



MINUTES

PLANNING COMMISSION THURSDAY, SEPTEMBER 1, 2016 6:00 PM

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

A. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Comeaux, Welday
ABSENT: Wren

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – July 7, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. PUBLIC COMMENT

Chairman McKenzie swore in all individuals who would be speaking before the Planning Commission.

B. BUSINESS OF THE PLANNING COMMISSION

1. **1636 Graham Rd.; Application #174537; Applicant: Dublin Building Systems; Property Owner: Reynoldsburg United Methodist Church; Major Site Plan**

1636 Graham Road - Reynoldsburg UMC Family Life Center (Phase II) - Major Site Plan. Application: #174537 - Major Site Plan. Location: Property is located on the east side of Graham Road between Palmer Road and Burkey Ave. Existing Zoning: S-1 - Special District. The request is for the review of a major site plan in order to construct a building addition and related improvements. Current Use: Semi-Public Use (Church). Applicant: Dublin Building. The applicant is requesting the Board review and approve a major site plan in order to construct an addition to an existing church building and expand the related parking facilities. The 15 acre site consists of an existing church building, an outbuilding, and related improvements. The site has vehicular access to Graham Road, Long Spur Drive, and Marabar Drive. To the north and east, the property abuts single family homes in the R-3 district. To the south and southwest, the property is adjacent to single family homes in the R-2 zoning district. Directly to the west, the property abuts another church in the S-1 district across Graham Road. The request of Staff, the applicant conformed all of the parcels at the site to the S-1 Zoning District by action of the Commission and Council earlier this year. The Commission approved phase I of this project in July of 2016. Phase II represents

building-out of project and includes building architecture and material approvals. The applicant proposes to add 52 parking spaces in a lot immediately to the south of their existing front parking lot. The applicant meets the minimum 5FT setback for all parking spaces, and has provided the required screening and interior lot landscaping for this additional parking. Since the main worship space did not grow, the parking requirements of the Code did not increase. The Commission requested that a clear pedestrian path be provided from Graham Road as part of the phase I approval. A path meeting that request is indicated on this plan. The applicant has provided a detailed landscape plan of the proposed courtyard area which serves as the main entrance from the east or rear of the structure. The applicant also proposes to extend an existing vehicular drop-off canopy to the east. Consistent with the phase I application, the applicant has provided a detailed landscape plan showing proposed screening to the neighboring single dwellings to the south. The proposed landscape buffer consists of a 3.5FT earthen mound to which the applicant will be planting shrubs, the smallest of which shall mature to 3FT in height. This meets the minimum 6FT high buffer requirement of Section 1180.10. The applicant is also proposing to protect various existing trees and shrubs in place, which will create a park-like environment. This proposed buffer meets the minimum requirements to allow the applicant to locate their proposed new driveway 25FT from the existing south lot line, as prescribed in Section 1175.08. The applicant has provided a detailed landscape plan, showing plantings around the foundation of the proposed building addition, as well as screening service structures such as an electrical transformer and dumpster. Existing on-site storm water runoff is accommodated by a detention basin on the southeastern corner of the property. According to the City's GIS system, storm water from the Godfrey Circle area also flows into this basin. The applicant is responsible for accommodating storm water runoff from any new impervious surface in accordance with the City's storm water manual. The applicant's site plan indicates that a new detention basin will be located to the west of the existing basin for this purpose. The City Engineer will be responsible for determining that this basin is adequate to handle the new runoff. The applicant has provided a lighting plan indicating the location of proposed fixtures, as well as a cut sheet of their technical specifications. Lighting levels along the southern edge of the property do not exceed 0.5 foot candles. This is consistent with the lighting standards currently under review by City Council. The applicant provided architectural elevations showing the proposed building addition, as well as a photo array of existing materials. Staff has reviewed the materials and found that the materials detailed on the proposed elevations are generally consistent with the existing pallet. The applicant proposes to utilize a significant amount of natural brick on the new addition, as well as maintain the same scale of the existing floors. The applicant consistently extends a while cornice into the new addition. Use of an EIFS material is limited to the upper story of the proposed gymnasium. The Board should determine if the applicant has met all the criteria for major site plan review and approval as outlined in Section 1143.03(c) of the Zoning Code, and if the site plan as proposed will have a negative impact on the public health, safety, morals, comfort and

general welfare. Staff finds the proposed site plan in compliance with those standards and recommends approval of the site plan.

The following individuals addressed the Planning Commission: J. Douglas Steward of Graham Rd., on behalf of Linda Barry; Joe McKinley of Godfrey Circle; Alan Wiser of Oak Valley Rd.; and Robert Jennings of Leighton Dr. Also, Karin Dragonette of Sandrock Avenue, addressed the Planning Commission on behalf of Reynoldsburg United Methodist Church.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Welday
SECONDER:	Tyler Cullinan
AYES:	McKenzie, Cullinan, Comeaux, Welday
ABSENT:	Wren

C. ADJOURNMENT

Chairman



Planning Administrator