

Reynoldsburg

OHIO • 1839

MINUTES

PLANNING COMMISSION THURSDAY, AUGUST 11, 2022 6:00 PM

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

A. CALL TO ORDER

PRESENT: Zollars, Furst, Benner
ABSENT: Alabi

2. APPROVAL OF MINUTES

1. Planning Commission – Special Meeting – July 21, 2022

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

1. Application 2022-5064; 6320 E Main Street; Zoning District Change; Applicant: Skilken Gold Real Estate Development Group

Mr. Meyer: The applicant was applying for a zoning district change. The applicant was Skilken Gold Real Estate Development Group. As you recall, the planning commission members voted to table this for 90 days. This was the rezoning of the former Walgreens at Brice and Main Street. The applicant has formally requested that we withdraw the application. I'm going to read the email from the applicant's counsel into the record. On behalf of the applicant and property owner, I respectfully request the application be withdrawn. That's from David Hodge at Underhill and Hodge LLC, who's the applicant's attorney.

Mr. Zollars: Thank you, Eric.

Mr. Furst: I do move that we formally accept the withdrawn application.

Mr. Benner: I'll second.

Mr. Zollars: We have a first and second on that. So can we get a roll call, please?

Ms. Butler: Mr. Benner. Yes. Mr. Furst. Yes. Mr. Zollars. Yes.

RESULT:	WITHDRAWN
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D. NEW BUSINESS

1. App# 2022-5253; NE Corner of Main and Carlyle; Applicant Bohm; Major Site Plan

Staff report was read into the record.

Enclosed is our review of the application material for the above referenced plans.

1. Engineering Review

- a. As a follow-up to our prior review of the dry detention facility we discussed with the Engineer having the safety shelves and setbacks to various storm events. It appears as if the Engineer has provided a dry pond design that we find acceptable from a functionality standpoint. The 'dry river' bed technic proposed has been successfully implemented throughout central, Ohio providing the owner of the building maintains this stormwater facility appropriately. We will discuss during final engineering at the PGU stage, but a maintenance manual should be provided for this facility to ensure it does not become an aesthetic issue for the community in the future.
- b. We will discuss in more detail during the PGU process, but the sanitary shown appears to be a lateral with cleanouts. This sewer lateral will need to tie into the main at a wye and not at a manhole."
- c. We would like to see what the relationship is for the overhead utilities along Main Street and the proposed building. Typically, 10' OSHA separation is required between building construction and overhead utilities. If the applicant can demonstrate there are no conflicts, we have no further comment on this issue.
- d. The pond and any sidewalks should also be coordinated with the locations of utility poles, telecommunication pedestals, etc. to ensure there are no conflicts. The site plan should be adjusted accordingly. If the applicant can demonstrate there are no conflicts, we have no further comment on this issue.
- e. There appears to be conflicts between the site lights and storm sewers shown on each plan. It is recommended that the site lighting be coordinated with the utility plan. The lighting photometrics should be updated if the site light locations change. Approval of the site plan is recommended with the condition that the lighting plan be updated to reflect the current plan.
- f. Since as TIS for the project will be completed by the city for the corridor as part of future master planning, so a TIS will not be required for this project.

2. Landscaping Review

- a. Along the north edge, plan is required to provide a 6 ft. tall screen hedge. The plan's requirements data table indicates this will be achieved with 6 ft. tall Sea Green Juniper. However, the plan is showing Dense Yew, which will not achieve the required screen height. Revise scheduled plants to a species that will achieve the required height.
- b. Interior lot landscaping requires 15 inches of total tree planting, not 13 inches as indicated. The provided trees are indicated as 14 inches provided. However, the plan indicates 7 trees scheduled at 2.5" cal., equaling 17.5 inches, meeting the requirement. No plan revision is needed, but we recommend updating the requirement table to document the correct figures.

3. Lighting Review

- a. The average horizontal illumination level on the ground along a property line adjacent to a residentially zoned property shall not exceed an average intensity of 0.5 foot-candles. Sheet E002 "Statistics" data table "Calc Zone #1" indicates an average of 1.0 FC, exceeding the maximum permitted. It appears that this calculation may also include several unlit areas of the site away from the residential property line, based on the point symbol. The fixtures nearest the residential properties should be adjusted to include shielding to minimize light trespass.

Mr. Ghidotti: Yes, sir. I'm Paul Ghidotti. I work with the Daimler Group 1533 Lakeshore Drive, Columbus, Ohio. Thank you, Eric. I represent the Daimler group who is developing the project. We're doing it in a partnership with Central Ohio Primary Care. Central Ohio Primary Care will occupy the entire building. Just some brief background that may help you. Our design team, who I know one is supposed to be here from Moody Nolan with all the materials, the brick color, the glass, the metal color, metal roofing, coping color, I'm certain he's stuck on Main Street as I was myself. Anyway, he's with Moody Nolan Architects, local architectural firm. We do a lot of projects with them and I think they've been active in the Reynoldsburg community before. EMH&T who's our civil engineer. They also do a lot of civil engineering work for the city. They're also on the team that has worked through the project with you and your staff. And then Edge is our landscape architectural firm who's designed the landscape features for the site. I really think we've had a couple of meetings with Eric and his team and some other of the disciplined folks from Reynoldsburg. I think we've worked really hard to address all the comments. We submitted a revised application, I should say revised materials after we got the comments last week, but it wasn't in time for you guys to see an updated package. I don't think it's. Is that correct?

Mr. Meyer: I haven't seen any updates, so they don't have the updates in front of them.

Mr. Ghidotti: It was sent the day that you sent your staff report to us. Katie from EMH&T sent that back. So we don't have any issues with anything in the staff report. We intend to comply fully with all of the conditions and requirements as stated.

Mr. Zollars: You're talking about the OHM review document?

Mr. Ghidotti: Yes, sir.

Mr. Zollars: There were some conditions that staff was mentioned and we've got to. Should we go down through each of these?

Mr. Meyer: Yeah. I think in general, there's things on here that our PGU process would address later. I would say there's four or five minor, but substantive things. The first one is; there's a ten foot ocean separation typically required between building construction, overhead, utilities. The conditioning is just be that is confirmed as we go through the design process.

Mr. Ghidotti: Can I clarify something? I printed the staff report when you sent it to me, which is kind of the entire agenda for this evening. I didn't actually see the detail the staff

report I was looking at. I think, Mr. Zollars, what you were looking at, which is the OHM letter.

Mr. Meyer: That is the staff report.

Mr. Ghidotti: Okay. That's what I thought. So that was item 1-C?

Mr. Meyer: Yep.

Mr. Ghidotti: Okay.

Mr. Meyer: So that would be a condition one. Condition two would be D, coordinating the location of utility poles and telecommunication pedestals with the sidewalks just to make sure there are no conflicts. The other one would be just coordinating the lightning plan with the utility plan. So that would be 1-E and then to a coordinating the. So the plan indicates on the table it'll be a six foot tall Sea Green Juniper. The plan is showing a dense U which would not get the six foot height. So just coordinating it so that the Sea Green Juniper is reflected throughout it. The other one is the interior lot landscaping requires 15 inches of total tree planting, not 13 inches indicated. And then the plan indicates seven trees scheduled at the two and a half inch caliper, 8.7, two and a half inches meeting the requirements. So basically just the coordinating so that the tree indicated are meeting the planting inches as required by our code.

Mr. Ghidotti: To the extent we haven't addressed those appropriately with our resubmitted materials, we agree to all of those conditions.

Mr. Zollars: Thank you.

Mr. Meyer: The last one is just ensuring that the foot candle amount allowed by our code is. I think you do meet it, but there's a discrepancy between what is listed in the text versus the pictorial on the plan. That would be the last one. I would say those are all relatively minor comments that can be addressed going forward.

Mr. Ghidotti: We would agree.

Mr. Zollars: Okay. Very good. Mr. Furst?

Mr. Furst: Frankly, if you agree to all the conditions that OHM has identified, I don't have any further quibbles.

Mr. Ghidotti: Mr. Benner?

Mr. Benner: I know that I have questions for him. My worry was, I drove by today. The electric lines out there. Are we going to try to bury those? Are we going to build back far enough? And does that then mess up the setback?

Mr. Meyer: So that was the comment on ensuring that there's enough separation between construction and building. But I mean, we're not requiring them to bury the utilities.

Mr. Benner: What's the setback requirement?

Mr. Meyer: I don't know, off the top of my head.

Mr. Shook: If it's Insight District, I believe its 20 feet. Is that about right?

Mr. Meyer: That would be the max typically. And then I think it's five.

Mr. Shook: What was the minimum, five? And Max's is 20?

Mr. Benner: Yeah, the minimum was ten on the other district, maximum of 20. But can we get it, can we meet 20 feet and still be out of the way of the electric I guess is my question.

Mr. Furst: Yeah. Considering the OSHA clearances is ten.

Mr. Meyer: For the construction. What I would say is I which of them feels that with these conditions it would meet code. If for some reason they wouldn't be able to clear the utility lines that would come up as part of the PGU process.

Mr. Ghidotti: I think we do, but why don't we clarify it? I mean, this is our first project. This is Daimler's first project and Reynoldsburg, we want to do it right. We want to be back here and do more things with you. So I want to get this addressed. We'll make sure it's correct. We'll make sure OHM is comfortable. I don't want this to be an issue.

Mr. Benner: Thank you.

Mr. Zollars: I had two questions for you. So you are buying the entire site?

Mr. Ghidotti: We are buying approximately 5.3 acres. So none of it is the Licking County ground. It's all the western edge of the property from Carlisle East.

Mr. Zollars: The other question on those lines, though, and so there is going to be a new curb cut in there. Is that right?

Mr. Ghidotti: Correct.

Mr. Zollars: Okay, good. So is there any preliminary plans on the undeveloped site?

Mr. Meyer: That's not their project. That is under a different development agreement.

Mr. Zollars: So you're splitting that property there?

Mr. Meyer: Yeah. They're just taking the approximately five and a half ish acres. That's the

only part that they control or have rights to. The other part is under a different agreement that is not with the entity that will be doing this project.

Mr. Zollars: Okay, those are my two questions.

Mr. Ghidotti: Just one more piece of information. I want to make sure I answer all your questions, but the physicians that will practice within this building and COPC will also be owners in the building with us. So the greatest thing about what we're doing is we are moving tenants and doctors in that will be long term owners in this building. What we found is when you get a long term lease and you bring the doctors into the facility, they stay, they stay through their balance of their career. So there's we call it stickiness or glue. They're going to be here for a long time. So consider this may be the catalyst of new development on East Main on the north side. And hopefully it continues.

Mr. Zollars: You referenced the architect. I'm not sure that we need him or her at this point, but on the drawings they were pretty good. I did look at the finishes. Did you either you guys have any questions on the finishes with the building? All right, then what if someone cares to make a motion? There are no more questions.

Mr. Benner: Is it necessary for us to go over the conditions again, or are those already part of the record?

Mr. Ghidotti: I think it's sufficient to say that you would move to approve the site plan as submitted under the condition that the applicant comply with the recommendations from OHM in their staff.

Mr. Benner: Then I move that we accept the application as submitted as long as the applicant adheres to the changes is necessary from OHM.

Mr. Furst: I second.

Mr. Zollars: We have first the second. Can we get a roll call, please?

Ms. Butler: Mr. Benner. Yes. Mr. Furst. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Benner
SECONDER:	Alex Furst, Commissioner
AYES:	Zollars, Furst, Benner
ABSENT:	Alabi

E. OTHER BUSINESS

None

F. ADJOURNMENT

6:15 PM

Chairman

Planning and Zoning Administrator