

MINUTES

CITY OF REYNOLDSBURG PLANNING COMMISSION

September 6, 2012

A. CALL TO ORDER
(Called to order by Chairman McGrath)

1. ROLL CALL

Members Present:	Mrs. Marlene Wirth Mr. Robert Cook Mr. Charles McGrath
Members Absent:	Mr. James Comeaux
Others Present:	Mr. Aaron Domini, Acting Planning Adm.

2. APPROVAL OF MINUTES OF APRIL 5, 2012

Mrs. Wirth: So moved.

Mr. Cook: Second.

Mr. McGrath: All in favor? (All responded "aye.")

3. APPROVAL OF AGENDA

Mr. McGrath: Are there any changes or additions?

Mr. Domini: No changes

4. SWEARING IN OF SPEAKERS

(Mr. McGrath administers oath.)

5. PUBLIC COMMENT – None

B. UNFINISHED BUSINESS – None

C. NEW BUSINESS

1. REZONING APPLICATION FOR 6150 E. MAIN STREET, REYNOLDSBURG OHIO; PRESENT ZONING DISTRICT, CS; PROPOSED ZONING DISTRICT AR-1c; EXISTING STRUCTURES, UNDERGROUND SANITARY; PROPOSED USE, EIGHT (8) INDEPENDENT LIVING UNITS FOR PERSONS WITH DEVELOPMENTAL DISABILITIES. CONTACT: CONNIE KLEMA, ATTY. FOR CREATIVE HOUSING, INC. (4307-PL)

Ms. Connie Klema: I'm Connie Klema. I represent Creative Housing. We have, obviously, been going through the process here in Reynoldsburg to have approval of this rezoning. We have also had our development plan approved already. What we're doing at 6150 E. Main Street is the rear of that property has been divided off into a separate lot and it will be built with two structures. Each structure will have four units in it. Each of those four units will be occupied by people that have disabilities. Creative Housing has this type of housing throughout the Columbus area and all around surrounding territories. It's very successful and it's very attractive. We've committed to certain materials and all the things that go along with that, buffering and everything. We would hope to have your recommendation for approval.

Mr. McGrath: Any questions for Ms. Klema? (No response.) I do have one. My concern, and I don't know even if it's a concern, but the land behind – further north of the area that you're going to develop, does it back up to houses?

Ms. Klema: It backs up to houses and I believe it's in the City of Columbus.

Mr. McGrath: Yes, it is. I know it's in the City of Columbus. I just wondered, do we notify those people too in situations like this who live in those houses?

Ms. Klema: The list of people is usually surrounding – contiguous people, yes. Yes, they're included. We've had no one in opposition at any of our meetings.

Mr. McGrath: That's what I wanted to hear. Thank you very much. Are there any further questions for Ms. Klema? (No response.) Hearing none, I thank you for your testimony.

Mr. Domini: Mr. McGrath, I'll just note for the Board just a little history on this project. To date, the applicant has received approval for the major site plan. They were granted a variance for the creation of a lot without street frontage and, as you know, this has been before council once for the rezoning and it's now before you. A while back, we amended our zoning code for this district to limit the number of units per structure and increased the amount of traditional natural materials to be used in the construction specifically on the exterior, and this applicant's met the tests at all of those, which is not an easy task to do. So, that's where this project has been. We did bring up the issue of the tree canopy at the last meeting, and they are installing a number of landscape features as well as some new trees as a buffer to the rear of this property and a fence. I believe it's a 6' tall wood fence as screening. So, that's where it's been and how it got to you today. Before that even all started they had to do a lot-split from the property in the front. In the past we've not been promoting the creation of new multi-family in the city but, from the development standpoint, given that the location of this lot and its lack of visibility and access, we didn't see a significant problem with that rezoning specifically for this use.

Mr. McGrath: I would imagine that people who make the decision to go into that property also check the area as far as the concern of the neighbors on the far side, the north side. That was my only concern. Even though they're not residents of Reynoldsburg, I think that's something we should always remember that we have friendly neighbors.

Well, we have this application. What is the feeling of the Board on this?

Mr. Cook: Well, as I said at our last meeting, the last time we examined this, after I was first notified, I took the car and my bicycle and I went down to this piece of property, and the logic of nothing else ever going in there was kind of obvious when you walk around it, because of the access and its distance off the main street. I've also had a little bit of chance to look into a little bit of the background of Creative Housing and have been very impressed. They're very successful and they have, in the other projects I've looked at, they've given every indication that they know what they're doing. So that's sort of what I said the last time, so, yes, I would say let's have a motion and pass this, depending on what my colleague says.

Mrs. Wirth: I'm in agreement with you. What else could you put in there?

Mr. McGrath: Well, that's true. It's unusable land otherwise. Do I have a motion for it then?

Mr. Cook: I so move.

Mrs. Wirth: I'll second.

(Mr. Domini called the roll. Mrs. Wirth voted "aye." Mr. Cook voted "yes," Mr. McGrath voted "yes.")

D. OTHER BUSINESS – None

E. ADJOURNMENT

The meeting was adjourned at _____ p.m.

Charles McGrath, Chair

Aaron Domini, Acting Planning Admin.

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Area East Secretarial Service
7668 Slate Ridge Blvd.
Reynoldsburg OH 43068