

MINUTES COMMITTEE MEETING
REYNOLDSBURG PUBLIC SERVICE AND TRANSPORTATION COMMITTEE
September 24, 2018

Ward 2 Councilmember Brett Luzader called the meeting to order at 7:49 PM

Call to Order - Roll Call

PRESENT: Luzader, Baker, Bryant, Skinner, Joseph

ABSENT:

Approval of Agenda

Agenda stands approved.

Approval of Minutes

a. Public Service and Transportation Committee – Committee Meeting – September 10, 2018

RESULT:	ACCEPTED
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NEW LEGISLATION/DISCUSSION ITEMS

104-18

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH RUMPKE OF OHIO, INC. TO BE THE SOLE PROVIDER OF SOLID WASTE, RECYCLABLE MATERIALS AND YARD WASTE COLLECTION SERVICES FOR WASTE GENERATED BY RESIDENTIAL UNITS, MUNICIPAL FACILITIES AND DURING SPECIAL EVENTS IN THE CITY OF REYNOLDSBURG, OHIO. --- Luzader. Public Service and Transportation Committee.

Mr. Sampson: Thank you Chairmen Luzader, members of council. Joining me this evening is Andrew Booker with SWACO to help answer any questions. This ordinance is in agreement with Rumpke of Ohio for the collection, transportation and delivery for disposal or processing of residential solid waste, recyclable materials and yard waste beginning January 1, 2019. This was a competitive bid process conducted by SWACO earlier this year. The following rates are fixed. 2019 is \$16.71 per household per month, which is our current rate. 2020 is \$17.88 per household per month and 2021 is going to be \$19.13 per household per month. The biggest change and you can see it to my right. The biggest change this year is the requirement to have recycling carts that can be mechanically lifted. The City currently uses the Rumpke provided recycling bins and those are going to be eliminated. When it comes to recycling, I am very proud to be a member of the City administration in that Reynoldsburg is one of the most aggressive recycling cities in central Ohio. We are either number 2 or number 3 of the communities in central Ohio with the amount of the tonnage of recyclable materials that we turn over each year. Now what do the carts cost? The cost for a 64 gallon which is what you see here. 64 gallon recycling cart is \$42.52. SWACO is covering 48% of the cost. Another 15% comes from a grant from the recycling partnership that we worked on with SWACO this year. Reynoldsburg responsibly would be 37%. Which brings the cost down from \$46.52 to \$17.02. Purchasing the recycling cart will be part of the 2019 budget and legislation will be introduced the first of the year. The new carts will be rolled out in the Spring and the distributor

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the manufacture of these carts will take care of their roll out. The resident will then have these costs reflected on their bills. Andrew.

Mr. Booker: Thank you very much Mr. Chairmen and members of council. I am Andrew Booker with the Solid Waste Authority of Central Ohio, SWACO. Prior to coming to SWACO I worked at Ohio EPA for 20 years in the kind of department that deals with recycling. So I have actually kind of been around a lot of communities that have moved over to the cart based recycling system. Its really considered a best practice at this stage in the game. Communities like Dublin, Columbus, Hilliard have moved over purchasing carts and having a cart based system for a variety of reasons. It really just makes recycling much more convenient for your residents. And as a result of that we see between a 30 and 50% increase in the amount of recycling from communities that use cart based systems Just as important as that honestly it just provides more space for them and the lid. I don't know if you have ever driven down the road on a windy recycling day and seen all the paper blowing. Yes its a problem, it just takes care of that issue. I don't know if anybody is like that in my household but we all it the Amazon phenomenon and some how we have more and more cardboard boxes and that allows much more room for cardboard boxes as well/ It ultimately also helps reduce cost or at least contain cost on collection. These are semi automated, designed to be collected in a semi automated or automated fashion. Which just is a quicker more efficient way for companies that pick up recycling to do so. Its much less ware and tear on the bodies of the men and women that do the collection as well. So as a result of that it helps contain cost from both from an efficiently stand point and even just a disability and workers compensation stand point. So as a result of that you have seen communities through out Ohio and really across the county go to a cart based system. Last thing ill say, I'm taking a lot of time I apologize for that. We've worked very closely with an organization called the Recycling Partnership, they are a national non profit funded by all kinds of corporations that you have heard of before. Target, Amazon, Starbucks among many many others, Exxon Mobile, Proctor and Gamble. They are providing \$7.00 of this cart grant because their funders thinks its important to increase recycling throughout the country. So we applied for a grant on behalf of Reynoldsburg and other communities in central Ohio and we are happy to get that grant from the Recycling Partnership. They also just bring a lot of expertise. They have worked with communities from coast to coast. So in terms in educating the residents, getting them prepared and doing this kind of cart of transition their is nobody better in the county. Do you have any questions?

Mr. Luzader: I just have one question concerning the cost of these. I was actually here when Reynoldsburg rolled out the firs tone of these probably 20 years ago now. The first ones were real brittle in the winter time. They got smashed this and that and whatever. Will the resident, if that happens to the new ones, will the resident be responsible for the entire cost of replacing a new one?

Mr. Booker: As Bill had indicated, Reynoldsburg has always been a leader on recycling. Thankfully, these things have improved dramatically. This cart right here has a 12 year warranty on it. They are built for the winter time, they are built for all seasons. Communities like Buffalo and Chicago have carts. And so these will be covered by a warranty for at least a decade and a little bit more in terms on the body.

Mr. Luzader: Are there any other questions from members of committee? Ms. Bryant.

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Ms. Bryant: This strictly applies to residential and commercial, it doesn't cover any rentals properties is that correct? Apartment complexes?

Mr. Sampson: That's correct. Yes, just residences.

Ms. Bryant: I have actually, I reside in a complex and have tried to get the management to allow us to have some sort of a recycling program. Is there a way that maybe we could try to get some sort of a program going forward, you know maybe not now since were obviously dealing with this at the moment. At some point where we can incorporate rental properties. Based on the number of rental properties we do have the City there is more than enough recycling to go around.

Mr. Booker: You are absolutely right if I may. There is a huge demand in multi family housing for recycling. We get calls at SWACO virtually every week from someone who lives in an apartment complex. We did something unique in this bid package if you recall. So we actually asked the service providers to provide us with standard rates that could be applied to multi family homes and commercial businesses. Were taking the first steps in trying to get those kind of services available and it is a high priority for SWACO as well, we are very aware of this. We would be happy to work with the City moving forward.

Ms. Bryant: Thank you.

Mr. Luzader: Any other members of the committee? Mr. Baker.

Mr. Baker: This is more of a comment. Not on the recycling, I think that's pretty cool. Seeing how were renewing it with the waste and yard removal contract, just don the road, is it possible we could look into getting a leaf removal part of it. Because the City of Whitehall has it the City of Upper Arlington has it where residents rake their leaves to edge of the yard and the city will come by with this big vacuums and just pick them up for them. Its just a service that they offer and I just wondering if we could look into that.

Mr. Sampson: I am very familiar, Worthington does the same thing. They offer that service. You obviously have to have the equipment to accommodate that. We have the one street vacuum that we use and it really isn't appropriate for leaves. Its specialized piece of equipment. That's certainly worth exploring. What's important in our community and from a service standpoint is that we are clean, well maintained. That when a resident or a visitor comes in that they see that we care about our community and that's part of that. So we could certainly explore that Mr. Baker.

Mr. Baker: I appreciate it, thank you.

Mr. Luzader: Any other members of the committee? Members of Council? Mr. Cotner.

Mr. Cotner: Just to clarify that, so its about \$15.00 per resident is what the final cost is going to come out to be of residence expense?

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Ms. Sampson: It will come to \$17.02 per resident and that's based on again, the original cost was \$56.52.

Mr. Cotner: About \$17 and which, will that go on their first quarters bill or when are they going to get billed on that.

Mr. Sampson: That's a good question, I met with our water department a couple of weeks ago, Tammy Robinson. And we have been talking with the Mayor. He would like to pull the band aid off and do it in the first billing. Were going to explore that in this finance chair. Mr. Cotner I would appreciate your input on that. My initial thought on that was to phase it over a year. Break it down into quarterly payments so its a little more digestible. Anything is on the table as far as how we do that.

Mr. Cotner: I know your going to get a lot of call no matter what so I just trying to be prepared a little bit. What about than the new resident that comes in in six months. Are they then only going to pay that or charge that seventeen some dollar fee.

Mr. Sampson: We will be working closely with SWACO on it comparing notes, were really similar to Gahanna, for any over in Gahanna my counter part. In the consortium we are paired with them. They have the regular household waste pick up your own trash cans bags what have you and they have the red recycling bins. And you know we talked about ok if I wanted to buy extra cans at this rate, I have to be able to store them. I have my water department and the street department that we could, we could get potentially, they stack on top of each other, 50 additional ones at hat price. And then be able to, as new residence come, some body moves and takes their can with them, we will be able to replace them at that cost. After that they will go up, after that fifty, they will go up to the full forty seven.

Mr. Cotner: To the full rate, is what the new resident would pay then, ok, alright.

Mr. Sampson: I would like to get as many as possible but its a matter of storing them.

Mr. Cotner: Of course, ok. I think we've got great waste removal, Rumpke is doing fantastic Our streets are clean they do a great job. I think our residents appreciate it I just wanted to touch base on a couple things, Thank you.

Mr. Sampson: And that's an important issue. When we sat down with this, we have been meeting bi-weekly since Spring on this with SWACO and they have been outstanding. Is that our condition in Reynoldsburg and the same with Gahanna is that we don't change our day. I think if you want to confuse residents, you know change their day pr break up their day. We will continue to have household waste and recycling and lawn care pick up on Thursdays, that will not change. The goal will be over the several years, to start to phase in the household waste perhaps a 95 gallons cans and begin to incorporate those into our city. So that when the bid comes up again, SWACO has taught us about competition, the more cans you can provide the automated trucks to service, the cheaper your

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rate. And we would like to gravitate to that and hopefully over the next, in the next contract save more money.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/24/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR SECOND READING

98-18

AN ORDINANCE TO VACATE EASEMENTS OVER PROPERTY LOCATED AT 7309 AND 7311 LIVINGSTON AVENUE --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/24/2018 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR THIRD READING

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: CHANGING THE ZONING DISTRICT OF A 24.3 ACRE PARCEL ON THE WEST SIDE OF TAYLOR ROAD KNOWN AS 9366 TAYLOR ROAD SW, 9370 TAYLOR ROAD SW, AND 9333 TAYLOR CHASE, REYNOLDSBURG, OHIO, FROM AR-2 MULTIPLE FAMILY RESIDENCE DISTRICT AND CC COMMUNITY COMMERCE DISTRICT TO PND PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT. --- Luzader. Public Service and Transportation Committee.

Mr Thomas. : Chairman Luzader, members of the board, President Joseph, I am Joe Thomas with Metro Development 470 Old Worthington Road. I just like to really just hit on the highlights. Everybody's been pretty well area of this presentation as well as are application so just wanted to go over some high lights that I can share with the group that pretty much date back from the beginning of the changes that we had made as far as what we call the park or the Taylor Road apartments. As we went on from the beginning of the application, we started including different items. Including the tree preservations from the south, we added additional walk ways to gain access to Kroger. We increased the west buffer, which is basically the mounding in the trees from 30 to 60 feet. We also agreed with the neighbors both in the west and to the north boundary to install fencing along the pond. Not only to the west but also to the north. We also agree to clean out pour and dying trees and under brush from tree rows to the east as well as maintain the lawn. Reduce the building heights from three to two story, revising the site plan. Then we changed building styles along Taylor Road from breeze ways to vista units. We added mounding along the remaining western and northern

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boundaries to adjacent condominiums. We added fencing to remainder of single family boundary to remove pour and dead and under brush as well and to maintain that lawn area. We conducted additional traffic study to determine if improvements were required along Main and Taylor Road. We agreed to install west bound turn lane at Main and Taylor to be reimbursed by the TIF. We reduced as of our last meeting, we reduced our density from 244 down to 192 units which gives us a density now of 7.9 density units per acre. Which we increased our open space. Our overall open space now is 13.93 acres which is 57% of the site. Just wanted to add a special note in this regard, we also looked at the average area density throughout the City of Reynoldsburg and we noted that the density through out the City of Reynoldsburg apartments is averaging roughly about 16.35 density units which is quite a bit higher than what were offering here tonight. And our output case is 7.9. The existing density on the condominiums is actually 6.75 density units per acre. And that's 140 condos at 20.75 acres. As Mr. Chairmen Luzader mentioned we did have a unanimous approval by planning commission with one abstention because of conflicts. One other noted added feature that we started in our original application and along the planning commission. We are committed to doing dimensional shingles. We have a distance a from our properties owner surrounding our property and neighbors across the street of Taylor Road, we are a distance of 370 ft, neighbors to our west our closest garage is 100 foot. And our closest residence is 180 feet. I think what should be noted also is a benefit to the City of Reynoldsburg We are looking at an annual TIF amount of \$148,000.00 or 2.8 million dollars gross for the City of Reynoldsburg for part of the TIF. Which also has a portion of it goes to schools which is additional \$330,000.00 annually and that is 6.2 million over the life of the TIF. Currently from 2006 the only amount of TIF right now is \$158,000.00. We had we understand that the OHM and the City comprehensive plan, steering committee outline for the preliminary land use plan for this area is anywhere from 10 to 20 units per acre. Last to note, Metro is a quality developer making a 20 million dollar investment in the City of Reynoldsburg at this location. Appreciate your time and can answer any questions.

Mr. Luzader: Thank you, I just have one right off the top of my head. At the planning commission, when you first addressed them you said that you did not want to build the park that was previously mentioned the ADA park, that you would prefer to make a donation to the City.

Mr. Thomas: I guess that was two fold. I was concerned that we might have an issue with the condition being passed onto City Council and that would increase the difficulty of having a positive vote. So with that planning commission hearing I'm not only agreed to do the \$61,000.00 donation to the City of Reynoldsburg but I also agreed to build the park, it would be at our cost and we would fully maintain it for the life of the development. So we would be doing the park as well as the donation of 61,000.00 to make not only the parks department happy but also make the planning commission condition successful as well as installing the turn lane. Those are the items that we addressed in the planning commission.

Mr. Luzader: And I think you probably still know that I am still not happy with the density as a plan in neighborhood development. I know you've a lot of concessions and this that whatever but as a planned neighborhood development, the code still says 5 units to the acre no more than 10 in any acre in the development. And also under the parking code it says you will have a garage for each unit. You actually reduced the number of garages from what you had previously down to 60. So

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those are still some of my concerns. Members of the committee do you have any questions for Mr. Thomas? Ms. Bryant.

Ms. Bryant: I actually have a question for our development director. If you could perhaps comment on the difference between the density on the units and garages as compared to be to being a PND, if you could address that for us.

Mr. Bowsher: Might you kind of clarify exactly what your...

Ms. Bryant: It's my understanding is that as a PND, that's kind of the whole point is that you don't have to go through each element of the code in a PND and request variance of each element. Is that an incorrect understanding?

Mr. Bowsher: The PND as a whole it does state that you have 5 units residential no more than 10. It does fall under the ten and also there is a function is made in there that when the planning commission review said application they can make recommendation that changes those. We would normally call those variances but they are done on the fly within the planning commission. So with the votes for 3 yas on that it basically had done that. And I guess council and planning commission are not I guess any different than what we would do if we would change anything else within the code to make variances. That's what was done. I guess if that answers your question.

Ms. Bryant: Close enough.

Mr. Skinner: I do have a question also for our development director. Comparable apartment complexes within Reynoldsburg do they, most of them at least or the majority of them obey the parking garages code or have we in the past waived that so to speak?

Mr. Bowsher: The PND is relatively new. I think it was recently changed in 2016 if I'm not mistaken. 17, I apologize. And so normally a PND wouldn't have such stipulations on it and most of the development within the City does not abide by those rules. Currently an AR2 as its designated currently on the back half of it would put it at 4 units per building. I think they, Mr. Eric Snowden, our previous planning and zoning administrator thought it relevant to change it to a PND because he knew that variances could be had within planning commission to take a look at that holistically as a full approach. If you were to take a look at any multi family housing development project to include what they are still building on Lancaster Avenue and hold it up against our current code as it stands now, you would not be able to build any of them.

Mr. Luzader: Without a variance?

Mr. Bowsher: Correct.

Mr. Luzader: Mr. Baker.

Mr. Baker: What is the density at the one that is on Lancaster?

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Mr. Bowsher: Its roughly just over 10.

Mr. Baker: Ok and those were just put in.

Mr. Luzader: I do have a number of speaker forms. After they speak I will maybe give you a chance to address their concerns, ok. And I will have these out in the order I received them. The first one is Mr. Robert Barga. And if you could give your name and address and try to keep your comments to 3 minutes.

Mr. Barga: I'll try Mr. Luzader. Good evening my name is Robert Barga I reside at 1589 Stouder Drive and I'm here today in my capacity as a private citizen alone. Madam Clerk, Mr. Mayor, Mr. Council President, Mr. City Attorney and Mr. City Auditor, Members of Council, thank you. Two meetings ago, I discussed what sort of promises this body should alisit from the applicant before applying and approving for the proposal. While I still stand behind these demand I will not belabor that point and instead will focus on ten reason this proposal should be shot down today. One. There is no comprehensive and cohesive plan. This proposal has been modified numerous times with various bad ideas, requirements, impossible reductions, parks added and removed and the like. There is no way for the voters to accurately understand the entire dynamics of what occurred here and your duty is to the voters. Number two. This breaks City law. For some reason some members of council seem to believe they need a reason to vote no. As opposed to the proper understanding which is needing a reason to vote yes. We have this law for a reason, unless there is a darn good cause we should not ignore it. You must vote no. Along the same lines, you took an oath or affirmation to not do this. You all pledged to follow the City code and baring that could cause the mentioned before, you are obligated and duty bound to vote no. Number four. This proposal gambles with our money. While letting the developers stay clean. By relying on the mere words of the developer we are not ensuring the any of the promises such as a turn lane, school funds, residency level s or the like will be kept. This means that we the tax payers are the stake. When the company should be the one holding the risk. Along the same lines, the developer has lied to this body and its sub bodies time and time again. The developer has stated that it would be impossible to change the plans, to change the density to add this or that. Yet every time they sense a no vote is about to happen they magically find the ability to make that change. This extreme bad faith negotiations should never be rewarded and should tell you who is going to win or lose that battle. Number six. The developer has a poor reputation for equal housing, access and following federal law. I find it rather intriguing that some members who recently proposed a law regarding anti discrimination would also fight to support a developer who has everyone single one of their properties currently in federal court over federal housing law. Do we really want to set that up? Number seven. This developer has a mixed history with their long term handling of their holdings and assets. While they will not surely hand the property to new entity they will also not surely hold onto the property. Regardless of your belief or faith in the developer, without any guarantee that they are committed to a long term holding we may soon be working with a partner we don't want. Number eight. The City will be sued and lose. Mr. Baker asked a very good question two meetings ago about if the developer could sue the City. The answer is yes. They could. But that is not what the question should have been, it should be will they win.

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Mr. Luzader: Could you wrap it up please?

Mr. Barga: Sorry. In my opinion the answer is no. But the reality is with the actions that this council has taken. Breaking the rules, having severe conflicts of interest, getting various donations, being (inaudible) driven instead of (inaudible) driven and constantly fighting to protect a proposal that we should turn down. Authorize the developer to come back, waive or grant a variance to the 12 month delay and allow him to come back with a complete proposal that is thorough, addresses all the concerns is not a hodgepodge and is not at any point during the deliberations touched by any potential, real or apparent conflict. Thank you.

Mr. Luzader: Thank you. Next is Mr. Michael Murphy.

Mr. Murphy: My name is Michael Murphy, with Murphy Development Company. Address 4442 Professional Drive, Groveport, Ohio. I'm here in support of the zoning application. Some of you may remember that my company, Murphy Development Company. Developed the condos on the north edge of this proposal project. I started the project back in 2004-2005. And built 26 condos known as Taylor Chase Condominium. In the 2006-2007 time frame. Then the recession hit. It was 10 years later before I built anymore condos on this site. In 2017 I built 4 more condos, predominately to see if the market had returned enough to support the development of more ranch style condominiums. While all four condos sold, the cost to build had surpassed rises in market value. For that reason, we were not able to justify developing additional condominiums. Since then I have worked Metro Development to sell my land for the apartments they have presented to you and their application. The issue of density keeps coming up and I think the one thing that sort of baffles me a little about the density issue is that the site was originally zoned for 140 units, the parcel that I own. I built 30 units and there is still density for 110 units of multi family on the land that I still own. And you have commercial zoning of the nine acres out front and I sit there and scratch my head as the developer I sit there and say to myself the density of 192 units of multi family apartment is less than 110 remaining units plus the commercial for nine acres. I don't think a lot of people take that into account. So I am asking you to keep that in mind. I think Metro has done a great job of providing green space and buffers to the adjacent properties. I think that every turn they have been willing to work with council and planning commission. I know that, I think that it was at council, I did not attend that particular council meeting, but I understand that council had suggested a lower density and at that time Metro was hesitant to do that. There was a very good reason for the hesitancy because lower density meant they had to come back to the seller and talk to him, and they did that. And they did it in a very diplomatic way and worked with them to find a way to make that density reduction work. I think they have gone out of their at many turns when they have been asked to try and provide a quality development. I would ask that council join me in support of their application. Thank you.

Mr. Luzader: Thank you. Next is Ms. Linda Grimes.

Ms. Grimes: Council and members of the audience. My name is Linda Grimes, I live 1370 Reserve Drive, Reynoldsburg, Ohio. My objections remain the same. I understand that there has been

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alterations to the plan but it is my opinion that they are not sufficient for what they are proposing to do. The density issue, traffic which would be generated. Drainage problems and they've removed garages when I felt in the beginning that the parking was inadequate for the proposal for this project. And in the event there is overflow with parking where does it go. Do they have a plan for nay additional? I mean even with 192 units made up of one and two bedrooms, you could have 2 to 4 drivers in each one. So where will those cars go? So briefly, and as distinctly as I can, those remain my issues. There's been a lot of talk already about with regard of density and actual numbers that I am not going to belabor those points but these are my issues and those same issues remain. Thank you for your time.

Mr. Luzader: Thank you. Next is Mr. Justin Crawford.

Mr. Crawford: Good evening and thank you for giving us the opportunity to speak. My name is Justin Crawford. I am a homeowner at 1350 Reserve Drive. Its property just west of the development. I have been a homeowner there for three years. I live in and pay taxes in the City of Reynoldsburg. I am a homeowners association board member. Although my views and opinions are not representative of the entire board. As we just never got a chance to really meet and consult as a group with all of our members inputs. One of the, I sent out a couple emails which included in kind of a short summary of what issues have been brought and then some backup documentation that I feel, in good faith, was appropriate information that I thoroughly look through my self. I'm going to hope at least most of you had time to look over one of those two emails that went out. I have heard the word belabored a couple times and I think that really this whole thing has been belabored when we keep talking about the same things. The issues with the schools, and the property values and the water set, and the density and the traffic and the buffer areas have all been brought up and discussed. I feel that as a homeowner that Metro has done a really good job to address those issues. So as we continue to find new concerns they have addressed those concerns. And then they came up with other items that we wanted to see, reductions and size and property and traffic with the turn lanes and I feel that that's all been addressed to the point that everybody has been asking and they have been giving. And were at a point now that you know were talking about weather or not were going to make a final decision to move forward or not. As a homeowner I feel that they have addressed those concerns so as a immediately abutting homeowner I don't have immediate issues. Some of my initial pictures were of serious flooding that comes directly into my backyard from the property on the east side of Taylor Road as well as the West side. I do work at TS Tech we hire 1800 people here in the city of Reynoldsburg that travel down, a lot of them down Taylor Road so I know about the traffic which is why I was thrilled when they talked about putting in the turn lane earlier as opposed to the previous five year plan that was developed. Overall, based on the conversations I have had with the City planning, talking about some the initial wording on the comprehensive master plan. What I heard about today was that the school had also written a letter of recommendation for the development committee. I would like to enter in my vote as a yes for the development. I think its something that would be good for the City. Thank you.

Mr. Luzader: Thank you. Next is Ms. Thaah Young.

Mr. Young: Mr. Luzader do mind if I speak? (Inaudible)

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Mr. Luzader: No, that's fine. Mr. Aaron Young.

Mr. Young: Aaron Young, 9167 Taylor Road SW. We have been here before, I agree with the gentleman earlier, he said breaking the law and that's why we keep coming back to this point. There is not a lot of time to go into it. We have talked but basically its not our fault this application was filed beyond a variance which cannot approved by the numbers. Thankfully we have a republic, I want to speak to Mr. Bowsher, I apologize to him for he wasn't a resident of Reynoldsburg, taking a cheap shot at him one time. But without him, he's a veteran, he served our country, my father did, my grandfathers did. For this reason we have a republic. I have heard a lot of people say hey we have to get people here by the numbers. I could say a swearing word and get colorful right now but that's not what our republic about. The republic is about law, its about this code everyone swore an oath to. Expanding on what Mr. Bowsher was explaining, the PND, it is a huge variance, that's purpose for the PND. But it specifically states its not to be used to increase density. It says its not supposed to be a big variation for traditional lot sizes just to increase density. Until you stray away from that. I'll reiterate that just by reading the law. If we just read the law, someone reads the law. I'm just going to skip to the parking. With the parking there is some requirements there that's, it says "detailed development plan shall comply with parking requirement of this zoning code." we have something here that's not, its a variance with the code ok. That's on the application, that's true. It says "where a finding is made that the provisions are accessible or inappropriate for the use proposed or that provision satisfied by the alternative methods clearly documented I the site plan." Ok here I'm sorry, "the detailed development plan shall comply with the parking requirement of this zoning code, except that the planning commission may vary such requirements." You have the power to do a variance there. When we go to the density issue we hear time and time and time again, we shouldn't be here tonight in my judgment. We keep going over this. When were speaking to the density, the maximum density a dwelling for both overall plans neighborhood development and for each of which area should be as approved in the development plan except that the density of dwellings and district shall not exceed five units. That's saying that you cannot provide a variance for this approval specifically.

Mr. Luzader: Wrap it up please.

Mr. Young: I'm going to wrap because I have got a lot of stuff on my mind that there is some really hokey stuff going on. I do want you to bring up, we don't have the exhibit here for the application do we? Exhibit D.14, is that here? Can we see that on the screen? Because some gentleman said earlier too about breaking the law was that there's not a comprehensive plan here. If you can bring up that slide and show this development right there forty feet away from Taylor Road, that's not a comprehensive plan. Its a huge variance and its beyond the scope of the law that everyone sworn an oath to.

Mr. Luzader: Thank you.

Mr. Young: Put your big boy pants on this time.

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Mr. Luzader: And the last speaker we have is Ms. Thaah Young.

Ms. Young: Hi my name is Thaah Young, 9167 Taylor Rd. I wanted to thank everyone of the council members for responding to any of the questions I've asked over the last nine and half months. I also I'd like to thank the school board members who's responded sometimes in a very prompt way. I also would like to thank the City staff because we have asked for a lot of information. We've requested a lot of audio tapes so that we can actually hear and see what's going in these meetings in the last nine and a half months. The other thing I would like to bring up tonight, reiterate what my husband said. Is one, I am not nervous standing here but my body gets nervous. I am very honored and humble and proud to exercise our rights to ask questions and publicly debate this application. The right to expect that public decisions are objective and made with the publics best interest at heart. Many members of our military and their family members sacrificed everything for these rights. Metro Developments plan is not compatible to surrounding zoning districts accordance with the City code and the City charter. The one thing I do know for sure tonight is, and I do not say this lightly. That Mr. Baker and Ms. Bryant have been asked to consider abstaining from and recusing themselves of the matter of this application. At this point in time I would like to enter into public record at the Clerk of Councils office for anyone in the public to view e-mails one, that will be my first document dated September 23rd between myself, Mr. Baker and Ms. Bryant. Which demonstrated that we did ask for them to abstain and recuse themselves in this matter. Number two. DRK, Metro's parent company, key employee list. Number three. Mr. Shaddock's 2017 campaign expenditures list of donations and Ms. Baker and Ms. Bryant. I do appreciate your time. The one other thing I would like to say and its going to be a cheap shot. But Mr. Joe Thomas I was wondering if your going to be sending out \$500.00 checks and pool passes to the rest of the people on....

Mr. Luzader: Excuse me, excuse me.

Ms. Young: Excuse me on the list...

Mr. Luzader: Ms. Young (gavel knocking)

Ms. Young: The rest of, the surrounding neighborhood. I appreciate your time.

Mr. Luzader: Mr. Thomas is there anything else you would like to say?

Mr. Thomas: I guess there is a lot to address in those few public comments but first of all I wanted to the address the fact of the matter is that everything before you guys has been honest. Fortright and transparent. Everything we shared with you, we have shared with the public and the public application as far as the plans that were not only originally submitted but we consistently updated our submittal. And everything's been not only given to the City of Reynoldsburg but is given to residents upon request. So I am not understanding that a full final plan has not been addressed. Everything that is in front of this board tonight is our full and final plan. We have submitted the final site plan. We've submitted the final building elevations. We've submitted the final open space calculations. You know everything that we've submitted is a full and final package of what were

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bringing forward tonight. So you know as far as the garages and parking requirements, we believe that the plan neighborhood district allows for variances and that's why its a plan neighborhood district instead of a straight zoning. You know we've been doing development apartments in central Ohio since 1968. We feel the best use for our buildings is to have exactly a quarter of the units to have garages. We do not want our communities to turn into self storage units. We believe that garages of this nature in this type of development will simply limit it self to create self storage units rather than to be used exactly for what they are and that's garage for storing cars. We believe that the parking requirement is met with two parking spaces per unit with the commendation of surface parking and garages. We've not only met that requirement for the parking requirement but I believe we exceeded that. So I guess from the standpoint of the parking and garages I guess we can differ on that opinion but we believe that this is the best possible development in this area. You know were looking at rents from \$900 to \$1400 a month. Were looking at a very high luxurious clubhouse, amenities inside the clubhouse as well as the exterior of the clubhouse that will lend it self to a very quality community inside the City of Reynoldsburg. So I trust that you guys will make the right decision but I'm just looking for an opportunity to build our first community in the City of Reynoldsburg and make you guys not only believe in me but proud of what we do as much is as I am. So I appreciate your time, thank you. I'm here for any questions.

Mr. Cotner: It wasn't so much a question but I did feel it fair to clarify one thing. And I saw the school board members all kind of gasp at a moment, we have a lot here tonight. There wasn't anything official that the school board had commented and I know individual members shared their feelings. But I didn't think that was fair to put them under the bus that they had all supported it as any official document so there, and I'm seeing agreement that, again no one officially spoke. So I think that's just a clarity point. Obviously a lot of misunderstandings do happened during these times and again just to give them that fair opportunity to make sure that's clarified on that end. Thank you.

Mr. Luzader: Thank you. I think the committee knows where I stand as chairman and I'm not sure where the rest of you stand. But I would like to make to a motion that we forward this item to council with a recommendation to reject the written recommendation of the planning commission and to deny the rezoning application.

Mr. Luzader motions for a second and motion fails.

Ms. Bryant: I move that we forward this onto council and follow the recommendation of the planning commission.

Mr. Luzader: Is there any further discussion?

Mr: Baker: No but I am going to make a comment. I was going to wait until later but I'm going to go ahead and say it now. I do agree with the gentleman when you said its time to put the big boy pants on because this should have been done months ago. And with that, I've expressed to you my disappointment in how this was presented to us because there is a lot of stuff that came out after the fact and after changed that should have just came out day one. This would have been over with. So with that being in mind, because at first I was not happy. I was not happy with it. It was 240 units

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was way too much. It would have added on to traffic and would have just messed up what whole area but the fact that you did go back, even though you did say you couldn't but I guess you finally saw the light. You did go back make the changes that were necessary then. The concern of the residents and of council I do applaud you for that and also the fact that our schools and the City can stand to make some money off of this development and help the entire city. Because we all know there is a lot of stuff in this City that's needs to be fixed and replaced. Will be the reason why I'm seconding this but for future references. Wherever you make a development, whatever, just make sure you have everything up front when you present it, ok?

Mr. Thomas: Yes sir.

Mr. Clemens: But I think were have our comments if it goes to council we will have the chance to speak then?

Multiple: Yes.

RESULT:	REFERRED TO COUNCIL [3 TO 1]	Next: 9/24/2018 7:34 PM
MOVER:	Kristin Bryant, At-Large Councilmember	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Baker, Bryant, Skinner	
NAYS:	Luzader	