



## **AGENDA**

**PLANNING COMMISSION  
THURSDAY, SEPTEMBER 7, 2017 6:00 PM**

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

### **A. CALL TO ORDER**

1. ROLL CALL
2. APPROVAL OF MINUTES
  1. Planning Commission – Regular Meeting – June 1, 2017
  2. Planning Commission – Regular Meeting – July 6, 2017
  3. Planning Commission – Regular Meeting – August 3, 2017
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

### **B. PUBLIC COMMENT**

### **C. COMMISSION BUSINESS**

1. Ordinance Approving the Modification of the Plat of the Oak Valley Subdivision, Section One; Application #179772; Applicant: Dennis and Jennifer Franko;
2. 2365 Taylor Park Drive; Application #179812; Applicant David Keyser; Major Site Plan
3. Origins of Brookside/Huber Housing Developments Presentation by Mark Myers

### **D. ADJOURNMENT**

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## MINUTES

### PLANNING COMMISSION THURSDAY, JUNE 1, 2017 6:00 PM

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

#### A. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Welda  
ABSENT: Comeaux, King

PRESENT: McKenzie, Welda, Cullinan (arriving at 6:15 pm)  
ABSENT: Comeaux, King

#### 2. APPROVAL OF MINUTES

Minutes stand approved.

a. Planning Commission – Regular Meeting – May 4, 2017

#### 3. APPROVAL OF AGENDA

Agenda stands approved.

#### 4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mark McKenzie.

#### B. COMMISSION BUSINESS

1. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1187.07 Residential Appearance Standards of Chapter 1187 Special Provisions for Residential Uses. (Second Reading 6/26/2017; Planning Commission 6/1/2017).

Per Dr. McKenzie due to failed recording:

Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1187.07 Residential Appearance Standards of Chapter 1187 Special Provisions for Residential Uses.  
(First Reading 4/24/2017).

Dr. McKenzie - I am concerned about what these changes might exclude. For example, they would seem to exclude a Lustron style house, or a well regarded design by a famous architect like Richard Neutra. A Neutra design would be post and beam construction with a thin flat roof and walls made of glass.

Dr. McKenzie - I am also concerned about the definitions of the terms used. You appear to

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exclude man made materials, but then give an example of an accepted material that is man made. While I have problems with this, as we are changing it now we can change it again in the future.

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|------------------|----------------------------------------|--------------------------------|
| <b>RESULT:</b>   | <b>REFERRED TO COUNCIL [UNANIMOUS]</b> | <b>Next: 6/26/2017 8:00 PM</b> |
| <b>MOVER:</b>    | Tyler Cullinan                         |                                |
| <b>SECONDER:</b> | Robert Welday                          |                                |
| <b>AYES:</b>     | McKenzie, Cullinan, Welday             |                                |
| <b>ABSENT:</b>   | Comeaux, King                          |                                |

2. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District. (Second Reading 6/26/2017; Planning Commission 6/1/2017).

Per Dr. McKenzie due to failed recording:

Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District. (First Reading 4/24/2017).

Dr. McKenzie - This proposed change to this code seems to make it much more difficult for us to get anything from the developer in exchange for relieving them of the burdens of our quantitative codes. That balanced exchanged must be defined at the time of rezoning and not later after the zoning change has been approved.

Dr. McKenzie - While the approval process you describe is complex, it would not have been since we approved this new zoning option just a little more than a year ago. Also, already existing code seems to address your concerns.

The motion to refer amending the code of ordinances of the city of Reynoldsburg Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District fails having fewer than three votes on the prevailing side.

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|------------------|-------------------------------------|--------------------------------|
| <b>RESULT:</b>   | <b>REFERRED TO COUNCIL [2 TO 1]</b> | <b>Next: 6/26/2017 8:00 PM</b> |
| <b>MOVER:</b>    | Robert Welday                       |                                |
| <b>SECONDER:</b> | Tyler Cullinan                      |                                |
| <b>AYES:</b>     | Cullinan, Welday                    |                                |
| <b>NAYS:</b>     | McKenzie                            |                                |
| <b>ABSENT:</b>   | Comeaux, King                       |                                |

3. MOTION TO APPROVE AS SUBMITTED

## 137 S. Waggoner Road/7619 E. Board Street - United Dairy Farmers - Major Site Plan

Application: #178153 - Major Site Plan

Location: Property is located on the southwest corner of E. Broad Street and Waggoner Road.

Request: Request for review and approval of a major site plan for a new gasoline station.

Existing Zoning: PCD Planned Commercial Development District

Current Use: Vacant Land

Proposed Use: Gasoline Station

Applicant: United Dairy Farmers

The applicant is requesting that the Commission review and approve a major site plan in order to construct a commercial building, gasoline fueling canopy, and related site improvements.

The 6.424AC site consists of three separate parcels and is improved with an existing single family dwelling. To the north and east, the property abuts other commercial businesses in the CS zoning district, and across Broad Street in the City of Columbus. To the southwest, the property is adjacent to single family dwellings in the R-1 zoning district.

The applicant has provided a site plan that includes a 5678SF commercial building, along with 8 fuel pumps and underground fuel storage tanks. The fuel pumps will be covered by a detached canopy to protect customers from the elements while fueling.

The applicant has provided building elevations showing a 1 story commercial building. The proposed building materials consist of wood plank and stone. The proposed fuel pump canopy consists of similar materials. The site plan indicates general compliance with the landscape and buffering regulations of Chapter 1180, including parking lot perimeter plantings and service structure screening.

As a condition of approval, the applicant has indicated a portion of the site that will be designated as a preservation area. This is mis-labeled on the site plan as a conservation easement. The applicant should revise and submit a corrected plan for approval of the zoning certificate for the development. Staff will also require the applicant to provide a detailed description of this area.

Staff has reviewed the applicant proposed lighting plan, and found it to be generally compliant with the provisions of Chapter 1182. The rezoning text made a specific provision that allowed increased lighting levels beneath the fueling canopy, in order to promote safety within the site. The proposed plan is consistent with the deviations permitted by the text. The applicant is proposing some lighting around the rear retaining wall of the site. Although there will not be any activity in this area, Staff agrees that this is necessary to promote site security. The existing mature woods, as well as the full cut-off style fixtures minimize any light trespass, according to the plan.

The applicant has provided a facilities demand worksheet which indicates their demand for City water and sewer services. This information has been distributed to the Water/Wastewater Division and City Engineer for review. The applicant indicated that their

site will be served by an underground stormwater basin. It will be the responsibility of the City Engineer to determine if the size of the basin is adequate per the Stormwater Manual of the City.

The City Engineer and City of Columbus Traffic Management Division have already reviewed and approved the applicants previously submitted Traffic Impact Study. They have proposed several infrastructure projects which will be implemented at the expense of the applicant. These will be constructed and inspected according to the requirements of the City Engineer. The proposed site plan provides a right-in/right-out access drive on E. Broad Street and proposes full access onto Waggoner Road from the southernmost portion of the site.

The applicant's development plan indicated compliance with the parking requirements of Table 1179 of the Zoning Code for the entire site, including the parking spaces located at the gasoline pumps.

The Commission should apply the standards for review of major site plans contained in Section 1143.05 of the Zoning Code and determine if the site plan as proposed complies with those standards, as well as the development plan approved by Ord. 40-17. Staff recommends approval of the major site plan as submitted.

Nick Hershberger, CESO Engineers 395 Springside Drive, Suite 202, Akron, Ohio 44333 presented that the plan is essentially the same as what was presented for re-zoning but for the addition of the preservation zone.

Dr. McKenzie asked about the parking at the pumps in relation to the ice cream shop portion of the store. He asked if using those as parking places change because of that.

Mr. Snowden replied that you have to rely on the individuals and that in terms of calculating parking spaces, the spaces at the pump count because they do accommodate people going into the store for a short time. It would be up to the management to manage their parking.

Mr. Hershberger stated that they would need 26 spaces and they are providing 30 standard spaces in addition to the 16 at the pump so they are accommodating the requirement regardless of the parking spaces at the pump.

Mr. Welday asked if the sign at the corner of Broad and Waggoner will be grass. He stated that there are a lot of accidents there and wanted to know if there were going to be any gates or a wall.

Mr. Hershberger replied that there is not any fencing proposed but there is landscape proposed.

Dr. McKenzie asked about an elevation of soil right off the street as to whether it was going to be taken down noting it was above street level. He also asked about materials being wood and stone and asked if that is the facade.

Mr. Hershberger replied that yes, it was still going to be constructed of steel for the posts. It is just an architectural feature to match the building.

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|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Tyler Cullinan              |
| <b>SECONDER:</b> | Robert Welday               |
| <b>AYES:</b>     | McKenzie, Cullinan, Welday  |
| <b>ABSENT:</b>   | Comeaux, King               |

#### 4. MOTION TO APPROVE AS SUBMITTED

##### 1933 Baltimore-Reynoldsburg Road - New Commercial Shopping Center - Major Site Plan

Application: #178049 - Major Site Plan  
 Location: Property is located on the northwest corner of Baltimore-Reynoldsburg Road and the south leg of Stonetrail Way.  
 Request: Request for review and approval of a major site plan for a new commercial shopping center.  
 Existing Zoning: CS Community Services District  
 Current Use: Car Wash (Auto Services)  
 Proposed Use: Shopping Center (Retail Sales)  
 Applicant: Brad Williams

The applicant is requesting that the Commission review and approve a major site plan in order to construct a two building, neighborhood scale, commercial shopping center and related improvements.

The site is an existing carwash developed with a building for self-service and automatic car washes, as well as related improvements. To the south and east, the property abuts commercial shopping centers in the CS district. To the north and west, the property abuts multi-family dwellings in the AR-1 zoning district.

The applicant is proposing two, one-story commercial buildings. The site will have access from both Stonetrail Way and Baltimore-Reynoldsburg Road. The access drive from Baltimore-Reynoldsburg Road will separate the two proposed buildings. All parking is behind the buildings or to the side. No parking is proposed within the required setback, consistent with the regulations of the Zoning Code for commercial parking lots.

In order to accommodate their proposed construction schedule, the applicant is proposing a phase implementation of the site plan. This is perfectly acceptable under the requirements of the Zoning Code. The applicant has been informed that an additional certificate of appropriateness will be required for signage and any additional architectural changes to the proposed Phase II buildings to meet the needs of any future tenants. The applicant should also be aware that the City retains the power to require additional traffic studies, should a tenant be proposed that has a higher traffic impact, such as a restaurant. The applicant should clarify how they propose to limit customer traffic to the remainder of the site, from the first phase of development.

The applicant has submitted elevations indicating the proposed building design, materials and general location of signage. There are not specific material requirements for the CS district,

therefore, the style of design presented by the applicant is appropriate. However, generally speaking, previous Commissions and Design Review Board members have asked for additional natural materials, such as brick or stone.

The applicant has proposed the general location and type of sign. Staff has no concerns with is proposed, but a comprehensive sign plan approval will be required in the future. This should be done when detailed sign plans are available.

The applicant has provided a lighting plan which appears to meet the requirements of Chapter 1182 for intensity at the perimeter of the site. The mature trees and other natural screening will keep light trespass to a minimum. The proposed 20FT pole height meets the Zoning Code requirements. The proposed black finish is consistent with the building architecture.

The applicant has provided a landscape plan that meets the general requirements of Chapter 1180. The site has existing mature trees on the north and west sides. The applicant proposes to maintain these trees, consistent with the code requirements and the conditions of previous variance approvals. Staff has reviewed the applicants plant material calculations for detailed compliance and found the information to be accurate.

The applicant has indicated the location of their dumpster enclosures but has not provided a detail. The applicant should clarify the height and proposed materials. Staff's preferred material is masonry that matches the building architecture.

The applicant has provided a facilities demand worksheet, which indicated that the proposed development does not meet the threshold for an additional traffic study. This is partly due to the high traffic impact of the previous auto use. This information was reviewed by the City Engineer, who confirmed that no additional studies are required in this case.

The applicant proposed driveway access from both Baltimore-Reynoldsburg Road and Stonetrail Way, which is consistent with the current configuration of the site. The applicant conducted a parking study, which indicated that the site required 50 parking spaces and the applicant is proposing 54. The applicant did not include the 3 required loading spaces in their calculation, but regardless, Staff has no concerns. Deliveries to business of this type typically take place at off-peak hours. The applicant should be aware that repurposing the proposed furniture store to another use could require a variance or construction of additional parking.

The applicant has provided a facilities demand worksheet which indicates their demand for City water and sewer services. This information has been distributed to the Water/Wastewater Division and City Engineer for review. The information provided indicated that the water usage on the site will be less than previously required for the car wash use. The applicant indicated that their site will be served by stormwater catch basins that connect by underground pipe to stormwater facilities under Baltimore-Reynoldsburg Road. It will be the responsibility of the City Engineer to determine if the size of the basin is adequate per the Stormwater Manual of the City.



The Commission should apply the standards for review of major site plans contained in Section 1143.05 of the Zoning Code and determine if the site plan as proposed complies with those standards. Staff recommends approval of the major site plan as submitted.

Todd Cunningham, EMH&T 5500 New Albany Road, Columbus Ohio representing the developer on the project. He stated that the dumpster enclosure would probably be block, painted dark grey to match with the buildings. He would also propose the north curb line would be curved so as to keep people on the pavement. He said they would be happy to work with staff.

Mr. Snowden stated that EMH&T, as they are the City Engineers would not be performing the plot grade utility plan, that it would be the back-up Engineer CT Consultants performing those duties.

Mr. Cullinan asked how much area is being disturbed.

Mr. Cunningham replied around 70% of the site. The set back areas are going to be maintained along the edges of the site. The building sits north of the existing pavement line is, we're going to remove that pavement.

Mr. Cullinan asked if it's one acre.

Mr. Cunningham replied because of the use of the site when you compare the pre-developed conditions to the post-developed conditions that were in an improved condition in terms of overall imperviousness.

Dr. McKenzie stated, for whatever reason we only received these documents today and some of us have real jobs and so we didn't see the documents until we got home today. On the phase two, I noticed the listed handicap parking places on the north side of the building, but those are two separate activities there. The entranceway to the retail would be to the west and there's no close handicap parking spaces there.

Mr. Cunningham replied, typically the handicap parking spaces when we submit for building permit the proximity to the entrances, the building code official is not comfortable with the proximity that we've given them an appropriate priority relative to the building entrance we get commented on at that point. Also, from the tenant side of things if there's a concern as we work through that ADA code is a little bit nebulous, there's no minimum distance from the entry point. There's some room to navigate that and if there's a local concern we will address that.

Dr. McKenzie stated, while we are waiting could you give a little more idea of the concrete block enclosures for the dumpsters. You were saying you prefer concrete block.

Brad Williams replied, with Thomas English Retail Real Estate, 725 East 65th Street, Suite 300, Indianapolis, Indiana. Our intent would be to use a smooth face concrete block, paint it to match. The finishes on the building we're anticipating it to be a fairly smooth finish, more of a clean line, so having a block that was of similar style was our intent and that would allow us to get an exact color match. They would be 6 feet high, 3 sided enclosure, with a normal operating gate in front. If you look on the elevation sheets in the package, portions of the buildings we do have an exposed channel pattern. It's like a larger block, is what it would



look like, so this would be a similar pattern and a smooth finish as on the building, but it would not receive a stucco finish.

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|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Robert Welday               |
| <b>SECONDER:</b> | Tyler Cullinan              |
| <b>AYES:</b>     | McKenzie, Cullinan, Welday  |
| <b>ABSENT:</b>   | Comeaux, King               |

#### 5. Comprehensive Plan

No Discussion.

#### C. ADJOURNMENT

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Chairman

  
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Planning and Zoning Administrator

Minutes Acceptance: Minutes of Jun 1, 2017 6:00 PM (APPROVAL OF MINUTES)

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## MINUTES

### PLANNING COMMISSION THURSDAY, JULY 6, 2017 6:00 PM

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

#### 1. CALL TO ORDER

Dr. McKenzie: I would like to call to order the July 6, 2017 meeting, the Reynoldsburg Planning Commission.

PRESENT: McKenzie, Cullinan, Comeaux, King

ABSENT: Weldon

#### 2. APPROVAL OF MINUTES

##### 1. Planning Commission – Regular Meeting – June 1, 2017

Dr. McKenzie: Are there any requests for changes to the minutes? Do I have a copy? A different copy of the minutes here?

Mr. Snowden: I have one over here for you to sign. If you want it, absolutely, let me bring it to you.

Mr. Cullinan: I was the only member that's present now with the exception of yourself that was here at that meeting. Correct?

Dr. McKenzie: That is correct.

Mr. Cullinan: I do not have anything.

Dr. McKenzie: Once again, ok. There is within, and it is to these minutes, you noticed that under the commission business, I don't see which one. Under number two ordinance to amend the code of ordinances the City of Reynoldsburg, so on, the chapter 1183 planning the re-development district chose that there are two aye's and one nay. And yet by the rules of commission declares a minimum of three people to pass everything, so that needs to be changed from an approval to a non-approval. I talked to April about this and she said that we would need to request that, but because of that three requirements, because Mr. Cullinan and I are the only people here tonight that were here during that meeting we really can't approve these tonight. So we have to put these (inaudible) too. Because it requires the minimum of three Aye's and Yea's to pass anything forward through the Planning Commission. Three votes on the whatever affirmative side.

Mr. Snowden: You are correct Dr. McKenzie; however, all that's going to do in that case is just simply send it back to city council with a recommendation for disapproval.

Minutes Acceptance: Minutes of Jul 6, 2017 6:00 PM (APPROVAL OF MINUTES)

Dr. McKenzie: Like I said, I talked to April about this and so she said it had already been to city council that there was not actionable, but to have the minutes show the correct thing which was not that it had passed because our rules are that it can't be approved for a recommendation with less than three votes that we would just need to revise that. As I said we don't have enough people here to do that.

Mr. Snowden: It just simply is referred back to city council with a negative recommendation.

Dr. McKenzie: Well then they would need to on the third reading to do that super majority vote, which it will be done, because there will be no people voting against it anyway.

Mr. Snowden: Correct.

Dr. McKenzie: It's just a matter keeping our records straight.

Mr. Snowden: There's nothing in here that specifically says approved or denied.

Dr. McKenzie: As I said I talked to April about this we've decided this is the way we should do it. We can't prove anything, but I understand we do have sufficient people to approve the minutes from the May 4 meeting, so, we may move on and we'll put the June 1 on hold and then move on to the May 4 minutes.

Mr. Snowden: You can approve the June meeting, there's nothing preventing the June 1 meeting minutes from being approved.

Unknown: I would abstain because I wasn't here.

Mr. Snowden: You're welcome to do that, there's just nothing that prevents it from being approved.

Dr. McKenzie: So, anyway, for the May 4 meeting, so, any requests for changes for the May 4 meeting minutes from either Mr. Comeaux or Mr. Cullinan or myself? Hearing none or do you have any?

Unknown: No, no.

Dr. McKenzie: Hearing none it will stand approved then.

June Minutes held.

### 3. APPROVAL OF AGENDA

Dr. McKenzie: Are there any requests for changes to tonight's agenda? Hearing none the agenda stands approved.

#### 4. SWEARING IN OF SPEAKERS

Dr. McKenzie: Is there anyone here that will be addressing the commission tonight? If you are would you please stand to be sworn in. Before we begin tonight's agenda will everyone addressing the commission please stand and raise your right hand. Do you swear or affirm that the testimony you give in front of the commission will be truthful, if so please answer I do. Thank you. Any public comment? Hearing none.

## 2. COMMISSION BUSINESS

### 1. 1749 : Amendment to Zoning Code - Section 1193.07 - Referred to Council for recommendation to approve the version revised July 6, 2017

Dr. McKenzie: First item is the ordinance to amend the code of ordinances of the City of Reynoldsburg, Ohio amending section 1193.07 Design Standards of Chapter 1193 Historic Overlay District.

Mr. Snowden: Thank you Mr. Chairman, other members of the commission. As you probably recall there was a merger of the two chapters relating to the historic district into chapter 1193 and that caused a few hiccups because there were certain regulations that were intended to only apply to the commercial districts, there were certain regulations that were intended to only apply to residential districts and the real reason that I'm amending this specifically is because it seems to indicate that wood is not a permitted material in the residential portion of the historic district. The situation was that the fence regulation here under item J of 1193.07 originally applied only to the commercial. I'm editing it here to reflect the fact for what materials will be permitted in residential and what will be permitted in commercial. I understand that there was a question related to vinyl materials within the residential district. Ultimately that decision of whether that is an approved material would be up to the board, but let me just clarify before the 1193 and the former 1194, which were the old chapters before they were combined, the only thing that governed materials within the historic district at all was the historic design guidelines from 1996. In that document, which is a document I would very much like to update in the near future it did state that for example, vinyl siding was not a preferred material, but Design Review Board could approve vinyl siding that gave the appearance of wood. In this case, the reason that I made that particular edit to this section was because I feel for residential we should try to be a little bit more flexible when you have something that gives the appearance of wood or has a similar design to wooden fences. If the board is really not comfortable with that I don't have a problem with the board just simply stating that it's not an approved material and we'll send that back to City Council and request City Council to amend or that commission making that recommendation, but the real reason that I'm editing this section is because the section seemed to restrict wood as a material in residential and that is not the intent of section when I edited it originally. So, with that I'd be happy to answer any questions.

Dr. McKenzie: Is there a staff report for this?

Mr. Snowden: There's not a specific report for this.

Dr. McKenzie: Because I had two staff reports for the rezoning.

Mr. Snowden: No, I didn't do a specific staff report for this because it's only one section.

Dr. McKenzie: Well, since I've gotten two of these.

Mr. Snowden: Sorry, I.

Dr. McKenzie: (inaudible due to speaking over each other)

Mr. Snowden: No sir. No sir.

Dr. McKenzie: So, if I may, previously, what you have crossed out here is constructed ornamental metal tubes or solid metal bars and there was something else that would have allowed a greater variety of materials for the fencing in the historic district.

Mr. Snowden: So, this section Dr. McKenzie, other members of the commission, this section originally was from the portion that applied only to commercial and when it got integrated into the chapter that applied to both commercial and residential it seemed to state that the only fence material within the entire district regardless of whether the base zoning was residential or the base zoning was commercial was ornamental metal tubes and bars or masonry. At minimum I would like wood to be a permitted material for residential only. I don't want to see wood fences in the commercial district because they are not durable enough to withstand the rigors of being on a commercial lot. What I'm stating here is the following materials are permitted district wide. Ornamental iron or metal, stone or brick and within the area designated with a base zoning of residential wood or vinyl, which gives the appearance of wood are also permitted materials. If folks are not comfortable with the vinyl portion, I don't have a problem with that. I'm just trying to make sure that we're not restricting wood as a material in the residential. There's nothing inappropriate about wood being a material within the residential portion of the historic district. It's a historic material. It's typical to the 19th century when the area was originally laid out.

Dr. McKenzie: So, I'm still just trying to get at we had before, so previously, before you combined these two, what was the set of materials for the historic district fences in the neighborhood overlay?

Mr. Snowden: There wasn't anything specific about the materials.

Dr. McKenzie: There was nothing.

Mr. Snowden: There is, again as I stated, the very out of date 1996 design guidelines, which kind of says well kind.

Dr. McKenzie - Design guidelines are archived where?

Mr. Snowden: They are on file in the planning office, online, and available to the public. The way the document was written it's not particularly helpful and it doesn't address fences

specifically. It only addresses building, siding, and so forth.

Mr. Comeaux: I like the addition of having wood or vinyl that gives the appearance of painted wood within the residential area. My concern is a drafting concern. When you say, fences may be constructed of wood or vinyl, that gives the appearance of painted wood, is it clear from that in addition to the wood or vinyl that one could in the residential area also make a fence of iron, metal, stone, or brick?

Mr. Snowden: Yes, because if you look at the first sentence, it just says fences within the historic overlay, which means the entire district regardless of base.

Mr. Comeaux: That's a fine reminder to me for being that precise. But anyway.

Mr. Snowden: That's a great comment. Yes, I don't feel that that's restricting that further.

Dr. McKenzie: And so, fences in the front of the properties in the historic neighborhood overlay, is that different than from the rest of the city?

Mr. Snowden: Yes, the remainder of the city the max height for fences is 3 feet in the front and they're designed to be decorative. The reason that I'm standing 4 foot...

Dr. McKenzie: (inaudible due to speaking over each other) extends more than so many feet.

Mr. Snowden: 50 linear feet, exactly. The idea here, and at 50 linear feet I specifically wrote that that's in the main general regulation section 1171.06 if memory serves me correctly and the reason that I said 50 linear feet is because that is approximately the length of fencing of a very small lot would be 50 feet and it was appropriate in the, it is no longer appropriate today and I don't think that folks really want to see a lot of front fences because they become hazardous, they become eye sores and so forth, but in the time when the historic district was laid out it was not atypical to have fences within a front yard or fence in a front yard. So, that's why I left it at 4 foot being the height throughout the district.

Dr. McKenzie: I was at the public hearing. I was the one that's asking the questions.

Mr. Snowden: Sure.

Dr. McKenzie: I was not specifically going after the vinyl question. It wasn't in the opening it up to including stone or brick and what I was trying to get at was what's the difference between a wall and a brick fence or a stone fence? And I would say in actuality most people; by the people who are producing these items would say that there is no difference. So, if you look at people who could come out and build you a brick fence or a stone fence it is going to be a wall and having walls in the front yard of 4 feet of height in the historic district, even the neighborhood, I would say, is there any historical evidence of walls in the historic neighborhood area of Reynoldsburg? Not that I know of. I've never seen any photographic evidence or even heard of that and that, what I was trying to get at that night is this seems to be changing that it's in a way of like Disneyland version of the historic district. So, say

wealthier community along the east coast or something we have had stone walls to buy you property, but that's not a historic feature of Reynoldsburg and that's really why I was trying to get at that night in addition to the vinyl fencing because once again vinyl fencing it's not necessarily going to be vinyl constructed picket fencing which you could have completely opaque fencing made of vinyl, such as a vinyl wall. It was this difference between a wall and a fence that I was trying to get at that night. Because it's not clearly defined in our social usage of the terms. So, I'm worried by this that you're going to not get fences made out of metal tubes or bars with brick or stone pylons you're going to get walls or you may get walls made out of vinyl that are going to be completely opaque not like slats where you can see through them and stuff. Often times the historic distinction, picket fences vs solid (inaudible due to speaking over each other)

Mr. Snowden: Well, we can do that now. You could do that now.

Dr. McKenzie: Do what?

Mr. Snowden: You can do solid fences in the historic district now and until this section was applied to the historic neighborhood sub area you could do up to 6 foot privacy. This restricted it to 4. So, a lot of the folks down there have 6 foot privacy fences right now and now 4.

Dr. McKenzie: In their backyard?

Mr. Snowden: Correct. I would say and let's not make it more complicated than it needs to be. If folks think that the, that we'd like to have the same front yard fencing that regulations that we have for the rest of the city. Then we should just edit the last sentence to say, the maximum height for rear fences shall be 4 feet.

Dr. McKenzie: The question is the future comprehensive plan. What do they want from the historic district? So, yes, people have put up privacy fences in the backyard. Do you wish to continue that although, now we would be restricting it with 4 feet in height.

Mr. Snowden: We are currently restricting it. It's currently restricted at 4 feet.

Dr. McKenzie: Ok, currently, but we've got people there who in past have 6 foot fences and the question is do we also want them to 4 foot high equivalency of a privacy barrier be it stone or brick or vinyl in front yards as well. That's really what the, you know, the point of my question is.

Mr. Snowden: Ok.

Dr. McKenzie: What do we want? I mean generally historic districts are driven by appearance and my question really is does this not change what we might want in a Reynoldsburg historic district. I don't know that we've ever answered the question of what we want in the historic district of Reynoldsburg. Mr. Comeaux you've been on the commission longer than I have. Had that question ever come up and been answered before?



Mr. Comeaux: No not on this commission. There was some group that looked at some overlay stuff in the mid 2000's, but you're right that we don't have a let's sit down and think about what we want this to look like. It was kind of a broader materials and vibe type of thing.

Mr. Snowden: So, there needs to be a new design guideline document done for the whole historic district. I agree with that. What I need to do immediately, in order to prevent folks from not being able to build wood fences in their rear residential yards I need to make some sort of edit here that deals with the, that allows wood. If you guys don't want vinyl we'll edit the vinyl section. If we don't want to do anything with the front then the regulations throughout the rest of the city would apply, which would mean that 3 foot was the max height and the fences must be 50% open. I would just say I think the shortest distance here is, I understand were not going to decide tonight what the historic districts going to look like I'm just trying to be able to issue a permit for fencing for residential only.

Dr. McKenzie: (inaudible, speaking quietly/not close to microphone)

Mr. Snowden: I agree completely. So, if that's how you guys feel and I don't disagree with that I think a good improvement to what I wrote edit the last sentence to say "the maximum height for rear fences shall be 4 feet." Because then the front fence regulations for the remainder of the city would apply.

Dr. McKenzie: And so, 50%...

Mr. Snowden: For the rest of the city, for everywhere else in the city front fences are 50% open, max height 3 foot. I would view this the way I wrote it saying that all those regulations shall apply except that in the historic district front fences can be up to 4 feet. They still have to be 50% open and they still have to be a decorative design.

Dr. McKenzie: You would say that, that applies...

Mr. Snowden: It still would apply. Because it's the more restrictive typically. If you guys want to stick with the 3 feet in the front then just let's edit sentence and then the same regulations will apply city wide for front fences and residential. So, in that case you would just want to approve it on condition that staff submits an amendment to City Council editing that sentence.

Dr. McKenzie: I'm sorry, but this still, what you're saying, the way this reads, is still not reading right.

Mr. Snowden: What part of it is not reading right to you?

Dr. McKenzie: Well, it's going from what Mr. Comeaux said about the way these sentences are, the change between the historic overlay and the historic neighborhood overlay subarea. It, so, by the reading of that, so we go first it starts off the historic overlay district we talked

about materials being ornamental, iron, metal, stone or brick, then fences may be constructed of wood or vinyl that gives the appearance of painted wood within the historic neighborhood overlay subarea and then you go on to talk about the historic neighborhood overlay subarea. Correct? The rest of that, after the point where it says fences may not exceed a height of 4 feet.

Mr. Snowden: No, no, it's for everything. It applies to the entire district.

Dr. McKenzie: But you could not have stone or brick fences in the historic neighborhood overlay subarea?

Mr. Snowden: Yes, you could, because it's part of the historic overlay district.

Dr. McKenzie: And that's the problem I don't, that's what I don't want to see.

Mr. King: It's only wood or vinyl is only residential is the intent, right?

Dr. McKenzie: I would like to see in the historic neighborhood overlay subarea that we only allow wood or vinyl with the 50% open, so we don't get wood or vinyl walls and I would not like to see stone or brick walls in the historic neighborhood subarea.

Mr. Snowden: Nobody has a, I mean Mark, the thing you need to realize is, you're making this way more complex than what it needs to be. The fact is, there's nobody down there with enough money to build something like that. That's why we don't see it throughout the entire city because it's really, really expensive. If you want me to edit this, I don't have a problem sitting here and editing it, and coming back but I need this immediately. Ok. I submitted this back in May and I need this corrected. So, if you want me to sit here and edit out something else I don't have a problem doing it.

Mr. King: I actually don't see a problem with it. When we look at the stone or brick in the front, if I remember correctly, there is a site going down Main Street directly in front of the ice cream place, I forget what it is, but they have a stone wall in front of there. I can't remember if it's 3 feet or if it's 2 feet, but that would be a place in the historic district that does have a stone wall in the front and I believe it's across two buildings. So, stone is something that has been here at least long enough that it's on Main Street within the historical district already, so I wouldn't see an issue with leaving stone or brick in there as it is, the way it's currently being presented to us. You just asked for an example of where that was. I'm bringing up an example.

Dr. McKenzie: I'm talking about the neighborhood overlay, you're talking about the commercial overlay.

Mr. King: But, when you start talking about a historical district or historical overlay if it's historic.

Dr. McKenzie: We separate ours between the commercial and...

Mr. King: I think that's where some of the confusion is coming in is just the verbiage of historic. If it's historic, either it is or it isn't. It's going to be historic or it's going to be modern. At some point you can keep slicing and dicing it, but then you're going to have sections that are very small that can do something and then another section right next to it or in this case possibly directly behind it that cannot.

Mr. Havener: What if we would put, if you read this, your read through it and it says, district shall be constructed of the following materials ornamental, iron, or metal, wood or vinyl with stone or brick pilasters or columns. Would that clarify, is that getting it to the point where everyone would be more comfortable? You're basically calling out all of the materials that the fence could be made of and then you're adding stone or brick, with stone or brick pilasters or columns.

Unknown: I will say I'm fine either way.

Mr. Havener: Either way, what you need is clarification so we can move ahead.

Mr. Snowden: I just think we're looking for a problem here. We're looking to try to find what's the most extreme thing and that could ever, ever happen.

Mr. Comeaux: If someone puts up a fence, they have to come to you?

Mr. Snowden: Yes, they have to get a permit.

Mr. Comeaux: And you're saying that if we struck the part about 4 feet front fences, that if they came to you they would be compelled to, in terms of a front fence, to have 50% see through.

Mr. Snowden: They're compelled to have that now. I'm just making a different requirement for the 4 foot, but it would go back to the 3 foot. It's still, regardless of what you say about the, with regard to front fences, regardless of the height the regulation dealing with the requiring the 50% open applies throughout the district.

Mr. Comeaux: I would think that would seem to (inaudible) concerns about having, because you wouldn't approve a 4 foot brick fence in that instance.

Mr. Snowden: Not in a front yard. It would have to be open. It always have to go through our approval for the code. They can't just do it.

Unknown: So no one's put in a cinder block wall.

Mr. Comeaux: (inaudible) my neighborhoods pretty much done. I'm fine with the understanding and the person who prove or the office that would approve such a permit is sitting here, what they're saying is on a front fence it has to be 50, you have to be able to see through 50% of it.

Mr. Snowden: Regardless of what we say here front fences must be 50% open.

Mr. Comeaux: I'm less concerned about, there is a guy in my neighborhood that's pretty much built it's not (inaudible) feet tall along the perimeter his yard, he's built a 3 foot.

Mr. Snowden: Yes, I'm very familiar with Mr. Ratliff.

Mr. Comeaux: Oh, ok, I'm sorry, I wasn't trying to call names, I didn't know who, his name, but, anyhow, but it sounds like, your concern it struck me as was you're going to go through this neighborhood and you're not going to see the dogs playing in the yard, you're not going to see the flower beds, or whatever else they have around their house and it's going to be cordoned off and my understanding is from them that wouldn't be permitted even with the language we have in front of us.

Mr. Snowden: So, if you want to stick with the 3 that's permitting the rest of the city fine, if you want to modify and go to the 4 then that's what's in front of you. It's really, that's the issue it seems like.

Mr. Comeaux: I would end the sentence where you had suggested we end it so that they would only be allowed to have a 3, because at 3 feet it's basically a decorative fence.

Mr. Snowden: Correct.

Mr. Comeaux: Keeping in small dogs perhaps, keeping out small rabbits, but the big rabbits can get through.

Mr. Snowden: It's really up to you gentlemen. I'm not married to anything on this. I'm just trying to do something that makes sense and when I went to edit the section regarding the wood and the neighborhood subarea I was compelled because of how badly the overall section was written, which was not something that I wrote originally, it was just moved around. By the time I reviewed that I just decided look, I've got to rewrite this entire thing. One thing to remember is that a wall, a true wall, if it extends over 4 feet in any district, requires a building permit.

Dr. McKenzie: If it's higher than...

Mr. Snowden: If it's over 4 feet with...

Dr. McKenzie: Width wise?

Mr. Snowden: No, no, vertically. Higher than, with earth behind it, that is what the definition of a wall is from the standpoint of building and zoning. Even if you built a masonry, it would be a masonry fence if it did not have earth or some sort of structure on the other side, if it was completely free standing.

Mr. Comeaux: So, not to jump around, but the 4 foot to 3 foot, are there examples of 4 foot fences within the historic district that would try to probably tie into?

Mr. Snowden: Probably not. In fact I don't even recall specifically why I put that in, so maybe with that (inaudible due to speaking over each other) take it out.

Mr. Comeaux: But, there's not 50% of the houses already there with 4 foot, which is, keep it simpler.

Mr. Havener: Yes, take it out and make it 3.

Mr. Comeaux: I suspect the concern is folks wanting to build a fence for their backyard and they're having trouble figuring if they can do it with what materials and such.

Mr. Snowden: Exactly.

Mr. Comeaux: In light of that I would, when we get to that point, I would say...

Mr. Snowden: So, it sounds like and I'm going to go back here to my document where I have it written. It sounds like, I'm not going to do anything. I'm just giving you an example. That version is an improved version.

Mr. Comeaux: Because it would rely on the...

Mr. Snowden: The general regulations for front fences. (inaudible due to speaking over each other)

Mr. Comeaux: So, it's essentially just going from a 6 foot rear fence to a 4 foot.

Mr. Snowden: Exactly, but you could still do a board on board or privacy style fence for what it's worth. (inaudible due to speaking over each other) Again, for rear. And I've seen examples for both from the period, maybe not in our historic district, but there's also been 100 years of additional stuff. There's people back there with chain link because they built that in the 50's.

Dr. McKenzie: (inaudible due to speaking over each other)

Mr. Snowden: That's exactly right.

Mr. Comeaux: There's a difference, backyard and the front yard, and how you're perceiving that from the street and functioning for the people.

Unknown: The idea of a 4 foot privacy fence is...

Mr. Snowden: Pretty crazy.

Dr. McKenzie: It would not be.

Mr. Snowden: Gentlemen, if I could call your attention to the vinyl issue. Could I edit this sentence here to improve or minimize confusion so that people can get behind what I'm saying? Again, I'm trying to be flexible, but if folks really don't want to see vinyl that looks like wood then let's just take it out now.

Unknown: I would throw in composite. That's a ambience with you guys, we're literally looking at doing a fence and it's going to be coming through soon and so as we say vinyl composite is really what we're looking at. It's more progressive, so just in addition of composite is something that I would say if we added that in there.

Mr. Snowden: Would the general term be plastic composite? That's what it is, is it not? Vinyl is a type of plastic, is it not?

Unknown: So, vinyl is a type of plastic. Composite is a combination of wood and plastic. It's just a combination, but that seems to be....

Mr. Cullinan: Going off of that, if you think of like a Trex like you'd have for a deck or something your still having that called out as painted, so you can buy a composite piece of wood, like a Trex that gives the appearance of a wood coloring. Is it a painted wood?

Mr. Snowden: I don't want to state a brand name, but was is a general term that I could use?

Mr. Cullinan: It's a composite. I was just trying to say that, that brings up that you can buy them and they don't appear as a painted wood or stained.

Mr. Snowden: Now, gentlemen, do I need to say, where I've said, fences within the historic overlay district ... ornamental. Fences may be constructed. Do I need to say, in addition to those materials fences may be constructed of wood or composite that gives the appearance of painted wood within the neighborhood overlay to specify.

Mr. Comeaux: What I was going to, I've been looking at, if you see the clause that begins with within the historic overlay subarea?

Mr. Snowden: You want that at the beginning?

Mr. Comeaux: I want that at the beginning. If you put that at the beginning then it's saying, within the subarea fences can be. Capitalize within, change the f in fences to lowercase.

Mr. Snowden: Does it need to be, may also be.

Mr. Cullinan: Yes, I think that's good, may also be

Mr. Comeaux: Just to take it out. And that gets to my concern before. I prefer that.

Mr. Snowden: Do we like that clause?

Dr. McKenzie: If you want to allow vinyl fencing you cannot assume composite is going to include pure vinyl fencing or it would not be a composite if it is a pure PVC vinyl fence, which is the typical. When you go out to the hardware store and you get vinyl fencing it's usually not a composite it is pure (inaudible due to speaking over each other).

Mr. Snowden: A composite or similar material.

Mr. Comeaux: Or you could say wood, vinyl, or

Dr. McKenzie: Or composite.

Mr. Comeaux: I would leave vinyl in there.

Mr. Havener: Or composite material. Add material after composite. It gives the appearance of wood, not painted. Let's just say, of wood. Because like Tyler was saying it could be, it could give the appearance of stained door painted, or you could put finished wood.

Mr. Cullinan: Are we ok with that too?

Dr. McKenzie: To get away from that problem, composite material (inaudible) give the appearance of a wood grain that way it gets away with how the, what's applied over that wood grain.

Mr. Snowden: It's not a bad one, but now I'm prescribing a process.

Dr. McKenzie: I know.

Mr. Snowden: It's not easy stuff what we're doing here guys. It's not easy stuff. Have we made a progress here. Are we more comfortable with what's in front of us now than we were with the original?

Dr. McKenzie: Being clear with all the other regulations would be more restrictive than here has gone a long way to make me more comfortable with this one.

Mr. Snowden: Good.

Dr. McKenzie: Because at the public hearing I was not clear whether you were actually going to be allowed solid, opaque fencing in the front yard. Ok. Anymore discussion? Are we generally, just to push things along and force closure here are we comfortable with the wording of this change now?

Mr. Snowden: Dr. McKenzie, sir, what I'm going to do is save this as a new version and what the recommendation, folks are comfortable with this version going back to City Council you'd want to make a move to improve the version of the code change dated today. Because



it's going to be dated today. Then I will attach that to the application when we send that back to Mr. Luzader's committee and we can discuss, and I can make the case along with anyone who would like to attend city council and we explain the reasoning of the commission and help clarify. I think city council is going to be supportive of what's being said here.

Dr. McKenzie: Are there other discussions? I tried to jot things down, so we would be forwarding this to Council for recommendation to approve the version revised July 6, 2017. I'll make the motion. Do I have a second?

Mr. King: I second.

Dr. McKenzie: Seconded by Mr. King. Any further debate? Mr. Snowden would you please call the roll?

Mr. Snowden: Thank you very much Mr. Chairman, Mr. Cullinan "Yes", Mr. King "Yes", Mr. Comeaux "Yes", Dr. McKenzie "Yes".

Dr. McKenzie: Recommendation is approved.

Mr. Snowden: I will send that gentlemen. Thank you for our attention on that. Appreciate that.

|                  |                                              |                                |
|------------------|----------------------------------------------|--------------------------------|
| <b>RESULT:</b>   | <b>REFERRED TO COUNCIL [UNANIMOUS]</b>       | <b>Next: 9/11/2017 7:45 PM</b> |
| <b>MOVER:</b>    | Mark McKenzie, Chairman, Planning Commission |                                |
| <b>SECONDER:</b> | Ivan King                                    |                                |
| <b>AYES:</b>     | McKenzie, Cullinan, Comeaux, King            |                                |
| <b>ABSENT:</b>   | Welday                                       |                                |

2. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 0 Taylor Road SW, Reynoldsburg, Ohio, from CC Community Commerce District to R-4 Single and Two-Family Residence District, Applicant, Charles W. Warner, Jr.

Mr. Snowden:

0 Taylor Road SW - Charles. W. Warner, Jr. - Zoning District Change (Rezoning)

Application: #177611 - Zoning District Change  
 Location: Property is located on the east side of Taylor Road, just south of the intersection with E. Broad Street (OH 16).  
 Request: Request for review of a zoning district change (rezoning).  
 Existing Zoning: CC Community Commerce District  
 Current Use: Vacant Land  
 Proposed Use: Residential  
 Applicant: Charles W. Warner, Jr.

The applicant is requesting that the Commission review and make a recommend approval of a zoning district change to the City Council.

The .35AC site consists of single parcel that is currently vacant. To the north, the property is developed with an existing gasoline station, which is a special exception use in the CC zoning district. The lot is adjacent to the site of the corporate campus of The Limited to the west across Taylor Road. That complex is zoned RI Restricted Industry. To the south and east, the property abuts several lots in the R-20 zoning district of the City of Pataskala.

The site was originally zoned commercial following annexation to the City in order to facilitate development of commercial businesses on the corner of E. Broad Street and Taylor Road. The main portion of that original parcel was developed with a gasoline station. Staff has received multiple inquiries regarding commercial uses of the lot. Given the 100FT width of the existing lot, and the regulations Section 1175.08 that require a 50FT setback for any commercial building or parking lot from a residential lot, the ability to construct a commercial building on the existing lot is extremely restricted. The applicant approached the Planning & Zoning Administrator to explore another use or another district, and made the determination that the R-4 zoning district is the most similar district to the adjacent R-20 zoning district in Pataskala. Staff made this determination based mainly on the minimum lot coverage requirements and on the provisions of the City of Pataskala Zoning Code that would permit a two-family dwelling.

The applicant has not submitted a specific building design for the purposes of this rezoning. Although this would be necessary for a large development with multiple lots in the zoning district, Staff has no concerns about this portion of the application. The applicant, with Staff assistance, has submitted an exhibit that indicates the required minimum setback on all frontages.

The City has water service available at this location. The adjacent parcel to the north is served by Southwest Licking Water and Sewer District under a special agreement. The City does not have sewer services available to serve this lot, so the applicant will probably be required to extend the sanitary sewer to tap into existing sewer at the rear of the lot, if present. Comments about this situation were solicited to the Department of Public Service, who had minimal concerns, considering that the subject area is only one residential lot. There is no reason to believe that the City has inadequate ability to supply water to a single or two-family dwelling on this lot.

The lot fronts Taylor Road which is designated as a major arterial street by the City's Thoroughfare Plan. The uses that are permitted in the R-4 district has significantly less impact than those permitted in the CC zoning district. The impact to traffic will be reduced by the rezoning. Any development of the lot will require compliance with the off-street parking regulations of Chapter 1179 of the Zoning Code. For a single-family dwelling, two enclosed spaces and two unenclosed spaces will be required.

The Commission should apply the standards for review of zoning district changes contained in Section 1151.04 of the Zoning Code and determine is the application meets those

standards. Staff recommends approval of the zoning district as submitted. With that I'd be happy to answer any questions.

Dr. McKenzie: Do any of the members have any questions for Mr. Snowden or for the applicant representative? Would you like to address us? Do you like to have anything to add? Please give your name and address.

Aaron Underhill, Lawyer w/Underhill & Hodge Law Firm - I'm pinch hitting for David Hodge tonight. He had a conflict with another hearing. Mr. Snowden did a great job of teeing this up. This really, I don't have much to say. Just from what the markets telling us and from the practical standpoint of what you need to do setback wise under your code, we think that this makes this property much more likely to have a future development on it and we ask for your approval.

Dr. McKenzie: Thank you. So, if this is going to go to a residential zoning code it seems to be that the commercial property to the north is going to be way to close to a residential property, so does that get grandfathered in, so they don't have to hold the setbacks anymore?

Mr. Snowden: They already have variances because look how close that is to the residential use immediately to the east.

Dr. McKenzie: Well on the...

Mr. Snowden: But on the southern, yes, essentially....

Dr. McKenzie: I was looking at not only the back of the building, but also where the trash cans and stuff are its right on top of the property.

Mr. Snowden: We are basically creating a non-conformance by changing the zoning district, but ultimately they're going to be, as long as they maintain it. Now if somebody came in scraped the site completely pulled Circle K off and said hey I'm going to build a new building here from the ground up then they are going to have to meet that requirement and it would be up to the commission and myself to enforce that requirement for the, during the major site plan process, yes, and that 50 foot can be relaxed to 25 feet by an introduction of landscape berm and some other things, but this already had a variance for that requirement from back when it was developed.

Dr. McKenzie: But that would be to the south?

Mr. Snowden: For the properties to the east. It's a good observation. We are creating a non-conformance with the code.

Dr. McKenzie: And once again, I was just looking at what the intent of the code is. So, you are going to have those trash receptacles right on top of the residential property. That's why we have those setback requirements in the code.

Mr. Snowden: Correct.

Dr. McKenzie: So, not only are we doing a technical violation, but we are also a violation with intent (inaudible due to technical sound interference)

Mr. Snowden: Correct.

Dr. McKenzie: And I was just curious about that.

Mr. Snowden: Also, the code with regard to screening also deals with who's there first. There's a colegal concept about coming to a nuisance, so in this case since the commercial use is the more intense use is there first they don't have to provide the screening. If they were going in later they are having to provide the screening, but Dr. McKenzie I don't disagree with your assessment. It's a good observation.

Dr. McKenzie: Any other questions? Hearing none. It's time to make a motion if anybody feels comfortable.

Mr. Cullinan: I make a motion that we approve this application as submitted.

Dr. McKenzie: Alright, Mr. Cullinan approves. Do I have a second?

Mr. King: I will second.

Dr. McKenzie: Mr. King seconds. Any further debates? Hearing none. Mr. Snowden would you please call the roll?

Mr. Snowden: Thank you Mr. Chairman, Mr. Cullinan "Yes", Mr. King "Yes", Mr. Comeaux "Yes", Dr. McKenzie "Abstain".

Dr. McKenzie: Motion is approved.

|                  |                                              |                                |
|------------------|----------------------------------------------|--------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY BOARD [3 TO 0]</b>            | <b>Next: 7/24/2017 8:00 PM</b> |
| <b>MOVER:</b>    | Mark McKenzie, Chairman, Planning Commission |                                |
| <b>SECONDER:</b> | Ivan King                                    |                                |
| <b>AYES:</b>     | Cullinan, Comeaux, King                      |                                |
| <b>ABSTAIN:</b>  | McKenzie                                     |                                |
| <b>ABSENT:</b>   | Welday                                       |                                |

### 3. Development Discussion

Dr. McKenzie: Next is development discussion for comprehensive development plan. I had included just a little something (inaudible) discussion started. I just for example on the change to the coding for the historical historic neighborhood sub district. I would just like us to start thinking of these things as code changes are brought to us and also thinking about what we would want if we hire an engineering firm to produce a you know comprehensive plan for us. What are we going to want? And as I pointed out, the one source I that I was

doing and there's lots of them, but the one source I quoted there, it gave a 4 step plan getting started on there and the first step was being familiar with the existing.

Unknown: Existing code.

Dr. McKenzie: Well, you know what exists. And one of the things that Reynoldsburg has to deal that other communities in central Ohio that started developing after us are these post World War II housing developments. We have two, Huber Homes and Brookside. And I had asked Mr. Myers from the historic thing, if he could do some research to look at what happened, what the news was, what people's understanding how they were reacting to those developments going in, in the mid to late 1950's and so, it also gives us an idea what those were like then, but as I pointed out it's very hard to, it didn't print out very well, it didn't print out very clearly, but those right now in the national databases are being described as well poor at risk, you know, type of area sub areas and that could go a long way to why we are getting such a limited economic interest in the Main Street corridor because they are surrounded by what are by the risk state advisors others as poor areas, economically depressed areas in the city. Now, I can only tell you what others, well I've only known what other communities have done to address these types of problems. Have you ever heard of Levitt Town? That is the first of these in New York State. It was the first of these post World War II housing developments and they had, had the same types of, 10 years ahead of Huber and Brookside, and they've had the same types of problems that other cities had developed at those times what they have done, but I'd also like for you to also develop to do through whatever research you're doing ideas of what could be done and what those other communities have done have involved zoning code. Many of the Brookside Homes run 1000 sq. ft. I don't know what the average sq. footage living area of a Huber Home is.

Mr. Havener: You're probably looking at 1000 to 1300, maybe or it's about the same size I would say.

Dr. McKenzie: Right now the average living space even in an inner city apartment, you know people moving back to the inner city, is still over 1500 sq. ft. That's the average. So, these are homes that are well below what the modern average is for either a suburban development or a the old downtown city development and so what can a city do to make these developments, you know, future looking, as a more desirable properties? And that's something that I think that Reynoldsburg's comprehensive development plan has to address if it's going to be successful for Reynoldsburg. Because you can see just how much of the city is included in those two developments vs the wealthy developments out east.

Mr. Havener: Yes, these are all relative things that, you're right, we need to take a serious look at.

Dr. McKenzie: They make Reynoldsburg unique from other communities that are surrounding us. There are other communities that have those, but there are also suburban entities in Central Ohio that don't have quite as much of their land area involved in developments like we do with Huber and Brookside, and to some extent, Briarcliff as well.

Mr. Havener: Good points.

Dr. McKenzie: Does anyone else have anything they would like to add?

Mr. Havener: We'll definitely take all of these things into consideration and during our conversations with whoever the consultant is that we decide to hire.

Dr. McKenzie: I would just like to point out once again, the reason I've been pushing this, is by charter the comprehensive plan, the responsibility is the planning commission.

Mr. Havener: And I was just going to say whenever we do select the consultant that we use...

Dr. McKenzie: So, the discussions and stuff should really be going through and involving the planning commission because by charter it is the planning commission's responsibility to develop and to maintain the comprehensive plan.

Mr. Havener: Correct. We'll definitely be inclusive.

### 3. ADJOURNMENT

Dr. McKenzie: Ok. Any other discussions? Alright. Hearing none. That will finish our business for tonight and I will adjourn us at 6:56.

\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Planning and Zoning Administrator

# **CITY OF REYNOLDSBURG**

## MINUTES

**PLANNING COMMISSION  
THURSDAY, AUGUST 3, 2017 6:00 PM**

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

### 1. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Comeaux, Weldon, King  
ABSENT:

### 2. APPROVAL OF MINUTES

Dr. McKenzie: I've asked Mr. Hood to come in to talk about keeping minutes and I think this would be a good time for you to do that. We've been having this conversation for about 7 months. Why do we keep minutes? What's the purpose of our minutes.

Mr. Hood: It's not a matter of purpose, there's a matter of state codes. The code requires every public body to keep full and accurate minutes. The Ohio public records law requires that. Our charter requires that. I'm there's many other citations that require that. Because you are an instrument of our municipality you are a public body doing public business and because of that you are required to keep a full and accurate meeting minutes that show how it is you do the public's business. They are required to be available for inspection and reproduction. Anybody who may not be able to attend meetings or are interested in attending the meetings, but are interested in your business may look at those after the fact and find out what it is we are doing, all of us.

Dr. McKenzie: The reason I asked that question was that someone who is not here right now made the statement that the type of minutes you keep depend upon the purpose,

Mr. Hood: That's not true.

Dr. McKenzie: so that verbatim minutes were required. If you were going to have a legal record for going to court or that summary minutes could be kept if you just wanted to keep a track of what you were doing within the board.

Mr. Hood: I would disagree with that.

Dr. McKenzie: I will have the open meetings act.

Mr. Hood: If you reviewed it the way I reviewed it, it doesn't talk about purpose. It doesn't talk about what it is the particular business is. There are exceptions built into the public records law for specific boards and specific types of records that may be exempted from

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disclosure, but the types of minutes we keep are not determined by its purpose. All public bodies are required to keep minutes.

Dr. McKenzie: That was just my first question. If you have something prepared that you'd like to comment.

Mr. Hood: We had talked a few months ago and I apologize for my tardiness. You all meet once a month. The first time I agreed to meet with you I was undertaking a prosecution in a trial in a municipal court, so I missed that date. The second time I had a conflict with my schedule and I apologize for that. If there are specific other questions I'm happy to answer them, but I could always answer those things out of the public meeting too. If there's something that arises during the course of your business or if you have a question specifically you can either, you would like to address this evening now or some other time. You always have the ability to reach me via email or phone and ask specific questions if the need arises. I don't see this as a difficult issue. The advice I gave to the person who has been transcribing your minutes was the minutes need to be kept verbatim. I didn't think verbatim was a term that was really difficult to understand and even subject to interpretation now that does exceed the requirement of the open meetings law and public records law, so we would rather exceed the benchmark and the standard than fall below it. I am a huge proponent of minutes that not only are full and accurate, but also tend to show exactly what went on, if at all possible. Now if that were not possible I understand that and I think that's one of the reasons why the standard may not be so rigid. There are other municipalities that may not be as advanced with us, may not have the funding that we have and the availability of employees to come and help at different public meetings. We enjoy these luxuries here. We have electronic equipment that we make records contemporaneous with what you guys are speaking every time, if the technology does not fail us, it's supposed to capture everything that goes on and it can be transcribed from that record. Both of which are also available for inspection. There's also and I guess I don't want to go off on a tangent, I did not prepare a statement, but one thing that goes hand in hand with this is the notion of draft minutes. Summary minutes I am opposed to. I know that we keep them for ease and convenience I think for people who may want to know how our elected officials and appointed officials vote, specifically, as opposed to what it is they were, how it is they came to vote, what it is the discussion was prior to the vote. We keep both of those. Draft minutes are a little bit different animal. Those are the things that happen and I see on here that you are going to discuss accepting the minutes from June 1 and July 6, so right now the minutes that have been presented to you would be quote unquote draft minutes until you formally adopt those minutes. Now those are also public records and they are subject to inspection and disclosure. We don't just withhold them from someone who asks for them because they have not been adopted formally by you yet. Your job in contemplating your votes to adopt those is to make sure they are accurate, they are not full of inaccuracies or omissions or things like that and if they are to correct those before they are adopted and move forward. Ok? Understood?

Dr. McKenzie: Yes.

Mr. Hood: Now if there are any other questions I'm happy to try to address them. If I can't, I'll get back you.



Dr. McKenzie: Do any of the other members have questions? Mr. Snowden.

Mr. Snowden: Mr. Hood would you give just the readers digest version of what we discussed about 2509 appeal and what the minutes would be used for. I think it would be valuable for the commission members to understand what that is.

Mr. Hood: So, aside from the requirement that we just talked about, the state code says we have to keep these. A practical application of that is, what I just said, someone who's interested, anyone who's interested, can come and ask for those meeting minutes to find out what it is we do. Fine. Our interest as a city and mine as a city attorney, who may be in a position to defend the decision that we make either collectively as a body or individually as an administrator is the appeal process for administrative appeals, like this body, goes to common pleas court. You all make a decision or recommendation and then it goes to council, then council has deliberations and they make a decision. If the person who is requesting, whatever it is they are requesting, does not get satisfaction through that process and they wish to appeal, they appeal to common pleas court under revised code 2509. That does not mean we go down there with our briefcase and have a trial. I do not call you as a witness. I do not swear you in. I do not say, Mr. King what were you thinking that night. We only use the transcripts of the proceedings leading up to that period of time to determine whether or not the decision by the public bodies were arbitrary and capricious. That's a moving standard kind of like probable cause in criminal law, but the judge will not replace your subjective decision making authority as an appointed official or an elected official like Mr. Luzader, but he will intervene or she will intervene if you make your decision arbitrarily or capriciously, which really comes down to it, did you make it with no justification at all, did you not any reason whatsoever, was there no discussion at all or did you have a couple reasons. Did you find that the proposed development did not fit within the characteristics of the zoning text? Did you find something specific, because of whatever it is was your prerogative at the time? If you do that I feel very confidently and if our council also does that in that quasi-judicial type of hearing, as opposed to like a regular council meeting. If you put that on the record, I feel very confidently that the city will have the strongest position to argue in favor of your decision and basically back your decision making in whatever the purview of the body was. I was troubled because when I first got here, now this was a long time ago, when I first got here, the city council was making decisions in these quasi-judicial hearings without any discussion really whatsoever and luckily for us, we were not hauled into court on an appeal, but some of our sister cities were. The judges would recite we are not replacing your decision making authority, but you didn't give us anything to go on. I have not idea what it is you are thinking when you made your decision, so I'm almost forced to determine that it was unreasonable, arbitrary, and or capricious. For the practical side of the city's interest, that's why I want the fullest record we can get. I am also an advocate for public records and public disclosure and transparency, but the more selfish reason for the city's interest is to make sure we have the most defensible position should we ever be hauled into court. The thing is, you cannot prejudge that. You can't say, this has got a chance to go down there. I think these guys mean business. You always find out after the fact. You never find out prospectively. So, you have to treat them all the same, in my opinion. I don't know if it's readers digest.

Mr. Snowden: I think this is great training. We should do this more frequently with either Mr. Hood or depending on who's with us in the future. I think we should definitely continue this type of thing with future commissions.

Dr. McKenzie: When we talked, you had referenced an online training for the open minutes. Would you like to give some details about that?

Mr. Hood: There is a free online training, that really anyone can take, you don't have to be an elected or appointed official. It's available to all of you. I am required, all elected officials in the State of Ohio are required, to take this training at least once during their term. I take public records training a few times a year to try to keep up on recent trends and case law decisions, but elected officials are required to take at least once during their term. That used to mean we used to get in some auditorium that the attorney general or the state auditor would reserve and get one of their employees to do and give us a power point presentation. Now they've offered that online. If you have any interest in this, if this is something that you would like to learn more about I would suggest that you start there. If nothing else, it's a bit elementary, to be quite frank with you, but it will give you the information that you need to be able to use the sunshine law manual that the attorney general promulgates to be able to use as a reference materials, so if a specific instance comes up where you have an issue or you think you may have an issue, you know where to go to try and find the answer. That's why I think it's valuable. The baseline kind of knowledge.

Dr. McKenzie: I do have some questions that refer to minutes that are in front of us tonight. If I may show this one to you. This is the minutes from the first meeting. And so the question is, the first two items simply state the results and that was two months ago now, so, as our responsibilities to correct that, what are they? I mean, I can paraphrase particularly on the second one, which was a two to one vote. I can paraphrase the discussions that I had two months ago, but as far as dating as a way that would be accurate as something I said two months ago, now I could not. At this point what are my responsibilities to that?

Mr. Hood: Your responsibility is to make sure that the record is as accurate as at all possible. I feel very confident in that. I guess my first question is, is that the tape where these transcribed, is it still available?

Dr. McKenzie: It is not. The tape was not started until those two, the discussion and the votes on those two were taken. So the tape there is nothing, no recording at all.

Mr. Hood: So there's nothing to fall back on other than your collective memories?

Dr. McKenzie: Right.

Mr. Hood: Ok, so then I think that is in this case the best thing that we could do at this point. If there are specific inaccuracies or specific omissions that you recall then a motion to amend the minutes or some type of correction, correction to the minutes, whether it be written or oral I think would be in order before they are formally adopted. Now it could put you in a

position where Mr. King may remember something differently than Mr. McKenzie, but I think that as long as those are reflected in the latest version, I think that's the best you can do at this point without any, some other type of objective record.

Dr. McKenzie: This is more of a technical, very technical thing, but on the second one and you've had some indirect conversation about that. It's a two to one vote and it simply says. I don't have another copy in front of me. But it says forwarded to council and by the both charter and our rules it requires a minimum of three votes and so our purpose by the charter is to advise council. Alright. And by that two to one vote we were unable to meet the minimum standard to advise council to adopt, but because of the Accela System there appears to be no way to show that. It simply says it's forwarded to council without saying it was whether it was with a recommendation to adopt or no decision or recommendation not to adopt.

Mr. Hood: Did you declare the motion passed or the motion failed?

Dr. McKenzie: I at the meeting actually said, motion is approved.

Mr. Hood: Ok. So, that's what should be in the minutes.

Dr. McKenzie: Yes.

Mr. Hood: You need to change that tonight?

Dr. McKenzie: Well, and that's the next question. How can we do that? There was a, I have another one that's from our March meeting in which, often times we request changes to the items before us and we make those changes in motions and when the March 2nd minutes came up, I had said I noticed that there was nothing except for the title of the item from the agenda on there and there was no statement of the complexity of the motion that we approved that night and we had saying that we could make that change and we went ahead and voted to approve those minutes with change. The change was never made.

Mr. Hood: Was that also a failure of our technology?

Dr. McKenzie: I do not know why that was. All I know is that those, that has never been changed. And that gets us to another question that relies on that, is that there are two documents that I have been asked to sign. One of those is the approved minutes and the other is the rules of the commission. I've not been able to find a basis for that.

Mr. Hood: I don't know why you would either.

Dr. McKenzie: Ok.

Mr. Snowden: A basis for what?

Dr. McKenzie: For having the chair sign the minutes after they've been approved.

Mr. Hood: I'm not aware unless there is something in your specific rules and I'm no expert in there.

Mr. Snowden: The rules states that the chairman will sign all documents of the commission. I'll find the citation.

Mr. Hood: There's nothing in the open meetings or public records law that requires you to authenticate it.

Dr. McKenzie: Well, there's is something in the charter it has to do with council, but it's for the president of council to sign all legislation and documents.

Mr. Hood: We have an authentication process for legislation. I'm not aware of anything for an administrative board.

Dr. McKenzie: Right, right. Anyway, I have not yet signed, even though we have approved them that night. I have yet to sign the minutes from and I'm just wondering why is this a big deal. I don't know of anything.

Mr. Hood: I don't think that it is quite frankly and secondarily we're talking about two different things.

Dr. McKenzie: It seems to me that the vote is part of the transcript to approve the minutes is of in itself sufficient?

Mr. Hood: I think so. That's what I'm saying. It's two different processes. I think one is the approval process and then if you want to draw the analogy to the legislative process we have the approval process and then when the Mayor, the clerk, the president of council, sometimes I have to sign things, we authenticate that the legislation was done in accordance with the open meetings law and there is a proper emergency and things like that. That's kind of separate and I don't know of any requirement that you have to do on your minutes at least for this board.

Mr. Snowden: Mr. Chairman, this is Mr. Snowden, to Mr. Hood and other members of the commission I think Mr. Hood is accurate. There's no specific requirement. They simply have always been signed by the chairman and the planning secretary, again, as we've said, that's just how we've done it.

Mr. Hood: Sometimes tradition kind of prevails until someone takes (inaudible) until tradition is probably unnecessary.

Mr. Snowden: Mr. Chairman, what the section 3.2 chairman of the article 3 of the rules of the commission states that the chairman shall sign all documents of the commission.

Dr. McKenzie: Oh.

Mr. Snowden: The chairman shall sign all documents of the commission.

Dr. McKenzie: Ok.

Mr. Hood: I'm sure all documents is not necessarily defined.

Mr. Snowden: It is not defined.

Dr. McKenzie: It is not defined. So, what I'm trying to get at here is that while I had declared passed, because I just, I was the long dissenting vote and quite frankly we generally approve things by unanimous vote except when I don't. So, I had just automatically had forgotten really that it is requires not a majority of member present, but a majority of members to pass and that's consistent for all the (inaudible).

Mr. Hood: Mistakes are one of the reasons you have the right to amend them and correct them later. I think that would be a proper purpose amending the minutes to correct the mistake, whether made in good faith or bad faith, but you have the ability to correct them. That's why you have the time to review them.

Mr. Snowden: Mr. Chairman, this is Mr. Snowden, with regard to the March approval of the minutes it was approved as amended, so the minutes were approved as making the change, so all I need to know is what is the item on that and I can have Stephanie correct that, it's just that simple. Because they were already approved.

Dr. McKenzie: As I stated that night we went ahead and approved them pending, with the understanding that complexities, which we stated that night, we brought up and it wasn't just one, there were multiple.

Mr. Snowden: The condition zone approval did not make it in to an item.

Mr. Hood: That certainly important.

Mr. Snowden: It's important. Absolutely. Which item is that Dr. McKenzie from the March?

Dr. McKenzie: I do. I do not have a copy that I have written down what the changes were.

Mr. Snowden: I have the language that was used and I can go back to the recording if I need to, but I just need to know which item it is so I can direct Stephanie or April's attention to that item.

Dr. McKenzie: So, it was referring to item 3. Item 5.

Mr. Snowden: Item 3 and item 5.

Dr. McKenzie: Yes, those were the two items that we amended. In the motion we made we stated what the amendments to them would be is 3 and 5.

Mr. Snowden: I will contact Stephanie. Have revisions. Have those pulled from the staff report and recording. Have those added to the minutes. Have new sent out and folks can respond to me. We don't need to necessarily approve them because they were approved with that amendment, correct?

Mr. Hood: I just want to make sure I understand. So, subsequently to that, you approved them as amended.

Mr. Snowden: Correct.

Mr. Hood: You just haven't added the amendments yet.

Mr. Snowden: Correct.

Dr. McKenzie: I have been waiting to sign them until those amendments were added. Once again, I'm questioning what's the necessity of me signing them?

Mr. Hood: I think there is none.

Mr. Snowden: Dr. McKenzie, did you come to me and give me the item number to remind me?

Dr. McKenzie: Well we had, I did not remind you of it. So next month the copy, the original copy simply appeared in front of me to be signed and there was no changes made to them the following month. So, I just held that.

Mr. Hood: Eric and I spoke about this yesterday. Not this specific instance, generally speaking, because I know this was an issue because you had addressed it with me months ago. I assumed that's what we want to discuss this evening. I don't want to throw any particular employee under any proverbial bus.

Dr. McKenzie: My point here is just moving forward.

Mr. Hood: I understand that. I hope that with the change in personnel maybe some of these errors will not continue to be as prevalent.

Dr. McKenzie: And so, then there's also the minutes from the July 6 meeting of which there is something interesting happening in them, which I have now seen from the last several minutes that are done that has to get to this idea of what's verbatim or not.

Mr. Hood: It was something that we discussed yesterday. I think, once again, I did not know, I did not expect that term, that is the term that I used more than once to be subject to interpretation. When I said verbatim I meant word for word. I understood when I said

verbatim or word for word that exceeds the standard of full and accurate or full and complete. I was purposeful in that decision because I want the most complete record we can possibly attain. I do not want anyone whether it be the chairman, a member, the development director as ex officio, the secretary, or the transcriptionist deciding what goes in the minutes and what does not go in the minutes. I want the minutes as complete as possible. I want you as the public body to adhere to your responsibility and to review those minutes, make sure they are accurate and do not contain inaccuracies or omissions and then approve them as such. If they need to be amended or changed in any manner that is your duty, responsibility, then vote as a public body in the affirmative and pass them and adopt them as your own. That's what I prefer. Like I said, not necessarily for the requirement of the open meetings and public records law, but to make the city's position as defensible as possible should we ever be in a position where we have to defend your decision, council's decision, or someone else's. I'm sorry, I didn't know that verbatim could be a subject to interpretation. I'm sorry.

Mr. King: If I may, I'm just wondering, so we said there was something for July. I'm just wondering where that was.

Dr. McKenzie: Well there's, ok so, we can certainly undertake July now, if you'd like, but, so one in particular was that there was, once again, we more or less dictated changes to an amendment to code. We did not, we were not satisfied with the code as it was presented and we more or less dictated changing, change of language and Mr. Comeaux made there edit to the phrase that connected the, you know the commercial part with the residential part and that is not in the minutes at all. The wording, the rewording of that is not there.

Mr. Hood: Do we know if once, and I just, I know that sometimes we attempt these things and we've got to get them moving on it, do we know if there was a technology error in that instance or does the recording record Mr. Comeaux's motion.

Mr. Snowden: The recording records Mr. Comeaux's motion, in addition the original document which was drafted in the meeting exists has been attached to the legislation file.

Mr. Hood: Ok, but why isn't reflected in the minutes then?

Mr. Snowden: Good question.

Mr. Hood: Ok. Well then, that's what I was saying.

Mr. Snowden: So, it just needs to be revised to have Mr. Comeaux's reading it, reading the text.

Dr. McKenzie: And so my question is, is that these are rather complicated things. It's not like, you know, it's just that for example, there's a point in here that says unknown or something like that where and that was Mr. King, that's easy to correct, but these things are rather long passages and so my question is what's the best way to do that? I mean if there is a recording that's one thing, but if there's not, if something was not understood, and by the



way, these microphones are on all the time even when you have them. It's just that the sound reinforcement system pops in and out, these microphone for the recordings are on all the time.

Mr. Hood: That's good.

Dr. McKenzie: That's something that's good to know. Anyway.

Mr. Hood: I guess what I would say is, is there's two things that come to mind. First is, because the recording itself is also a public record. Ok. We are required to retain that public record in accordance with our public record retention policy. Ok. We are not allowed to destroy that until. I'm sorry.

Dr. McKenzie: My understanding it's for one year. Is that not correct?

Mr. Hood: I don't know because each department and because these are so complex, each department and then inside each department, each actual record that they keep has an individual schedule, so I do not know them off the top of my head. We have a big binder that basically is a rubric that you go through to find that out. I know my department fairly well, but I do not know what that is off the top of my head. I do know they are not allowed to be destroyed after someone transcribes and then you can throw in the trash or tape record over it.

Mr. Snowden: Given that I was the person that drafted the last re-draft of our records I can tell you from memory that we retain them for six years, which is consistent with all electronic records from the meeting. They are retained for six years.

Mr. Hood: Ok, so, the overarching point is, is that they don't go in the trash can, they don't get tape recorded over after we use them. We can go back to that and subject to any inaudible text that is kind of captured, which does happen, it happens to me in court. You have to work through that. What is the best way? I would say when you're talking about something specific as conditions of an approval if you find the deficiency or the omission with some time prior to the next meeting you could submit in writing what you believe the omission is and then have that for everyone else to read either prior to the meeting or at the meeting to decide collectively whether or not that's an accurate representation or not because ultimately if we have no technology to fall back on and rely upon then you only have your collective memories together to determine what it is that happened and then the majority would rule and I know that's not the best way, but I don't know of any other honestly. That's the only way maybe at that point. I hope that answers your question. So, but I agree that something as specific as conditions of an approval needs to be precise.

Dr. McKenzie: The complexities of both the last, the minutes from last month and the month before that we postpone adopting until next month to give people the opportunity to submit written suggestions for corrections of the thing because right now I would feel very uncomfortable trying to dictate my reasoning for voting no on the second item from the June meeting.

Mr. Hood: I fully understand that and I think that, you know, unfortunately because the time passage, in this instance, Mr. King may, you know, I don't remember. I have to deal, I have to deal with.

Dr. McKenzie: That brings up another thing because I, while I'm terrible at remembering people's names I'm fairly good at remembering conversations, so even though Mr. King or Mr. Welday or Mr. Comeaux might not remember saying something I might remember them saying something.

Mr. Hood: That's fair as long as the collective group says we are going to rely on Dr. McKenzie's recollection of that event and we are going to all vote to approve that or at least a majority votes to approve. I unfortunately because law suits take a very very long time especially civil law suits a lot of times our trial track is either 18 months or 2 years and when you get to depositions, which is basically when we swear someone in and ask them questions sometimes it's 2 years after the event and a lot of times we're stuck with the answer it honest to goodness the answer is I don't recall, I don't remember. I'm sorry it was 2 years ago. It was a normal day until X happened. I remember that very precisely, but I don't remember everything else about it.

Dr. McKenzie: And it's so, for example, the June one, that the answer was I don't remember. What should the minutes then reflect?

Mr. Hood: I think, well, I think at that point we have maybe a larger issue than the minutes and I hope we don't reach that precipice. If we do, if that's what ultimately is decided amongst the board members you may be in a position where you have to recall the item and discuss the item again.

Dr. McKenzie: Ok.

Mr. Hood: And we're talking about a very unique situation now. We're talking about very precise and specific conditions. We're talking about a very long time lapse in between meetings. There's a host of things here.

Mr. Snowden: You're also referring to an item that was a staff drafted item rather than a application draft where the applicant, if they ultimately got denied whether it was through this body or through city council might seek redress through appeal.

Mr. Hood: And there are time elements as to that as well.

Dr. McKenzie: Could you explain that because I'm not quite sure I follow that.

Mr. Hood: Sorry.

Dr. McKenzie: The difference between staff draft and application as for appeal.

Mr. Hood: I think what Eric, well, I don't want to speak for him, but I think what he meant was if you have a an applicant who comes and you put conditions upon their conditional approval and those things are not accurately, this is getting in the weeds, not accurately reflected in the minutes and they thought one thing and you all thought something else and when the minutes came out for the next meeting where the approval or the whatever it is the referral goes to city council is different when, different than what the actual board action was. At that point there are time elements for the appeal and things like that. You may need to readdress it here at the commission level. I don't think that's what's going on right now. Correct me if I'm wrong. There is no chance for an appeal in this particular instance.

Mr. Snowden: No sir.

Mr. Hood: So, I think that was the distinction you were trying to draw unless I was wrong.

Mr. Snowden: Correct.

Mr. Hood: That's how I took it.

Mr. Snowden: No, correct sir.

Mr. Hood: So, hopefully we don't get into a position where we have to unravel that, but I think for this particular one you are on good ground if you still want to postpone and submit either writing in orally or orally something to be considered from the full commission to determine what actually and accurately occurred as far as the condition go on the approval and then have it at the next meeting.

Dr. McKenzie: Do you have a business card with your email address?

Mr. Hood: My email is, yes, I'm on the website too.

Dr. McKenzie: I haven't been able to find your email on the website.

Mr. Hood: Oh really.

Mr. Snowden: I'll email his email address to the.

Dr. McKenzie: Your contact list under the city attorney's office does not list an email for you, which is why I've been only calling you and leaving messages.

Mr. Snowden: Dr. McKenzie and other members of commission I think the easiest path, I'm sorry Mr. Hood.

Mr. Hood: All I was going to say is that all of our emails are our first initial, last name @ci.reynoldsburg.oh.us That's the default for all of us. Sorry.

Mr. Snowden: Oh, no problem. I was just going to give a suggestion, you know it seems like the commission has a good game plan here with what Mr. Hood stated. My suggestion would be take those items in writing and provide them via email to me and Stephanie and can revise it.

Mr. Hood: The other thing. The dirty word email. Those are public records too folks.

Mr. Snowden: Correct.

Mr. Hood: Just because you're appointed officials does not mean that if you email each other or if you email Dan or me or he, but if you are conducting that's when the purpose is, is absolutely critical. If you are emailing any other public official at any capacity about public business that's a public record. Doesn't matter if it's from your yahoo account, hotmail account, ci.reynoldsburg account, does not matter. Mr. King if you email me and say, hey Jed let's go to the football game this weekend, that's not a public record, ok, if you text message me that, if you facebook message me that, that's when you really get into the nasty stuff. Football games are ok, toss it, but if you, say to Mr. Comeaux, hey, I've got this email and that's not what I remember or that's exactly what I remember. Hold on to that stuff. Forward that email to Mr. Snowden so he can keep it under our record retention policy.

Mr. Snowden: Correct.

Mr. Hood: Emails are the bane of any city attorney or municipal law directors existence, let me tell you. So, keep them all is the best way and let someone else determine whether or not we need to keep them or they can be discarded.

Mr. Snowden: Mr. Hood, generally we've had the policy that the members will email with the staff here, but they generally don't email with one another to discuss business other than like are you going to be there.

Mr. Hood: That's not necessarily a problem.

Dr. McKenzie: Or for example, I have emailed the members of this commission several times to indicate here's an article that was in the Dispatch that might be interesting for our future discussion.

Mr. Snowden: But not, hey how are you going to, how are you looking at this particular item, here's my views.

Dr. McKenzie: But nothing that would be discussing the business before this commission.

Mr. Hood: That's where you draw the line. Absolutely, that's correct.

Dr. McKenzie: That's the point.

Mr. Hood: That's absolutely correct of where you would draw the line, but I would say that stuff leading up to it is still probably a public record and here's the position where I don't want you to find yourself in. I give this talk to our electives as well. I don't want anybody to go through Mr. Kings, all of his emails to determine what is a public record and what isn't a public record. I don't want to put you in that position. I don't want any of you guys to ever be in that position because that means they're going through all of it to determine what's private, what's public. Pick up the phone. Pick up the phone, talk to each other. But if you're sure that it is a public record and you're talking about the public business make sure you forward it on to Mr. Snowden and we'll keep them in accordance with our policy. That way you don't have to worry about it. Ok. Anything else? Well, maybe if I show up a little more often I won't have to go as long. I apologize for being so long winded, but you did ask lawyers questions and we tend to ramble.

Dr. McKenzie: For my purpose it was very useful.

Mr. Hood: I'm glad.

Dr. McKenzie: So I appreciate it.

Mr. Hood: And like I said and I apologize about the email. Honestly, I've been telling people that for 10 years, so maybe nobody has any interest in emailing me, but call me, send me an email, drop me a line, stop in. I'm generally here. Stop in and if I don't have the door closed, I truly have an open door meeting whether it be residence, electives, or appointments. You can, Mr. Luzader drops in on me just to make sure I'm in the office. Come on in, we'll have a cup of coffee and talk. Thank you all. Thank you all for your service I do appreciate that. We truly do. All the administration appreciates your volunteering doing this, we do. Thank you.

Dr. McKenzie: Thank you.

Mr. Comeaux: Can I present record reflecting I arrived at 6:03. My apologies for my tardiness. The east side freeway was a mess.

Dr. McKenzie: Your presence is noted. Thank you.

Mr. Comeaux: One other thing, can I ask Mr. Snowden to check the recording to see if the language is there, so that I don't have to do it from my memory if that's possible?

Mr. Snowden: Is that regarding the March meeting or the July?

Mr. Comeaux: No, the July meeting.

Dr. McKenzie: No, all the points, so Mr. Welday was the motioner of all the items that were changed, but not recorded as changed. So, that's one way to identify them was what Mr. Welday made. He took the energy and effort to compose the motions that included all the requested changes, so, or amendments, modifications.

Mr. Snowden: The best thing that you all could do is send me exactly what you're trying to fix. That's the best thing you guys could do for me.

Dr. McKenzie: Well, that's the next thing, is that I realize that the clerks office is getting these minutes prepared relatively short order most of the time and then when they are posted online that they also notify us that they are there, so that we know we can go to the Accela, the IQM2 website and examine them, such as that we can submit change requests prior to the next meeting. What we have been doing is waiting until the next meeting to determine if there's going to be any requests for changes at all and that hasn't been working well for us. If, who is the new person's name?

Mr. Snowden: Stephanie, and in Stephanie's training we have discussed as soon as the minutes are complete for any of our bodies they will be sent out for your review. A PDF will be sent out and a reminder that they will be posted as well will be sent out simultaneously.

Dr. McKenzie: Alright.

Mr. Snowden: But we will send a PDF to you all for your use because that makes it a little bit easier and she has been doing that.

Dr. McKenzie: And although I think we are, if you would like to object that's fine, but, are we are generally in agreement we are going to postpone approval of these 2 months of minutes until the next meeting for the June and July? Are we generally in agreement on that? Mr. Weldon is nodding his head. Any objections?

Unknown: I was not present for.

Dr. McKenzie: That's right and just one thing to be clear if you were not present at the meeting that the minutes are up for approval you really can't make a claim as to whether they are accurate or not, but so it's really the minutes that you were present, the meeting you were present, yes. But is there any benefit, do those people who were here in the July meeting also get an idea of how edited these minutes are. I mean I'm looking at them and they have been, they appear to be verbatim, that is that they have the person's name and what they said, but there is by my memory a great deal of difference between what is here and what actually occurred during that meeting.

Mr. Snowden: Dr. McKenzie I think there's a really simple solution to this, which is, I have Stephanie go back over both these last 2 months. I will address whatever the item is for March.

Dr. McKenzie: Er.

Mr. Snowden: No, hold no please. I will address whatever the item is for March. I don't want to have her going back over minutes that others did, you know we could make

ourselves stupid with that, but lets go back. Let me have her go back to the recording for the last 2 months, redo them, and resubmit them and we'll take your comments as well.

Dr. McKenzie: I was just going to interrupt you that the June meetings there is no recording.

Mr. Snowden: I understand that portion.

Dr. McKenzie: There really isn't any problems.

Mr. Snowden: Only for a portion of it.

Dr. McKenzie: Yes, but there isn't any problems in that section.

Mr. Snowden: Understood.

Dr. McKenzie: Ok. It's just that this meeting has the one that seems to have diverted quite a bit from conversation.

Unknown: The July meeting?

Dr. McKenzie: The July 6 meeting.

1. Planning Commission – Regular Meeting – June 1, 2017

Minutes held.

2. Planning Commission – Regular Meeting – July 6, 2017

Minutes held.

3. APPROVAL OF AGENDA

Dr. McKenzie: So, approval of the agenda, I do have a change that is the item # 5. Request to also postpone that one to the September meeting. The origins of Brookside Huber Housing Developments Presentation by Mark Myers asked to strike that one from tonight's agenda. That's the only change I have. Is there any other request for changes? So those will, if there's none, no. Those will stand approved.

4. SWEARING IN OF SPEAKERS

Dr. McKenzie: I see no one that I do not recognize, so I don't think I'll have to do any swearing in at anyone.

## 2. COMMISSION BUSINESS

1. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 0 Graham Road, Reynoldsburg, Ohio, from R-2 Single Family Residence District to S-1 Special District; Applicant Mark Larrimer. (First Reading 6/12/2017; Planning Commission 8/3/2017).

Dr. McKenzie: Item # 1 Ordinance to amend the official zoning map of the City of Reynoldsburg adopted by ordinance # 131-95 on November 27, 1995 and as subsequently amended - 0 Graham Road, Reynoldsburg, Ohio from R-2 Single Family Residence District



to S-1 Special District. Applicant Mark Larrimer and it doesn't appear that there's anyone from the township here tonight.

Mr. Snowden: Mr. Chairman with your permission I would like to just make a brief oral presentation about items 1, 2, and 3; although the commission will need to approve each separately they're all related. I was contacted by a representative of the township and Mr. Larrimer who represents Moody Nolan and is the townships project manager and designer for their proposed new Main Street Fire Station replacement. As a part of that we looked at the zoning districts for three of the townships existing properties and I recommended that the township work with us to re-zone the properties for a couple reasons. For item # 1, it refers to one lot here, which is an integral part of the cemetery, but is a separate lot within the city. The balance of the cemetery parcel is not within the city. This particular lot retains its residential zoning from being cut off of a lot that originally faced Graham Road and in the R-2 zoning district cemetery use is an illegal use. I'm recommending that we change to the S-1 district, which would allow cemetery use and public uses. That makes the most sense especially given that it's adjacent to the school to the north, which is zoned S-1. Items 2 and 3 reflect the Fire Station 162 and 161 respectively on Livingston and East Main Street respectively and the Livingston, both of these properties since they were originally zoned commercial they reflect the commercial zoning that existed there prior to their acquisition by the township. What that causes is a lot of regulations that really should not apply to the townships Fire Station, such as commercial design guidelines, building setbacks design for commercial retail or commercial office, materials requirements, which may or may not be relevant to the townships proposed project. In order to clean things up, I recommended that both these properties be re-zoned to S-1. Every public school in the city, to my knowledge, is zoned S-1 save one, which was developed recently. All of the city facilities and parks are zoned S-1 with a couple exceptions where they retain their previous base zoning prior to them being acquired by the city and I'm working with Director Bauman from Parks and Recreation to correct that as well, for example, folks might not know that a portion of Civic Park is actually zoned industrial because that was the use recommended in a previous plan. So, we're working to correct that. Those are areas that are going to be retained in perpetuity by the city, but it just cleans up the map and helps things work. So, therefore I'm just recommending that you support these three ordinances and send them back to city council with a recommendation. Ultimately, the township will probably come to this body and/or Design Review Board with a site plan approval for their East Main Street new Fire Station. We can discuss being that they are another public body they do have some exemption from zoning requirements of the city. We can discuss portions of that, but they're still going to be bringing us site plan ultimately to this body for approval. This just cleans up the zoning district. With that, I'd be happy to answer any questions.

Mr. Comeaux: The township is in agreement with this change to the S-1?

Mr. Snowden: The township made the application as part of their project. They made it at my recommendation, but the township made the.

Mr. Comeaux: So, we think of these Fire Houses as being there forever and they probably will be. I can't imagine them going anywhere, but if they were to transfer it out to a different,

like if they were to sell that property, they would now not be in a commercial.

Mr. Snowden: Correct, they would have to re-zone, which isn't inherently a bad thing because then they could re-zone to such, to like plan commercial, etc.

Mr. Comeaux: And that's fine.

Mr. Snowden: So there would be more development controls that this body could exercise as part of a redevelopment. That's a great observation Mr. Comeaux.

Mr. Comeaux: Thank you.

Dr. McKenzie: Anything else? If people are thinking, I do have a couple, just quirky questions. I noticed its fees were waived on all these applications. Why? Is that because it's another governmental agency and I was wondering who has the authority to waive the fees on these applications?

Mr. Snowden: In discussions with Mayor McCloud and Director Havener we made the decision to not fee the township for this in order to partner with them on getting this done in the public interest. Given that the review is this bodies and myself and city council, not an outside agency such as the city engineer or something like that where the city was going to incur the cost; therefore, we elected to waive those fees.

Dr. McKenzie: Do you have any clue at all how this might have happened for the cemetery property? I mean, we can't blame, Connell because he's no longer here anymore.

Mr. Snowden: I can only speculate, Mr. Chairman, but I have a feeling that the township needed to acquire, this is their original piece which they've owned for a really long time. This piece here was an original. It's a rear lot off of this home or a previous lot that was there, previous parcel and since it's actually addressed zero Graham Road, what I'm assuming is that the, it was simply zoned as part of the general zoning map that zoned the whole city and when the township needed to acquire some additional land they went ahead and acquired it and no one realized that the zoning didn't work and the township just started using it as a cemetery.

Dr. McKenzie: They probably never applied for a change in zoning. They just purchased it and held it.

Mr. Snowden: They probably, well, I cannot speculate.

Dr. McKenzie: No, no, you were not here.

Mr. Snowden: I cannot speculate. I don't have any record that a zoning change was ever applied for. I don't have any specific record that a use permit was applied for in order the township to operate, but I don't have, I would have to know more, a lot of detail to even begin to research that.

Dr. McKenzie: And at the, I think it was when this came before the committee the first time, I believe in your presentation you stated that they were already making burials in this property.

Mr. Snowden: There are burials and I cannot tell you, I did not go out and search the headstones and say how long they had been making burials, but it's a newer portion of the cemetery when compared to the area towards the front and center where there burials are older.

Dr. McKenzie: So, we're being very, very nice to them then.

Mr. Snowden: Well, you know, it pre-dates me and it was zoned on the original 1955 map, so I don't know that I can really take accountability for it. I'm trying to clean up the existing.

Dr. McKenzie: Ok. And are, you had also talked about the 2 Fire Stations in the S-1. Is there any limitation to activities that they could engage in on an S-1? Remember that, because the Methodist Church was also an S-1, correct?

Mr. Snowden: Correct.

Dr. McKenzie: Yes, and so there, are there, would there be any limitations? I'm, the reason I ask is, I know they're not here. They have their trustee meeting tonight, but the Fire Services have engaged in home visits and these are basically fee for service visits. They only go out and they are collecting based upon insurance coverage and so they are now engaged in what is really a fee for service activity.

Mr. Snowden: Dr. McKenzie, that's irrelevant in this case.

Dr. McKenzie: It's irrelevant. Ok.

Mr. Snowden: Yes, the S-1 district permits a, permits public uses, it's a public use, Fire Station is a public use, the township trustees meeting facility is a public use.

Dr. McKenzie: Oh, no, correct. It's just that they are expanding. This is something new that they've just started doing within the last year and I don't know what really is the basis for this or anything. I just, I, so the question really was are there any limitations for them with this S-1 designation that would not be if they remained a commercial commerce district?

Mr. Snowden: No, I mean, not for what they're proposing. I don't consider whether the township is running fee for service and billing insurance or doing straight fire runs or whatever as a different use.

Dr. McKenzie: Ok. Do any other commission members have questions?

Unknown: So, we need to make a separate motions for these items separately? Is that

correct?

Mr. Snowden: Yes sir. I would just make a motion to approve each ordinance. Recommend approval.

Dr. McKenzie: Mr. Welday, are you ready to move forward?

Mr. Welday: Yes, on the first one. That's just, they've just got a shed.

Mr. Snowden: Correct. It's a two car garage Mr. Welday and some other, I think you see this as a small fenced in area where they have secured storage. This structure does not even have water. I believe it has electricity, but it doesn't have like a hose spigot or anything like that.

Unknown: And there's no other plans to change what they're going to do on there?

Mr. Snowden: Not at this time. They've discussed maybe someday making a small building addition to that for some more storage or trying to get a water pipe run out there somehow, but in terms of what, in terms of any visible change, not really. Nothing meaningful.

Dr. McKenzie: So, you're good with.

Unknown: I'm good with number one.

Mr. Comeaux: I would like to make a motion. I would like to make a motion that we approve item # 1, recommend the change in zoning for zero Graham Road from R-2 Single Family Residence District to S-1 Special District.

Dr. McKenzie: Mr. Comeaux approves. Do I have a second?

Mr. Welday: I'll second that motion.

Dr. McKenzie: Is there any debate? Hearing none. Will Mr. Snowden, would you please call the roll?

Mr. Snowden: Thank you Mr. Chairman, Mr. King "Aye", Mr. Welday "Yes", Mr. Comeaux "Yes", Mr. Cullinan "Yes", Dr. McKenzie "Yes".

Dr. McKenzie: The motion is approved.

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|------------------|-------------------------------------------|--------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY BOARD [UNANIMOUS]</b>      | <b>Next: 9/11/2017 7:45 PM</b> |
| <b>MOVER:</b>    | Jim Comeaux                               |                                |
| <b>SECONDER:</b> | Robert Welday                             |                                |
| <b>AYES:</b>     | McKenzie, Cullinan, Comeaux, Welday, King |                                |

2. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6305 E. Livingston Avenue, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special District; Applicant Mark Larrimer. (First Reading 6/12/2017; Planning Commission 8/3/2017).

Dr. McKenzie: Item # 2 Ordinance to amend the official zoning map of the City of Reynoldsburg adopted by ordinance # 131-95 on November 27, 1995 and as subsequently amended - 6305 E Livingston Ave, Reynoldsburg, Ohio from CC Community Commerce District to S-1 Special District applicant Mark Larrimer and this is Station 162. Questions?

Mr. Welday: They've already done...

Dr. McKenzie: Station is already there.

Mr. Welday: Yes, that station's there.

Mr. Cullinan: I'll make a motion to recommend for approval ordinance # 131-95 re-zoning of CC Commercial to S-1 6305 E Livingston Ave.

Mr. King: I'll second.

Dr. McKenzie: Mr. King seconds. Any debate? Hearing none. Mr. Snowden please call the roll.

Mr. Snowden: Thank you Mr. Chairman. Mr. King "Yes", Mr. Welday "Yes", Mr. Comeaux "Yes", Mr. Cullinan "Yes", Dr. McKenzie "Yes".

Dr. McKenzie: A motion is approved.

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| <b>RESULT:</b>   | <b>APPROVED BY BOARD [UNANIMOUS]</b>      | <b>Next: 9/11/2017 7:45 PM</b> |
| <b>MOVER:</b>    | Tyler Cullinan                            |                                |
| <b>SECONDER:</b> | Ivan King                                 |                                |
| <b>AYES:</b>     | McKenzie, Cullinan, Comeaux, Welday, King |                                |

3. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6900 E. Main Street, Reynoldsburg, Ohio, from CS Community Services District to S-1 Special District; Applicant Mark Larrimer. (First Reading 6/12/2017; Planning Commission 8/3/2017).

Dr. McKenzie: Item # 3 Ordinance to amend the official zoning map of the City of

Reynoldsburg adopted by ordinance # 131-95 on November 27, 1995 and as subsequently amended - 6900 E Main Street, Reynoldsburg, Ohio from CS Community Services District to S-1 Special District. Applicant Mark Larrimer.

Unknown: Mr. Chairman I have a question. This is for the renovation of their current site, right?

Dr. McKenzie: Well, this is just to change zoning, which was, and the need to change the zoning just came up as part of their plans to redo that station, but as Mr. Snowden already stated they will be coming back to us with a major site plan at a future date.

Mr. Snowden: Correct Mr. Chairman.

Dr. McKenzie: The goal right now I think is not to break ground until after this year is over from what I've heard. It's going to be awhile yet before they're going to be ready.

Mr. Snowden: Dr. McKenzie on my last discussions with the representatives from the township it was that they were going to be working through the approvals process this fall with a goal of next year, but obviously, you know, it's on them. When they choose to apply is up to them. I've had a pre-application meeting where I kind of discuss what the city requirements would be and they're going to be doing some design where they explore what zoning set back and requirements they may not be able to meet and there's some further discussion on what will happen about that.

Mr. Comeaux: I would like to make a motion that we approve zoning change for 6900 E Main Street from CS Community Services District to S-1 Special District.

Dr. McKenzie: Alright, so Mr. Comeaux motions that we recommend council approve design change. Do I have a second?

Mr. Welday: I'll second.

Dr. McKenzie: Mr. Welday second. Any debate? Hearing none. Mr. Snowden would you please call the roll?

Mr. Snowden: Thank you Mr. Chairman. Mr. King "Yes", Mr. Welday "Yes", Mr. Comeaux "Yes", Mr. Cullinan "Yes", Dr. McKenzie "Yes".

Dr. McKenzie: Motion is approved.

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| <b>RESULT:</b> | <b>APPROVED BY BOARD [UNANIMOUS]</b>     | <b>Next: 9/11/2017 7:45 PM</b> |
| <b>AYES:</b>   | McKenzie, Cullinan, Comeaux, Welay, King |                                |

4. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6269-6275 E. Main Street, Reynoldsburg, Ohio, from CC- Community Commerce District to CS Community Services District; Applicant Sammy Kanaan, Agent for Owner. (First Reading 6/12/2017; Planning Commission 8/3/2017).

Dr. McKenzie: Item # 4 Ordinance to amend the official zoning map of the City of Reynoldsburg adopted by ordinance # 131-95 November 27, 1995 and as subsequently amended - 6269-6275 E Main Street, Reynoldsburg, Ohio from CC Community Commerce District to CS Community Services District. Applicant Sammy Kanaan, agent for the owner.

Mr. Snowden: Thank you Mr. Chairman. I was approached by this property owner who owns the four tenant bay 8 car/vehicle bay building here on the south side of East Main Street, just immediately to the west of Brice Road and this property is zoned CC Community Commerce it appears that it had been zoned CC Community Commerce in the original zoning map of the city. In this case the CC District makes basically all auto uses special exceptions. What that means is that there's also different types of auto uses. There's auto services, which would be like tire shops and accessories, there's auto repair, which would be vehicle repair specifically, and there's auto sales. The applicant, because these are small tenant spaces, the applicant doesn't have long term tenants is probably the wrong word, but they have different smaller folks using each one of these bays and they're renting to different people who ultimately typically go on to own their own, rent or own their own larger vehicle shop. So, anytime a use changes here they have to go through the process to get a new special exception, for example, this portion of the buildings rented to a repair shop, this portion was also rented to repair shop. I was approached by a gentleman who wanted to utilize that for a accessory shop selling radios and rims and that sort of thing and because it had previously been repairs, which is a different special exception he was going to be required to go through the special exception process. The applicant was having a problem retaining tenants because of that and they're proposing to re-zone to the CS District which would permit auto uses. One of the other permitted uses that is in that district is in CS District is auto sales, which the applicant is not proposing and some adult uses, sexually oriented businesses I believe and I wrote a special limited overlay to state that those would continue to be special exceptions in this case. So, the net effect of this will be that the applicant's property is zoned CS except that it will have a special use limitation making auto sales and sexually oriented businesses still a special exception. Normally they would be permitted uses in the CS District and at that point the applicant will be able to rent, and interchange, repair, and service uses at their convenience, while securing a zoning certificate and any requirements of the building division. That's what the applicant Mr. Kanaan is proposing and I believe he's here tonight if anyone would like to address the commission with any additional questions and I'd be happy to answer any additional questions.

Mr. Comeaux: You identified two other concerns that might arise in the CS services district.



What else does it cover? Is it just autos and adult businesses or are there other things that are off the radar? Bars or?

Mr. Snowden: Mr. Comeaux let me show you the pages in the zoning code.

Mr. Comeaux: Thank you. Apologies for not having looked that up.

Mr. Snowden: No problem. I'll show it to you now. So, in the CC district these are the permitted uses and these are the special exceptions. The applicant is proposing permitted uses. These would be the permitted uses, so yes they would be gaining, eating, or drinking establishment as a permitted use. Adult entertainment businesses and sexually orient businesses and auto sales are going to remain a special exception under the limited overlay, which should have appeared in your packet.

Dr. McKenzie: Could you restate that last part there? I kind of lost track what you're trying to say there. What was going to be remaining special exceptions?

Mr. Snowden: Adult entertainment businesses.

Dr. McKenzie: And that was by a stipulation you were adding to the text.

Mr. Snowden: I wrote a specific limited overlay text for this property in order to keep the concerns about these undesirable uses to a minimum.

Dr. McKenzie: That was the part that confused me again.

Mr. Snowden: Sir.

Unknown: Is hotels, motels part of this? So, underneath here, so, hotels and motels, and mortuaries are also permitted uses?

Mr. Snowden: Correct. Mortuaries are permitted use in both districts. Hotel, motel, I mean I can put additional restrictions on there. My goal is to put, my goal is to have the smallest amount of limited overlay that was required to keep the uses at a minimum. If you have too many restrictions then it's basically just CC with different uses. You see what I mean?

Unknown: I get it.

Dr. McKenzie: Can you scan?

Mr. Snowden: You mean scroll back up again? Sure. Be my pleasure.

Dr. McKenzie: And so right now its.

Mr. Snowden: Right now these are the regulations that apply. Permitted uses in this column and special exceptions.

Dr. McKenzie: So they have a special exception for automotive sales and automotive repairs and under the services district automotive sales and automotive repairs are just permitted uses.

Mr. Snowden: Correct. There's also auto services, which is part of auto repairs. It's a little bit confusing. I've been looking to redo the table, but this is what I have to work with at this time. Automotive sales the applicant does not want in the CS District. All they want is repairs and services. If someone wanted to be very specific they could make the motion to say CC Community Commerce District to CS Community Services District with limited overlay. I'm not sure why I omitted that one. I wrote the ordinance, but it could say with limited overlay. It should be the recommendation we send back to city council and we can correct that ordinance. It just helps with finding in the future.

Dr. McKenzie: So you would suggest inserting that after zoning maps, an ordinance to amend the official zoning map with.

Mr. Snowden: No Mr. Chairman. Look in there, it says from CC Community Commerce District to CS Community Services District with limited overlay.

Dr. McKenzie: Thank you.

Mr. Snowden: Should be the language and we can have that corrected at city council as well, but that should be your recommendation.

Dr. McKenzie: Any questions?

Mr. Welday: I'm putting my notes down after that.

Dr. McKenzie: Ok. I do have one question and there will be no change, so auto repair places, sometimes more often than other businesses, may run afoul of code violations. Having derelict cars parked out front, those types of things. This will not in any way impact our ability to regulate the business?

Mr. Snowden: No, not from.

Dr. McKenzie: I assume not since the classifications are the same, they're just changing from special to permitted.

Mr. Snowden: Not from the standpoint of unlicensed vehicles, vehicle parts or disassembly's. Basically then can have those things if they're actively working, but they can't be storing those on the exterior of the business. The code doesn't allow for that for property maintenance. Yes, you're correct in your assumption they haven't now. They have a special exception for it now the problem I think is in Mr. Kanaan can elaborate if he needs to, but the problem is when these things are changing because you're not having like, for example, like a gas station being a special exception the CC District. You get a gas station

you get Speedway, it's going to be Speedway for a number of years and then maybe they'd sell to Shell and that's going to be Shell for a number of years, but it's not changing tenants; whereas this building is changing tenants, so he's renting for a few years or a few months to somebody selling accessories and then that gentleman or lady gets a bigger building and then he's renting to the next guy who might be doing transmissions and then that guy gets his own building and then the next person wants to go back to doing, you know stereos and each one of these is because they're a separate special exception causes a delay in his ability to rent. At least these folks have approached me looking to rent his building. When I say look, you're use is a special exception, their attitude is like, well the building is set up for it and it's had it before and like well it's true, but when they changes under many circumstances you do have to get a new special exception when it changes. There are ways I can transfer a special exception, but those are not applying in this case a lot of the times because one of the length that goes on between some of the tenants and two when you're changing between two different special exceptions I can't transfer that. Ok, if it goes to repairs to repairs I can do it. If it goes repairs to services now I can't do it. But the point that I think Mr. Kanaan was trying to make in his statement was, look the site is really only set up for auto uses, I mean, it makes sense that this would have the CS zoning in the first place because this is what the site is useful for. You're not going to suddenly convert this to retail sales without pulling down the building.

Unknown: Mr. Chairman, if I may, can I have an example of a commercial recreation facility?

Mr. Snowden: Bowling alley.

Dr. McKenzie: Or the new fad is a trampoline park.

Mr. Welday: By changing, if he wants to add on, is he restricted in level size, stories?

Mr. Snowden: He is still restricted by the same regulations in terms by what we call bolt controls, setbacks, height. I can go to that page in the zoning code, but the CC and CS are not that different, just the CS allows some more intensive uses. He's not suddenly going to be way differently restricted in how his building can expand. I don't think Mr. Kanaan or his owner intend to expand the building at all. I think they're really just, it's very much based on uses and when uses change, but if I recall from the table, and I can look it up if I need to, the setback requirements, the bolt controls height, they're all basically the same. He's not suddenly allowed to do a taller building now. In fact, the CC District actually allows a taller building than the CS District, so in fact we're actually just kind of controlling him a little bit more by giving him some additional uses and I think that's the logic behind it.

Dr. McKenzie: Who hasn't made a motion yet? Mr. King.

Mr. King: I'd like to move to recommend that we pass location 6269-6275 E Main Street, Reynoldsburg, Ohio from CC Community Commerce District to CS Community Service District with the limited overlays as described by Mr. Snowden.

Dr. McKenzie: Alright, Mr. King moves. Do I have second?

Mr. Comeaux: I'll second.

Dr. McKenzie: Mr. Comeaux seconds. Any debate? Hearing none. Mr. Snowden please call the roll.

Mr. Snowden: Thank you Mr. Chairman. Mr. King "Yes", Mr. Welday "Yes", Mr. Comeaux "Yes", Mr. Cullinan "Yes", Dr. McKenzie "Yes".

Dr. McKenzie: Motion is approved.

Mr. Snowden: All four of those items will be sent back to city council for their additional readings.

Dr. McKenzie: Thank you.

Mr. Snowden: Mr. Kanaan, I can send you a written record stating what the next steps will be, but I think I went over the process with you enough.

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| <b>RESULT:</b>   | <b>APPROVED BY BOARD [UNANIMOUS]</b>      | <b>Next: 9/11/2017 7:45 PM</b> |
| <b>MOVER:</b>    | Ivan King                                 |                                |
| <b>SECONDER:</b> | Jim Comeaux                               |                                |
| <b>AYES:</b>     | McKenzie, Cullinan, Comeaux, Welday, King |                                |

5. Origins of Brookside/Huber Housing Developments Presentation by Mark Myers

Per Dr. McKenzie, rescheduled for September meeting.

6. Report from Dan Havener on Comprehensive Plan Meetings

Dr. McKenzie: Item # 6, we passed over 5. We're going to have a place on the agenda for Mr. Havener to report on any of the meetings that are going on about the, anything that's happening with the comprehensive plan. If you had anything, it would be nice to.

Mr. Havener: We really haven't had any meetings per se regarding the comprehensive master planning in the RFQ for professional services and estimates for those services. We have sent out the RFQ to and posted in onto the website for interested firms. We ended up getting five replies back that came in on, that were required to be in on by July 21. On July 25 I put packets together and sent those packets out for review. In scoring by each of the steering committee members and those scores are supposed to be sent back in by August 21. Once I receive all those we'll go ahead and review the scores and typically the firm with the highest accumulative score will be the preferred firm to do the work and it will then go on to city council for their review and approval.

Dr. McKenzie: Could you share with the members of commission the scoring of the categories by which we'll be scoring to make that decision process?

Mr. Havener: Yes, I can definitely provide a copy to the members here, but it's kind of hard

for me to because there's like 10 different items that are listed and I think to really do it justice I would just provide a copy to you for your review.

Dr. McKenzie: Thank you.

Mr. Havener: And then if there's anything else I can add, I think at this point, that's pretty much the extent of the process though.

#### 7. Examination/Update of Strategic Plan for Historic District

Dr. McKenzie: And the last thing I'd like to point out we're running really late and I've just got bad shake heads, so. Did anyone, did you have the opportunity to get a copy of the strategic plan for the historic district? Did people have them?

Mr. Snowden: I'd be happy to send a copy out. I'm going to just jump in here and just tell everybody look this isn't what we call; it was called a strategic plan. It's really what we call an area plan because it deals with a specific area of the city. If we're working on a comprehensive plan for the city, we don't need to redo the area plans off that comprehensive plan as done because that comprehensive plan is going to identify policies and specific action items for the whole city which then can be translated into a better strategic plan for the historic district. So, I'd be happy to send out a copy, but I'm going to just recommend we don't take any specific action on trying to update that while we're working on a comp plan, it just doesn't make a whole lot of sense and that was posted to our website at one point. Our website had issues with the size of some of the files that were on there for these plans because they're pretty heavy duty PDF's. I will work with our IT and try to get them dropped back in there, but some of them exceed the requirements of what I can upload into our website.

### 3. ADJOURNMENT

Dr. McKenzie: Alright, that clearing our agenda, with no further business, I will close the Planning Commission meeting at 7:21. I thank you for your time and energy tonight.

\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Planning and Zoning Administrator

**Planning Commission****Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****MOTION REQUEST**

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**DATE: September 7, 2017****TO: Planning Commission****RE: Ordinance Approving the Modification of the plat of the Oak Valley  
Subdivision, Section One; Application #179772; Applicant: Dennis  
and Jennifer Franko;**

---

Approval:

Brad McCloud

Jed Hood

Richard Harris

See attached documentation.



CITY OF REYNOLDSBURG  
Department of Development  
Planning & Zoning Division  
7232 East Main Street  
Reynoldsburg, Ohio

Application #: 179772  
Permit #:  
Date Submitted: 8/4/17  
Fee Amount: N/A  
☐ Paid: N/A

### LAND SUBDIVISION/PLAT APPLICATION

#### II. PROPERTY INFORMATION

Property Address/Name of Plat:

**Oak Valley Subdivision**

Description of Location:

adjacent to Glen Rest Memorial Estate and Leighton Village

Parcel ID(s):

060-008391-00, 060-008392-00, 060-008393-00, 060-008394-00, 060-008395-00

Number of Lots:

5

Present Zoning:

residential

Present Use:

vacant

Complete Where Applicable:

Engineer/Surveyor: Hockaden and Associates

Builder: Price Custom Homes

#### III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Dennis and Jennifer Franko

Property Owner Address(s):

7911 Oak Valley Road

#### IV. APPLICANT INFORMATION

Applicant Name:

Dennis and Jennifer Franko

Applicant Address:

7325 Victoria Court Reynoldsburg OH 43068

Applicant Phone Number:

614-582-1576

Applicant Email:

dennis.franko@gmail.com

#### I. PROJECT TYPE

☐ Subdivision Without Plat  
(\$150 Residential/\$250 Non-Residential)

☐ Preliminary Plat  
(\$750 + \$50 per lot)

☐ Final Plat  
(\$750 + \$50 per lot)

☒ Plat Modification/Vacation  
~~(\$500)~~

Applicant Signature: Dennis and Jennifer Franko

Date: 8/4/17

\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

#### \*\*OFFICE USE ONLY\*\*

Additional Notes:

##### Zoning Information

- ☐ Historic District  
☐ CC Overlay

##### Planning Com. Meeting

Date: 8/4/17

- ☐ Approved as Submitted  
☐ Approved w/ Conditions  
☐ Tabled  
☐ Denied

##### City Council Meeting Date:

- ☐ Approved as Submitted  
☐ Approved w/ Conditions  
☐ Tabled  
☐ Denied

P&Z Admin.: \_\_\_\_\_ Date: \_\_\_\_\_

Clerk of Council: \_\_\_\_\_ Date: \_\_\_\_\_





# HOCKADEN AND ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

883 N. Cassady Avenue, Columbus, Ohio 43219

Telephone: (614) 252-0993

Fax: (614) 252-0444

C.1.a

## LETTER OF TRANSMITTAL

To: Mr. Dennis Franko  
8488 Wildomar Avenue  
Reynoldsburg, Ohio 43068

Date 18-Aug-17  
Re: Project 42977/10.1  
Project Name Oak Valley Subdivision  
Location Oak Valley Road

Attention: Mr. Dennis Franko

WE ARE SENDING YOU VIA Pick Up THE FOLLOWING ITEMS:

       Tracing        Prints X Final Survey        Plot Plans  
       Estimate        Cut Sheets        Descriptions       

| COPIES | DATE | NO. | DESCRIPTION                              |
|--------|------|-----|------------------------------------------|
| 7      |      |     | Replat of Oak Valley Subdivision 24"x36" |
| 8      |      |     | Replat of Oak Valley Subdivision 11"x17" |
|        |      |     |                                          |
|        |      |     |                                          |
|        |      |     |                                          |
|        |      |     |                                          |
|        |      |     |                                          |
|        |      |     |                                          |
|        |      |     |                                          |
|        |      |     |                                          |

THESE ARE TRANSMITTED as checked below:

X For approval        Approved as submitted  
       For your use        Approved as noted  
       For review and comment X As requested  
       Returned for corrections       

### REMARKS

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COPY TO:         
        
      

SIGNED Frank Long

Attachment: App. #179772 - Replat of Oak Valley Subdivision (App. # 179772, Oak Valley Subdivision Modification/Vacation, Franko)

August 1, 2017

Eric Snowden, Planning & Zoning Administrator  
City of Reynoldsburg  
7232 East Main Street  
Reynoldsburg OH 43068

Dear Mr. Snowden,

As a property owner within or adjacent to the existing Oak Valley Subdivision, this letter is intended to provide the necessary documentation that I am aware of the application being submitted by Dennis and Jennifer Franko to modify the current plat. My signature below is confirmation that I have no objection to the City of Reynoldsburg proceeding with review and approval of that application, as submitted. I understand that the application will be reviewed according the Subdivision Regulations of City.

Thank you,



Frank Cipriano  
Property Owner  
Beck Properties, Ltd., Inc.

August 3, 2017

Eric Snowden, Planning & Zoning Administrator  
City of Reynoldsburg  
7232 East Main Street  
Reynoldsburg OH 43068

Dear Mr. Snowden,

As a property owner within or adjacent to the existing Oak Valley Subdivision, this letter is intended to provide the necessary documentation that I am aware of the application being submitted by Dennis and Jennifer Franko to modify the current plat. My signature below is confirmation that I have no objection to the City of Reynoldsburg proceeding with review and approval of that application, as submitted. I understand that the application will be reviewed according the Subdivision Regulations of the City.

Thank you,

  
Jim Bates  
Property Owner

REPLAT OF  
OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK 89 PAGE 69)  
THE REPLAT OF EASEMENTS OF OAK VALLEY SUBDIVISION SECTION ONE  
(PLAT BOOK 111 PAGE 99) AND THE VACATION OF OAK VALLEY COURT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND THE CITY OF REYNOLDSBURG, IN HALF SECTION 28, TOWNSHIP 16, RANGE 20, SCOFIELD'S SURVEY OF THE REFUGEE LANDS AND BEING A RESUBDIVISION OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, OF OAK VALLEY SUBDIVISION SECTION ONE, AS RECORDED IN PLAT BOOK 89 PAGE 69, AS CONVEY TO BECK PROPERTIES LTD, INC., AS RECORDED IN INSTRUMENT NO. 201112150163435, AND DENNIS AND JENNIFER FRANKO AS RECORDED IN INSTRUMENT NO. 201701090004365, THE RELEASE OF CERTAIN EASEMENTS AS CREATED IN PLAT BOOK 111 PAGE 99, AND , THE VACATION OF OAK VALLEY COURT, 50' IN WIDTH, AS ORIGINALLY DEDICATED IN SAID OAD VALLEY SUBDIVISION SECTION ONE. ALL REFERENCED DOCUMENTS ARE RECORDED IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED DENNIS AND JENNIFER FRANKO (IN 201701090004365), BECK PROPERTIES LIMITED, INC., FRANK CIPRIANO, PRESIDENT (IN 201112150163435), AND JAMES L. BATES (ORV 14344 HOS, IN 201708220116287 & IN 201708180115203) DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR REPLAT OF OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK, 89 PAGE 69), THE REPLAT OF EASEMENTS OF OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK 111 PAGE 99) AND THE VACATION OF OAK VALLEY COURT, A SUBDIVISION CONTAINING LOTS NUMBERED 1A,2A AND 3A, TO HEREBY ACCEPT THE PLAT OF THE SAME, AND, DO HEREBY RELEASE THOSE EASEMENTS AS ARE INDICATED HEREON.

EASEMENTS ARE RESERVED, WHERE INDICATED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INGRESS/EGRESS, WATER AND SANITARY UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS.  
FUTHERMORE, THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN TRACTS OF LAND OWNED BY SAID JAMES L. BATES AND ARE RELEASED FROM THE USES AND THE PURPOSES STATED IN THE ABOVE EASEMENT STATEMENT.

IN WITNESS WHEREOF DENNIS AND JENNIFER FRANKO, BECK PROPERTIES LIMITED, INC., FRANK CIPRIANO, PRESIDENT AND JAMES L. BATES HAVE HEREUNTO SET THEIR HANDS THIS: \_\_\_\_\_, DAY OF \_\_\_\_\_,2017.

SIGNED AND ACKNOWLEDGED BY DENNIS AND JENNIFER FRANKO  
IN THE PRESENCE OF:

WITNESS (AS TO BOTH) DENNIS FRANKO

WITNESS (AS TO BOTH) JENNIFER FRANKO

WITNESS BECK PROPERTIES LIMITED  
FRANK CIPRIANO, PRESIDENT

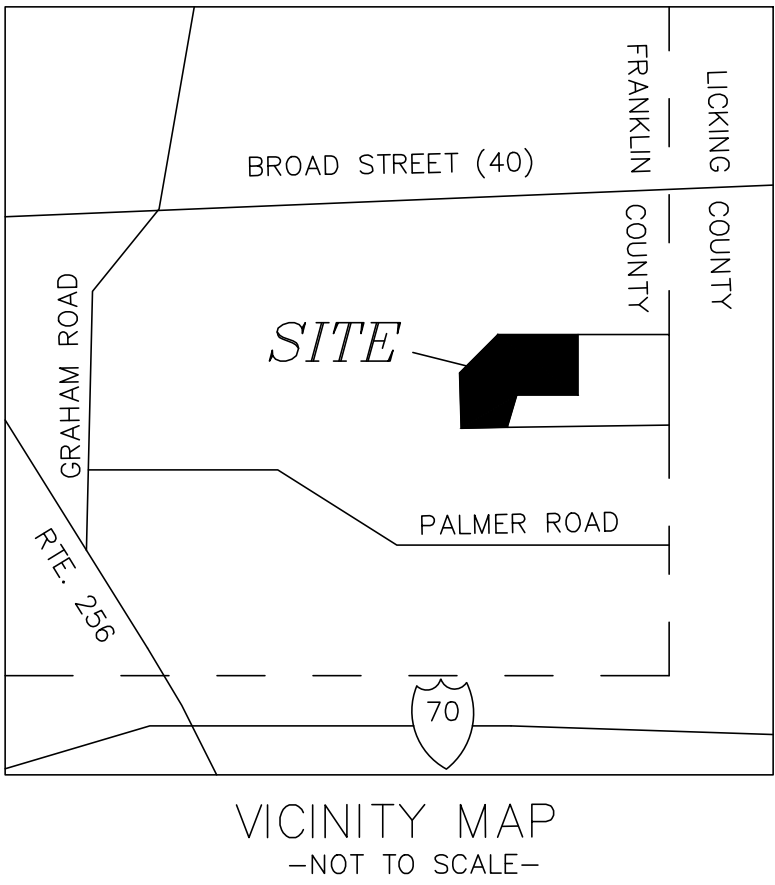
WITNESS JAMES L. BATES

STATE OF OHIO: SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DENNIS AND JENNIFER FRANKO AND FRANK CIPRIANO AND ACKNOWLEDGE THE SIGNING OF THIS INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES PURPOSES EXPRESSED THEREIN.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS;

\_\_\_\_\_, DAY OF \_\_\_\_\_,2017.

MY COMMISSION EXPIRES\_\_\_\_\_ NOTARY PUBLIC, STATE OF OHIO



BEARINGS ARE BASED ON THE NORTHERLY LINE OF SAID OAK VALLEY SUBDIVISION AS BEING SOUTH 86°54'07" EAST, ALL OTHER BEARINGS UPON THIS MERIDIAN

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM" COMMUNITY PANEL NO. 39049C0408 H, EFFECTIVE DATE MAY 2, 2007, THIS TRACT OF LAND IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLANE.

PREPARED BY  
**HOCKADEN AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
883 N. CASSADY AVENUE  
COLUMBUS, OHIO 43219  
(614) 252-0993  
FAX 252-0444

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES SHOWN HEREON, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASURMENTS.

FRANK C. LONG  
PROFESSIONAL SURVEYOR NO. 6615



APPROVED THIS\_\_\_\_\_DAY OF \_\_\_\_\_, 2017  
CHAIRMAN, PLANNING COMMISSION  
REYNOLDSBURG, OHIO

APPROVED THIS\_\_\_\_\_DAY OF \_\_\_\_\_, 2017  
PROFESSIONAL ENGINEER  
REYNOLDSBURG, OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_\_DAY OF \_\_\_\_\_,2017 BY ORDINANCE NO. \_\_\_\_\_WHEREIN ALL OF THE COURT, SHOWN DEDICATED HEREON, IS VACATED AS SUCH BY THE COUNCIL FOR THE CITY OF REYNOLDSBURG, OHIO.

MAYOR, REYNOLDSBURG, OHIO CITY CLERK REYNOLDSBURG, OHIO

TRANSFERRED THIS\_\_\_\_\_DAY OF \_\_\_\_\_,2017. AUDITOR FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS\_\_\_\_\_DAY OF \_\_\_\_\_ 2017 AT\_\_\_\_\_M. FEE\_\_\_\_\_ RECORDER FRANKLIN COUNTY, OHIO

FILE NO.\_\_\_\_\_

RECORDED THIS\_\_\_\_\_DAY OF \_\_\_\_\_,2017  
DEPUTY RECORDER FRANKLIN COUNTY, OHIO

PLAT BOOK\_\_\_\_\_,PAGE\_\_\_\_\_

NOTE: THIS VACATION PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY FACTS REVEALED BY AN EXAMINATION OF SUCH.

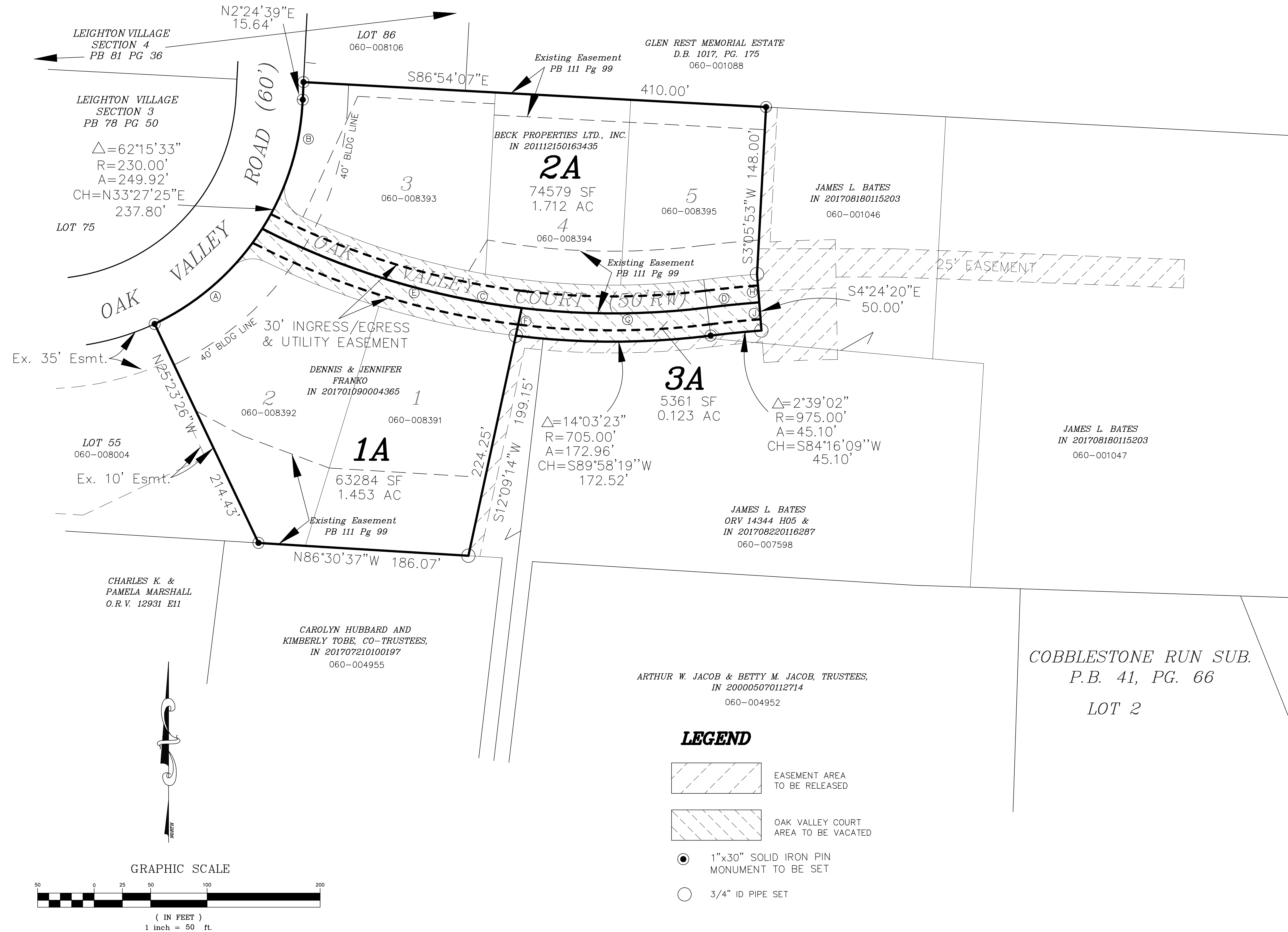
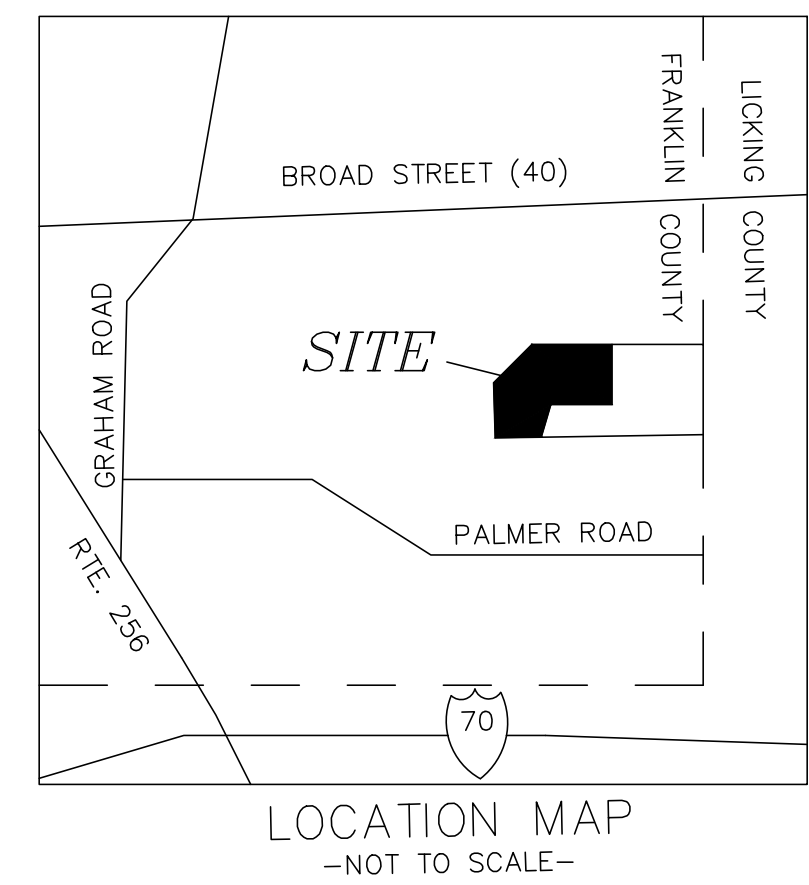


# REPLAT OF

## OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK 89 PAGE 69)

## THE REPLAT OF EASEMENTS OF OAK VALLEY SUBDIVISION SECTION ONE

## (PLAT BOOK 111 PAGE 99) AND THE VACATION OF OAK VALLEY COURT



### LINE DATA

|                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Ⓐ Δ=32°06'49"<br/>R=230.00'<br/>A=128.91'<br/>CH=N48°31'47"E<br/>127.23'</p> <p>Ⓑ Δ=30°08'44"<br/>R=230.00'<br/>A=121.01'<br/>CH=N17°24'01"E<br/>119.62'</p> <p>Ⓒ Δ=34°11'46"<br/>R=680.00'<br/>A=405.85'<br/>CH=N79°57'29" W<br/>399.85'</p> <p>Ⓓ Δ=2°39'02"<br/>R=1000.00'<br/>A=46.26'<br/>CH=S84°16'09" W<br/>46.26'</p> | <p>Ⓔ Δ=20°18'46"<br/>R=680.00'<br/>A=241.28'<br/>CH=N73°01'30"W<br/>240.01'</p> <p>Ⓕ N12°09'14" E<br/>25.10'</p> <p>Ⓖ Δ=13°51'59"<br/>R=680.00'<br/>A=164.57'<br/>CH=S89°52'37"W<br/>164.17'</p> <p>Ⓗ S4°24'20"E<br/>25.00'</p> <p>Ⓘ S4°24'20"E<br/>25.00'</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| LOT NO. | PARCEL NO.   | ACREAGE |
|---------|--------------|---------|
| 1       | 060-008391   | 0.635   |
| 2       | 060-008392   | 0.675   |
| 3       | 060-008393   | 0.569   |
| 4       | 060-008394   | 0.453   |
| 5       | 060-008395   | 0.432   |
| COURT   | RIGHT OF WAY | 0.524   |

- NOTE: 1) THIS REPLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY FACTS REVEALED BY AN EXAMINATION OF SUCH.
- 2) LOTS 1A AND 2A TO HAVE SEPARATE DRIVEWAYS OFF OF OAK VALLEY ROAD.
- 3) THE CITY OF REYNOLDSBURG HAS NO OBLIGATION TO EXTEND THE SEWER OR WATER MAIN THROUGH THE INGRESS/EGRESS AND UTILITY EASEMENT, BUT THE DEVELOPER HAS THE RIGHT TO EXTEND WATER AND SEWER LINES THROUGH THE EASEMENT SUBJECT TO CITY REVIEW AND APPROVAL.

**Planning Commission****Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****MOTION REQUEST**

---

**DATE: September 7, 2017****TO: Planning Commission****RE: 2365 Taylor Park Drive; Application #179812; Applicant David  
Keyser; Major Site Plan**

---

Approval:

|              |                     |                |
|--------------|---------------------|----------------|
| Brad McCloud | Skipped<br>Jed Hood | Richard Harris |
|--------------|---------------------|----------------|

See attached documentation.



CITY OF REYNOLDSBURG  
Department of Development  
Planning & Zoning Division  
7232 East Main Street  
Reynoldsburg, Ohio

Application #: 179812  
Permit #:  
Date Submitted: 8/8/17  
Fee Amount: \$500.00  
☒ Paid: 2182

### PLANNING COMMISSION APPLICATION

#### II. PROPERTY INFORMATION

Property Address:

2365 TAYLOR PARK DR.

Description of Location:

INTERSECTION OF TAYLOR RD. & TAYLOR PARKWAY DRIVE

Parcel ID(s):

A.P.N. - 0440378930

Number of

Present Zoning:

Present Use:

Lots:

1

CS

RETAIL

Complete Where Applicable:

Engineer/Surveyor:

EMH & T

Builder:

#### FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:

Existing Structures:

Proposed Use:

#### III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

TAYLOR PARK DELAWARE LLC

Property Owner Address(s):

PO Box 18651 ATLANTA, GA 31120-0865

#### IV. APPLICANT INFORMATION

Applicant Name:

DAVID KEYSER

Applicant Address:

52 EAST LYNN ST.

Applicant Phone Number:

(614) 548-8004

Applicant Email:

DAVID@DLBARHITECTS.COM

#### I. PROJECT TYPE



District Change (Rezoning)

(\$750 Residential plus \$50 per lot/\$1,000  
Non-Residential)



Amendment of  
Development Plan or Text  
(\$500)



Major Site Plan  
(\$500)

Applicant Signature:

*[Signature]*

Date:

8/7/17

\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

#### \*\*OFFICE USE ONLY\*\*

Additional Notes:

#### Zoning Information

- ☐ Historic District  
☐ CC Overlay

#### Add'l Approvals Req'd

- ☐ DRB  
☐ BZBA

#### Planning Com. Meeting

- Date: 8/11/17  
☐ Approved as Submitted  
☐ Approved w/ Conditions  
☐ Tabled  
☐ Denied

#### City Council Meeting

- Date:  
☐ Approved as Submitted  
☐ Approved w/ Conditions  
☐ Tabled  
☐ Denied

P&Z Admin.:

Date:

Clerk of Council:

Date:

Attachment: App. #179812 - 2365 Taylor Park Drive (App. #179812; 2365 Taylor Park Dr.; Keyser)



### 3. Facilities Demand Worksheet

(To be completed for Major Site Plan, Zoning District Change, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 1725 gpd
- b. How much pressure is required? 35 psi

*Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).*

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement?

1725 gpd

*Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).*

3. Traffic:

a. Definitions:

- i. **Traffic Access Study:** This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. **Traffic Impact Study:** An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. **Regional Traffic Analysis:** This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

1440 ADT

| Generator Peak | Adjacent Street Peak | Peak Hour     |
|----------------|----------------------|---------------|
| <u>112</u> AM  | <u>203</u> AM        | <u>315</u> AM |
| <u>99</u> PM   | <u>253</u> PM        | <u>352</u> PM |

- c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

N/A Yes, Traffic Impact Study or Regional Traffic analysis is required.

N/A No, Traffic Access Study Required.

- d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

       There are 200 or more Peak Hour trips anticipated.  
(Traffic Impact Study or Regional Traffic Study is required.)

  X   There are between 50-200 Peak Hour trips anticipated.  
(Traffic Access Study is required.)

       There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

James Potter  
Applicant's Signature

8/1/17  
Date

#### 4. Plan Review Fee Schedule

##### Major Site Plans and Zoning District Changes

Project: Taylor Park Outlot

Date: 8/1/17

Traffic Studies:  
(see Facility Demand Worksheet)

Traffic Access Study      \$ 1,000.00

Traffic Impact Study      \$ 4,000.00

Regional Traffic Study      \$ TBD

Additional fees as determined by section 1155 of the City's Codified Ordinances:

\$ 500

Total Plan Review Fee:

\$ 1500

Major Site Plan and Zoning District Change (Rezoning) review fees for traffic studies include one initial and one subsequent submittal if required. Additional submittals for these items are one-half the original fee for each subsequent submittal. Incomplete submittals will not be accepted. Re-submittals required, but not due to direct action of the applicant or applicant's representative, will not be charged additional fees at the City's discretion. Additional submittals, if desired by the applicant, will be one-half the original fee for plan sheet reviews. Plans are to be submitted 30 days prior to hearing date as determined by the Planning & Zoning Administrator.

Attachment: App. #179812 - 2365 Taylor Park Drive (App. #179812; 2365 Taylor Park Dr.; Keyser)



Engineers, Surveyors, Planners, Scientists

August 8, 2017

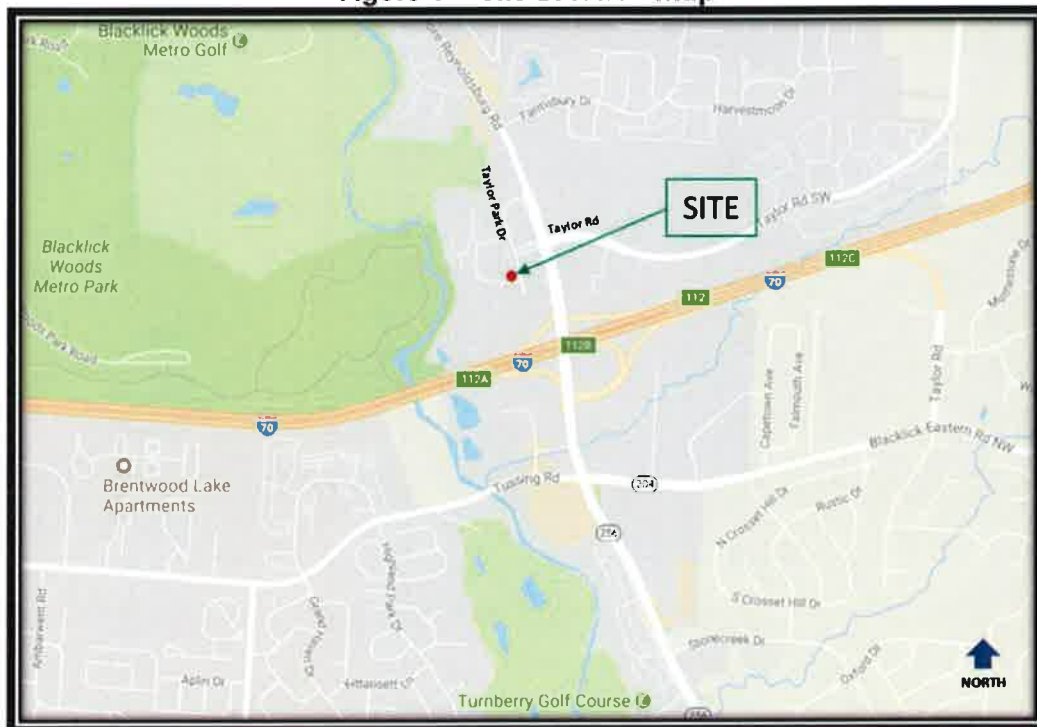
Mr. Eric Snowden  
 Planning & Zoning Administrator  
 City of Reynoldsburg  
 7232 East Main Street  
 Reynoldsburg, OH 43068

Subject: Taylor Park Drive Site - Traffic Access Study  
 Reynoldsburg, Ohio

Dear Mr. Snowden,

This Traffic Access Study (TAS) has been prepared to address the planned development of current parking lot space along Taylor Park Drive just west of Taylor Road in Reynoldsburg, Ohio. The site is planned to add a small, breakfast-themed fast-food restaurant with drive thru operation and an additional retail space at the south edge of the existing Taylor Square development. The site is currently served by an access driveway just south of Taylor Road along Taylor Park Drive that is stop-controlled. The location of the site is shown in Figure 1.

**Figure 1 – Site Location Map**



Attachment: App. #179812 - 2365 Taylor Park Drive (App. #179812; 2365 Taylor Park Dr.; Keyser)

### Proposed Development & Access Plan

The site is planned to add a 2,347 square foot fast-food restaurant with drive thru and an additional 785-square foot retail space at the south edge of the existing Taylor Square development. For this study, opening day (assuming full build-out) was assumed to be 2017 and site traffic projections were added to the exiting traffic to reach a 2017 Build condition to evaluate the site impacts. A site plan is attached for reference.

### Intersections to Analyze

Since this site is proposed in an existing development where site driveways are already present, the study area focused on the all-way stop intersection of Taylor Road/Taylor Park Drive just west of State Route 256. Site traffic was assigned to the adjacent street network based on observed traffic count data and engineering judgment to properly model the impacts of the added site traffic.

### Data Collection

A current traffic count was completed on an average weekday, August 3, 2017, at the Taylor Road/Taylor Park Drive intersection to identify existing traffic levels in front of the site. This traffic data was used as the 2017 opening year condition for this study. Traffic count data is attached for reference.

### Trip Generation and Assignment

Site generated trip ends were forecast using data and methodology contained in Trip Generation, 9<sup>th</sup> Edition (Institute of Transportation Engineers, 2012). Morning and afternoon peak hour calculations were completed based on trip generation rates published in ITE for land use code #934 (Fast-Food with Drive Thru) and #820 (Shopping Center) for the planned retail space within the existing retail center, as illustrated in **Table 1** below:

**Table 1: Expected Trip Generation**

| Land Use                                              | Square Feet or Units | ITE Code | Time Period | ITE Formula              | Total Trips | Trips Entering | Trips Exiting |
|-------------------------------------------------------|----------------------|----------|-------------|--------------------------|-------------|----------------|---------------|
| <a href="#">Shopping Center</a>                       | 785 sf               | 820      | ADT         | $\ln(T)=0.65\ln(x)+5.83$ | 292         | 146            | 146           |
|                                                       |                      |          | AM Peak     | $\ln(T)=0.61\ln(x)+2.24$ | 8           | See Below      |               |
|                                                       |                      |          | PM Peak     | $\ln(T)=0.67\ln(x)+3.31$ | 23          | See Below      |               |
|                                                       |                      |          | 76%         | AM Primary Trips         | 6           | 4              | 2             |
|                                                       |                      |          | 24%         | AM Pass-By Trips         | 2           | 1              | 1             |
|                                                       |                      |          | 66%         | PM Primary Trips         | 15          | 7              | 8             |
|                                                       |                      |          | 34%         | PM Pass-By Trips         | 8           | 4              | 4             |
| <a href="#">Fast-Food Restaurant w/ Drive-Through</a> | 2,347 sf             | 934      | ADT         | Average Rate = 496.12    | 1,164       | 582            | 582           |
|                                                       |                      |          | AM Peak     | Average Rate = 45.42     | 107         | See Below      |               |
|                                                       |                      |          | PM Peak     | Average Rate = 32.65     | 77          | See Below      |               |
|                                                       |                      |          | 51%         | AM Primary Trips         | 55          | 28             | 27            |
|                                                       |                      |          | 49%         | AM Pass-By Trips         | 52          | 26             | 26            |
|                                                       |                      |          | 50%         | PM Primary Trips         | 37          | 19             | 18            |
|                                                       |                      |          | 50%         | PM Pass-By Trips         | 40          | 20             | 20            |

### Trip Distribution

There are two current access drives for the Tylor Square development that both intersect Taylor Park Drive, one on the north side of the parking area and one on the south side. Since the proposed site is located on the south edge of the existing parking area, all the site trips are expected to enter/exit the site utilizing the south access drive.

### Traffic Projections

Site traffic volumes combined with observed 2017 peak hour traffic volumes to establish opening day (2017) full build traffic data for use in traffic analyses. The traffic volume calculation worksheets are attached for reference.

### Analysis and Recommendations

Based on the 2017 Build traffic volumes that were established for the study area, analyses were performed to assess the ability of the existing road system to accommodate those volumes. Capacity analysis results indicate that the Taylor Road/Taylor Park Drive intersection is expected to operate at level of service A and B for the overall intersection during AM and PM Peak Hours respectively after site traffic is added to the adjacent intersection. **Table 1** below summarizes the results of the capacity analyses. A copy of the capacity reports are attached for reference.

**Table 1 – Capacity Analysis Summary**

| Period                               | Year | Scenario | Conditions | EBLT | EBTH | EBRT | WBTL   | WBTH | WBRT  | NBLT | NBTH   | NBRT   | SBLT   | SBTH  | SBRT | TOTAL  |
|--------------------------------------|------|----------|------------|------|------|------|--------|------|-------|------|--------|--------|--------|-------|------|--------|
| <b>Taylor Road/Taylor Park Drive</b> |      |          |            |      |      |      |        |      |       |      |        |        |        |       |      |        |
| AM Peak                              | 2017 | Build    | Existing   | -    | -    | -    | A/9.3  | -    | A/7.3 | -    | A/7.9  | A/7.9  | A/8.7  | A/7.9 | -    | A/8.4  |
| PM Peak                              | 2017 | Build    | Existing   | -    | -    | -    | B/13.9 | -    | A/8.3 | -    | B/12.0 | B/12.0 | B/10.6 | A/9.2 | -    | B/11.9 |

X/X = Overall LOS / Average Delay Per Vehicle

The TAS results indicate that good overall level of service is expected at the intersection of Taylor Road/Taylor Park Drive during AM and PM Peak Build conditions with the existing lane configurations and all-way stop control. Therefore, no off-site improvements are recommended to address the addition of site traffic. If you have questions or comments during your review of this study, please contact me at your convenience at (614) 775-4640.

Sincerely,



Douglas A. Bender, PE, PTOE  
Senior Traffic Engineer

Cc: David Keyser, DKB Architects  
James Peltier, EMH&T

Attachment: App. #179812 - 2365 Taylor Park Drive (App. #179812; 2365 Taylor Park Dr.; Keyser)







# EMH&T

5500 New Albany Road

Columbus, OH 43054

emht.com

C.2.a

File Name : Taylor Rd - Taylor Park

Site Code : 00000000

Start Date : 8/3/2017

Page No : 1

## Groups Printed- Cars - Trucks

|               | TAYLOR PARK DR<br>Southbound |      |      |      |            | TAYLOR ROAD<br>Westbound |      |      |      |            | TAYLOR PARK DR<br>Northbound |      |      |      |            | TAYLOR ROAD<br>Eastbound |      |      |      |            |        |
|---------------|------------------------------|------|------|------|------------|--------------------------|------|------|------|------------|------------------------------|------|------|------|------------|--------------------------|------|------|------|------------|--------|
| Start Time    | Right                        | Thru | Left | Peds | App. Total | Right                    | Thru | Left | Peds | App. Total | Right                        | Thru | Left | Peds | App. Total | Right                    | Thru | Left | Peds | App. Total | Int. T |
| 07:00 AM      | 0                            | 4    | 6    | 0    | 10         | 18                       | 0    | 5    | 0    | 23         | 4                            | 2    | 0    | 0    | 6          | 0                        | 0    | 0    | 0    | 0          | 1      |
| 07:15 AM      | 0                            | 2    | 6    | 0    | 8          | 14                       | 0    | 4    | 0    | 18         | 2                            | 2    | 0    | 0    | 4          | 0                        | 0    | 0    | 0    | 0          |        |
| 07:30 AM      | 0                            | 1    | 8    | 0    | 9          | 16                       | 0    | 7    | 0    | 23         | 2                            | 1    | 0    | 0    | 3          | 0                        | 0    | 0    | 0    | 0          |        |
| 07:45 AM      | 0                            | 7    | 5    | 0    | 12         | 19                       | 0    | 11   | 0    | 30         | 7                            | 0    | 0    | 0    | 7          | 0                        | 0    | 0    | 0    | 0          |        |
| Total         | 0                            | 14   | 25   | 0    | 39         | 67                       | 0    | 27   | 0    | 94         | 15                           | 5    | 0    | 0    | 20         | 0                        | 0    | 0    | 0    | 0          |        |
| 08:00 AM      | 0                            | 2    | 7    | 0    | 9          | 17                       | 0    | 15   | 0    | 32         | 7                            | 2    | 0    | 0    | 9          | 0                        | 0    | 0    | 0    | 0          | 2      |
| 08:15 AM      | 0                            | 1    | 8    | 0    | 9          | 13                       | 0    | 17   | 0    | 30         | 4                            | 4    | 0    | 0    | 8          | 0                        | 0    | 0    | 0    | 0          |        |
| 08:30 AM      | 0                            | 2    | 7    | 0    | 9          | 27                       | 0    | 10   | 0    | 37         | 8                            | 1    | 0    | 0    | 9          | 0                        | 0    | 0    | 0    | 0          |        |
| 08:45 AM      | 0                            | 3    | 8    | 0    | 11         | 21                       | 0    | 17   | 0    | 38         | 5                            | 1    | 0    | 0    | 6          | 0                        | 0    | 0    | 0    | 0          |        |
| Total         | 0                            | 8    | 30   | 0    | 38         | 78                       | 0    | 59   | 0    | 137        | 24                           | 8    | 0    | 0    | 32         | 0                        | 0    | 0    | 0    | 0          |        |
| *** BREAK *** |                              |      |      |      |            |                          |      |      |      |            |                              |      |      |      |            |                          |      |      |      |            |        |
| 04:00 PM      | 0                            | 7    | 15   | 0    | 22         | 21                       | 0    | 40   | 0    | 61         | 52                           | 14   | 0    | 0    | 66         | 0                        | 0    | 0    | 0    | 0          | 1      |
| 04:15 PM      | 0                            | 7    | 20   | 0    | 27         | 17                       | 0    | 50   | 0    | 67         | 52                           | 4    | 0    | 0    | 56         | 0                        | 0    | 0    | 0    | 0          | 1      |
| 04:30 PM      | 0                            | 7    | 33   | 0    | 40         | 17                       | 0    | 43   | 0    | 60         | 63                           | 5    | 0    | 0    | 68         | 0                        | 0    | 0    | 0    | 0          | 1      |
| 04:45 PM      | 1                            | 11   | 18   | 0    | 30         | 23                       | 0    | 53   | 0    | 76         | 38                           | 8    | 0    | 0    | 46         | 0                        | 0    | 0    | 0    | 0          | 1      |
| Total         | 1                            | 32   | 86   | 0    | 119        | 78                       | 0    | 186  | 0    | 264        | 205                          | 31   | 0    | 0    | 236        | 0                        | 0    | 0    | 0    | 0          | 6      |
| 05:00 PM      | 0                            | 15   | 33   | 0    | 48         | 11                       | 0    | 41   | 0    | 52         | 51                           | 4    | 0    | 0    | 55         | 0                        | 0    | 0    | 0    | 0          | 1      |
| 05:15 PM      | 0                            | 9    | 24   | 0    | 33         | 17                       | 0    | 41   | 0    | 58         | 64                           | 5    | 0    | 0    | 69         | 0                        | 0    | 0    | 0    | 0          | 1      |
| 05:30 PM      | 0                            | 14   | 19   | 0    | 33         | 20                       | 0    | 53   | 0    | 73         | 58                           | 4    | 0    | 0    | 62         | 0                        | 0    | 0    | 0    | 0          | 1      |
| 05:45 PM      | 0                            | 9    | 22   | 0    | 31         | 15                       | 0    | 48   | 0    | 63         | 49                           | 10   | 0    | 0    | 59         | 0                        | 0    | 0    | 0    | 0          | 1      |
| Total         | 0                            | 47   | 98   | 0    | 145        | 63                       | 0    | 183  | 0    | 246        | 222                          | 23   | 0    | 0    | 245        | 0                        | 0    | 0    | 0    | 0          | 6      |
| Grand Total   | 1                            | 101  | 239  | 0    | 341        | 286                      | 0    | 455  | 0    | 741        | 466                          | 67   | 0    | 0    | 533        | 0                        | 0    | 0    | 0    | 0          | 16     |
| Apprch %      | 0.3                          | 29.6 | 70.1 | 0    |            | 38.6                     | 0    | 61.4 | 0    |            | 87.4                         | 12.6 | 0    | 0    |            | 0                        | 0    | 0    | 0    |            |        |
| Total %       | 0.1                          | 6.3  | 14.8 | 0    | 21.1       | 17.7                     | 0    | 28.2 | 0    | 45.9       | 28.9                         | 4.1  | 0    | 0    | 33         | 0                        | 0    | 0    | 0    | 0          |        |
| Cars          | 1                            | 101  | 235  | 0    | 337        | 283                      | 0    | 453  | 0    | 736        | 465                          | 67   | 0    | 0    | 532        | 0                        | 0    | 0    | 0    | 0          | 16     |
| % Cars        | 100                          | 100  | 98.3 | 0    | 98.8       | 99                       | 0    | 99.6 | 0    | 99.3       | 99.8                         | 100  | 0    | 0    | 99.8       | 0                        | 0    | 0    | 0    | 0          | 99     |
| Trucks        | 0                            | 0    | 4    | 0    | 4          | 3                        | 0    | 2    | 0    | 5          | 1                            | 0    | 0    | 0    | 1          | 0                        | 0    | 0    | 0    | 0          | 0      |
| % Trucks      | 0                            | 0    | 1.7  | 0    | 1.2        | 1                        | 0    | 0.4  | 0    | 0.7        | 0.2                          | 0    | 0    | 0    | 0.2        | 0                        | 0    | 0    | 0    | 0          | 0      |

Attachment: App. #179812 - 2365 Taylor Park Drive (App. #179812; 2365 Taylor Park Dr.; Keyser)

**EMH&T**

5500 New Albany Road  
Columbus, OH 43054  
emht.com

File Name : Taylor Rd - Taylor Park  
Site Code : 00000000  
Start Date : 8/3/2017  
Page No : 2

|                                                            | TAYLOR PARK DR<br>Southbound |      |      |      |            | TAYLOR ROAD<br>Westbound |      |      |      |            | TAYLOR PARK DR<br>Northbound |      |      |      |            | TAYLOR ROAD<br>Eastbound |      |      |      |            |        |
|------------------------------------------------------------|------------------------------|------|------|------|------------|--------------------------|------|------|------|------------|------------------------------|------|------|------|------------|--------------------------|------|------|------|------------|--------|
| Start Time                                                 | Right                        | Thru | Left | Peds | App. Total | Right                    | Thru | Left | Peds | App. Total | Right                        | Thru | Left | Peds | App. Total | Right                    | Thru | Left | Peds | App. Total | Int. T |
| Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1 |                              |      |      |      |            |                          |      |      |      |            |                              |      |      |      |            |                          |      |      |      |            |        |
| Peak Hour for Entire Intersection Begins at 08:00 AM       |                              |      |      |      |            |                          |      |      |      |            |                              |      |      |      |            |                          |      |      |      |            |        |
| 08:00 AM                                                   | 0                            | 2    | 7    | 0    | 9          | 17                       | 0    | 15   | 0    | 32         | 7                            | 2    | 0    | 0    | 9          | 0                        | 0    | 0    | 0    | 0          |        |
| 08:15 AM                                                   | 0                            | 1    | 8    | 0    | 9          | 13                       | 0    | 17   | 0    | 30         | 4                            | 4    | 0    | 0    | 8          | 0                        | 0    | 0    | 0    | 0          |        |
| 08:30 AM                                                   | 0                            | 2    | 7    | 0    | 9          | 27                       | 0    | 10   | 0    | 37         | 8                            | 1    | 0    | 0    | 9          | 0                        | 0    | 0    | 0    | 0          |        |
| 08:45 AM                                                   | 0                            | 3    | 8    | 0    | 11         | 21                       | 0    | 17   | 0    | 38         | 5                            | 1    | 0    | 0    | 6          | 0                        | 0    | 0    | 0    | 0          |        |
| Total Volume                                               | 0                            | 8    | 30   | 0    | 38         | 78                       | 0    | 59   | 0    | 137        | 24                           | 8    | 0    | 0    | 32         | 0                        | 0    | 0    | 0    | 0          | 2      |
| % App. Total                                               | 0                            | 21.1 | 78.9 | 0    |            | 56.9                     | 0    | 43.1 | 0    |            | 75                           | 25   | 0    | 0    |            | 0                        | 0    | 0    | 0    |            |        |
| PHF                                                        | .000                         | .667 | .938 | .000 | .864       | .722                     | .000 | .868 | .000 | .901       | .750                         | .500 | .000 | .000 | .889       | .000                     | .000 | .000 | .000 | .000       | .9     |

Attachment: App. #179812 - 2365 Taylor Park Drive (App. #179812; 2365 Taylor Park Dr.; Keyser)

5500 New Albany Road

Columbus, OH 43054

emht.com

File Name : Taylor Rd - Taylor Park

Site Code : 00000000

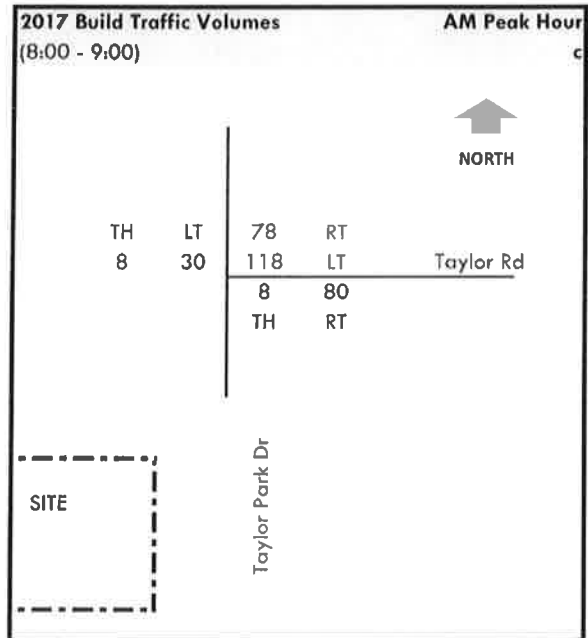
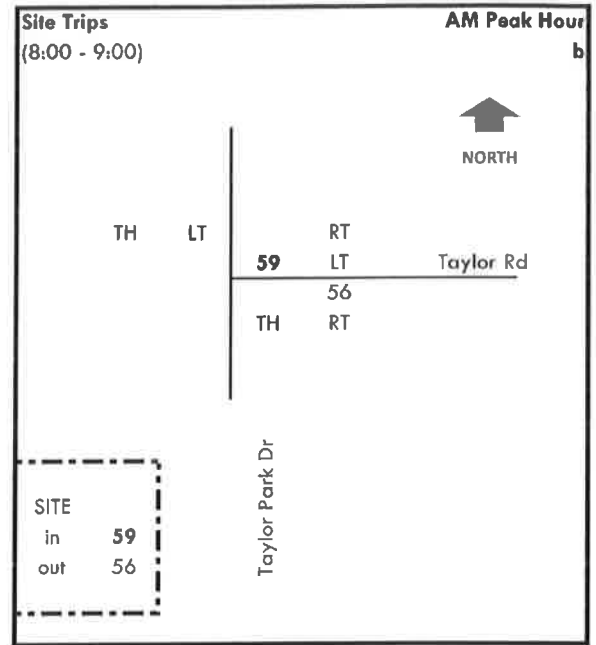
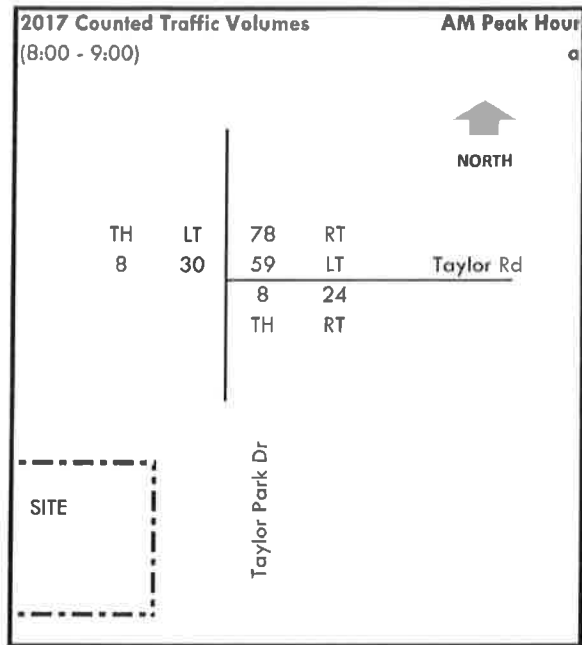
Start Date : 8/3/2017

Page No : 3

|                                                            | TAYLOR PARK DR<br>Southbound |          |      |          |           | TAYLOR ROAD<br>Westbound |          |      |          |           | TAYLOR PARK DR<br>Northbound |          |      |      |            | TAYLOR ROAD<br>Eastbound |          |      |      |            |        |
|------------------------------------------------------------|------------------------------|----------|------|----------|-----------|--------------------------|----------|------|----------|-----------|------------------------------|----------|------|------|------------|--------------------------|----------|------|------|------------|--------|
| Start Time                                                 | Rig<br>ht                    | Thr<br>u | Left | Ped<br>s | App Total | Rig<br>ht                | Thr<br>u | Left | Ped<br>s | App Total | Right                        | Thr<br>u | Left | Peds | App. Total | Right                    | Thr<br>u | Left | Peds | App. Total | Int. T |
| Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1 |                              |          |      |          |           |                          |          |      |          |           |                              |          |      |      |            |                          |          |      |      |            |        |
| Peak Hour for Entire Intersection Begins at 05:00 PM       |                              |          |      |          |           |                          |          |      |          |           |                              |          |      |      |            |                          |          |      |      |            |        |
| 05:00 PM                                                   | 0                            | 15       | 33   | 0        | 48        | 11                       | 0        | 41   | 0        | 52        | 51                           | 4        | 0    | 0    | 55         | 0                        | 0        | 0    | 0    | 0          | 1      |
| 05:15 PM                                                   | 0                            | 9        | 24   | 0        | 33        | 17                       | 0        | 41   | 0        | 58        | 64                           | 5        | 0    | 0    | 69         | 0                        | 0        | 0    | 0    | 0          | 1      |
| 05:30 PM                                                   | 0                            | 14       | 19   | 0        | 33        | 20                       | 0        | 53   | 0        | 73        | 58                           | 4        | 0    | 0    | 62         | 0                        | 0        | 0    | 0    | 0          | 1      |
| 05:45 PM                                                   | 0                            | 9        | 22   | 0        | 31        | 15                       | 0        | 48   | 0        | 63        | 49                           | 10       | 0    | 0    | 59         | 0                        | 0        | 0    | 0    | 0          | 1      |
| Total Volume                                               | 0                            | 47       | 98   | 0        | 145       | 63                       | 0        | 183  | 0        | 246       | 222                          | 23       | 0    | 0    | 245        | 0                        | 0        | 0    | 0    | 0          | 6      |
| % App. Total                                               | 0                            | 32.4     | 67.6 | 0        |           | 25.6                     | 0        | 74.4 | 0        |           | 90.6                         | 9.4      | 0    | 0    |            | 0                        | 0        | 0    | 0    |            |        |
| PHF                                                        | .000                         | .783     | .742 | .000     | .755      | .788                     | .000     | .863 | .000     | .842      | .867                         | .575     | .000 | .000 | .888       | .000                     | .000     | .000 | .000 | .000       | .9     |

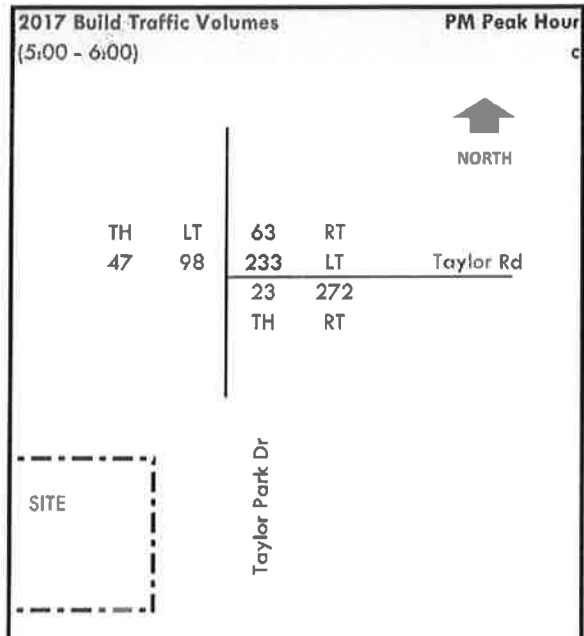
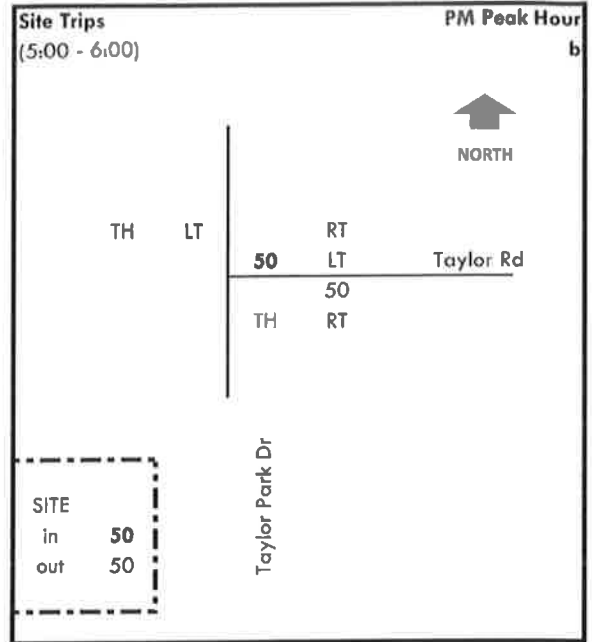
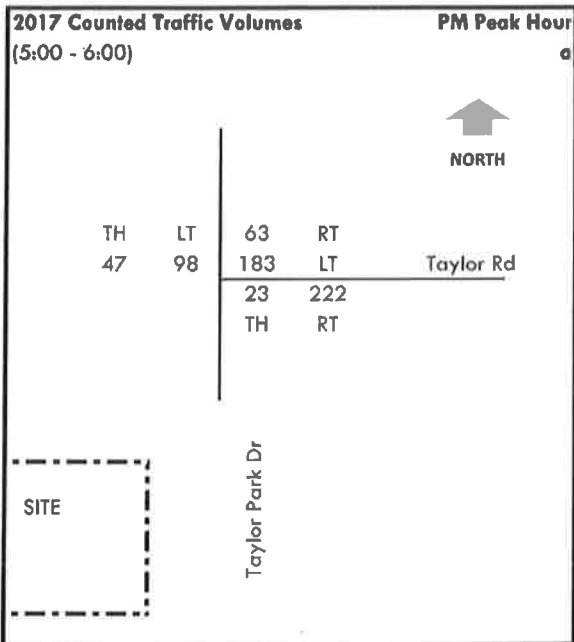
Attachment: App. #179812 - 2365 Taylor Park Drive (App. #179812; 2365 Taylor Park Dr.; Keyser)

Taylor Park Outlot  
Traffic Access Study  
Traffic Volume Calculations



Attachment: App. #179812 - 2365 Taylor Park Drive (App. #179812; 2365 Taylor Park Dr.; Keyser)

Taylor Park Outlot  
Traffic Access Study  
Traffic Volume Calculations



Attachment: App. #179812 - 2365 Taylor Park Drive (App. #179812; 2365 Taylor Park Dr.; Keyser)

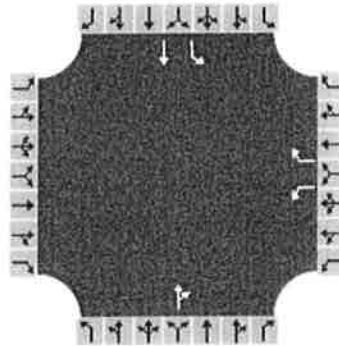
## HCS7 All-Way Stop Control Report

C.2.a

## General Information

|                            |                    |                    |                          |
|----------------------------|--------------------|--------------------|--------------------------|
| Analyst                    | CW                 | Intersection       | Taylor Rd & Taylor Pk Dr |
| Agency/Co.                 | EMH&T              | Jurisdiction       |                          |
| Date Performed             | 8/4/2017           | East/West Street   | Taylor Rd                |
| Analysis Year              | 2017               | North/South Street | Taylor Park Dr           |
| Analysis Time Period (hrs) | 0.25               | Peak Hour Factor   | 0.92                     |
| Time Analyzed              | 2017 AM Build      |                    |                          |
| Project Description        | Taylor Park Outlot |                    |                          |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |    |    | Westbound |    |    | Northbound |    |    | Southbound |    |    |
|------------------------|-----------|----|----|-----------|----|----|------------|----|----|------------|----|----|
| Movement               | L         | T  | R  | L         | T  | R  | L          | T  | R  | L          | T  | R  |
| Volume                 |           |    |    | 118       |    | 78 |            | 8  | 80 | 30         | 8  |    |
| % Thrus in Shared Lane |           |    |    |           |    |    |            |    |    |            |    |    |
| Lane                   | L1        | L2 | L3 | L1        | L2 | L3 | L1         | L2 | L3 | L1         | L2 | L3 |
| Configuration          |           |    |    | L         | R  |    | TR         |    |    | L          | T  |    |
| Flow Rate, v (veh/h)   |           |    |    | 128       | 85 |    | 96         |    |    | 33         | 9  |    |
| Percent Heavy Vehicles |           |    |    | 2         | 2  |    | 2          |    |    | 2          | 2  |    |

## Departure Headway and Service Time

|                                   |  |  |  |       |       |  |       |  |  |       |       |  |
|-----------------------------------|--|--|--|-------|-------|--|-------|--|--|-------|-------|--|
| Initial Departure Headway, hd (s) |  |  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  | 3.20  |  |
| Initial Degree of Utilization, x  |  |  |  | 0.114 | 0.075 |  | 0.085 |  |  | 0.029 | 0.008 |  |
| Final Departure Headway, hd (s)   |  |  |  | 5.36  | 4.16  |  | 4.37  |  |  | 5.65  | 5.15  |  |
| Final Degree of Utilization, x    |  |  |  | 0.191 | 0.098 |  | 0.116 |  |  | 0.051 | 0.012 |  |
| Move-Up Time, m (s)               |  |  |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.3   | 2.3   |  |
| Service Time, ts (s)              |  |  |  | 3.06  | 1.86  |  | 2.37  |  |  | 3.35  | 2.85  |  |

## Capacity, Delay and Level of Service

|                                         |  |  |  |     |     |  |     |  |  |     |     |  |
|-----------------------------------------|--|--|--|-----|-----|--|-----|--|--|-----|-----|--|
| Flow Rate, v (veh/h)                    |  |  |  | 128 | 85  |  | 96  |  |  | 33  | 9   |  |
| Capacity                                |  |  |  | 671 | 865 |  | 824 |  |  | 637 | 699 |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  | 0.7 | 0.3 |  | 0.4 |  |  | 0.2 | 0.0 |  |
| Control Delay (s/veh)                   |  |  |  | 9.3 | 7.3 |  | 7.9 |  |  | 8.7 | 7.9 |  |
| Level of Service, LOS                   |  |  |  | A   | A   |  | A   |  |  | A   | A   |  |
| Approach Delay (s/veh)                  |  |  |  | 8.5 |     |  | 7.9 |  |  | 8.5 |     |  |
| Approach LOS                            |  |  |  | A   |     |  | A   |  |  | A   |     |  |
| Intersection Delay, s/veh   LOS         |  |  |  | 8.4 |     |  | A   |  |  |     |     |  |

Attachment: App. #179812 - 2365 Taylor Park Drive (App. #179812; 2365 Taylor Park Dr.; Keyser)



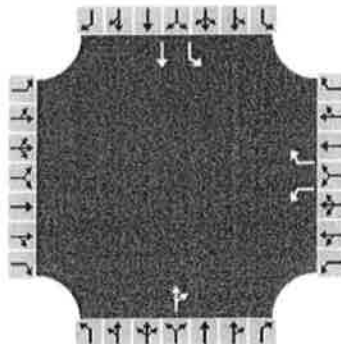
## HCS7 All-Way Stop Control Report

C.2.a

## General Information

|                            |                    |                    |                          |
|----------------------------|--------------------|--------------------|--------------------------|
| Analyst                    | CW                 | Intersection       | Taylor Rd & Taylor Pk Dr |
| Agency/Co.                 | EMH&T              | Jurisdiction       |                          |
| Date Performed             | 8/4/2017           | East/West Street   | Taylor Rd                |
| Analysis Year              | 2017               | North/South Street | Taylor Park Dr           |
| Analysis Time Period (hrs) | 0.25               | Peak Hour Factor   | 0.92                     |
| Time Analyzed              | 2017 PM Build      |                    |                          |
| Project Description        | Taylor Park Outlot |                    |                          |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |    |    | Westbound |    |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|----|----|-----------|----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T  | R  | L         | T  | R  | L          | T  | R   | L          | T  | R  |
| Volume                 |           |    |    | 233       |    | 63 |            | 23 | 272 | 98         | 47 |    |
| % Thrus in Shared Lane |           |    |    |           |    |    |            |    |     |            |    |    |
| Lane                   | L1        | L2 | L3 | L1        | L2 | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          |           |    |    | L         | R  |    | TR         |    |     | L          | T  |    |
| Flow Rate, v (veh/h)   |           |    |    | 253       | 68 |    | 321        |    |     | 107        | 51 |    |
| Percent Heavy Vehicles |           |    |    | 2         | 2  |    | 2          |    |     | 2          | 2  |    |

## Departure Headway and Service Time

|                                   |  |  |  |       |       |  |       |  |  |       |       |  |
|-----------------------------------|--|--|--|-------|-------|--|-------|--|--|-------|-------|--|
| Initial Departure Headway, hd (s) |  |  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  | 3.20  |  |
| Initial Degree of Utilization, x  |  |  |  | 0.225 | 0.061 |  | 0.285 |  |  | 0.095 | 0.045 |  |
| Final Departure Headway, hd (s)   |  |  |  | 6.30  | 5.09  |  | 5.01  |  |  | 6.43  | 5.92  |  |
| Final Degree of Utilization, x    |  |  |  | 0.443 | 0.097 |  | 0.446 |  |  | 0.190 | 0.084 |  |
| Move-Up Time, m (s)               |  |  |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.3   | 2.3   |  |
| Service Time, ts (s)              |  |  |  | 4.00  | 2.79  |  | 3.01  |  |  | 4.13  | 3.62  |  |

## Capacity, Delay and Level of Service

|                                         |      |  |  |      |     |  |      |  |  |      |     |  |
|-----------------------------------------|------|--|--|------|-----|--|------|--|--|------|-----|--|
| Flow Rate, v (veh/h)                    |      |  |  | 253  | 68  |  | 321  |  |  | 107  | 51  |  |
| Capacity                                |      |  |  | 572  | 707 |  | 719  |  |  | 560  | 608 |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |      |  |  | 2.3  | 0.3 |  | 2.3  |  |  | 0.7  | 0.3 |  |
| Control Delay (s/veh)                   |      |  |  | 13.9 | 8.3 |  | 12.0 |  |  | 10.6 | 9.2 |  |
| Level of Service, LOS                   |      |  |  | B    | A   |  | B    |  |  | B    | A   |  |
| Approach Delay (s/veh)                  |      |  |  | 12.7 |     |  | 12.0 |  |  | 10.2 |     |  |
| Approach LOS                            |      |  |  | B    |     |  | B    |  |  | B    |     |  |
| Intersection Delay, s/veh   LOS         | 11.9 |  |  |      |     |  | B    |  |  |      |     |  |

Attachment: App. #179812 - 2365 Taylor Park Drive (App. #179812; 2365 Taylor Park Dr.; Keyser)