

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
SEPTEMBER 20, 2012
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Norman Brusk Mr. Patrick Feeney Mr. Anthony Rettke
Members Absent:	Mr. David Stoffel
Others Present:	Mr. Aaron Domini

2. APPROVAL OF MINUTES OF AUGUST 16, 2012

Acting Chair Mr. Rettke: Any changes to the minutes of August 16, 2012?

Mr. Domini: No changes to the minutes.

Mr. Rettke: Okay, no changes. Minutes are approved as submitted.

3. APPROVAL OF AGENDA

Mr. Rettke: Do we have any changes to the agenda?

Mr. Domini: Yes. We are going to have discussion of the proposed addition to the Department of Agricultural facility tonight.

Mr. Rettke: Oh, good.

Mr. Domini: And the two you see here with us, they are-- We'll get into that and I'll explain about how we came to this point when we come to Item D.

Mr. Rettke: Item D?

Mr. Domini: I'd like to add that as Discussion of Department of Agricultural Facility Expansion on the agenda.

Mr. Rettke: Okay. With the changes to the agenda, they're approved.

3. SWEARING IN OF SPEAKERS

(Mr. Rettke administers the oath.)

4. PUBLIC COMMENT

Mr. Rettke: Is there any Public Comment? (No response.) Seeing none, we'll move on to Unfinished Business.

B. UNFINISHED BUSINESS

Mr. Rettke: Do we have any Unfinished Business before us?

Mr. Domini: No Unfinished Business.

C. NEW BUSINESS

Mr. Rettke: Having no Unfinished Business, can you please read Item C1 under New Business?

1. VARIANCE APPLICATION, 1272 EPWORTH AVE., REYNOLDSBURG, OHIO; REQUESTING A VARIANCE FROM ZONING CODE SECTION 1171.06 (3) F, TO ALLOW A DWELLING WITHIN AN ACCESSORY STRUCTURE. CONTACT: JESSICA FRANKLIN (#156771).

Mr. Rettke: Can I have anybody wishing to speak before us come up to the podium, state your name and address, please.

Ms. Jessica Franklin: I'm Jessica Franklin, 1272 Epworth Avenue.

Mr. Mark Franklin: Mark Franklin.

Mr. Rettke: Do you have a presentation for us?

Mr. Domini: I do. I'll go through what the applicant turned in. I think, for the Board, this is a unique situation. I don't think we've seen this happen before. I know we've seen conversions of garages, but this involves the conversion of a garage and the addition of the actual dwelling. And so, staff looked at this application pretty hard and couldn't see any way that this was not in compliance with Section F of 1171.06 which states, "Accessory structure shall not contain facilities for dwelling purposes." I also think it was only a matter before this item came before the Board.

The review of the property, it's R3 Single Family Residential. It's actually located on two lots and I'll show you what that looks like here in a minute. So the primary lot is approximately 100 by 200 and the second lot is about 100 by 300. The surrounding properties include a three-acre single family property to the north and a one-acre single family property to the south. The applicant is proposing to convert an existing two-car garage into the dwelling and they're also proposing to add a carport to meet the

requirement of the two covered or enclosed parking spaces; otherwise you'd have two variances before you. And so with that, I'll show you – this is the property here on Epworth, the garage to the rear and then there is actually – from this angle this is actually from the GIS, you can see how there are actually two lots so it's actually quite deep, this particular lot. And then right here next to the pool there is another structure. Okay? So you have the main garage here and another structure at the pool and then starts the lot to the rear. This is just a different angle. I think this is actually looking west so you can see from behind the house the garage here, the other structure that connects to the pool. Any questions on that so far from the Board? (No response.) Okay.

The applicant did turn in a floor plan. I guess-- I'll have it up here and you can talk them through that. I don't know how many questions the Board will have about the actual floor plan, probably more on the parking that you're proposing. And this is in your packet if you want to review it. The applicant stated this is for an elderly family member that they would like to provide living quarters for them on the property. I'll come back to this. And then this would be the upper floor and this is the sloped roof for the carport, the two-car carport, which I believe is going to come off the back of the existing garage. Based on my interpretation, and this is also up to the Board, that meets test for the two cover or enclosed parking spaces that we would require for a single-family dwelling. Okay? That pretty much covers the application.

Mr. Brusk: We have, in the past, approved a room or two in a garage that wasn't -- or converting a garage that was attached to the house. We've never had, that I can recall, a garage being converted, in effect, to a complete house and that's what you're intending to do. It gives me a great deal of concern as to intent of our standards as far as do we want to have more than one dwelling on a single lot and that's what we will have here. Do we have any – does that meet the zoning code in effect if they have two separate houses, because that's what you will have.

Mr. Domini: Correct. I guess it's up to the Board to make the determination whether that's an incidental use to the primary use. So, you know in many cases a mother-in-law's quarters would not be necessarily considered a second dwelling. It would be considered—

Mr. Brusk: How many square feet are you talking about?

Ms. Franklin: It's not going to be very big.

Mr. Franklin: That's in that stand alone garage.

Ms. Franklin: I don't know if he actually mapped out how many square feet—

Mr. Brusk: 23 by—

Mr. Domini: --by 22.

Ms. Franklin: It's so narrow right now that my – there are two separate garage doors, my minivan – we don't park in it. It has been – when we bought the house in February, it has been full of junk left over from the previous owner, so we've been cleaning through that and really cleaning up the property and the door is not wide enough for my minivan to park in there as it is.

Mr. Brusk: And upstairs, how much space will there be?

Ms. Franklin: Well, actually, we've just been talking about that and I plan on, in this goes through, to work closely with the Building Department. I don't think we're going to do the upstairs. I said it would be easier just to have the higher ceilings and have her all on the one floor, so she doesn't have to go upstairs and take up that room for stairs as well.

Mr. Franklin: We don't have an accurate square footage.

Mr. Brusk: I do. It's 506 if your numbers are right.

Mr. Franklin: Okay.

Ms. Franklin: Okay. Good.

Mr. Brusk: Handy-dandy phone. The only thing I use it for.

Ms. Franklin: And I think the electric is already up to code ran from the house to 100-amp box under the ground to that garage. My mother would be on our same utilities and she's not going to have a washer and dryer installed. It's basically giving her a little bit of independence separate from us because the house is small and there are other alternatives, but we thought we're not using this garage so it would--

Mr. Brusk: That helps me a bit. How are you planning on heating it?

Ms. Franklin: She's going to put in – she wants to put in a furnace and AC, a smaller unit just ran on the same utility since there is a 100-amp box out there.

Mr. Brusk: The concerns I have is that it is a garage and a garage is not built to the same specifications as a house. There's not the same insulation; there's not the same foundation; there's not the same anything. So I would say that if this is converted to a house I imagine you're going to have to put in an awful lot of rebuilding to meet building code—

Ms. Franklin: Yes.

Mr. Brusk: --because it's not -- I can't see it meeting building code by just putting up walls and adding -- and secondly, the utilities would go sky high. You'll never be able to heat it, cool it appropriately, efficiently without--

Ms. Franklin: Yes.

Mr. Franklin: Without doing that, taking this measure.

Mr. Brusk: Right. The other-- I do have my concerns about it. It is under the area that I was worried about. I was worried about getting closer to 1,000 square feet. I don't know if you want to look at what it would cost you to build a little house on your second lot, which may or may not be cheaper than that. I have no idea truthfully.

Ms. Franklin: Yeah.

Mr. Brusk: But I do know that you're going to have to meet all the building codes for a residential and that includes ventilation, heating and air. The electricity -- is it going to be adequate? Water supply -- is it going to be adequate? Toilet facilities to sewer, the whole gamut. So, depending on if we approve it--

Ms. Franklin: _____ we could rent it.

Mr. Brusk: If we approve it, we would stipulate that you have to meet all the codes that you would if this was a new house going up.

Ms. Franklin: Okay.

Mr. Franklin: Yeah. And we'd like the opportunity to have those discussions if we can move forward to this.

Ms. Franklin: This is going to be a one-time thing for my mother who -- she inherited money; she's getting her hours cut at work and we had her live with us before in our other house in Reynoldsburg and it worked out very well. We all get along very well and so we were just thinking of the easiest thing. She would be investing this money. We're not taking out any kind of second mortgage or anything. This is going to be an expensive cash deal and we could run into problems with sewer. We haven't pursued it yet so we don't know what we could run into.

Mr. Brusk: Okay. I think I've dominated enough.

Mr. Rettke: Is that an existing two-story garage or a one-story that you're going to rip the roof off?

Ms. Franklin: It is a--it's a one-story garage and it has the little pull-down stairs with the triangular storage, so we were just going to take the sub floor that's on there out and leave the existing engineered wood beam that's supporting the whole thing and

leave the pole that's in the middle and put a column around it; leave the supporting stuff and just take out the sub floor to have it more open and airy for her rather than trying to put anything up there.

Mr. Feeney: I'm kind of following with Norm's thought there in all the things you're talking about you're going to do if – and you get your plumbing issues and those can be very expensive and, again, the structural issues. I don't know how old the garage is, but it may end up being cheaper to put an addition on your house versus this. I'm wondering if it would be smarter for you to look at those costs and make those decisions because if we grant this variance now and you don't use it but we set a precedence, you know, my thought is go ahead and have those discussions and get contractors out there to say, "Okay, how much is going to cost us to do this" versus maybe an addition off your house. Also I was thinking is that with an addition onto your house, it will increase the value of your home in the future and that second facility on your house, it may have other issues with your neighbors and then we're in a predicament. So I think, especially if you haven't talked to contractors yet about the cost, you might say, "You know, hey, this – it might be cheaper to add another room onto the house versus—"

Ms. Franklin: Yeah. We've talked about that option.

Mr. Feeney: Yeah. Instead of just – and then come back. If you say, "Okay, hey, here's our cost, \$10,000 for this and 20 for this. We want to go with the 10." Then we can consider that, but I'm just thinking, especially if you haven't done that it would be – if we say "yes" then that would set a precedence.

Ms. Franklin: So if you say "yes" – if we don't do it you can't take it back then?

Mr. Feeney: That's correct.

Mr. Rettke: Yeah. The best laid plans so, you know – it's just for your mother?

Ms. Franklin: Yes.

Mr. Rettke: Then you – seven years from now, you sell it and the next guy comes in and says, "Oh, I've got rental property now." And that's what I don't want to see.

Ms. Franklin: No. When I Googled this I had found that some communities would have a specification that you're not allowed to rent. It was for immediate family members or whatever and we'd be willing to say that, but then for future zoning they wouldn't be able to – nobody would be able to rent it; it would go back into a garage. And that's the thing that I wanted to say, is we're leaving it looking like a garage on the outside. I've talked to my neighbors on both sides and across the street and to them, their view – the only thing that's going to change is the new two-car garage that we

would – we would be knocking down that extra building. It is very old and it has termites and probably needs knocked down anyway so the—

Mr. Franklin: You can see it. It's behind the trees on the right there.

Mr. Rettke: AKA the poolhouse?

Ms. Franklin: It has a dirt floor with groundhog holes in it and termites, so we would be knocking that down and putting an oversized two-car garage, so that would look different to cover our two enclosed parking spaces. I guess we were just trying to consider—

Mr. Feeney: I think we'd look at it again, but I just suggest that you get a contractor out there. You know, he may look at the garage and say, "Oh, you – yeah, termites—"

Mr. Franklin: Yeah. We had that. We've already been down that road. He's the one that wrote those plans.

Ms. Franklin: Yeah. He said the concrete floor in it looks good and we would definitely need to insulate. There's no insulation. There's no anything there. We'd be able to add all the wiring and stuff that we would need before we added the drywall. So we did do that and we've kind of been just waiting for this meeting to see if that would happen, that we feel like that would be the best for all of us rather than adding on to the house.

Mr. Feeney: I think if you price it out you might end up finding it long term better to put an addition on it. I don't know, I'm not a contractor by any stretch of the imagination, but I'm just thinking of the long term value of your property an additional bedroom, bathroom on your house would be a lot more value than a second house.

Mr. Brusk: Like a garage?

Mr. Feeney: Yeah.

Ms. Franklin: Yeah.

Mr. Franklin: Yeah. Well, in all honesty, I'm not looking to improve the value.

Mr. Feeney: Yeah, well.

Mr. Franklin: I'm not looking for more taxes, and I'm not really looking to sell anytime in the – that I can foresee. I mean, we bought this property because we liked it so much so—

Mr. Feeney: It looks like a very nice piece of land there.

Ms. Franklin: It's unique.

Mr. Franklin: Our long term plan is to eventually, with this property, that we build our kids their own little place.

Ms. Franklin: Whether it's on the back lot or--

Mr. Franklin: Yeah, so—

Ms. Franklin: We're planning on staying a long time, so thank you for looking at it.

Mr. Feeney: Yeah. I think we could table it and then you can look at it and bring it back. That's an option if you want to do that.

Mr. Brusk: I think we'd be a lot more comfortable if we could have actual plans instead of a handdrawn floor plan that would show what it was and I think you would be a lot more comfortable bringing it forward if you knew that it was feasible to do within your budget, whatever that may be. So may we suggest that you table this and come back with more complete plans and I think you need to go to the Building Department to determine what kind of building code requirements we have and the cost of it, because each code you have to pay a fee now. That adds up, too. So you just need to know all that and I think I'd be more comfortable looking at this and making an assessment if we did it at a point where we have more information.

Ms. Franklin: Okay. I did already talk to them with these original drawings and when we found out that we had to wait – it was a month, it was the day after you guys had your last month's meeting so we were like, "Oh, now we have to wait till September." So we didn't really – I had to submit the copies and stuff but he – I forget his name that I talked to at the Building – he's like the – I wrote it down here. --smoke detectors and the posts have to be 32 inches in the ground for the garage and 24-inch wide window in the bedroom and stuff like that, so I didn't sort of start talking and we didn't change anything on the drawing because we were waiting for this meeting to see if we would even be able to do this.

Mr. Domini: I think part of the issue that I hear the Board saying is that 500 square feet is – falls more in the realm of what we would call mother-in-law's quarters. A thousand, that starts to generate a little bit of concern that that can then be rented out as a property. A 500 square foot mother-in-law's quarters would be very difficult on the market to get somebody to come in and rent that – be kind of the setting not used by its size. Getting up to 1,000 – my house isn't much more than 1,000 and I have two kids.

Ms. Franklin: Neither is ours and we two kids.

Mr. Domini: From my and staff's perspective, I feel like by the test of the definition it starts to change a little bit when you get closer to a thousand feet.

Mr. Brusk: And I respect that opinion and I also agree for the most part, but that's not going to be the deal breaker. What's going to be – what I want to know is what it's going to be and whether it's feasible for your lot.

Mr. Franklin: So if we come back with more information about how we're going to do the sewage, a little more specs from the Building Department?

Mr. Brusk: Yeah, because I don't think we want to vote saying "Yes, it's okay" and then you go through all this and you do the exercises and then you say, "Oh, no."

Mr. Franklin: Okay.

Mr. Brusk: You know, we can go out and buy house for—

Mr. Rettke: Then we've got a variance sitting there for the next guy to--

Mr. Brusk: And then that land forevermore has a variance on it that allows that.

Mr. Domini: The variance stays with the land, so if you sell the house that stays with the land.

Mr. Franklin: Can that be conditioned?

Mr. Feeney: I think we have—

Mr. Domini: It's not enforceable.

Mr. Brusk: It's not enforceable once it's in there.

Mr. Domini: Especially as Boards change and things like that.

Mr. Rettke: We ain't going nowhere.

Mr. Feeney: Yeah. I would suggest that, yeah, let us table it and then get a contractor in there and let him lay the whole thing out and see what all you're involved in and they'll talk to you for nothing, I'm sure. You may have already done that.

Mr. Brusk: Let's say for just argument's sake that you do that and you really want to get moving fast and you don't want to wait as long, you can request from us a special meeting.

Mr. Feeney: Especially since we're tabling it.

Mr. Brusk: What's that?

Mr. Feeney: Especially since we're tabling it.

Mr. Brusk: Especially since we're tabling. So we could come and meet at that time to keep it from having to go to the next month, for instance.

Mr. Franklin: Will we have to pay for another meeting concerning this?

Mr. Domini: No.

Mr. Brusk: No.

Mr. Rettke: No. That's kind of why we want to table it, because I'd say right now it may not go favorably.

Mr. Feeney: Yeah, so let's just table it and get your information together and decide exactly what you want to do and bring us some plans and—

Mr. Rettke: I'd like a little bit better detail of what it's going to look like because I'm a little confused.

Mr. Franklin: Understood.

Ms. Franklin: Yeah. And we didn't get very far and the building perimeter is like no, you – basically I don't want to talk to you until you get the zoning certificates, so we didn't really change -- we were talking about changing – you're not doing the upstairs.

Mr. Domini: I guess I would not necessarily advise you to go back to the Building Department. I would advise you to go to the contractor to do a floor plan— It doesn't have to be to construction standards yet.

Mr. Franklin: A little schematic maybe.

Mr. Feeney: Yeah. They'll help you with that.

Ms. Franklin: Yeah. All right.

Mr. Feeney: They'll do it for you. It should be free.

Mr. Domini: And I also think that the second floor up to a 1,000 square, I don't think that would help the application.

Mr. Brusk: Wouldn't fly.

Ms. Franklin: And I don't think we want to do that anyway. We've been talking about it and kind of mapping out where a bedroom—

Mr. Rettke: It's not that feasible anyway.

Mr. Feeney: No.

Ms. Franklin: Really, once we got up there—

Mr. Rettke: Yeah. I have some concerns if it's structurally possible.

Mr. Brusk: Yeah.

Ms. Franklin: Right. Well, I don't – it's not—

Mr. Brusk: Yeah, the second floor is whole new ballgame.

Ms. Franklin: Yeah, but we just didn't change anything because we had already submitted so.

Mr. Domini: Applications getting tabled is not uncommon, so don't feel too discouraged. They're just asking for more information and then they can make an informed decision.

Ms. Franklin: Yeah.

Mr. Brusk: Are in favor of tabling it?

Ms. Franklin: Yes.

Mr. Brusk: Okay. I'll move that we table this motion.

Mr. Feeney: I'll second.

Mr. Brusk: Or this variance, I'm sorry.

Mr. Rettke: Can we have a vote, please?

(Mr. Domini called the roll. Mr. Brusk voted "yes." Mr. Feeney voted "yes." Mr. Rettke voted "yes.")

Mr. Domini: So what you want to do is when you feel like you have the additional information ready, call the Development Department again and we'll schedule the meeting. If it's before the next regularly scheduled meeting which is the third Thursday of October, we can try to pull everybody together for a special meeting and they said they would do that.

Ms. Franklin: Okay. Thank you very much.

Mr. Franklin: Thank you.

Mr. Rettke: You're welcome. Good luck.

2. SPECIAL EXCEPTION USE PERMIT, 6800 E. MAIN STREET, REYNOLDSBURG, OHIO; CURRENT ZONING, CC; REQUESTING A SPECIAL EXCEPTION FOR A CHILDCARE FACILITY. CONTACT: ANGELA MCCLENDON HILL (#156790).

Mr. Rettke: If you'd please come forward, anybody wishing to speak on this and state your name and address, please.

Ms. Angela McClendon-Hill: Hi. My name is Angela McClendon-Hill and this is my husband Kendall Hill.

Mr. Rettke: You have a presentation for us?

Mr. Domini: I do. I'll let the applicant speak to the details of the operation. I think if you read the staff report, we, the staff had two concerns. One was access of parking and the other was the previous use and what types of issues -- environmental issues may be present there. I understand that would be more of a state's concern, but I felt in us doing our due diligence we should at least weigh the issue knowing the next use could be for children and that was specific to the printing shop, not knowing what types of contaminants may be in there. And, again, I think that's outside the purview of the Board but it may be something you might want to ask for documentation for. As you know, we do not have specific standards relative to parking for childcare facilities. We have some standards that come close to that type of use such as school which says "as determined by BZBA but not less than one space for each five seats in the main assembly room or one for each classroom." This particular site shows four striped spaces, with some additional paved surface to the rear. But I think that's something that we might want to discuss because of the speed of traffic on Main Street there and how children will be getting in and out of the facility. Anything else I think you'll find within the staff report.

Mr. Brusk: You brought up an excellent point on the environmental issue. I don't know if you have to worry about doing a Phase 1 or a Phase 2 environmental impact. They're fairly expensive and I think that needs to be addressed although we can't -- another reason I'm bringing it up is that was my field before the field I'm in now, was industrial health and I did those kinds of studies and you never know what people do with the types of chemicals that were used. Oftentimes, volatile chemicals that they bury drums of or spilled drums of or even a little bit at a time over years adds up and it may be a problem and you don't want that kind of a problem with little kids, but that's just an aside.

Ms. Hill: Right. I understand that. I'm not sure how long the printing facility was in the building. I know prior to that it was a bike shop and then prior to that it was a residence. So it used to be a residence. I guess he had some modifications, add-on addition to the house to make it larger and then after that it became a bike shop and then print shop. So the print shop was not in business for that long of a period. I understand what you're saying about the environmental hazards but to do any justifiable damage, unless they were doing serious dumping--

Mr. Hill: Yeah. We've talked with the owner. We've been to the property with the owner and his agent and when we told them what our idea was, because we just wanted to see the inside of the building first, and he thought it was an excellent idea. I don't know what kind of chemicals he had there. I believe the owner there now was the one who had the printing shop.

Mr. Rettke: One thing I didn't recall seeing is what's the projected staffing, projected amount of students that you're allowed to have?

Ms. Hill: Well, licensing by the State of Ohio, a licensing specialist will come out and measure the facility once they have access to it and then that would determine how many children we can care for. But, based on my experience and the size, I would say the capacity may be no more than 50 to 60 children. And to address the parking, we kind of did a survey of our own of the neighborhood and the traffic patterns and we noticed that there is a Tim Horton's next door to the building, but there won't be a lot of traffic at one particular time, like it's come in, drop off and turn around and go back out. And we are also -- the lot adjacent to the building has maybe 40 spots, so if you aren't okay with our idea of just have the four spots we were possibly going to ask if we can lease 10 spaces if we needed to for additional parking. But that's all going to be determined by the State and what the capacity of the building is once they come out.

Mr. Rettke: And you're not aware of any access easement across there or existing right now?

Ms. Hill: Accidents?

Mr. Rettke: Access easements. Where they join at the -- what is it, the doctor's office, the old Jerry Mellott's Survey building?

Ms. Hill: Right. It's a doctor's office right there to the right.

Mr. Rettke: It doesn't look like there probably will be.

Mr. Hill: We had also thought about -- I guess, right where you pull up in the parking lot is a little path that goes to the rear of the building and there was enough space back there to just like for a place to park. Actually you can turn around back

there and come back out down the same pathway and that's what we had suggested, or that's what we thought about.

Ms. Hill: And maybe put a – I mean, whatever you say, but we were also -- if that was a problem, we could a put a two-way mirror up on the side of the building to see the flow of the traffic if you needed to go back to the rear and turn around.

Mr. Rettke: Based on that 50 to 60 number, how many employees?

Ms. Hill: Eight.

Mr. Rettke: Eight?

Ms. Hill: Um-um, but part-time.

Mr. Rettke: Yeah, and any consideration as to the playground location or size?

Ms. Hill: Yes. We wanted to put it at the rear of the building. You have to have 36 square feet per every five children – I mean 36 square feet per child and then we would rotate the number of classrooms to can go out at one time, so there wouldn't be any more than one classroom outside and then they're outside for their recommended 30 minutes at a time and then come in and then another class would go out. But also in the rear of the building there's a large – it's attached to a garage and so on rainy days they can use that as an indoor play area.

Mr. Feeney: So the rear part of the building is just a garage and you're going to keep it a garage?

Ms. Hill: No.

Mr. Feeney: Do you think keep it like an indoor space?

Ms. Hill: Yeah. Indoor space and also as time permits, we would like to, not extend the building but finish it. It's just an attached garage. There's no drywall on it but it does have its own separate heating and cooling system back there and all the plumbing – the structure was raised up, so all the plumbing is below so he said anything we needed to do, since everything's below ground, he can easily run the pipes, but we would like to have an additional classroom back in that space just to have more space.

Mr. Hill: And there's already -- the house, there's already four separate classrooms now. There's already enough for four classrooms now.

Ms. Hill: And there are also two bathrooms inside which is a requirement by the State. We have to have that so there's not much build-out that we would have to do and modifications because it's already pretty much separated, so that's good.

Mr. Feeney: I think my only concern – I don't have a problem with the site of the building. I know the State regulates all that and they're not going to let you open until you have all these stringent things to pass and all that and I just worry about the traffic flow, those four parking spots and how many people that will be dropping kids off in the morning and trying to get back out and I don't know if you can – don't know how you can figure that out.

Ms. Hill: I understand your concern, but we definitely won't be as busy as Tim Horton's which is right next door to us. The most time a parent spends in – a lot of them are going to work, are in five minutes, just pulling in. Like I said, if we need to use the lot for space in the back, they can turn around and we'll have a two-way mirror for safety and, if need be, if we can rent the spaces, maybe those 10 spaces along the side for parking.

Mr. Hill: There is a walkway from the doctor's office to the daycare. I guess they paved there, made a sidewalk right there from those parking spaces that are right next to the little strip to the daycare. They've built – somebody built a walkway to get to the daycare building -- to the printing shop.

Mr. Feeney: I guess my only concern is the parking and traffic flow, especially since it's so close to Main Street, not a lot of space to pull off there.

Mr. Brusk: And there's no space to turn around really.

Mr. Feeney: Yeah, and just the people pulling in, backing in, it's just—

Mr. Hill: When we first looked at it, we loved the inside of the building because it was already ready but that was our concern. We talked about parking most of the time and that's when the agent had told us, once we looked in the back, and he was telling us about you can drive along the fence and there's enough space back here. I think he said the property goes—

Ms. Hill: All the way back.

Mr. Hill: Yeah, all the way back. It's a little ways, so you can turn around and come back out and that's when we came up with the idea about the two-way mirror so you can who's – if anybody's coming out.

Mr. Feeney: Yeah. I guess I'm kind of concerned about where your employees are going to park and how the kids are going to be dropped off. I know you said there's parking on either place, but you'd have to have an agreement with them I'm sure and I think that's something we'd kind of like to see to approve the site, that shows that you have approval.

Ms. Hill: Okay. Well, we didn't approach them yet. We wanted to hear what you had to say first.

Mr. Feeney: Sure.

Mr. Rettke: Yeah. Sometimes they're already in place so.

Ms. Hill: Okay.

Mr. Feeney: It'd be great if you had the building just to the east of you with a drive-thru that you could pull in through there and drop off somehow. I don't know.

Mr. Brusk: Yeah. That would make it a lot less concern.

Ms. Hill: You mean like a round-about?

Mr. Feeney: Yeah.

Mr. Hill: Yeah.

Mr. Feeney: Yeah. If you take out the two parking—

Mr. Rettke: The two parkings right there closest to the island.

Ms. Hill: We discussed that also.

Mr. Hill: We discussed that.

Mr. Feeney: Yeah. If you could get some type of agreement with—

Mr. Brusk: An agreement with the neighbor people.

Mr. Feeney: Many people do that.

Mr. Rettke: Because that's so long and narrow I'm concerned you've got a car going back, a car coming back out, you know, one of them has to yield.

Ms. Hill: Exactly. I understand.

Mr. Feeney: Your employees could park in the back. You've got plenty of parking in the back for the employees and they'd be leaving and you wouldn't have that, but the drop off of kids and the picking up the kids.

Mr. Brusk: Do you know where the printing was done specifically within the building?

Mr. Hill: I would think it was done in the garage back there, in the garage, because it's an addition to the house and the house, the front part was used as offices.

Mr. Brusk: I would think that myself. Again—

Mr. Hill: (Inaudible).

Mr. Brusk: --I don't know what chemicals they used, but the concern is if they used a highly sensitizing agent, if they were doing UV printing for instance, those materials last on surfaces for a long time and could cause real—

Ms. Hill: Right.

Mr. Brusk: You've got leads and I don't know what they were working with. I would think that you would want to get somebody to get an environmental study, I really do.

Ms. Hill: Okay.

Mr. Brusk: I don't know if we can require that. I don't see how we can but, I would not be doing my civic responsibility without telling you that there are major potential concerns, not concern – not actual but potential. There could be some long-term effects that you don't want, that we don't want as a city.

Mr. Feeney: So I guess, well, do you want us to table this one, too?

Ms. Hill: Yeah, can it be tabled also, please.

Mr. Feeney: Yeah, get a couple thoughts. You may decide there may be another place, too, with all these concerns, I don't know, but it's whatever you want us to do but—

Ms. Hill: Okay. We can discuss this and then get some cost comparisons of some studies and see how much it would be and if it's feasible for us to do that to proceed, so that's fine.

Mr. Brusk: And, of course, the turnaround, if that's possible.

Ms. Hill: So what we were thinking is maybe, like our loop around, a round-about in the front, is that what you're talking about?

Mr. Brusk: In effect, yeah.

Mr. Rettke: Yeah. If you could just have some access onto that other property, that would alleviate a lot of concerns.

Mr. Hill: And have them check the inside for any kind of chemicals, an environmental study?

Mr. Brusk: I would think that would be to your advantage.

Mr. Feeney: Just tell the owner that we're concerned about that and see what he may be able to provide.

Mr. Brusk: They may have done those, I don't know.

Mr. Domini: The main issue is you need to get some kind of shared access agreement with your neighbor.

Ms. Hill: That's fine.

Mr. Brusk: Yes. That's the issue that we—

Mr. Rettke: The biggest issue is the shared access.

Mr. Domini: If you can get that resolved and come back, I think that the Board would have enough information and they can make a determination.

Mr. Rettke: As a father of three, I've carried many in and out of daycares and I'm not going to the back. So, either I'll block Main Street or I'll park barely on and I've got an extended cab Chevy crew cab. I'll block traffic. I may cause a tangle.

Mr. Feeney: So I'll make a motion that we table Item C2, Special Exception use permit for 6800 E. Main Street.

Mr. Rettke: Second.

(Mr. Domini called the roll. Mr. Brusk voted "yes." Mr. Feeney voted "yes." Mr. Rettke voted "yes.")

Mr. Feeney: All right. So just gather your – whatever you want to do and it's done.

Mr. Hill: So do we wait until the 20th of October or just—

Ms. Hill: Once we get the information, I think we just call them.

Mr. Domini: Call us when you have your information as it may work out that we can do this and do them both at the same time.

Mr. Rettke: Honestly, we do try and pass things. We don't like to table them but we're getting a bad wrap today.

Ms. Hill: This must be your all's lucky day.

D. OTHER BUSINESS

DISCUSSION OF THE DEPARTMENT OF AGRICULTURE FACILITY
EXPANSION

Mr. Domini: So I will get the Board up to speed on this. The City's done a great deal of research on this topic. As you know, it's been in the papers. We did our due diligence and looked at the Ohio Constitution and the Ohio Revised Code to be sure that we are following the letter of law when it comes to one jurisdiction regulating another. And to, in its simplest form, the State like other— The State has immunity against local zoning law and while they have immunity, the case law has set a precedent that they shall make every good faith attempt to abide by local zoning provisions and only when there is a disagreement regarding an application or a proposal, then the courts will decide the outcome of that particular application. So we met with the applicant here at City Hall with Matt Lambert, City Engineer. Following that meeting, Matt and myself went and talked to the Mayor and I said I think the best course of action is rather than have them submit an application, come and give a presentation to the Board, so they're going through the process so you're aware of what's going on. You have the opportunity to state your concerns relative to the project for the record, but ultimately they are not required to submit the application and, in the end, if there is an agreement it will move beyond the City to the courts. So that's the— If there is a disagreement you can come to an understanding.

Mr. Brusk: If we come to an understanding, then it goes forward without a problem, right?

Mr. Domini: Correct. It'll go straight into engineering. And I'll let them present the application. I really have taken the less-is-more approach with this one for a number of reasons, but from what I see from the site design, aside from the use, it will have extremely low impact on the community. You're not going to see the facility the way it's sited and you'll see that here in a minute. The other thing that I think you need to consider is that this site is – agriculture is a permitted use on this site. Now whether or not you consider this some form of animal husbandry or related agricultural use, it is a permitted use unless you consider it some other type of use per our zoning code.

Mr. Brusk: And the animals that will be there are those that are found to not be allowed by the State and that will take care of those animals here until such time as they can be—

Mr. Domini: The plan is that this applicant will talk about this, that this is a temporary homing facility until they're re-homed. They don't want to be in the business of being a long term shelter for these animals.

Mr. Rettke: And I know this may put you on the spot but I was – being in Franklin County, I'm not sure about the extents over in Licking County, where is the exact corp out there?

Mr. Brusk: Is this in Franklin or in Licking?

Mr. Rettke: It's in Licking, but I didn't realize Reynoldsburg went out there so when they announced it, I was like, "Oh, okay." I wasn't too concerned.

Mr. Domini: It's one of the last parcels in the city. I'll bring up the GIS and show you where it sits but I think – I'll bring it up and then let the applicant start to present their presentation. Matt Lambert, the City Engineer, is here to answer other questions as well.

Mr. Rettke: Did you get sworn in or does he need to?

Mr. Brusk: Being part of the City, doe he have to be sworn in?

Mr. Rettke: Would you like to go ahead and—

Mr. Randy Kirschner: Oh, okay, if you're ready.

Mr. Rettke: Yeah.

Mr. Brusk: Yeah.

Mr. Kirschner: Well, thank you very much for letting us make this presentation. I'm sure you've all heard all about it. It's been in the paper. It's been on the radio and I've certainly heard about it. My mother lives in Reynoldsburg actually, in the Cobble Gate area, not too far from where the building's going to go, so I have a personal interest in making sure it's secure and everything. And we've done a number of projects for the State of Ohio at ODA. But anyway, this is a project that is actually called the dangerous wild animal facility.

Mr. Domini: Excuse me real quick. Will you just state your name for the record?

Mr. Randy Kirschner: My name is Randy Kirschner. I'm an architect and project manager of URS and this is Mark.

Mr. Mark Lomonico: Mark Lomonico, also with URS.

Mr. Kirschner: And Randy—

Mr. Randy Duncan: Randy Duncan. I'm with Elford. I came here with the URS as the design builder.

Mr. Kirschner: This is a project that's moving forward at great speed in order to complete construction as required by the State by the end of this year and, in fact, the State Controlling Board just approved the funding for the building's design and construction on September 10th. And so the team of Elford and URS was selected by the Ohio Department of Administrative Services to serve as the design builder and Elford is the builder and URS is the designer. But anyway, as always, ODA wants to be a good neighbor to the surrounding community, so we're here today to show exactly what's being planned and to listen to your concerns and so we've got these drawings and we'll see exactly where the building's located.

(speaking off mic) **Mr. Lomonico:** It's actually over 1,000 feet _____ another 50 feet from Main Street to the front-facing door on this building back here. _____ on the ODA campus here, so you can see it's well behind it and _____ a fence line here, again with a tree line also, so it's going to be screened from Main Street and surrounding properties.

Mr. Kirschner: And then from the residential areas with an easement again over 1,000.

Mr. Lomonico: It's just over 1,000 – 1,050 feet easement.

Mr. Kirschner: So, obviously it's well hidden from the public and the fire academy is to the west and then to the south is just cornfields. So we think the State has chosen a fairly secure location and the campus overall has a fence all the way around it and then they'll be a 12-foot high fence around the new facility and then I'll get into more details about the security that goes on inside the building. So I don't if there are any other site issues you want to talk about.

Mr. Lomonico: (Inaudible – speaking off mic) _____ basically this is the back portion of the building so you'll be coming in at this entrance here and coming in you'll turn into _____ for this area here. We have one layer of fence that is here so this will be a sliding gate. The gate – come in – this gate and this gate will work together as a unit. So when this gate is open, this gate will not be open. This gate comes in. When the _____ come in whether the vehicle happens to be straight for the _____ and once they enter into the south _____ area this gate will close and then be totally enclosed in that area. At that point, this again will be controlled by card readers _____ and then once they're in to here this is secure, then this has the capability to be opened and then again it will open and you'll go in through here. You'll be able to go through the building _____ and then exit in the same manner where once they come back into this _____ facility again you'll exit and it will have the same function.

Mr. Kirschner: The campus is covered by a network of cameras so once a person's vehicle comes onsite, they're immediately tracked by cameras. We have good security.

Mr. Feeney: Who's the security? Is it the State Highway Patrol or is it – is it their own security or is it the State Highway Patrol? Who is it?

Mr. Kirschner: It's actually, during the day their cameras are looked at by staff and then they have a connection to a remote reader that if there's an alarm there's a series of people that are notified.

Mr. Lomonico: But there are gates that keep people after hours off the campus, there's card reader gates. Also, as I did mention before, as you can see, this here is the _____ security fence _____ it's a 12' high fence. It's electrified, has two different wires on it as far as electrocution's concerned. The gauge is a little bit heavier gauge as far as the fence gauge is concerned and again it has a _____ to make it even more difficult for _____.

Mr. Kirschner: So the animals will be confined inside the building. There's no yard area for them to get exercise. The Department of Agriculture, Dr. _____, the state veterinarian, convened an ad hoc committee of zoo experts from all over the state. I think there were seven zoos represented, so there was a lot of discussion about how to keep the animals secure and so that the fence that Mark talked about, the six-gate fence that's typically used. The program is to comply with the USDA requirements at a minimum and the area will be well lighted _____. Are there any questions about the site?

Mr. Rettke: Are you going to have onsite parking for the staff?

Mr. Kirschner: Actually, we prefer not to have any parking inside. There is a little driveway area there for people to park but, frankly, the intent is for the staff to park in this area. We would prefer not to have parking in here just so that if a lion were to escape somehow through four levels of security, they wouldn't be able to jump on the vehicle and over the fence. So there's a lot of parking in that area and there's only going to be about two animal caretakers inside the building.

Mr. Rettke: But they'll have to go through the double gate. You don't have a manned gate out there, a double manned gate, just a—

Mr. Kirschner: _____. We reviewed this plan with the West Licking Fire Department and they signed off on the site plan. They're talking about the fire hydrant locations and they have access to the entire campus. They have _____ to get through the card readers here and any _____ here on campus and they'll have a _____ box that if there's a key inside _____ if there's any rooms that are locked. So that's the site. And then the building itself is a pretty simple kind of an agricultural building. You know the State has a very limited budget on this and, of course, no one can see the building, so it's a simply agricultural style building. We've designed other buildings that are right along Main Street and we hope you think they're attractive and _____ and brick and _____. So this building is far back from the public to see. They decided what money is going to be spent is attributed

to security first and foremost for the public and then also for the employees and the third priority is care of the animals. Incidentally, the animals aren't intended to be there very long. They're going to be there for a short time and if they come from a place where they're not well cared for or whatever reason their owners decide they don't want the animals anymore, rather than just turn them loose, they can give them to the State, the State will take it and they'll board them until they can find a sanctuary for them, probably in most cases _____.

Mr. Rettke: Is there a time limit that they can have them?

Mr. Kirschner: I don't know, sir. The details or the policy, the legislation and why Reynoldsburg was chosen as the site, that was pre-decided before we came to the project, so any of those kinds of questions I would ask that you contact _____ Wycoff, the State of Ohio Director of Communication for the Ohio Department of Administrative Services or else you could contact someone with the Department of Agriculture itself, but we're here just to erect the building and _____.

Mr. Brusk: You're responsible also for the inside, the cages, etc?

Mr. Kirschner: I beg your pardon, sir.

Mr. Brusk: Are you also responsible for the cages, the inside of the building or are you just talking about the exterior?

Mr. Kirschner: No, we're also responsible to design the interior of the building. I'm prepared to show that to you now. So, it's a pretty simple plan. There's 212 feet by 76, so it's about 16,324 square feet, kind of a small building. It's masonry-bearing walls with wooden trusses; it's about 25 feet tall, 13 foot _____. The exterior is clad with insulation and on top of that is vinyl siding. Inside Mark talked about access, getting the animals into the building. They go through the south _____ from the driveway into here, the vehicles park, the overhead doors are closed, then a forklift would come out and take the transport cage off the vehicle and the animal would be transported by forklift down the aisle and then the transport cage would be secured to the enclosure for the animal's short stay. And then there's a guillotine door that's raised up and then the animal can go into its cage and then that's closed. There are shift doors between cages, so moving animals from one cage to another so they can clean the cages. Security again is provided. There are all metal doors along here and then in this vestibule, this is a wire cage gate and then there's another gate here so if an animal were somehow to get out of its cage, the next line of defense would be in this aisleway here and then beyond that, of course, is the exterior of the building. The building's masonry is reinforced rebar, the cores are to be filled with grout so they can withstand an 800 pound impact at _____ floor. So there are cameras inside. The staff then, when they enter the building they would enter through this door into a workroom. There are monitors from the cameras so that they can look to see that all the animals are in their cages before they go out into the space and there's a panic button they can sound if they were to lose an animal for some reason. The animals to be housed are

primarily, in this large animal area, there's primarily American black bears, lions, tigers. We don't foresee any grizzly bears or brown bears or polar bears. There'll be _____ primates in this area here of the primate room and then there are snakes and reptiles in this small room here. The doors around it are primarily card readers or there's no exterior trim on them, so people will have _____ getting in. And you mentioned the electric wire on the fence. We have the detail of the fence here, too. Anyways, it's about 12 foot high. I think it's about 10 foot 4 above the adjacent grade and then there's a 4 foot arm that has strands of two – the first strand and the third strand are electric wire and then the second and fourth are barbed wire and then the fence extends below grade 1 foot 8. The animals would be discovered before they can dig their way out of there.

Mr. _____ : In any event, it extends 1 foot 8 below grade.

Mr. Brusk: How many animals maximum? Let's say large animals? How many large animals?

Mr. Kirschner: Roughly 27. There are 30 cages—

Mr. Brusk: Here are 30 cages—

Mr. Kirschner: There's 30 cages and there needs to be one empty on each row to allow for cleaning so it'd be – right now there are 27 large cages. There would be space in this area to add one more cage.

Mr. Brusk: Do you have an isolation cage for animals that come in sick?

Mr. Kirschner: No, we thought about that, sir, and we decided not an isolation cage?

Mr. Brusk: What do the Columbus Zoo people think about that?

Mr. Kirschner: Well, I wasn't in all Dr. _____ meetings, but I do know – and that was one of our first questions that we asked, whether there would be an isolation area and they decided that it wasn't needed. I guess if the animals are ill they could take them to the facility at the Columbus Zoo or, I suppose, they could refuse to accept them or they have the option to euthanize the animals.

Mr. Brusk: Do you have a facility there to do that? Other than a gun?

Mr. Kirschner: They do have, yes, in fact that's part of the primate facility. They do have an alkaline hydrolysis unit on campus just actually very close to this building. It's actually in the animal _____ building, there is an alkaline hydrolysis unit for that very purpose.

Mr. Brusk: Now, what are the State's requirements? Could they require you to keep more animals than you have capacity based on the way our legislature writes laws? I get very, very nervous when any new law comes out, because they don't always foresee the unforeseeable, which really is foreseeable, but they don't understand that principle. Not that I'm political.

Mr. Kirschner: I really can't speak to that, because we're here just to talk about this building and—

Mr. Brusk: Well, I was just worried that you would have problems where if you were forced by legislation to keep more animals in there, double-up cages like they do prisoners, double-up in a single cage. Would you have a problem with them?

Mr. Kirschner: Well, as I indicated, my mother lives in the Cobble Gate area, so I do have a vested interest in the security of the building but I really don't have the authority to speak about the policy or the details of that. That's really up to the people that are operating the facility.

Mr. Brusk: That's what worries me about it.

Mr. Kirschner: So, like I said, if there are questions about that kind of thing I would ask that you call Peter Wykoff at ODAS.

Mr. Feeney: Talk about cleaning the cages and things like that, I'm sure there's a waste facility. How's that going to be handled?

Mr. Lomonico: (Speaking off mic) That's a good question. The solid waste will be shoveled into a car that will transport it to a dumpster that's located right there. It's located away from the fence so the animals can't jump over the fence. So easy access here where they can go up or _____ truck can come in and actually take care of the waste but would still have to go through the same protocol to enter here _____. _____ sanitary _____.

Mr. Brusk: Little more than a puppy poop.

Mr. Kirschner: Yeah.

Mr. Feeney: You mentioned a couple of times about you've got it set up so that if the truck was in there a bear or lion or whatever could jump on that and I was wondering you couldn't move the fence out a little farther from the little drive-around just to give it a little bit more buffer. It seems like if a truck came out and stopped there, and if there's — obviously that's a consideration. I'd just make that fence a little bigger on the drive side. You know, it stops for a reason.

Mr. Kirschner: It's 30 feet, I believe.

Mr. Lomonico: From the building it's actually further than that. This is about approximately 45 feet to the fence and then you've got a 5-foot space between the drive and the fence. It's a pretty wide drive, I guess to accommodate the vehicles.

Mr. Feeney: _____ the big trucks.

Mr. Lomonico: (Speaking off mic) _____. I mean, it is the _____ that's made from what would be accustomed for a normal gravel drive. But I'll relay all those concerns to the Ohio Department of Agriculture DAS.

Mr. Brusk: Have they considered the noise issue? Some of those animals roar pretty good. Will there be any noise especially to the—

Mr. Feeney: I think they're all inside.

Mr. Brusk: --the 1,000 feet away where the—

Mr. Domini: That was my first question, Norm, when we had our staff meeting would there be outdoor runners and the answer was "no."

Mr. Brusk: No, I understand that but—

Mr. Domini: They will be enclosed within the structure unless the building _____ proofing on the building.

Mr. Brusk: Yeah. I've been to the zoo and all the animals are inside and you could hear their roar pretty good.

Mr. Kirschner: All I can tell you is the construction of the building is 8-inch concrete block with the cores filled with grout and reinforcement bar and then outside of that is a couple of inches of insulation and then the siding. And then the roof is just regular insulation, bat insulation. There are not very many openings. These are the fans that allow some ventilation in for the animals. The heat is _____. And there are some skylights, nine skylights and then the overhead doors. I don't know when you were at the zoo, were you over 1,000 feet away?

Mr. Brusk: I don't know, it's hard to tell.

Mr. Domini: My main concern is not necessarily the safety, because I believe this building is going to be constructed to the highest possible safety standard, is the lighting, the exterior lighting. And we're going to have security lighting on the building at all times, because I see one impact on the neighbors my concern is the animals getting out, but it's spillover lighting.

Mr. Brusk: Do you have a lot of lights on it externally?

Mr. Kirschner: Yes. Well, sir, we have lights mounted on the building and we have an overhead light in this area here in case animals are brought in at night.

Mr. Domini: Other than that, you don't have any pole-mounted lights, security lights?

Mr. Kirschner: There are lights on the campus. If the animal were to get out on the campus to the north.

Mr. Brusk: On the map that you have here, where's the nearest residential?

Mr. Domini: I guess that would be here on Westview Drive which actually falls outside the City of Reynoldsburg, not that is to be of any concern but it does. The nearest residential property in Reynoldsburg would be here on Wolfcraft.

Mr. Brusk: Again, I tend to agree that I think most of the safety issues, if not all, have been looked at, looked over again and re-looked at again, and then gone through another review. I'm sure you've gone through all that. Noise, the only reason I'm concerned about that a little bit is because it's very disconcerting to hear a lion roar. And maybe people could get used to it, but some of their pets might not be so happy about that. But one of the things about lions' roars, especially in some of the larger animals, it's very low frequency and very low frequency is very hard to stop noise-wise at the lower end of the hearing spectrum, so because it has much larger sign-wave frequency of – low frequency is much larger.

Mr. Domini: What are your concerns that you want to be relayed—

Mr. Brusk: Just to double-check to make sure that the noise consideration takes into the account the frequency of the animals so that we don't have spillover of upset animals and then getting more upset animals out there. Will you be taking in any poisonous venomous snakes or hopefully you don't have to—

Mr. Kirschner: (Speaking off mic) _____ but the Department of Agriculture will. Yes, sir, they will have some poisonous snakes. They'll be confined into like a box and then there's a special room where all the openings are sealed _____ like a maximum a quarter inch diameter. That door has a sweep on it. I can assure you that those folks at ODA, that was their bigger concern, was the snakes.

Mr. Brusk: Yeah, because they can get anywhere. That fence isn't going to be much hindrance to them.

Mr. Kirschner: But they will not have elephants or gorillas but, yes, sir, they will have some poisonous snakes possibly. I really don't know what is going to be _____ the State but we have to be prepared for poisonous snakes.

Mr. Rettke: We're working with West Licking on that, too, to make sure the proper securities are in place if an event did happen, I presume.

Mr. Kirschner: I did personally speak with John _____, I believe his name was, the fireman, and explained to him all the animals that would be there and where the reptiles would be and the snakes and the primates and the animals. He knows what's going to be in there.

Mr. Feeney: What about the police department? The State Highway Patrol and the Reynoldsburg Police Department? I'm sure there's going to be a security protocol.

Mr. Kirschner: I think that's, again, that gets it to the operation of the building and that would be better – I would prefer you to ask someone at ODA or the State.

Mr. Brusk: Excuse us for getting into that and I understand what we should be looking at is the physical structure.

Mr. Kirschner: So typically from a zoning standpoint, we're concerned about setbacks and height of the building and what it looks like.

Mr. Brusk: Like you having your mother there and me having my grandkids around, I don't want anything to go wrong.

Mr. Kirschner: I mean, I cut her grass so the last thing I want to see is a snake in the grass.

Mr. Feeney: Can I ask about the staffing? Is the staffing 24/7? Is it—

Mr. Kirschner: No, sir, it's not 24/7. I believe it's – at night the building would be – there won't be any primates in there but there will be cameras.

Mr. Brusk: Will there be motion detectors?

Mr. Kirschner: We don't plan to have motion detectors. At this time they haven't been appropriated into the budget. There are buildings up there that have motion detectors, but this building--

Mr. Brusk: I was thinking external to the building for large _____ creatures.

Mr. Kirschner: At this time there are no motion detectors.

Mr. Feeney: So are you going to make more staff, they're going to increase out there?

Mr. Kirschner: Again, that goes to their operations. We've been told there will be probably a couple of people in the building at one time during the normal day but, at

night, unless there's maybe a sick animal or they need to bring in an animal at night, but normally I would not expect there will be any staff in the building at night.

Mr. Feeney: There will be traffic coming at night?

Mr. Kirschner: No, sir, and that would be the exception.

Mr. Feeney: The scene we're looking at now, that farm field, that's the area it's going to go. Is that fenced in also? Is that what you were saying earlier, that –

Mr. Kirschner: Well, there is a fence. If you – there's like a-- I'm colorblind, I apologize, but where your arrow is, there is a fence along that line east and west. We'll be cutting into that lighter color – is that green?

Mr. Feeney: Yeah.

Mr. Kirschner: And – because it's _____. We'll be cutting into that area and building our new 12-foot high fence there.

Mr. Feeney: Is that area fenced, too?

Mr. Kirschner: That area around the cornfield?

Mr. Feeney: Yeah.

Mr. Kirschner: I don't know. (Inaudible – off mic)

Mr. Brusk: Matt, do you have any concerns on the engineering aspects of this project?

Matt: We received the plans in a couple of days ago and we're in the process of beginning to look at those. Overall I don't see any major concerns, probably just some minor comments to address. As far as relating to zoning, I don't see any major issues.

Mr. Rettke: As far as I'm concerned, I think you guys went above and beyond coming here presenting it. I think safety has been really addressed. To say if I'd like it here, I don't know, but all things being the same, I'm fine with it.

Mr. Feeney: Yeah, I'm fine with the facility itself. I love the campus out there. You did do a great job on the buildings. I love the looks of the buildings and things like that.

Mr. Rettke: I'm glad it's in the back and it's not going to draw attention. You know, you're not going to drive down Broad Street and say, "Oh, there's where they keep the wild animals."

Mr. Lomonico: Well, as an architect, believe me, I want it to be in the back behind the trees.

Mr. Rettke: I was kind of surprised with the vinyl siding.

Mr. Lomonico: Well, that was the most cost-effective and quick.

Mr. Brusk: I wish also to thank you all for the presentation. It was in-depth, which we appreciate all your candor, plus you didn't get upset at 1002 questions that I'm sure you've had before.

Mr. Rettke: I can't imagine the amount of meetings you've had on this.

Mr. Kirschner: Even though it's been a short period of time, the meetings have been very extensive. Just think from September 10th to the current time, that's a lot of—

E. ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

Anthony Rettke, Acting Chair

Aaron Domini, Acting Planning
Administrator

This document was transcribed by:
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