



MINUTES

PLANNING COMMISSION THURSDAY, SEPTEMBER 17, 2020 6:30 PM

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

A. CALL TO ORDER

PRESENT: Zollars, Hicks, Furst, Benner
ABSENT: Cullinan

2. APPROVAL OF MINUTES

1. Planning Commission – Special Meeting – August 27, 2020

Changes were submitted by Mr. Furst and updated into the minutes.

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

Mr. Luzader: Thank you, Chairman Zollars, members of the commission. My name is Brett Luzader 1116 Gibson Road. I'd like to examine the application for the proposal known as the Oliver. I contend this application should never have been accepted by the city. The application says the owner is Michael Oliver, which is incorrect. The application was signed by Laurie Gunzelman as the owner's agent, which is incorrect and constitutes fraud. The application was incomplete. According to the new zoning code, applications, procedures and additional procedures are incorporated in a document known as the Development Handbook, which was incorporated by reference in the code. It states that a major site plan application shall be submitted to the planning and zoning administrator 30 days prior to the regularly scheduled meeting of the Planning Commission. Not a special meeting. There is a list of items that must accompany said application. And I repeat, must accompany. This list will include; a traffic access study. We don't have that. Facilities demand worksheet. We don't know how much water is going to use. How much sewer it's going to use. Things like that. A site plan which should include all the surrounding properties, all the addresses, anything within one hundred and fifty feet. That is not included in his application. There's a utility plan that is supposed to list all the easements and how they plan to hook up to water, sewer, etc. That is not included in this plan. There's supposed to be a lighting plan. That is not included. All these things must be included in the application, according to the new zoning code that was adopted March 23rd of this year. I contend the application was fraudulently completed Ms. Gunzelman. Was fraudulently accepted by the city

since it was incomplete and therefore should not be considered by this planning commission for a vote. Thank you.

Mr. Fee: I'm Tom Fee and I live at 73 60 Bryden Road, and I'm concerned about the lack of experience that the developer has on projects like this. Looks like he's been a home remodeler and this is a pretty big project and this is right in our backyards. I'm nervous about that being completed right away. I guess I had another thought, I'm just going to go there. I also wanted to say that we've got a petition that we've been circulating and we've got almost 500 signatures with people that are against this project. That's all I got to say.

Mr. Burns: Todd Burns delivered 1131 Lancaster Avenue. I don't want to beat a dead horse about the traffic count, but one thing I did want to point out is a lot of people are not even using the streets because of Covid they're stuck at home. Theme with schools and so forth, so just to add on to what Brett said. I think that is extremely important, especially with the amount of traffic that goes north and south of Lancaster Avenue. Also what Mr. Fee just said, I don't know what this; how long is involved in this or if we have bothered to ask the developer, how long does this get to last? How long this production will lasts if this does get approved? Has that even been considered? I am a little concerned on the first time. I don't know how much practice somebody can really have to just do something of this caliber. This first time. What else was I going to say? Also, the last thing was I know last meeting we talked about why the height was approved at such high when they're surrounded by one stories. So I don't know if there's a new drawing from last week. Everything looks the same as from what I've seen last time. But I'm just hoping we factor all those things in for the neighbors around it.

Mr. Zollars: Thank you, Mr. Burns. Is that it for public speakers? OK. Thank you all for your participation. Emily, you mind reading some e-mails, please.

Ms. Wheeler: (Emily read the following emails into the record)

****These emails may have not been read in full during the meeting, but the entire email that was sent in will be included in the minutes.****

My name is Valerie Hollenbaugh. My husband and I own a duplex located at 7332-7338 E.

Bryden Rd. We live in one side and rent the other side out. We've been in this house for more than 37 years. We have many concerns about the proposed development. Most of which have already been discussed. If this development goes through, we will no longer enjoy

the privacy we have in our backyard. We will forever be concerned about the high level view

the residents of these three-story units will have of our property. There are no plans for a

privacy barrier on the south side of this development. You can't build or grow a barrier high

enough to take away our concerns. There will be no more privacy. At night, we will no longer enjoy the darkness as this space will be filled with lights from the buildings and the parking lot. It's not something we're looking forward to. Over the years, we've adjusted to the noise the traffic brings on Lancaster Avenue. It's not a big deal. If this development goes through, the noise level is sure to increase to an undesirable and uncontrollable level. Not something we're looking forward to. There was mention about an emergency exit on the south side of this development. The plans are not showing any such exit. How can this development be safe if there is only one way in and one way out? The developer has no experience in multifamily developments. How are you going to hold the developer responsible for making sure if this project gets started that it will also be finished in a timely manner. So, we ask, would you look forward to any of this if this development was going in in your backyard? We are all for development in the City of Reynoldsburg. However, this development on this piece of property is just not the right fit. Even though this might be zoned for this type of development, common sense tells you, it's not meant for this type of development. If this gets approved, we will be extremely disappointed in our city leaders and the people that are on all these committees that have brought this development to the table. If this gets approved, we know our voices were not heard.

My name is George Ono, address 7328 E. Bryden Road, located in the Old Reynoldsburg

Neighborhood District which is adjacent to the now proposed project.

Based on the comments from the Commissions meeting minutes of August 27, 2020 that this

application is for a Major Site Plan approval.

How can the commission approve a Major Site Plan without having all the required

documentation, facts, and submissions or is it only by assumptions?

Is it common practice to allow Cities Re-Zoning to be based on whatever the Developer wants

and then reassure the Developer **"I WILL ZONE TO SUITE"** by the Development Director (Ref

e-mail dated Dec 12, 2019)

Is it common to have a member of the Board of Zoning & Appeals be the agent of

record for
the property getting Re-Zoned that would be for his or the property owners benefit?
Is it common practice to have the Commission members make an approval decision when they have over 470 residents having signed a petition opposing this project.
Is it common practice to have a Developer who has never done a major project of this magnitude, as stated by his own Architect capable of Funding and completing this development?

The application as presented is incomplete and does not meet the requirements as defined

within the Reynoldsburg Development Handbook and Zoning Codes.

This application should have all the required submissions as stated in Section 1109.09

which are not presented by the original and Revised Agenda attachments for this meeting

which are a Public Record.

Section 1109.09 A. "States the Property Owner or agent thereof is required to sign the application" the Property Owner listed on the application is not the property owner or agent thereof.

Section 1109.09 B. " States a complete application shall include all required submissions" the

required submissions identified in the Reynoldsburg Development Handbook and Zoning

Codes are incomplete or missing.

Section 1109.09 C "States an application will not be deemed to be complete unless and until

the all applications are submitted for reviewed and determined to be in accordance with all

submittal requirements.

This application as submitted should be denied on these facts alone and the fact that the

requirements defined for a Major Site Plan requirements are still missing and are not part

of the Public Record.

Examples: Under a Major Site Plan the plan is required to include certain items such as

Stating the names and addresses of all adjoining property within one hundred and fifty feet

(150") of the proposed development and parcel dimensions. Where is this?

For a Major Site Plan Each sheet shall contain a title block. **Where is the Tree Survey as**

identified per Section 1105.07 and the other sheets required?

Side yard Setbacks as presented in this plan are shown as Eight Feet (8') this does not

meet

the Section 1103.19 RM Codes defined.

Completed Facilities Demand Worksheet is not included. **Why is this not part of the Public**

Record?

Where are the Easements identified?

As stated in the last meeting minutes this proposed project has a Public Dog Park -

Where is the parking Calculation for Mixed Uses (Ref. Section 1105.01)

Where is the Public Easement to this access this?

As stated in the last meeting minutes the Churches parking lot will be used for Emergency

vehicles.

Where is the written or recorded Easement agreement for this access?

Based on the overhead photo submitted Utility GIS it shows the area for the Church Easement

being used for parking.

Is there enough parking spaces for the Church? (Ref. Section 1105.01)

HOW DOES THE COMMISSION ADDRESS THE WETLANDS CONCERNS? Please advise!

There were also several comments made by the commission in the last meeting that are not

true factual statements.

There are no 3 story houses on the Northside of Lancaster Ave

There is a side exit to the South (not identified) Etc.

The Commission appears to have quite a few ASSUMPTIONS for this project by ASSUMING items that are required by Zoning Codes and Development Handbook that

have not been provided as Public Record will benefit the residents and citizens of the community.

I believe this project only benefits certain individuals and not the interest for the residents

and citizens of the City.

We all know "WHEN EVER YOU ASSUME" what that outcome can be !

I OPPOSE THIS PROJECT!

C. UNFINISHED BUSINESS

1. Application #2020-5357; 1170 Lancaster Avenue; Applicant Laurie Gunzelman; Major Site Plan - the Oliver

Mr. Zollars: Is that all the emails you have, Emily? Very good. OK. What we'd like to do next is ask the applicant and the architect to discuss since the last meeting what, if anything's developed. Then I want to ask a couple of questions of staff and then we'll go to commission questions and answers.

Ms. Gunzelman: Good evening. Thank you for allowing us to present this evening. We appreciate the opportunity to present to you chairman and commissioners. My

name is Laurie Gunzelman with Gunzelman Architecture and Interiors. This is Michael Oliver, the developer of the project.

Mr. Oliver: Thank you for letting us present to you today.

Ms. Gunzelman: So I thought perhaps maybe we would start with just sort of an overview of the project and kind of go over some of the information that we investigated since the last time we were here. The project is really a neighborhood that provides a variety of different types of units, ranging from one bedroom all the way to three bedrooms. They also provide different levels of the ability for residents to enter into the market, whether it be for a lease or for sale product. The neighborhood has really been developed to be walk able and enjoyed by the surrounding community. It's not meant to be isolated or independent. We're creating walking paths throughout the neighborhood. One of the improvements that we created was to create tree lined streets along the for lease and for sale product. We are actually exceeding the landscape plan in many ways to increase those amount of trees. Some of the changes to the site drawing that we did was we did increase the site setbacks, side yard from the north and from the south. In addition, we also created a green buffer to the south. You can see the south lane where it would come into the in case of emergency, come into the church parking. If there was ever a need for that. We also have, as we come off Lancaster, the site water retention ponds that would have bubblers or types of fountains to keep the water circulating. Again, we did some storm water calculations and we're confident that we can maintain the water onsite as calculated with those water retention ponds. If you want to go to the next sort of image. Thank you. So, again, we're going to talk a little bit about the imagery as far as the site drawings. This is the townhouse first floor plan. All of the parking that is required for residential units are incorporated in enclosed garages that are attached to the dwelling units. The dwelling units on the second level would have the main living. You want to go to the next image? So we have a partial height walk up and then we go another half-height up to the second level. This does several things when you walk up into the unit allows us to create a porch environment before you enter into the entry. It also provides the ability to, you know, have a second double height space in that space, for that area. Then on the third level of the typical townhouse unit plans, if you go to the next sheet, we have both three bedroom and two bedroom units with outdoor living space that gives everyone a little bit more of an outdoor environment. It also creates all of these outdoor balconies that face inward into the project and not out onto the neighbor's area. If you go to the next plan, this is a typical apartment unit block, which basically shows two bedrooms with two baths, two bedroom, one bath and one bedroom, one bath. All of the areas, all of the units have outdoor living space that either faces inwardly to the inner courtyard or out onto the tree lined street. The next image shows the residential facades, which are broken up into townhouse and apartments, and we are using cues from a modern farmhouse esthetic to develop these elevations. So if you go to the next one, which is we just go those in my little bit more detail. So again, the gabled pitch that I think everybody was concerned with from the last meeting occurs only on these two end units. That is a steeper pitch, but if you notice

where the third floor line is, it occurs five feet up. So in order to reduce that gable pitch, I would lose some square footage on the interior, the units making them less efficient, which means I'd have to make them wider, which then would increase my overall density of the all over site coverage of the project. The rest of the pitches of the roofs are anywhere from seven to nine, nine twelve pitch, which is a very standard, typical pitch of any typical house that you would see of this era. If you go to the next elevation. This isn't just a typical elevation of Lancaster Avenue. What's different about this from the other townhouse units is that we are creating sort of an upper level porch, if you will, so that there is some type of a porch element that's addressing Lancaster elevation. The next image is the apartments. Again, we do not have any of the dramatic green gables on this. They are three level units, each with their own independent space. That's a balcony that's outdoors. Next slide. The one the areas that are facing the street. We are incorporating small cues from the farmhouse esthetic creating smaller cable units on the elevation. Next slide. This is the typical palette of the project. We're mainly going to be using a board and baton type of system with a panel board trim and black windows and doors. We also have a; it's basically a white gray brick that would be used at the base water table and the dimensional shingle required by the project's design esthetic board as well as the gutters. That's pretty much all there is for that. The next slide, please. These are just some renderings, so we can kind of just pop through these. This rendering is from what would be the dog park. I'm looking south, east, southwest. This is just kind of a typical elevation that you would see the trees would probably that you're seeing right there are more ornamental in nature. We don't have them all selected. We would work with the City of Reynoldsburg to comply with a standard tree list. Those trees would eventually grow up to approximately 15 feet to 20 feet. Next slide. This is looking again from the dog park at the apartments. This is the tree line that we added to the project. We also incorporated a water table base of brick. So it's creating a little bit more of a base on the bottom half of the project. Next slide. This is the Lancaster Avenue elevations that have the four units that we presented last week. We intend that there would be more shrubbery and so forth, but obviously we can't show everything and in order to be able to see the elevation. And next slide. This is the entry that we're intending as you would enter into the development with a stone bridge. This is showing the water retention that would happen on either side of the entry bridge as well as we have a walking path that's also adjacent to the roadway there so that people can walk into the development and walk out of the development of their free will. Next slide. This is the development summary, which shows we have 32 townhouse units. We have 56 apartment units and we meet all of the requirements of the zoning for this particular parcel, including parking setbacks and height. So part of this development says we've been working through the project. Michael has been talking to adjacent people off of Gibson has acquired this property. We feel this is a great opportunity for the project as well. One of the goals that Michael has always had for the development. Aside from being walkable community, is that he wants the ability for anybody living here to be able to take their children to school, walk them to school, use a bike path with it. This is a recent development and we really feel like this is a great opportunity to create a nice walking path and bike path to get through to Gibson and around then to the school.

We don't have exactly a knowledge of what we would put here, but my thought would be it could be a playground of some sort. Or some type of amenity that we could again give back to the community. This is sort of the property that in its current state, I guess it has not been occupied for some time. It's been as sort of a state of disrepair. But it was obviously a great opportunity for the neighborhood to be able to make that connection over and to the areas on Gibson. We also were asked to look at different strategies, like to see if there was a way to make this project work in other ways. This was one strategy that we were asked to look at in designing two separate units off of Lancaster Avenue. I have a rendering to you on the next slide. The challenge that we're having with this is with the calculations that we were provided by the civil engineer. The water retention ponds, the right dwelling gets awfully close to the edge of that. We don't have all final engineering calculations, but we're a little concerned that it would separate it too far over into that retention area. We just thought it might be a safety concern for us, obviously, that we can look at this further. Other things that we looked at were how we keep the density so that would pencil in the performa and allow for the project to move forward, but maybe go to two stories. The problem is we need a certain unit density in order to make that happen. To achieve just a two story building, which was really what I got, I think the essence was that was asked of us last time. The problem is we basically would lose our for sale product because we basically would have to take that down to half the quantity in order to have an attached two car garage. So it does it's not quite two, but it was like a 30 percent less, which created hardship and wouldn't pencil the project out. We would also have taken another level off the units. Now, we did find a way to make it work with all apartments and all surface parking with no garages at 90 units, but they would all be two story. But we would have quite a bit more car surface, car visible. So there'd be a lot more parking lots instead of having garaged cars and we would have to remove the for sale product. So we did look at those in the last two weeks that we've had to be able to prepare for this evening. So those are the strategies that we looked at that we were asked to look out from last time. Michael's here to be able to present sort of his story and why this development is so important to him. I'll let him kind of take the floor.

Mr. Oliver: So I wanted to really just take the opportunity to formally introduce myself. I know that I was absent at the previous meeting and I do apologize for my absence. I think that a lot of people don't really understand. I really have personal ties to Reynoldsburg. I spent years growing up in Reynoldsburg. I lived off of Tussing. I lived off of Livingston. And I've also raised children in Reynoldsburg. My children attend Reynoldsburg schools right now. And so for this project, it's more than just another development. It's the opportunity to really work with the city and then also the schools have a positive impact from the development. Even after graduation, I lived in Reynoldsburg. I've renovated houses and Reynoldsburg. I've sold property even to the Mayor. And working with the city it was very important for me to establish relationships because of how important the city is. Sorry, I don't do a lot of public speaking. As she spoke about the house that is adjacent and the neighborhood that was northeast. You know, we thought that it would be a great opportunity, one to, like she said, add some walking paths to give the community

opportunity to have access to the school. But I also thought that it may be a great opportunity to work with the community to see what is more important to them. If that is something that's important, that is something that we wanted to utilize for or if it meant us getting the property renovated and put a family in it. That is something that we can look at as well. As far as my team, me, myself, they would be right. I'm not as experienced in this side of it. But, you know, I do a lot of residential work. I'm very familiar with these types of projects. But more importantly, it was important that I seek out, hire, consult and partner with people with a lot of experience. My current team has over 100 years of experience combined. Laurie has 24 years' experience in architecture. My mentor, my main consultant in this project. He has 31 years' experience, all in multifamily. He owns 1300 units. He's adding another thousand units this year and he's doing 450 single family. So he's very, very proficient. My builder, the GC that will be on this project, Mulberry Design. They have twenty six years' experience as well on multi-family land development, commercial, everything very proficient. Also our engineer, my engineer has 20 years' experience in that field. So it's really important to have the vision to try to understand what's important to a city and to the community and work with my team to make those things happen. So hopefully we're able to do that. I know there's been a lot of pushback, but I just want the city to know and the planning commission to know that we hear all of the concerns and you know, it's my personal. It's just important to me that we addressed as much of that as possible. Thank you.

Mr. Zollars: Anything else, Mr. Oliver?

Mr. Oliver: No, not right now.

Mr. Zollars: All right. Since we're up here. Is there anything at this point that staff wants to discuss either Mr. Shook or Mr. Bowsher, on any of the topics that are pertinent? If not, we can go into the commissioner's questions and discussion.

Mr. Shook: I'm going to address a couple of things, Mr. Oliver. One of the citizen comments here this evening addressed some of the application requirements. You heard those comments, is that correct?

Mr. Oliver: I did.

Mr. Shook: Among other things, one of the comments was that the application you submitted indicated that you own this property. Is that right?

Mr. Oliver: Yes.

Mr. Shook: OK. And at this current moment, you do not own that property, is that correct?

Mr. Oliver: That is incorrect. We actually purchased a property since the last meeting. I don't know if it's reflective, but I've closed on it.

Mr. Shook: You closed on it since the last meeting?

Mr. Oliver: No, we closed on it actually this morning.

Mr. Shook: Excuse me. I know everybody in the audience is going to ask questions that we had to kind of keep it kind of here. So we have some structure and procedure. So you're indicating that you signed the closing documents this morning and that you are now the title owner in this property, is that correct?

Mr. Oliver: I am.

Mr. Shook: OK. At the time you submitted the application where you the title or the property?

Mr. Oliver: I was not.

Mr. Shook: Did you have permission from the title of the owner of the property to submit the application?

Mr. Oliver: I did.

Mr. Shook: We also heard a comment about other application requirements, such as the requirement for let's just kind of go through them, a lighting plan that addresses applicable district requirements. Do you feel as though your application addresses those issues?

Mr. Oliver: I will have to consult with Laurie. We worked together on getting the application, and I'm not exactly sure if...

Mr. Shook: If Laurie can answer the question.

Ms. Gunzelman: The existing app location documents do not. We have every intention of submitting the required documents for the application that would be needed that have been either not addressed or needs to be further addressed by them by the commission.

Mr. Shook: OK. So would you recognize that in response to those concerns by the resident that there are items that the code requires for an application that are missing from this application?

Ms. Gunzelman: Absolutely. We understand that there are certain code requirements and responsibilities of engineers and our other consultants for this project on the application.

Mr. Shook: I'm not going to go through the rest of them because I think you heard

traffic access study, correct?

Ms. Gunzelman: Yeah.

Mr. Shook: A water site plan, correct?

Ms. Gunzelman: Yeah.

Mr. Shook: In addition, the application did not have a list of the addresses of the adjoining properties. Correct?

Ms. Gunzelman: Correct.

Mr. Shook: I just wanted to ask those questions in response to the residents' concerns.

Mr. Zollars: Thank you, Mr. Shook.

Mr. Bowsher: It slipped our mind. We did receive an email today from the previous property owner, the church, if you'd like me to read it into the record, I'd be more than happy to. It is from the Pastor itself. If the Planning Commission would like that?

A couple of the Planning Commission members have reached out and I have done my best to respond. I am sending this note to you, so that you may pass this on to any of the members that you feel may be interested in an expression from us regarding the Oliver project. I am leaving momentarily on a trip that has been planned for well over a year and would not want our absence from tonight's meeting to interpret it as a lack of support for what Michael Oliver and his team are attempting to accomplish through this endeavor. For our part, we welcome the opportunity to have Michael Oliver in this project as our new neighbors. Mr. Oliver has been consistent and credible in his representations to us, and has also been very responsive to any concerns we have raised in our discussions with him. Our congregation is committed to updating the presentation of our property in concert with the activity that will be happening next door to us, and hopefully, in time. All who have driven by for decades will come to enjoy the updated look and feel of the neighborhood. And, of course, we are hopeful that our new neighbors will consider us as they look for a church home close to where they will reside. Mr. Oliver approached us before COVID-19 so dramatically altered the way our church family does worship in congregational life. However, we are grateful for his commitment to the area and willingness to invest in our neighborhood in such a meaningful way and at such a momentous time. We believe it is likely that others who have talked about developing the land in the past would not have been nearly as resourceful or maintain the same type of resolve. We have determined that it would be less than fruitful to respond to the misinformation and inaccurate comments that have circulated on social media regarding this project. Of course, we are aware that any new development should expect the scrutiny of this planning commission, and we appreciate the thoughtful deliberation and due diligence this project is receiving from

the members. With appreciation, Pastor Robert Linder, Grace Apostolic Church.

Mr. Zollars: Thank you, Mr. Bowsher. Okay, let's open up to commissioners. Applicants, if you would stay here just for a couple of minutes while we get some questions out. Mr. Hicks, let's go round the table this way.

Mr. Hicks: Thank you, Mr. Chairman. I did have a question in regards to the facade on the four unit building facing Lancaster Avenue. I don't know if we have a slide that specifically in regards to the finish of the materials. Understanding that the siding materials and the top, you know, two thirds of the project. But along the staircases that come down into those patio areas, what's the finished material all on.... that's the gray brick? So that's not going to be exposed concrete?

Ms. Gunzelman: No.

Mr. Hicks: Okay. I think that is my only question at this point. Thank you, Mr. Chairman.

Mr. Furst: Mr. Oliver, in regards to the property that's adjacent there off of Gibson road. You did mention plans that perhaps put walking paths in there to connect to schools. I personally think that's a good idea. But, you did mention you'd like to work with the community to establish it in such a way they'd be beneficial. Did you have any other potential ideas for that property?

Mr. Oliver: I mean, either renovating the property, which would do really good for the neighborhood or establishing a walking path would probably be the best two options.

Mr. Furst: OK. Thank you.

Mr. Zollars: I have a couple of questions pertaining to the lighting and the site plans. I, too, am going down the same path and I'm familiar with what this entails. Do you have them or are they halfway done? Are you getting ready to secure the engineer? Where are we in those documents?

Ms. Gunzelman: Yes, we have an engineer onboard Prader Engineering. They have years of experience that will be calculating that. The civil engineer is Jim Watkins with Wakan Construction in Gahanna, his previous experience is at EMH&T. Course we have a structural, and then, I will say also that Mulberry has also assisted us with pricing and costing for the project.

Mr. Zollars: So you would have I mean, these documents are being produced or are they ready to start?

Ms. Gunzelman: Yes. They have been started. They're not ready to be presented yet, but they are in process.

Mr. Zollars: Okay. Thank you, Mr. Benner.

Mr. Benner: Thank you, Mr. Oliver for being here this evening. First off, to some of you in the audience, I understand some of your concerns. Most of them I expressed at the last meeting when Mr. Oliver wasn't here, whether or not he was the true owner. If I understood you correctly, you've closed on this property. Is that accurate?

Mr. Oliver: Yes, sir.

Mr. Benner: So that the contract was not contingent on you being on this commission, approving this site plan, and should we not approve it? You own a piece of land that you can't do this on. Is that correct?

Mr. Oliver: That's correct. It was important to me to invest and really show the community and show to the planning commission that I was committed to this project.

Mr. Benner: That being said, sir, and how many active LLC's do you currently have with the state of Ohio?

Mr. Oliver: I believe we have five.

Mr. Benner: Which ones of these LLC's are involved in this particular project?

Mr. Oliver: It would be Principal Property Solutions, which is an acquisitions company and Principal Homes, which is also Principal Development Group, which would be the company which will handle the construction and management of the project.

Mr. Benner: So, Principal Homes, one of my original questions that Ms. Gunzelman was unable to answer was who's going to manage the apartments? Are they going to be onsite?

Mr. Oliver: Yes.

Mr. Benner: And what company is doing that?

Mr. Oliver: We're developing a company that will be a new company.

Mr. Benner: So it doesn't exist today?

Mr. Oliver: No, sir.

Mr. Benner: Are any of these LLC's currently involved in any litigation?

Mr. Oliver: No. Involved in litigation?

Mr. Benner: Correct.

Mr. Oliver: I mean, I'm not sure if you mean like working you lenders or working with taxes.

Mr. Benner: Well, you are the principle for all of these LLC's, correct?

Mr. Oliver: I am.

Mr. Benner: OK. Legacy Construction and Trucking, Principal Homes, Michael Oliver. Do you know Michelle Denning?

Mr. Oliver: Yes.

Mr. Benner: Can you elaborate?

Mr. Oliver: Sure. Michelle Denning is a lender who was working with me on a residential project. We worked with a lot of individuals who want to lend money for projects. She was actually a fix and flipper, someone who also did rehab projects. We partnered on a project over in the Mount Vernon area and she decided that she did not want to be an investor anymore so she signed a release for that particular investment. We are actually returning her investment to her any day now. We're actually just waiting on our response.

Mr. Benner: OK. Typically in the projects such as this, most of my colleagues and I, our first question would be, what have you done before and where can we go see your work? You've done nothing of this size and scope.

Mr. Oliver: Not me personally. Just my team.

Mr. Benner: And these partners, do they have money in this project or are they simply contractors you're hiring?

Mr. Oliver: None of them actually have physical money in the project. My consultant, my mentor, he will be invested in the project. But right now, his is investment is mentoring and making sure that I'm able to progress the project.

Mr. Benner: My last question, and for the sake of expediency, can you just give us a brief plan of attack should this commission approve this tonight? Step one, step two, step three, get us through to next April or May. Where are we at that point?

Mr. Oliver: I'll be working with my builder to understand exactly what the plan, the timeline will be, securing the financing and working with the engineer and architect to finalize the planning and the design of the project.

Mr. Benner: Is there an idea of when you might break ground? I mean, do you have that kind of a timeline for me?

Mr. Oliver: We do. We have a timeline right now we are expecting to break ground, March of next year, maybe late March, early April.

Mr. Benner: And are you involved in any of the financing? Are you involved in obtaining any of the financing for this?

Mr. Oliver: Yes.

Mr. Benner: Your name will be involved in that?

Mr. Oliver: Yes, sir.

Mr. Benner: Do you currently have any state or federal tax issues?

Mr. Oliver: Yes, I have a tax lean that I am paying.

Mr. Benner: Is that going to create a problem?

Mr. Oliver: No, sir, not at all. We do a lot of projects at any given time. Our residential projects allow us to purchase and rehab and pay back moneys from both private and bank institutions.

Mr. Benner: Personally, I would like to thank you for answering all the questions, they were not personal. I don't know you, but I do a lot of due diligence on any project. It's easy when I'm doing M/I homes or Mid-Ohio and I can go look at what they've done in the past. With you it was a little different so I had to look a little harder. I think Ms. Gunzelman, was correct at one point in time when she said that you meet all of the zoning code regulations for this particular situation. Providing the application is considered to be accurate and full, I wish you good luck.

Mr. Oliver: I appreciate it.

Mr. Zollars: Thanks. I do want to counsel with counsel for a second. Do we want to take a minute break?

Mr. Shook: What you could do, Chairman, is that we could take a recess. I cannot meet with a quorum of the Planning Commission to give you legal advice outside of an open meeting. I could meet with you as the chairman one on one if you have a question.

Mr. Zollars: So we're going to take a two minute recess. OK. I apologize for that. We're now back in session if we need to be formal about this. Okay. Mr. Oliver, I, for

one, am inclined not to approve this, but I can give you an option to consider. If you resubmit with all the required documents and come back to this commission with those documents, we can we can revisit that time.

Mr. Oliver: OK, well, we'll go and get that done.

Mr. Zollars: I'm sorry.

Mr. Oliver: I'm sorry. We'll go ahead and get that done.

Mr. Hicks: Mr. Hicks. Mr. Chairman, I'd just like to make statement that I'm supportive of the project. I do think it looks very nice. I think in the in the prior meeting, I had mentioned that this is sort of just north of old Reynoldsburg and I'm obviously a huge advocate of old Reynoldsburg. I think that the modern farmhouse look is an appropriate transition from old Reynoldsburg going north. Just to point out one other side note, somewhat unrelated, but Mid-Ohio Regional Planning Commission recently put out a regional housing study like two weeks ago, and housing in Central Ohio is becoming a significant issue in regards to affordability. Part of the reason why it's not affordable is because we're not building enough market rate housing. If we're going to get; we need more market rate housing and all of Central Ohio, we need more market rate housing in Reynoldsburg. If we had a choice with a product of this high quality I think that's exactly what we could be asked for. However, I also share some of the concerns that we need to meet the application requirements in the code. So I support the project if it comes back around, when it comes back around with complete application.

Mr. Furst: Yeah, I just want to clarify for the record that what you asked Mr. Oliver to do is, you are planning to withdraw this application tonight and then resubmitted a future date with all the required documentation as required by code.

Mr. Oliver: Yes, that's correct.

Mr. Furst: Thank you.

Mr. Zollars: Thanks, Mr. Furst. I think this is a nice project. It looks great. So if we can get all these documents, I will ask you to tell us how you want to deal with this moving forward. Just for the record state how you want to do that. Council we don't want to make that.

Mr. Shook: Because you have a timeframe upon which you have to reach a decision on an application and that timeframe is 60 days. The best course of action procedurally would be for the applicant to withdraw the application and resubmit it.

Mr. Zollars: Okay. If you agree to that, would you state that for the record, please?

Mr. Oliver: I am going to withdraw the application and resubmit correctly.

Mr. Zollars: OK. Very good. Thank you.

RESULT:	WITHDRAWN
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D. NEW BUSINESS

None

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator