



## MINUTES

### BOARD OF ZONING AND BUILDING APPEALS THURSDAY, SEPTEMBER 19, 2019 6:30 PM

PLACE: COUNCIL CHAMBERS  
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

#### A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan, Darling, Furst  
ABSENT:

#### 2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – August 15, 2019

Minutes Stand Approved

#### 3. APPROVAL OF AGENDA

Agenda Stands Approved

#### 4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Donovan

#### B. PUBLIC COMMENT

None

#### C. UNFINISHED BUSINESS

None

#### D. NEW BUSINESS

1. 8305 Taylor Road; Application # 2019-5364; Applicant Laurence Bergman; Special Exception Use - Adult Day Care Facility

**Mr. Donovan** Administrator would you please read the first agenda item application 2019-5364 please?

**Ms. Wheeler** Yes. Thank you Mr. Chairman. First case this evening is for the property located at 8305 Taylor road. The property is zoned neighborhood commerce district. The applicant is requesting business the approval of a special exception use permit for the conversion of an existing tenant space to an adult day care facility. Our current zoning code does not adequately address adult daycare facilities of this nature. Hence we felt a similar used interpretation would be appropriate for this case. The zoning code requires similar uses are reviewed as a special exception in all zoning districts. Hence the case before you this evening and I do believe the applicant is here. If you have any further questions beyond what was provided in the narrative statement.

**Mr. Donovan** How many how many people do you plan on having? Is the persons that are applying for this would you please stand up? I'm going to ask a crap questions here and when you speak would you identify yourself into the microphone? How many folks are you planning on having at this daycare during the day?

**Mr. Post** The clients have maximum occupancy of about 70.

**Mr. Donovan** 70?

**Mr. Post** Yeah.

**Mr. Donovan** How many employees will you have?

**Mr. Post** 15 to 20.

**Mr. Donovan** What are your hours of operation hours of operation are morning to afternoon so to be approximately 7 a.m. to 5 p.m. Monday through Friday or Monday through Sunday.

**Mr. Post** Monday through Sunday.

**Mr. Donovan** So seven days a week it's available?

**Mr. Furst** So letter here we received says Monday to Friday 8:00 a.m. to 4:00 p.m. Closed Saturday and Sunday.

**Mr. Post** I'm the agent.

**Mr. Linder** Is there a reason why the people that are managing, are they still in Colorado? They are not available to be here tonight?

**Mr. Post** Correct.

**Mr. Linder** OK.

**Ms. Wheeler** I have questioned the narrative said the company offers transportation services. Does that mean they're being dropped off at the facility or...?

**Mr. Post** At their Colorado site they do drop off.

**Mr. Donovan** What kind of activities will you have during the day for your clients.

**Mr. Post** I would defer that to them. They're going to do onsite entertainment. So they'll have DVD movies any type of activities to keep the clients engaged.

**Mr. Furst** I don't have any additional questions but if no one else has any questions I'd like to propose a motion.

**Mr. Linder** I am guessing your motion is going to be very pleasing, somebody let that happen.

**Mr. Furst** I propose that we accept this application as written.

**Mr. Donovan** With the administration please take the roll call?

**Mr. Rettke** I'll Second.

**Ms. Wheeler** Ms. Darling. Yes Mr. Furst yes. Pastor Linder. Yes Mr. Rettke. Yes. And Mr. Donovan. Yes.

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|------------------|-----------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Alex Furst, Commissioner                |
| <b>SECONDER:</b> | Anthony Rettke, Commissioner            |
| <b>AYES:</b>     | Rettke, Linder, Donovan, Darling, Furst |

2. 2686 Taylor Road; Application #2019-5360; Applicant Oak View Capital Partners, LLC; Special Exception Use Permit - Indoor Storage

**Mr. Donovan** Administrator please read application 2019- 5360.

**Ms. Wheeler** Our second application this evening is for the property its 2686 Taylor road. This property is zoned CS Community Services District. The property is a former Babies R Us currently vacant and actually it's currently a Halloween store for the next couple of months. The applicant is requesting BZBA approval of a special exception use for the conversion of the retail building to an indoor climate controlled storage facility. Specifically they will convert the existing retail space approximately 75 thousand square feet as well as add a 20000 square foot addition onto the property. The project will also include ultimately a freestanding 11000 square foot retail building. But for this evening the approval is specifically for the indoor storage facility.

**Mr. Furst** So I'm familiar with what the proposal and the kind of aesthetic sensibility, but one of the questions I had that wasn't clear to me is. Our code permits a certain number of exterior roll up garage type doors. Will be adding any of those to this or just going to use kind of the existing doorways?

**Mr. Tidwell** No. So this particular facility we will only have a loading and unloading area on the. That's where the current loading unloading area. This building is it's on the. No my directions on this building so that north and northeast portion the northeast portion the building will be a loading and unloading area. There won't be any additional functioning roll up doors added to the building.

**Mr. Donovan** How many units you plan on having in this?

**Mr. Tidwell** So what we'll do this plan with this building is to expand the existing footprint of the building and then we will add a mezzanine within the building which will basically make it a two story structure within the current building and probably have roughly about seven hundred and fifty self-storage units in there that will range from sizes of five by five to 10 by 30.

**Mr. Donovan** Now are you are you advertising these are the control environment storage?

**Mr. Tidwell** Yes sir. One 100 percent climate control. Now do you have backup power and all the rest of that stuff?

**Mr. Tidwell** We know usually not a backup power, but what we find is that no one's storing any perishable items in here. It's basically a hallway system. So when you're walking down the hallway it looks and appears to be a normal metal self-storage unit, but the top of each unit is a wire mesh a heavy mesh and that way it allows the existing air conditioning and lighting and everything to be used to cover all the units. So it's exposed in the top of the unit. So it's not totally enclosed. Therefore we usually keep them about 80 degrees in the summer. And you know low to mid 60s in the winter so it's kind of just comfortable. You don't want anyone living in there so we don't be that comfortable we want to be comfortable layer in there.

**Mr. Rettke** Is the retail portion going to be included in this first off?

**Mr. Tidwell** No sir. We're mainly self-storage developers and so when we do have excess land like we have in this case then we will usually Market the property and then if a build a suit opportunity comes along we obviously we'll do that kind of deal. Other than that it'll be maybe other people that are looking to do retail development on the site or off, office or whatever the best use that comes along. But you know we will probably not jump out there and do any spec retail unless we have a couple of tenants. If we had a 5000 square foot user then we'd probably go ahead and build a 10000 square foot building. But we'll just wait and see what the best use that comes along is.

**Mr. Linder** So a separate company Public Storage or Q smart will operate it?

**Mr. Tidwell** Yes. So we used Public and Cube or two of the last, public is the largest in the nation Cube Smart is probably the second or third largest in the nation and so we use those guys to third party manage and brand and market the property.

**Mr. Linder** You already have agreement for this one?

**Mr. Tidwell** It's too soon they've already done all the projections for us on this one

but that's never an issue. They fight over being able to manage these for us.

**Mr. Linder** And then maybe this is not a question that you would answer they would answer. But with two to three employees. Is it staffed at all times when it is open or is there's times when it's just access by the people?

**Mr. Tidwell** Yes. So from usually from 9:00 to 6:00 every day and I think maybe like 1 to 5 on Sundays the office is open it's managed and any other times after that it's access control. So if you're a tenant there and you need to get in your unit at 7 o'clock at night to get a box out, every tenant has a separate code and so that way we know who entered the building and they have access control. And usually access is used at 6:00 a.m. to 10:00 p.m. at night because you don't really want people. There's nothing really good going on in there after 10:00 at night. So we limit access.

**Mr. Linder** Thank you.

**Mr. Rettke** Then you're going to utilize as much as the Babies R Us and you can add to it?

**Mr. Tidwell** Yes sir. So normally your usage percentage on self-storage is about, depending on if it's urban or suburban location, is about 70 to 75 percent utilization because of the hallways and common areas. So the Babies R Us is about thirty seven thousand square feet. So if we expand the footprint to make it a box of about fifty thousand square feet and then put the mezzanine in you're looking at about one hundred thousand square feet gross which will give you the net rentable square feet of about seventy two thousand net rentable is what we try to focus on in a suburban market. Your average size unit is one hundred square feet a 10 by 10 is the most common unit.

**Mr. Rettke** So where that retail is going to go is just going to be grass for now are you going to pave it.

**Mr. Tidwell** It's a currently it's currently a paved parking lot for the Babies R Us.

**Mr. Bowsher** That's it right there on the screen. So basically right now the west entrance is the main entrance and they'll be moving that to the northwest corner of the building and they'll be expanding from that front going west that additional square footage. The dock door already exists where it will stand. They're going west or right on your screen. The entrance will stay the same where you see the existing parking lot in front of you that will remain existing parking lot in the front, the back parking lot remain the same for now. Then the retail will be sort of right after that first roll of cars lined up. So that's the existing site. So the new pave parking lot. That's the Best Buy parking lot the unpaved portion is the Babies R Us. That is the site they have purchased. Its two parcels that are there.

**Mr. Tidwell** Think roughly it takes the building to probably about where those

parking islands are now.

**Ms. Darling** The ones in the middle?

**Mr. Tidwell** No. Roughly. Yeah those first ones you see there to the right of the building.

**Mr. Bowsher** This is a parking is not a premium for self-storage.

**Mr. Donovan** No big demand I'm sure.

**Mr. Tidwell** Yeah if we ever had more than five cars there's something crazy that's going on.

**Mr. Rettke** What is the expected completion?

**Mr. Tidwell** Well so we're based in Dallas and then we have projects in Kansas City. So I haven't encountered an Ohio Winter yet. I assume it's a little worse than the Kansas City winters. So fortunately most of this work for the existing building is inside but. If we closed sometime in November, then we'd come back and submit our plans and everything and probably get started in first quarter. So this will probably take about six months so hopefully start in the first quarter we can work throughout the spring and summer and probably open up maybe towards the end of next summer.

**Mr. Bowsher** And to piggyback on that earlier this month Planning Commission approved the design and minor site plan. This would be the second approval. It would then go on the city council for final approval. Once that is complete they'll submit for civil engineering for the exterior modification. That will go through a process or city engineer will eventually get to that approval stage and because of the winter they'll probably break ground or they'll have the access to break ground and March which is what the time frame he would be looking for.

**Mr. Donovan** I make a motion that we approve application 2019- 5360.

**Mr. Furst** I second.

**Ms. Wheeler** Ms. Darling. Yes. Mr. Furst. Yes. Pastor Linder. Yes Mr. Rettke. Yes. Mr. Donovan. Yes.

**Mr. Donovan** Having no other business. I call this meeting into adjournment at 6:47.

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|------------------|-----------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Richard Donovan, Chairman               |
| <b>SECONDER:</b> | Alex Furst, Commissioner                |
| <b>AYES:</b>     | Rettke, Linder, Donovan, Darling, Furst |

E. OTHER BUSINESS

None

F. ADJOURNMENT

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Chairman

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Planning and Zoning Administrator