



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY SEPTEMBER 12, 2016**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – July 25, 2016

Minutes stand approved

b. Service Committee – Special Committee Meeting – September 7, 2016

Minutes stand approved.

4. Discussion

**a. 6366 E. Main St.; Sixth Month Review of Application #170493; Applicant Jason P. Goss;
Business Auto Direct Columbus; Permit #102-SE; Ord. #81-15**

Mr. Snowden: Chairman Clemens and other members of Council, I would just like to remind you that this was recommended from the May BZBA meeting for revocation based upon non-compliance based on the conditions of the original Special Exception Use Permit approval for the reasons cited in the report you were given and at the last meeting at the Committee prior to the August recess, the Council agreed to table it to this meeting. As of my conversations with the Water/Wastewater Department earlier today, the demolition permits have still not been completed at this time. So I think it stands, the status is the same as we last met.

Mr. Clemens: Thank you.

Mr. Cicak: Are they underway at all?

Mr. Snowden: Mr. Cicak, the issue was that they got a demolition permit for the property and that required them to complete certain things, they tore down one of the structures and that required them to complete certain requirements to the satisfaction of our Water/Wastewater Department in addition and that included capping of the utilities, the water and sanitary sewer and that has not been completed and that was the same status then and that's the status now from what I understand.

Mr. Clemens: Thank you, is the representative here?

Michael Hart, 12000 Summer haven Drive Hillsboro Ohio

Mr. Clemens: Alright, you're here representing Mr. Goss?

Mr. Hart: Yes sir, I am.

Mr. Clemens: And you understand what the position is? This is a situation that's been going since last October.

Mr. Hart: Yes sir, I understand.

Mr. Clemens: It's been worked through over 6 months now and you allowed another month and according to our Water Superintendent and I've discussed this with him and Eric has too, it has not been completed.

Mr. Hart: It has not, and as I explained to you, the records that the city has that the waste water runs through there, the original projection of where they wanted it capped is not going to work because it cuts off utilities to the other buildings surrounding and what we're looking at now, we've finally got after spending \$1200 worth of camera work down there, we finally found out where we can cap it, we have spoke to the Water Department and as far as my understanding is, they're ok with us capping it as a different location from where they're originally projected and that came through last week after we had it cameraed and they ran through all the sewers and dyes and all that and I'm more than happy to go down and get all the bills from where we've been doing that.

Mr. Clemens: Eric have you met with them on this here lately?

Mr. Snowden: Chair Clemens, other members of Council, this is the first that I'm hearing of this particular item. I haven't discussed this with Water/Wastewater specifically so I can't comment on whether that is accurate or inaccurate, but I will tell you that one of the original conditions from the November meeting of the BZBA, I believe this was originally heard on in 2015 was that the structure would be pulled down and all of the requirements and here we are September of a year later and the items are still not complete. I understand there are challenges but it's been more than a year so just bear that in mind.

Mr. Clemens: Thank you Eric. Are there any questions pertaining to this? I'd like to make a motion that we accept the recommendation of the B&Z Commission and move to have this withdrawn. Second by Mr. Luzader. All in favor say Aye-

All voted Aye by voice vote, Motion carried.

Mr. Clemens: This will go to City Council Thank you.

Mr. Hart: If I can understand gentlemen, where we stand?

Mr. Clemens: It will be on Council tonight, later this evening. Thank you.

RESULT:

REFERRED TO COUNCIL

Next: 9/12/2016 8:00 PM

b. Liquor Permit Request- Kroger, 6962 E. Main Street

Chief O'Neill: We received this request through Kroger's Corporate office and basically it is a request from Kroger to go from a C1 C2 permit to a D1 D2 permit. The difference in these is one of them is for beer, wine and mixed beverages take out and the other is for both take out and consumption on the premises. When we checked in with the manager over here at the existing Kroger store, they said they have no intention of selling beer or wine for consumption on the premises but a new corporate model from Kroger is allowing some of the larger, newer stores to install a cafe where alcohol is consumed within the store and he anticipates that when they have the new store go up in the Rosehill/Main area that they will install a cafe and they will be selling alcohol for consumption on the premises. In either case, given the record that we have there and the way both the current store and future store are situated, we don't have any reason to appeal this application at this time.

Mr. Clemens: We will take no action on it.

c. RESOLUTION CONCERNING SERVICES TO PROPERTY PROPOSED FOR ANNEXATION OF 2.231 +/- ACRES IN ETNA TOWNSHIP (10360 Taylor Road, SW; Stuart and Carolyn Yousey) TO THE CITY OF REYNOLDSBURG AND DECLARING AN EMERGENCY.

Mrs. Beggerow: This is the Resolution for Services. We had an application for annexation and the first step we do is a Resolution for Services. It comes in, I send an email and let the department heads know that it's in and to respond with what services are the city going to provide to the residents once they're in the city. They respond with water, sewer services and police and fire response time and who will be responding (fire department wise). So that's what this is.

Mr. Clemens: Are there any questions? This is asked to be an emergency and it's a Resolution.

Mr. Joseph: Why the emergency?

Mr. Hood: Annexations are required to act timely and we must pass the Resolution on or before the County Commissioners of Licking County who will have a meeting October 18th and we have 60 days after if they recommend that this property annex, we have 60 days from that date to accept the Annexation or reject. Basically what April explained to you all, we're just identifying what services we will provide to this parcel if it will be annexed in the future. The statute has timelines in it so the applicant isn't waiting.

Mr. Clemens: Are there any other questions pertaining to this item? Then we'll send this to Council as an emergency.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196 Community Commercial Overlay.

Mr. Snowden: Thank you Chairman Clemens, and other Members of Council, upon review of our City Code, at the request of an applicant looking to redo some signage at an existing gas station, I found a big inconsistency where we were allowing LED signage for gasoline station pricing and how that section was written. Currently LED signage is permitted for fuel pricing signage in the Community Commercial Overlay, which is Main Street, Livingston Avenue, and parts of Brice Road, and in the rest of the City it is prohibited per the normal sign code. What I am proposing is to clean that up by having a specific exemption for gasoline stations, for LED signage, and then restricting the size and the manner the signage is displayed, in a manner that it is going to make it only useful for fuel pricing signage, rather than scrolling, etc... You can see this in proposed section 1181.08, which is in your packet. I am just trying to have a consistent policy city wide, rather than say it is prohibited in part of the city and allowed in another part of the City. With that, I would be happy to answer any questions.

Mr. Clemens: Are there any questions for our Zoning Officer?

Mr. Luzader: Eric, we talked last week. We discussed the percentage of the sign that would be covered by the LED. Is that still going to be 1/3rd?

Mr. Snowden: In the proposed section, 1181.08, I stated that 1/3rd of a ground sign may be used for LED signage. If you look at all of the existing fuel stations in the City that have LED signage, some of them have gotten it through the overlay, some have gotten it through the variance process, again trying to be consistent by allowing it instead of this inconsistency within different areas that have the same base zoning. All of the existing signs I am aware of are approximately 1/3rd, and I think that is a good standard.

Mr. Luzader: Thank you.

Mr. Clemens: Are there any other questions? If not, I would like to send this to Council for its first reading.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations.

Mr. Snowden: This is what I hope to be the last of our "clean up the Zoning Code" type of ordinances. This ordinance really has to do with a couple of technical details of the Zoning Code that deal with setbacks, yard coverages, and how we define those things. It is not changing any regulations that are existing, except for two. It is simply clarifying how we interpret what is a rear, what is a side, that sort of thing. The regulations that are changing are, 1. Allowing a 10ft exception to decks. We are getting a lot of peoples decks denied and it is something that a lot of other communities allow. And I am also providing a maximum lot coverage for paved surface as there is currently not one, and that is something many other communities have. Both of my standards that I have gone to, I would be happy to discuss in depth. They are based off what a lot of other peer cities are doing.

Mr. Clemens: This one here has some things to be discussed as far as the coverage of lots. What is you coverage on that, 60%?

Mr. Snowden: Sir, I took a standard from the City of Dublin, an I know there are other communities that have this same standard. Tight now officially there is not limit to the amount of impervious surface you may have on your lot. If you wanted to put down concrete on your entire lot for residential, you could. So, what I said was 60% for residential, 70% for commercial. That is going to be an easy standard to meet when you look at the other landscape requirements for new construction, and it is going to limit the overall impervious surface. Again, that would be patios, driveways, and structures. Right now, we have a 3.0% coverage in most of the city for structures, nothing for paved surfaces. So, I am just adding a paid surfaces requirement.

Mr. Clemens: The way I understand, you are talking about 60%. We had a discussion on this and I think it is something we should think about and ways to handle it, you are talking that somebody could pave their whole front yard. And, I don't think our residential section should look like commercial sections. Now, I realize there are yards that set back 60FT, or 100FT, where they could have circle drives and so forth, by as far as letting people pave their front yards and having six cars sit on it, and maybe two junk cars, I do not go for that really. Now, I understand it is maybe a little difficult on how we arrange it, but there will be a way to do it where there will be a house that sits back and have a circle or a little bit more pavement. A two car driveway is plenty for a home, and have one beside the house even. But as far as having it in front of the house, we are talking about 30FT set backs and they

could be completely concrete and junk yards and I do not think that is something that people in Reynoldsburg want with their properties. I think it is something we could look into as the ordinance goes on, but I think that is something we have to protect and the people that own their homes.

Mr. Snowden: Sir, you are on step three, this is step one. My recommendation to this Council would be that I am requesting passage of this ordinance as a first step to that sort of regulation, and then work with me in the future on ordinances dealing with our paved driveways, which is another section of our code. It is something that is on my radar, we just haven't gotten there yet.

Mr. Clemens: My only problem is, sometimes radar goes off and we could pass this and someone starts paving their whole front yards.

Mr. Snowden: Councilman, all I can say is that it would be overwhelming to you and this Council if I introduced all of the changes that I have in my mind, and have discussed internally with the administration. I am simply bringing them to you as they are complete, as they have been reviewed internally. I agree with you and do have legislation drafted that I would be happy to share once it has been reviewed internally, but the fact of the matter is, this is the step that is required in order to move towards what you are talking about.

Mr. Clemens: I understand that but I would think that you would want to hold this until you brought us something else. I am not in favor of getting something passed that could be done while we are waiting on changes. Don't get me wrong, I am willing to move it on for first reading, and then we can discuss it.

Mr. Snowden: Councilmember, all I will say to you Sir is that not passing this ordinance is not going to speed the process of drafting additional legislation. This is an item that is needed.

Mr. Luzader: Again, when we met last week, you, and the Chief Building Official, we also talked about some rewording for the wheel chair ramps coming up to the houses?

Mr. Snowden: I appreciate how great your memory is Mr. Luzader. John has reviewed that and I think that is the first time he has seen those items. He is partially comfortable with part of it. We may bring a revision to you at some point as this goes through the process, and we will explain that. But, the fact of the matter is, the remaining material, as far as I know is required. And to Councilman Clemens point, I am aware of those situations he is talking to, but this is also a step down that path.

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