



MINUTES

PLANNING COMMISSION THURSDAY, AUGUST 5, 2021 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst
ABSENT: Benner

Motion made by Mr. Furst to excuse Mr. Benner's absence, seconded by Mr. Hicks. Four votes, yes.

2. APPROVAL OF MINUTES

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands as Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application #2021-5348; PID 067-000086; Eric Elizondo (Skilken Gold); Major Site Plan (Sheetz)

Ms. Wheeler: Thank you, Mr. Zollars. The first application is for major site plan number 2021-5348. The Applicant Skilken Gold Real Estate Development is requesting Planning Commission approval of a major site plan for the construction of a six thousand square foot Sheetz convenience store. This approximately three acre site will include self-service gasoline, food and beverage sales and retail and indoor and outdoor seating, as well as a drive thru lane. The property is within the community commercial zone and the proposed use retail convenience with gasoline is listed as a conditional use in community commercial. The proposed development did previously receive BZBA approval for that conditional use. With that, the applicant is here if there are any additional questions that the board has.

Mr. Zollars: Anyone representing or wants to speak for this project come forward. If you want, please state your name and address for the record.

Mr. Amer: My name is Kareem Amer, with Skilken Gold real estate development address is 4270 Morse Rd., Columbus, Ohio. Thank you staff for your presentation. It's great to be here this evening. I have with me today Kyle Moore, our civil engineer and consultant with Manic and Smith, Eric Elizondo, our senior vice president, Skilken Gold, and Mike Castle with Sheetz engineering team. We're very excited to be here in Reynoldsburg and specifically this location. You know, we don't have any more additional material to present besides what's been provided. So, at this time, if you guys have any questions for us, we'd be happy to answer them.

Mr. Zollars: Start with Mr. Hicks, you have something, I'm sure.

Mr. Hicks: No, I only had one comment. I have a friend from central Pennsylvania. He said Sheetz Gas Station is his favorite restaurant. So I think that there's, you know, a few of these coming into Central Ohio and I believe Skilken Gold, you guys are doing all that work for them. The other locations up in city of Delaware. Nice municipalities, nice locations. And those locations look pretty good. It's a high quality gas station with really nice materials on the exterior. So I don't have any questions or comments. Thank you.

Mr. Cullinan: I just want to add on to what Mr. Hicks said, that I've been to several around Columbus and they are nice looking sites, so I'm excited to see it here. And also the ethanol free gas. I'm excited for.

Mr. Zollars: I do have one question for staff. There's a lot of signage on this property. We are approaching or within limits before we get too far down the road on this.

Ms. Wheeler: Yes, they'll need to submit a separate sign application as well. We did have one point of clarification for the applicant, I believe, on your sign submittal you had your monument sign shown in that upper right corner that is where the current pylon sign is for the shopping center. So we just wanted to clarify the location if there was going to be a separate monument sign.

Mr. Amer: Right. So, as you said, that is the shopping center sign. We do plan to have a separate monument sign specifically for gas prices, but that will all be addressed in the signage package or the submittal for it. But it will likely not be right next to that shopping center site.

Mr. Zollars: OK, anything else? You have anything you want to add to this? All right I would entertain a motion and a second.

Mr. Hicks: Mr. Hicks, I'm moved that we approve as submitted.

Mr. Furst: I second.

Mr. Zollars: Can get a role on the first and second for this, please?

Ms. Wheeler: Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Benner

2. Application #2021-5350; PID 060-004558-00; John Spagnolo; Final Plat (Rose Hill Townhome Development)

Ms. Wheeler: The second agenda item this evening is for a final plat. This is application 2021-5350. This is a request simply for a final approval of what was previously approved by Planning Commission. I don't know if they're here this evening, but happy to answer any questions on that.

Mr. Zollars: I know one here from the applicant, anything, any questions or anything from the commissioners?

Mr. Furst: I didn't notice any major changes or anything like that. Are there any changes you want to point out that we might need to be aware of?

Mr. Bowsher: There are not. It's the same submitted application. You know, they're still working through sort of their PGU process in the service department, in the engineering. But one of the keys that they needed to do was submit this final plat. Obviously, by ORC standards, it's got to go to Planning Commission, follow along to City Council so it can be recorded very similar to what we did with MI and any other future for sale product.

Mr. Hicks: Just a point of clarification. So their platting individual lots are these condos?

Mr. Bowsher: They are correct attached single family for sale product and they are fee simple and they were requested to submit their final plat. So it was individual parcels.

Mr. Hicks: So these will be zero lot line. This parcel boundary will essentially go right down the middle of the units, in between the units.

Mr. Bowsher: Correct. And obviously, if you can remember on the other some of those buildings, there will be an empty lot. Those are typically some of your smaller ones because there's obviously some separation between the buildings. They typically range anywhere between five and seven units when they're linked together. Obviously, some of the ones over on the east section, there's two units that are there together.

Mr. Hicks: OK, I just hope the surveyor gets all the; that's a lot of points to line up pretty closely. So I guess, you know, there's a chance they may end up with a lot line

adjustments or plat adjustments or something, you know. Trying to thread a needle with that. Were they required to submit a plat?

Mr. Bowsher: They were its typically not a best practice to do that in these cases, but they were requested by the city.

Mr. Hicks: OK.

Mr. Zollars: Any other questions? All right, I'd entertainment motion and a second, if so moved.

Mr. Furst: I move that we accept this I submitted.

Mr. Cullinan: I'll second.

Mr. Zollars: OK, good, we have a first or second, can we get a roll call on that, please?

Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED PENDING COUNCIL REVIEW [UNANIMOUS]	Next: 9/13/2021
	6:30 PM	
AYES:	Cullinan, Zollars, Hicks, Furst	
ABSENT:	Benner	

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator