



**SERVICE COMMITTEE
MONDAY SEPTEMBER 21, 2015**

COMMITTEE MEETING:

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

1. Call to Order

PRESENT: Barrett, McGrady III, Clemens, Cotner, Long, Skinner, Joseph
ABSENT: Kelly

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – September 8, 2015

Minutes stand approved.

4. Discussion

a. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (6366 E. Main Street; Proposed Use – Auto Sales); Applicant, Jason P. Goss. (First Reading 9/14/2015)

Councilman Clemens: Is Mr. Goss here please? Would you step up to the microphone and give us your name and address please?

Mr. Goss: Jason Goss. My address is 6366 E. Main St., Reynoldsburg, OH 43068.

Councilman Clemens: Thank you. The reason you are here this evening is that has been approved by the BZBA as a Special Exception use Permit, and so, Council may bring it to their Agenda, which I have. And the reason for this is, I have some questions after reading the BZBA minutes, and I see you feel it looks like an eyesore, and I agree. And, I feel you wish to correct this. The problem I have is that it never should have been open without a permit, and we are trying to correct this with other individuals as well. The part that interests me most is making it look better. It is in the middle of Reynoldsburg, and on a street that we put \$15 million into to make it look better. As it sits now with the car wash, and your cars around that, it looks like a merry-go-round with cars on it. I have seen the print which shows where the cars will be parked, and that is not where they are parked now. They are parked in front and up the side and so forth. I have been there and I have counted them. I know you have agreed to repair the driveway and parking lot, and to take care of the weeded property in back, also, removing the car wash. As far as I am concerned, that is a must for both you and

the City. I have talked to Eric and in reading the minutes, there was discussion regarding giving you six months to do this and some of your answers are not direct pertaining to removing the car wash. If we discuss that, and we all agree you will remove the car wash and have the work completed in six months, are you capable of doing that?

Mr. Goss: I can guarantee it. It will be more like thirty days. I am not a procrastinator. First, I would like to address the fact that I was operating the business without your permission. I had no idea. I had a very large car lot that I ran for eight years. I never got an occupancy permit. And, never got a zoning permit. I sold almost eight thousand cars there. I had no clue. As soon as you came to me, I drove directly here and met with Eric. I apologize for that. That is ignorance on my part. Also, I owned the building for a year prior to me physically going out there. And, was also running the detail shop. I want you to know that was not me trying to get around the book. It was just ignorance on my part.

Councilman Clemens: The part about the parking lot and the number of cars is important because of the in and the out for the people. The safety part will be how it is marked and laid out, and the number of cars. The number of cars should be to your benefit as long as people can get in and out. You are going to come up with a site plan showing the distance, layout, and what you are going to do. You can get too many cars on a car lot. We have a car lot on Henson Drive and the only way you could add another car is to put it on the roof. And that is not what we are looking for on Main Street. I have talked to Eric and Dan and they seem to agree that you would take care of these within six months and I wanted you to explain to Council that you would. If we do pass it, I would like to put the six months on there. Are there any questions for Jason? I guess I am the only bad guy.

Mr. Goss: I have consulted with a couple of places on a Site Plan and it is eight weeks minimum. I wanted to have one here for you guys tonight. I drew one up. I can show it to you. I did some measurements. My thoughts are basically to keep the cars twenty-five feet off Main Street and run them up both sides and holding back four spots on each side at the end so there is enough room to turn around at the end of the parking lot. The limited space is limited space. Any business in there is going to have a problem with space.

Councilman Clemens: It just happens that you will have people coming in looking at cars and taking cars out to drive. That is why we have to be careful going in and out. That is a dangerous place for in and out.

Mr. Goss: I ran the car wash there for six months and it was an absolute nightmare. As far as the building goes, I have bids. I have the guy that is going to do it. I am ready to have it done. That building is doing nothing for me except hindering my business. The car wash lost money for seven years in a row. It is not a good place for a car wash. It can not make money. It has put two people in bankruptcy. I want the building down. I want it down as quickly as possible. As far as the property, I had a guy out today to give me an estimate on the awnings on the back. He is suppose to be emailing me that today. Once I have the approval, the building is coming down, that's guaranteed. The cars in front and on the side, I have to have at least fifty cars in my inventory to sell enough cars to make the money I need to make. I do not plan on having too many more than fifty to sixty on that lot at any given

times. We started working on the back as far as the weeds. I am going to bring in my tractor and level it out. It is gravel now. I will regravell it. Everything takes a little bit of time.

Councilman Clemens: That sounds good Jason. I will make a motion we approve it for a six month review, that the building is removed, completed the black topping of the parking lot, and has it striped for safety for in and out. Is that fine with you?

Mr. Goss: Yes, that is fine with me.

Councilman Clemens: Are there any other questions pertaining to that? If not, I would like to make a motion that we put a six month condition on it and move to pass this. Seconded by Councilman Long.

Mr. Goss: Thank you very much.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/28/2015 7:30 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Chris Long, At Large	
AYES:	Barrett, McGrady III, Clemens, Cotner, Long, Skinner	
ABSENT:	Kelly	

- b. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (6475 E. Main Street; Proposed Use – Professional Activites); Applicant, Sam Ugbo. (First Reading 9/14/2015)

Councilman Clemens: Are you here Sam? Would you come up please?

Mr. Ugbo: Sam Ugbo, 6475 E. Main St.

Councilman Clemens: The reason I have held this is that you were open for a year and a half. The issue I want to bring forward is, you should meet with our City Auditor and make plans to pay back the Income Tax of you and your employees for the last year and a half that you were in Reynoldsburg.

Mr. Ugbo: I have to do that now.

Councilman Clemens: He will explain to you how to do it. We do have Income Tax here in Reynoldsburg. And since you are in business here, you have to pay it. So if you will meet with the City Auditor at your convenience, I have no problem with it.

Councilman Barrett: What exactly is the business?

Mr. Ugbo: It is a home healthcare.

Councilman Barrett: Ok, thank you.

Mr. Ugbo: I pretty much need to check with my accountant also. I have Paycor doing my income taxes so I will see if they are doing anything and go from there.

Councilman Clemens: I think Dick has something to say.

Mr. Harris: If he has paid those taxes to somebody else, he will have to request a refund wherever he paid it and then it will have to be paid to us.

Councilman Clemens: I would like to make a motion we approve this with the pay back of the taxes that you owe. Do I have a second? A second by Councilman McGrady?

Councilman Kelly: May I clarify this? Are we putting this forward for approval?

Councilman McGrady: They want to know if you want a review in six months?

Councilman Clemens: Yes, I'm sorry. A review in six months. Thank you.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/28/2015 7:30 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Cornelius McGrady III, Ward III	
AYES:	Barrett, McGrady III, Clemens, Cotner, Long, Skinner	
ABSENT:	Kelly	