee") by Summit Place L.P. in approximately 2006 as a part of the City's project to improve and straighten Summit Road. On information and belief, the Prior

Easement was delivered but lost before it could be recorded. There is no record of the Prior Easement in the Recorder's Office of Licking County, Ohio, or the records of the City Clerk for Reynoldsburg, Ohio. Therefore, the Prior Easement, if discovered or found, by agreement of the City, the Grantee therein and as a condition of the acceptance of the conveyance herein, Grantor, and the City of Reynoldsburg, Ohio, for themselves, their successors and assigns, agree the Prior Easement is hereby terminated, void, and no further force or effect and in no way is an encumbrance to the property of the Grantor herein. The easement conveyed herein hereby replaces, supersedes and supplants in all respects the Prior Easement as between Grantor, its predecessors in title, and Grantee, the City of Reynoldsburg, Ohio.

This Easement is for the mutual benefit of the parties, shall bind and inure to the benefit of both parties and their heirs, successors and assigns and shall run with the land. The recording of this easement with the Licking County Recorder shall constitute acceptance of all terms by Grantee.

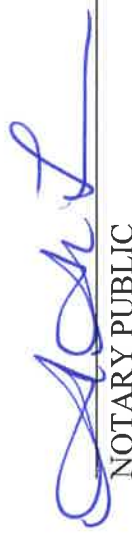
THE INN AT SUMMIT TRAIL LIMITED,
an Ohio limited liability company

By: THE JERRY MCCLAIN CO., INC.,
an Ohio corporation
Member and Managing Agent

By: 
ROGER K. MCCLAIN,
Vice President

STATE OF OHIO
COUNTY OF LICKING, ss:

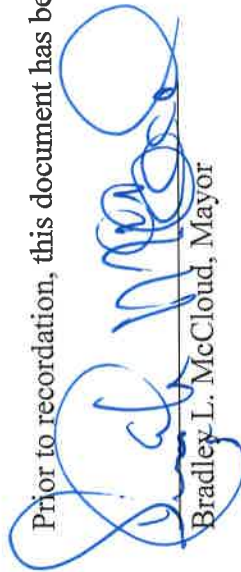
The foregoing instrument was acknowledged before me on this 27th day of May, 2016, by ROGER K. MCCLAIN as the Vice President of THE JERRY MCCLAIN CO., INC., an Ohio corporation, a Member and the Managing Agent of THE INN AT SUMMIT TRAIL LIMITED, an Ohio limited liability company, on behalf of the company.


NOTARY PUBLIC



ALLISON MACLEOD OWEN
Attorney at Law
Notary Public, State of Ohio
My Commission Expires 05-14-2021
Section 447.06 R.C.

Prior to recordation, this document has been approved by:



Bradley L. McCloud, Mayor



James E. Hood, City Attorney

This instrument prepared by:
Reese, Pyle, Drake & Meyer, P.L.L.
36 N. Second Street, P.O. Box 919
Newark, Ohio 43058-0919

DESCRIPTION FOR A 1.218 ACRE DRAINAGE EASEMENT

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, being a part of Section 4, Township-16, Range-20, Refugee Lands and being a part of that 25.065 acre tract (Parcel Number 115-026616-00.001) as conveyed to SRJ Properties of Ohio LLC. as recorded in Instrument Number 200811260025348, all references being to those of record in the Recorder's Office, Licking County, Ohio, said 1.218 acre drainage easement being more particularly bounded and described as follows:

Beginning at an iron pin found marking the intersection of the southerly right-of-way of Refugee Road and the easterly right-of-way of Summit Road;

Thence along the southerly right-of-way of Refugee Road, **South 86°46'39" East, 457.56 feet** to a point;

Thence leaving said right-of-way across the SPJ Properties of Ohio LLC Property the following seven (7) courses and distances:

South 03°19'11" West, 47.90 feet to a point;

Southwesterly along the arc of a curve to the left (Radius = 396.00', Delta = 16°47'57", Arc length = 116.11') a chord bearing and distance of **South 83°53'50" West, 115.69 feet** to a point;

South 74°48'35" West, 249.85 feet to a point;

Southwesterly along the arc of a curve to the right (Radius = 82.00', Delta = 66°19'57", Arc length = 94.93') a chord bearing and distance of **North 71°20'10" West, 89.72 feet** to a point;

South 47°50'21" West 45.97 feet to a point;

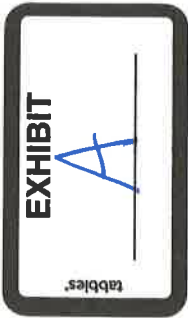
Southwesterly along the arc of a curve to the left (Radius = 600.00', Delta = 09°17'18", Arc length = 97.27') a chord bearing and distance of **South 02°46'29" East, 97.16 feet** to a point;

South 82°34'52" West 20.00 feet to a point on the easterly right-of-way of Summit Road;

Thence northerly along said right-of-way the following three (3) courses and distances:

Northwesterly along the arc of a curve to the right (Radius = 620.00', Delta = 10°44'19", Arc length = 116.20') a chord bearing and distance of **North 02°02'58" West, 116.03 feet** to a PK nail found;

North 03°19'11" East 106.73 feet to an iron pin found; and...



DESCRIPTION FOR A 1.218 ACRE DRAINAGE EASEMENT

Page 2

Northeasterly along the arc of a curve to the right (Radius = 32.50', Delta = 89°54'10", Arc length = 51.00') a chord bearing and distance of North 48°16'16" East, 45.92 feet to the Point of Beginning and containing 1.218 acres total, more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in September of 2015.

The bearings in the above description are based on the Ohio State Plane Coordinate System, South Zone.

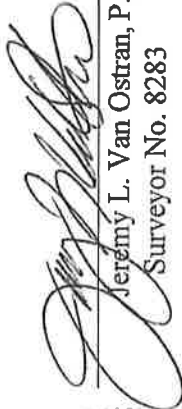
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

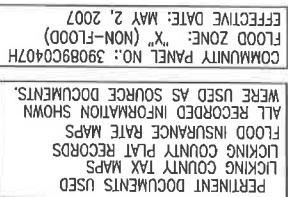
Subject to all valid and existing easements, restrictions and conditions of record.

March 31, 2016
J-2015/15214/02summitRd/survey/legals/EASEMENT

JEREMY
LEWIS
VAN OSTRAN
8283

REGISTERED
SURVEYOR


Jeremy L. Van Ostran, P.S.
Surveyor No. 8283




JEREMY VAN OSTRAN P.S. 8283



Curve Table					
Curve #	Length	Radius	Delta	CH BEARING	CH. LENGTH
C1	118.11	386.00	016°47'57"	S85.53°50'W	115.66'
C2	94.33	82.00	008°19'57"	N71°20'10"W	89.72'
C3	87.27	600.00	006°17'16"	S24°32'32"E	97.16'
C4	116.20	620.00	010°44'19"	N20°25'22"W	116.03'
C5	51.00	32.50	006°34'10"	N48°16'16"E	45.92'

LEGEND

- 001.RF. DRILL HOLE FWD.
 00V. DISK FWD.
 01.P.F. IRON PIN FWD.
 01.S.F. IRON PIN SET
 00.RF. IRON PIPE FWD.
 00.S. IRON PIPE SET
 00.RF. WAG NAIL FWD.
 00.C. CONC. WIRE FWD.
 00.C. CONC. WIRE FWD.
 00.S.F. P.K. NAIL FWD.
 00.S.F. P.K. NAIL SET
 00.RF. BR. SPIKE FWD.
 00.C. SECTION COR. FWD.
 00.C. STONE FWD.
 11.B.F. 1-BAR FWD.

DRAINAGE EASEMENT SURVEY OF THE INN
SUMMIT ROAD
REYNOLDSBURG, OHIO

SURVEYOR NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

DATE OF FIELD WORK: 10/23/15
EVERY DOCUMENT OF RECORD REVIEWED AND
CONSIDERED AS A PART OF THIS SURVEY IS
NOTED HEREON.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

SPJ Properties of Ohio LLC Drainage Easement The Inn Summit Road		Jobes Henderson A FULL COMPANY 59 Grant Street Newark, Ohio 43055 PH: (740) 344-5561 www.jobeshenderson.com		NO. _____ DATE _____ PLAN 88056-10/2008 _____ DATE _____ DRAIN _____ DATE _____ A/E _____ CHECKED _____ D.W. _____ DATE 02/31/16		 0 20 50 HORIZONTAL SCALE IN FEET			
---	--	---	--	--	--	---	--	---	--

Water and Wastewater Department

Mike Root

614-322-4500 Phone

ORDINANCE REQUEST

DATE: **September 26, 2016**

TO: **Service Committee**

RE: ORDINANCE AUTHORIZING MAYOR TO ENTER INTO
CONTRACT WITH EMH&T FOR THE ENGINEERING, PLANS, AND
PREPARE BID DOCUMENTS FOR THE 2017 ROCKY DEN/RED
FOX AREA SEWER PROJECT, APPROPRIATING FUNDS
THEREFORE, AND DECLARING AN EMERGENCY.

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

Statement of necessity: Will need passage after the second reading. Want engineering done to bid out with water main project in February or March.

Request legislation for the Mayor to accept proposal with EMH&T, 5500 New Albany Road, Columbus, Ohio 43054 for the engineering, plans, prepare bid document, supply bid documents for distribution, advertise for bids received and preparation of bid tabs for the 2017 Rocky Den Red Fox Area Sewer Project for a contract amount of \$31,218.00.

Request appropriation of \$31,218.00 from Sewer CIP Account 720.000.0000.5622 to account 720.000.0157.5622.

Mike Root

Water/Wastewater Superintendent
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
(614) 322-4500 voice
(614) 575-4573 fax
mroot@ci.reynoldsburg.oh.us



MEMORANDUM

DATE: September 19, 2016

TO: Reynoldsburg City Council

CC: Mayor Brad McCloud, Auditor Richard Harris, Service Director, Bill Sampson

RE: 2017 Rocky Den Area Sanitary Sewer Improvements

This project was identified through the Capacity Assessment and sanitary Sewer Evaluation Study that was completed as part of the City's response to the Ohio EPA Director's Final Findings and Orders (DFFO). The area has significant root intrusion which can cause blockages in the main line which can affect homes in that section of pipe. The estimated cost of this project is approximately \$450,000, which will be paid for out of the sewer CIP account.

We will be lining 5,960 feet of 8" and 325 feet of 12" pipe in the areas shown on the attached map. We will also be rehabilitating about 290 vertical feet of sanitary sewer manholes.

An appropriating of \$31,218.00 from account 720.000.0000.5622 to 720.000.0157.5622, to cover the cost of preliminary engineering, final engineering and bidding services.



September 16, 2016

Mr. Michael Root
 Superintendent of Water and Wastewater
 City of Reynoldsburg
 7232 East Main St
 Reynoldsburg, OH 43068

**Re: Rocky Den Road Area Sewer Improvements
 Proposal for Professional Services**

Dear Mr. Root:

EMH&T is pleased to submit our proposal for detailed design of the 2017 Sanitary Sewer Rehabilitation Project. This project was identified through the Capacity Assessment and Sanitary Sewer Evaluation Study that was completed as part of the City's response to the Ohio EPA Director's Final Findings and Orders (DFFO).

Findings from the study indicated an extremely high number of cracks and fractures in the pipe within this area, which are not only subject to elevated I/I, but also reduce the overall structural integrity of the sewer. Additionally, the area has significant root intrusion in the sewer which can lead to further cracking / deterioration of the pipe as well as blockages in the sewer.

The anticipated construction cost for the improvement is approximately \$450,000 as outlined in the enclosed preliminary cost estimate. The proposed improvements include:

- Installation of 5,960 linear feet of 8-inch and 325 linear feet of 12-inch cured-in-place pipe (see attached Exhibit)
- Rehabilitation and repairs to approximately 290 vertical feet of aged and deteriorated manholes
- Frame and concrete collar work for approximately 15 manholes located in East Main Street. To be included as an additional bid item in the East Main St. Water Main Replacement Bid Package.

SCOPE OF SERVICES

EMH&T will provide engineering services necessary to prepare construction plans, specifications, and bid documents for these improvements. The scope of services includes:

1. Preliminary Engineering
 - a. Review existing available information including existing CCTV recordings/logs, manhole inspections, GIS information, and record plans.
 - b. Prepare a base map for the proposed improvements using GIS and record plan information.
 - c. Perform site visit to verify accuracy of the base map and confirm size, location, condition of the sewer improvements. Additionally, access to the sewers for construction personnel will be evaluated by noting locations of fences, easements, and access areas.

A legacy of experience. A reputation for excellence.

5500 New Albany Road, Columbus, OH 43054 • Phone 614.775.4500 • Fax 614.775.4800

Columbus • Charlotte • Cincinnati • Indianapolis
 emht.com

- d. Conduct site visit to assess manholes for rehabilitation and to determine the appropriate rehabilitation techniques.
- e. Present preliminary plans and recommendations including updated cost estimates to the City for review and comment.

2. Final Engineering

- a. Develop detailed plans and specifications for the sewer rehabilitation improvements which will consist of cured-in-place pipe installation and spot open cut point repairs.
- b. Develop specifications and a work map for the rehabilitation of aged and deteriorated manholes that were identified within the project limits.
- c. Prepare sewer liner thickness calculations.
- d. Develop contractor maintenance of traffic, sewer access and bypass pumping plans.
- e. Submit to the City a plan and cost estimate at the pre-final and final design phases to review the improvements and coordinate on the budget and schedule.
- f. Prepare final access plan for the contractor and prepare right-of-entry agreements, exhibits, and cover letters for the City's use in coordinating with property owners.
- g. Manhole frame and collar replacement details (to be included in East Main Street Water Main plans/bid).
- h. Coordination with private utility companies as needed.

3. Bidding Assistance

- a. Prepare 10 copies of the bidding documents, plan sets and specifications for the City to distribute to prospective bidders.
- b. Review questions from contractors during bidding and issue bid addenda if necessary.
- c. Attend the bid opening, prepare a bid tabulation and award recommendation, and prepare conformed copies of the contract documents for the City and contractor to enter into an agreement.

Deliverables:

In conjunction with the services described herein, the following deliverables are planned:

- 50% Plan Submission
 - 2 - Plan Sets
 - Utility Submission (Number TBD)
 - 50% Opinion of Probable Construction Cost
- 95% (Pre-final) Plan Submission
 - 2 – Plan Sets
 - Utility Submission (Number TBD)
 - 95% Opinion of Probable Construction Cost
- Final Plan Submission
 - 1- Plan set with mylar cover
 - Final Opinion of Probable Construction Cost
- Bidding

- 10 Plan sets and bid document books
- Addenda, If necessary
- Formal bid tabulation
- Letter of award recommendation

FEE

We have evaluated the level of effort associated with preparing construction documents (plans, specifications, bidding documents) required to support this improvement, which will culminate with a successful public bid and construction contract award. These services will be provided as per the conditions of our Professional Services Agreement and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall not exceed Thirty-one Thousand, Two Hundred, Eighteen Dollars and no cents (\$31,218.00) without prior authorization from the City. Invoices will be submitted monthly, based on the progress of the work, and are payable upon receipt. Should this scope increase to incorporate additional improvements, additional fees may be necessary to cover the cost of professional services.

EMH&T SERVICES FEE SUMMARY

Description of Service/Task	Fee
Preliminary Engineering	\$10,740.00
Final Engineering	\$16,718.00
Bidding Services	\$3,760.00
TOTAL FEE	\$31,218.00

If this description and estimated fee meet your approval, please authorize with your signature below. Please contact me at (614) 775-4555 if you have any questions.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Ryan M. Andrews, PE
Senior Project Manager

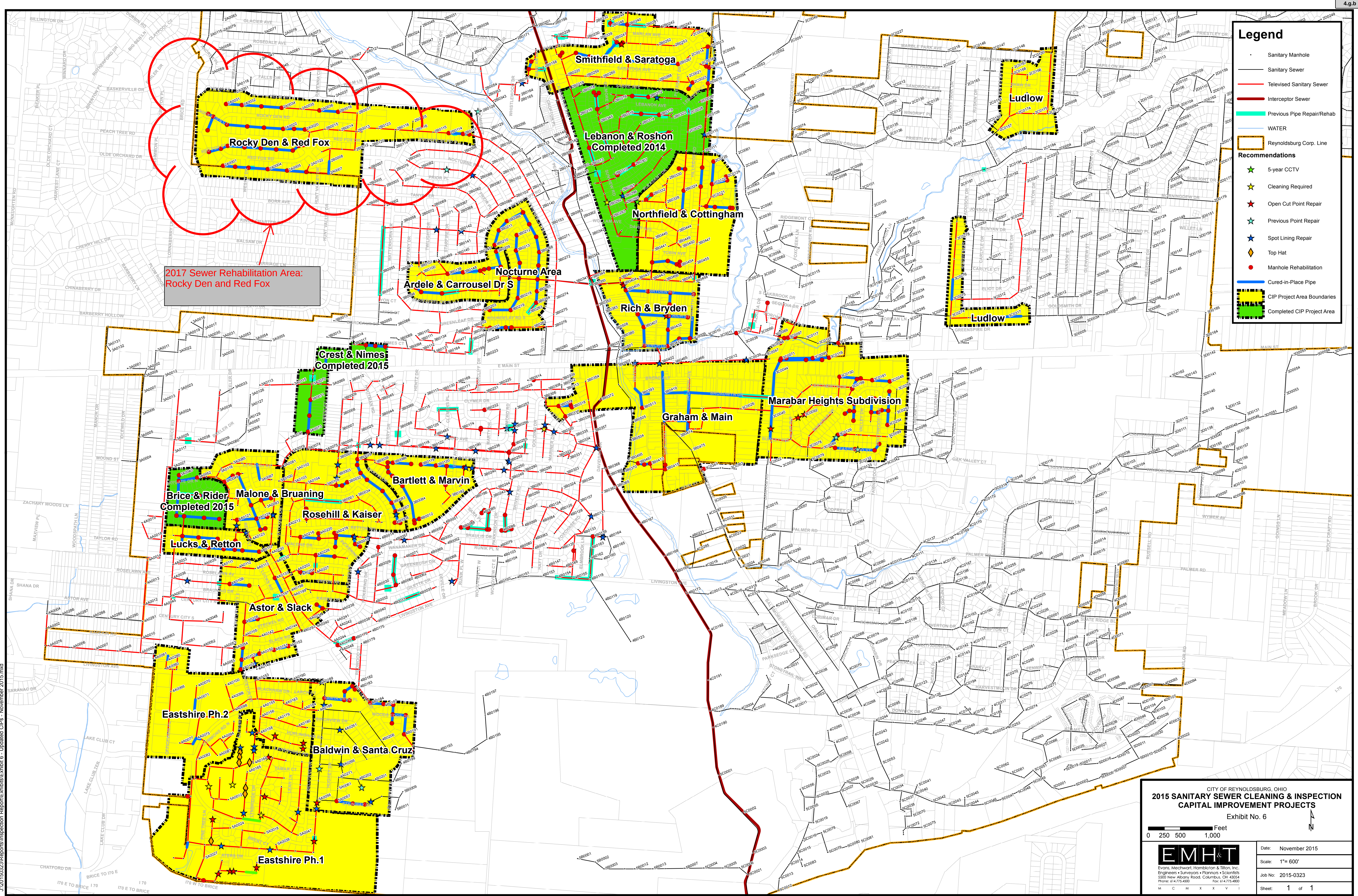
Attachments: Exhibit – Rocky Den Project Area (1 Page)
Preliminary Project Cost Estimate (1 Page)

Acceptance and Authorization to Proceed:

Authorized Signature/Date

PO Number/Date

Print Name



2017 Sewer Rehabilitation Area:
Rocky Den and Red Fox

Legend

- Sanitary Manhole
- Sanitary Sewer
- Televised Sanitary Sewer
- Interceptor Sewer
- Previous Pipe Repair/Rehab
- WATER
- Reynoldsburg Corp. Line
- Recommendations**
 - 5-year CCTV
 - Cleaning Required
 - Open Cut Point Repair
 - Previous Point Repair
 - Spot Lining Repair
 - Top Hat
 - Manhole Rehabilitation
 - Cured-in-Place Pipe
 - CIP Project Area Boundaries
 - Completed CIP Project Area

CITY OF REYNOLDSBURG, OHIO
**2015 SANITARY SEWER CLEANING & INSPECTION
CAPITAL IMPROVEMENT PROJECTS**
Exhibit No. 6

Evans, Mechwart, Hambleton & Tillon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43244
Phone: 614.775.4500 Fax: 614.775.4800

Date: November 2015

Scale: 1"= 600'

Job No: 2015-0323

Sheet: 1 of 1

0 250 500 1,000 Feet

North Arrow



**OPINION OF PROBABLE PROJECT COST
CITY OF REYNOLDSBURG, OHIO
ROCKY DEN AND RED FOX SEWER REHABILITATION PROJECT**

9/16/2016

Ref	Spec	Item No.	Description	Quantity	Units	Unit Cost	Item Cost
1	CMSC	604*	Manhole	1	EA.	\$2,850.00	\$2,850.00
2	CMSC	607*	Fence, Remove and Replace	100	L.F.	\$50.00	\$5,000.00
3	CMSC	614	Maintenance Traffic	1	L.S.	\$2,000.00	\$2,000.00
4	S.S.	SS-3	Bypass Pumping	1	L.S.	\$5,000.00	\$5,000.00
5	S.S.	SS-6*	Chemical Grouting, as Directed by the Engineer	10	Gal.	\$100.00	\$1,000.00
6	S.S.	SS-7*	Cementitious Grouting, as Directed by the Engineer	15	C.F.	\$75.00	\$1,125.00
7	S.S.	SS-10	Standard Manhole Rehabilitation	290	V.F.	\$250.00	\$72,500.00
8	S.S.	SS-11	Lateral Status Determination Report	1	L.S.	\$1,500.00	\$1,500.00
9	S.S.	SS-12	8" Cured-In-Place Pipe	5,960	L.F.	\$40.00	\$238,400.00
10	S.S.	SS-12	12" Cured-In-Place Pipe	325	EA.	\$50.00	\$16,250.00
11	S.S.	SS-12*	1.5 mm Incremental Wall Thickness Increase, 8" or 12" CIPP	300	L.F.	\$2.00	\$600.00
12	CMSC	Spec.	Manhole Cover Replacement	1	EA.	\$350.00	\$350.00

*DENOTES CONTINGENCY ITEM

CONSTRUCTION SUBTOTAL =	\$346,575.00
CONSTRUCTION CONTINGENCY (10%) =	\$35,000.00
ENGINEERING DESIGN AND BIDDING =	\$35,000.00
CONSTRUCTION MANAGEMENT AND INSPECTION =	\$35,000.00
OPINION FOR TOTAL PROJECT COST =	\$451,575.00

PREPARED BY: RMA
 CHECKED BY: RMA
 CHECKED DATE: 9/16/2016