



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

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

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

1. Call to Order

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

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

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

RESULT: ACCEPTED

4. Discussion

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

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

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

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

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

Mr. Luzader: *inaudible*

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

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

Mr. Luzader: *inaudible*

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

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

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

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

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

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

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

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

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

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

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

- e. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 0 Graham Road, Reynoldsburg, Ohio, from R-2 Single Family Residence District to S-1 Special District; Applicant Mark Larrimer. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval).

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

Mr. Luzader *inaudible*

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

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

- f. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6305 E. Livingston Avenue, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special District; Applicant Mark Larrimer. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval)

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

- g. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6900 E. Main Street, Reynoldsburg, Ohio, from CS Community Services District to S-1 Special District; Applicant Mark Larrimer. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval)

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

- h. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6269-6275 E. Main Street, Reynoldsburg, Ohio, from CC Community Commerce District to CS Community Services District with Limited Overlay; Applicant Sammy Kanaan, Agent for Owner. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval)

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

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SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	