



AGENDA

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

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

1. 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. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

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.
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.
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.

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.
 5. Origins of Brookside/Huber Housing Developments Presentation by Mark Myers
 6. Report from Dan Havener on Comprehensive Plan Meetings
 7. Examination/Update of Strategic Plan for Historic District
3. ADJOURNMENT



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, Welday
ABSENT: Comeaux, King

2. APPROVAL OF MINUTES

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

3. APPROVAL OF AGENDA

4. SWEARING IN OF SPEAKERS

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. (First Reading 4/24/2017).**

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 6/26/2017 8:00 PM
MOVER:	Tyler Cullinan	
SECONDER:	Robert Welday	
AYES:	McKenzie, Cullinan, Welday	
ABSENT:	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. (First Reading 4/24/2017).**

RESULT:	REFERRED TO COUNCIL [2 TO 1]	Next: 6/26/2017 8:00 PM
MOVER:	Robert Welday	
SECONDER:	Tyler Cullinan	
AYES:	Cullinan, Welday	
NAYS:	McKenzie	
ABSENT:	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.

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

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

5. **Comprehensive Plan**

No Discussion.

C. ADJOURNMENT

Chairman



Planning and Zoning Administrator

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

MINUTES

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

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

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

Minutes held.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mark McKenzie.

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

Mr Snowden - 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 and certain regulations intended only to apply to residential districts. The reason I'm amending this 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 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. Before the 1193 and the former 1194 were enacted the only thing that governed materials within the historic district was the historic guidelines from 1996. In that document it did state that 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 simply stating that its not an approved material and we'll send that back to City Council and request City Council to amend. The reason I'm editing this section is because the section seemed to

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

restrict wood as a material in residential and that is not the intent of section when I edited it originally.

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 - Previously, what you have crossed out here is constructed ornamental metal tubes or ornamental solid bars and there was something else that would have allowed a greater variety of materials for the fencing in the historic district.

Mr. Snowden - This section originally was from the portion that only applied to commercial. When it was 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 that 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 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.

Dr. McKenzie - 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. There is the 1996 design guidelines.

Dr. McKenzie - The 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.

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.

Dr. McKenzie - Fences in the front of 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.

Dr. McKenzie - What's the difference between a wall and a brick fence or a stone fence? I would say in actuality most people would say that there is not difference. If you look at people who 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, I would say, is there any historical evidence of walls in the historic neighborhood area of Reynoldsburg. Not that I know of. I don't believe that stone walls are a historic feature of Reynoldsburg. 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. 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, not like slats where you can see through.

Mr. Snowden - If folks think that we'd like to have the same front yard fencing 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 - Do we wish to continue privacy fences in the backyard in the historic district. Although, now we would be restricting it with 4 feet.

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

Dr. McKenzie - Historic districts are driven by appearance. 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?

Mr. Comeaux - No. 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.

Mr. Snowden - There needs to be a new design guideline document done for the 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 allows wood. If you 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 is the max height and the fences must be 50% open. I'm just trying to be able to issue a permit for fencing for residential only. I think a good improvement to what I wrote would be to 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. For the rest of 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 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. If you want to stick with the 3 feet in the front then lets edit the sentence and then the same regulations will apply city wide for residential front fences. So, in that case you would 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 not reading right.

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

Dr. McKenzie - The change between the historic overlay and the historic neighborhood overlay subarea. By the reading of that, first it starts off the 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.. 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, 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 - That's the problem 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 - Mark, you're making this more complex than what it needs to be. 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 expensive. If you want me to edit this, I don't have a problem sitting here and editing it, but I need this immediately. I submitted this back in May and I need this corrected.

Mr. King - I don't see a problem with it. When we look at the stone or brick in the front, there is a site going down Main Street in directly in front of the ice cream place, 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 historic 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.

Mr. Havener - What if we would put, 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 *** or columns.

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% open.

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. The regulation dealing with the 50% open applies throughout the district.

Mr. Comeaux - You wouldn't approve a 4 foot brick fence?

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.

Mr. Comeaux - I'm fine with the understanding and the office that would approve such a permit is sitting here, what they're saying is on a front fence you have to be able to see through 50% of it.

Mr. Snowden - One thing to remember is that a true wall, if it extends over 4 feet in any district, requires a building permit.

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 - Could I edit this sentence here to improve or minimize confusion so that people can get behind what I'm saying? I'm trying to be flexible, but if folks don't want to see vinyl that looks like wood then lets 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?

Unknown* - Vinyl is a type of plastic. Composite is a combination of wood and plastic.

Mr. Snowden - 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. Snowden - I'm going to 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. 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 and explain the reasoning of the commission.

Dr. McKenzie - We are forwarding this to Council for recommendation to approve the version revised July 6, 2017.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]
MOVER:	Mark McKenzie, Chairman, Planning Commission
SECONDER:	Ivan King
AYES:	McKenzie, Cullinan, Comeaux, King
ABSENT:	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.

- 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 if the application meets those standards. Staff recommends approval of the zoning district as submitted.

Aaron Underhill, Lawyer w/Underhill & Hodge Law Firm - We think that this makes this property much more likely to have a future development on it.

Dr. McKenzie - 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 too close to a residential property, so does that get grandfathered in?

Mr. Snowden - They already have variances because look how close that is to the residential use immediately to the east. We are creating a non-conformance by changing this zoning district. The 50 foot can be relaxed 25 feet by an introduction of landscape berm, but this already had a variance for that requirement back when it was developed for the properties to the east.

RESULT:	APPROVED BY BOARD [UNANIMOUS]	Next: 7/24/2017 8:00 PM
MOVER:	Mark McKenzie, Chairman, Planning Commission	
SECONDER:	Ivan King	
AYES:	McKenzie, Cullinan, Comeaux, King	
ABSENT:	Welday	

3. Development Discussion

Dr. McKenzie - On the change to the coding for the historic neighborhood subdistrict, I would 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 comprehensive plan for us. What are we going to want? As I pointed out, the one source I quoted there, it gave a 4 step plan. The first step was being familiar with existing code. One of the things that Reynoldsburg has to deal with are these post World War II housing developments. We have two, Huber Homes and Brookside. I asked Mr. Myers from the historic, 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 mid to late 1950's. The national databases are describing those areas as poor and at risk sub areas. That could go a long way to why we are getting such limited economic interest in the Main Street. I can only tell you what other communities have done to address these types of problems. Have you ever heard of Levitt Town? It was the first post World War II housing developments and they had the same types of problems. What the other communities have done involved zoning code. Many of the Brookside Homes run 1000 sq ft. The average living space in an inner city apartment is still 1500 sq ft. These homes are well below the modern averages. What can a city do to make these developments more desirable? Reynoldsburg's comprehensive development plan needs to address if it's going to be successful for Reynoldsburg.

Mr. Havener - You're right. These are all relative things 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.

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.

3. ADJOURNMENT

Chairman

Planning and Zoning Administrator

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

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: August 3, 2017**TO: Service Committee****RE: 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.**

See Attachments for Details.



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

Application #: 178478

Permit #:

Date Submitted: 5/23/17

Fee Amount: Waived

☒ Paid: —

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

Graham Rd. Rear Reynoldsburg 43068

FOR DISTRICT CHANGE ONLY

Description of Location:

Adjacent to north-side of Truro Township Silent Home Cemetery, 1576 Lancaster Ave.

Proposed Zoning:

S-1

Parcel ID(s):

060-000197

Size of Area to be Rezoned:

.42

Number of
Lots: **1**

Present Zoning:
R-2

Present Use:
Cemetery

Existing Structures:
720 sf Shed

Complete Where Applicable:

Engineer/Surveyor: Moody Engineering (Eng),

Builder: _____

Proposed Use:
No Change

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Truro Township Board of Trustees

Property Owner Address(s):

6900 E. Main Street, Reynoldsburg, OH 43068

IV. APPLICANT INFORMATION

Applicant Name:

Mark Larrimer

Applicant Address:

300 Spruce St. Suite 200, Columbus OH 43215

Applicant Phone Number:

614 280-8882

Applicant Email:

mlarrimer@moody-eng.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:

Date: 5/22/17

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: _____

- ☐ 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. #178478 (Rezoning Graham Road)

Instrument Number: 197404230008332

Legal Description

29 SEC 18 TWP 16 R 20 REFUGEE TRACT

Long Description

(GRAHAM RD. REAR)

Attachment: App. #178478 (Rezoning Graham Road)



QUIT CLAIM DEED VOL 3406 PAGE 574

TITLELAND RECORDED IN R. PAT. OFFICE
TITLED LAND RECORD, PUBLIC RECORD, BUREAU OF REVD
Standard Ohio form 809

Know all Men by these Presents

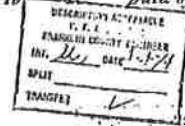
That SILENT HOME CEMETERY ASSOCIATION,

AN OHIO CORPORATION, NOT FOR PROFIT,

8332

Grantor in consideration of the sum of
One Dollar (\$1.00) and other valuable considerations,

to ~~be~~ paid by TRUSTEES OF TRURO TOWNSHIP, FRANKLIN COUNTY, OHIO



068

Grantor the receipt whereof is hereby
acknowledged, done hereby Remise, Release and forever Quitclaim,
to the said Grantor TRUSTEES OF TRURO TOWNSHIP, FRANKLIN COUNTY, OHIO,

their successors ~~them~~ and assigns forever, the
following Real Estate situated in the County of Franklin
in the State of Ohio, and in the Township of
Truro

and bounded and described as follows:

PARCEL I: Being a part of Lot No. Twenty-nine (29) in Section 18, Township 16, Range 20, Refugee Tract. Beginning at a point, on land formerly owned by Josiah Medbery, on the north line 100 feet, more or less, west from a stake and stone at the northeast corner of a tract of land conveyed to The Silent Home Cemetery Association by Josiah Medbery and wife. Thence north 60 feet, more or less, thence west 231-6/10 ft., more or less, thence south 60 ft., more or less, thence east 231-6/10 ft., more or less, to the place of beginning, and containing thirty-two hundredths (32/100) acres, more or less, and the above is the land conveyed to H. Dysart and S. Henderlick from Archibald McCray and wife by deed recorded in Book 133, pages 379-380 of the Franklin County records.

PARCEL II: Being a part of Lot Number Twenty-nine (29) in Section 18, Township 16, Range 20, Refugee Tract. Beginning at a stake and stone at the northeast corner of a tract conveyed to the Silent Home Cemetery Trustees by Josiah Medbery and wife, thence one hundred (100) feet, more or less, west to a point in a tract conveyed to the Silent Home Cemetery Trustees by Samuel Henderlick, Mary Henderlick and Mirna Dynart, thence north sixty (60) feet, more or less, along the line of last mentioned tract belonging to Silent Home Cemetery, thence east one hundred (100) feet, more or less, thence south sixty (60) feet, more or less, to the place of beginning, containing 3/29 of an acre, more or less, and being the southeast corner of a tract conveyed to C. L. Graham by Chas. Hutson and wife, recorded in D.B. 443, page 422 on Franklin County records.

PARCEL III: Being a part of the North Half of Lot Number Twenty-nine (29) in Section 18, Township 16, Range 20 Refugee Lands. Beginning at a point on the North line of the tract of land conveyed by Jacob Connell and wife to Josiah Medbery by deed recorded in Book No. 98, pages 97 and 98 of the Franklin County records.

Thence S 1° 15' W. 449-8/100 ft., more or less, to a stake. Thence N 88° 54' W. 573-48/100 ft., more or less, to a point in Reynoldsburg and Pickerington Road. Thence N 23° 32' W, along center of said Road 466-36/100 ft., more or less, to a stake.

Thence N 1° 28' E (in center of a street in Reynoldsburg to a stake) 38-53/100 ft., more or less.

Thence S 87° 45' E along said north line, 757.51 ft., more or less, to a stake and stone, the place of beginning, and containing six and nine hundred and twenty-seven thousandths (6-927/1000) of an Acre, more or less.

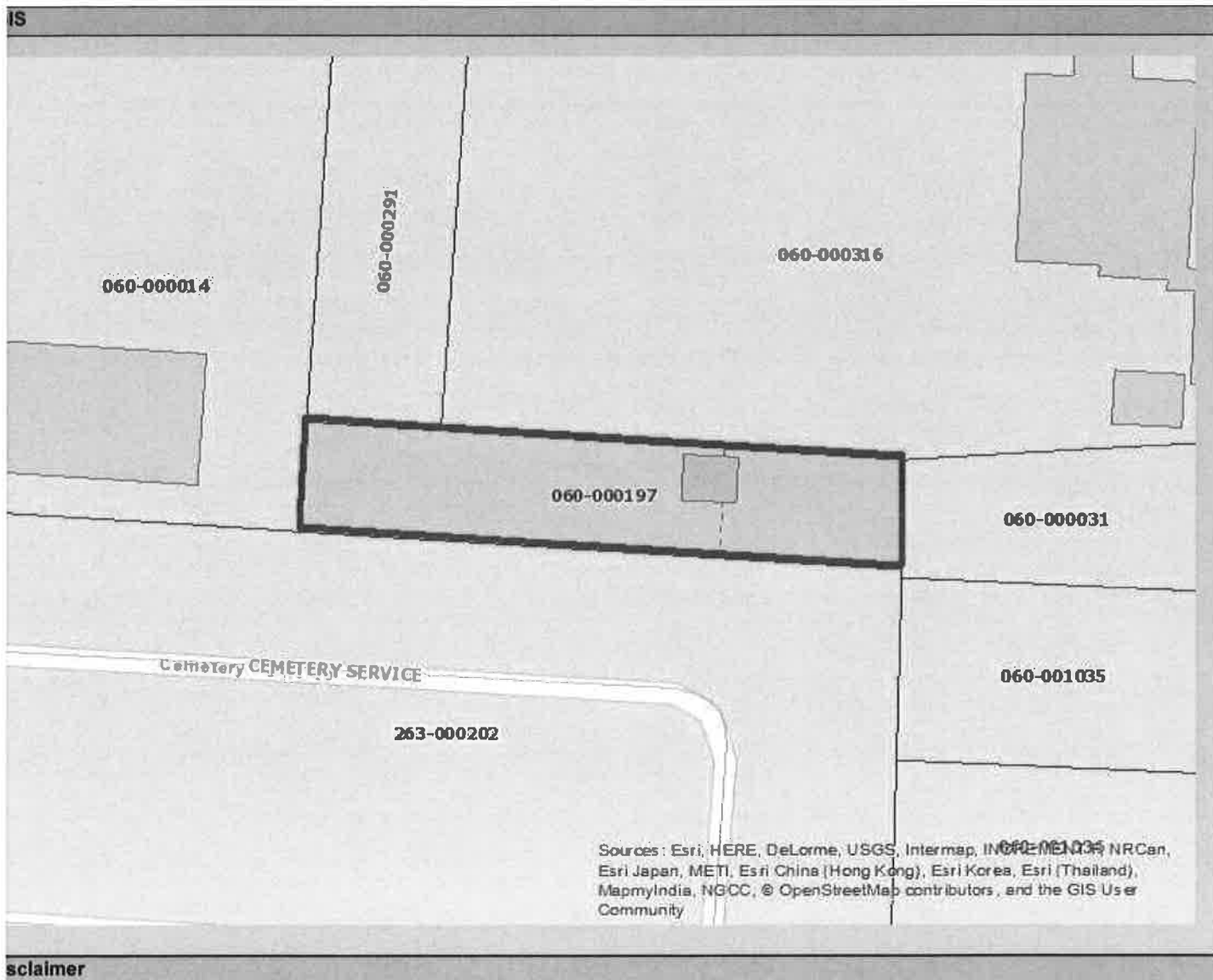
To Have and to Hold said premises with all the privileges and appurtenances thereunto belonging, to the said Grantee Trustees of Truro Township, Franklin County, Ohio,
their successors ~~them~~ and assigns forever.



AP(GIS)

Generated on 05/22/2017 at 03:25:51 PM

Parcel ID	Map Routing No	Owner	Location
6000019700	060N081 00400	TRUSTEES OF TRURO	GRAHAM RD



Disclaimer

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Attachment: App. #178478 (Rezoning Graham Road)

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060-000197
Graham Rd. Rear
Adjacent Property List

060-000014
Broadwyn Dr.
Board of Education
7244 E. Main Street
Reynoldsburg, OH 43068

060-000291
Graham Rd. Rear
Board of Education
7244 E. Main Street
Reynoldsburg, OH 43068

060-000316
1555 Graham Rd.
Board of Education
7244 E. Main Street
Reynoldsburg, OH 43068

060-000031
1573 Graham Rd.
Robert Bungardner
1573 Graham Rd.
Reynoldsburg, OH 43068

263-000202
Lancaster Ave.
Truro Twp. Board of Trustees
6900 E Main Street
Reynoldsburg, OH 43068

Attachment: App. #178478 (Rezoning Graham Road)

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: August 3, 2017**TO: Service Committee****RE: 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.**

See Attachments for Details.



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

Application #: 178477

Permit #: _____

Date Submitted: 5/23/17

Fee Amount: Waived

☒ Paid: _____

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

6305 E. Livingston Avenue, Reynoldsburg, OH

Description of Location:

South-side of Livingston, East of Merchants Drive

Parcel ID(s):

060-005861

Number of
Lots: 1

Present Zoning:
CC

Present Use:
Fire Station

Complete Where Applicable:

Engineer/Surveyor: Moody Engineering (Eng)

Builder: _____

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

S-1

Size of Area to be Rezoned:

5.94 Acres

Existing Structures:

13,069 sf Fire Station

Proposed Use:
Fire Station

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Truro Township Board of Trustees

Property Owner Address(s):

6900 E. Main Street, Reynoldsburg, OH 43068

IV. APPLICANT INFORMATION

Applicant Name:

Mark Larrimer

Applicant Address:

300 Spruce St. Suite 200, Columbus OH 43215

Applicant Phone Number:

614 280-8882

Applicant Email:

mlarrimer@moody-eng.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: Mark Larrimer

Date: 5/22/17

*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: _____
☐ 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. #178477 (Rezoning 6305 E. Livingston Ave.)

Instrument Number: 200505190095819

Legal Description

Pcl# 060-005861 Acreage 5.73900000 REFUGEE LANDS

Long Description

(6305 E. LIVINGSTON AVE)

Attachment: App. #178477 (Rezoning 6305 E. Livingston Ave.)



200505190095819

Page: 3 \$36.00 T20050038991
 05/19/2005 11:46AM BXVALMER LAND
 Robert G. Montgomery
 Franklin County Recorder

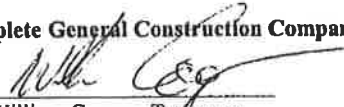
GENERAL WARRANTY DEED

Complete General Construction Company, a corporation organized under the laws of the State of Ohio, and licensed to do business in the State of Ohio, by William Cooper, its Treasurer, having been duly authorized to execute the same, for valuable consideration paid, grants, with general warranty covenants, to **The Board of Township Trustees of Truro Township**, whose tax-mailing address is 6900 E Main Street, Reynoldsburg, OH 43068, the following real property:

See Attached Legal Exhibit "A"

Prior Instrument Reference: Volume Deed Book 3701, page 355, Recorder's Office, Franklin County, Ohio.

Complete General Construction Company

By: 
 William Cooper, Treasurer

State of Ohio
 County of Fairfield

On the 19th day of May, 2005, before me personally came William Cooper, to me known to be the person who executed the foregoing instrument, being first duly sworn, Treasurer of the Complete General Construction Company, the corporation described in and which executed the foregoing instrument, who states this action is taken with full corporate authority by resolution of the Board of Directors of that corporation and that this instrument was executed pursuant to that resolution.

Witness my official signature and seal on the day last above mentioned.



MONICA R. MERRIMAN
 Notary Public, State of Ohio
 My Commission Expires 05-09-06

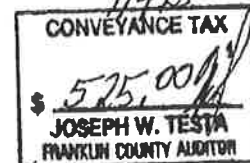

 NOTARY PUBLIC

This document was prepared by The Durst Law Firm, Co.

TRANSFERRED

MAY 19 2005

JOSEPH W. TESTA
 CLERK
 FRANKLIN COUNTY, OHIO



Attachment: App. #178477 (Rezoning 6305 E. Livingston Ave.)



Civil & Environmental Consultants, Inc.
 8740 Orion Place, Suite 100 • Columbus, Ohio 43240
 Phone 614.540.6633 • Fax 614.540.6638
 CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
 NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

Description of 5.739 Residual Acres

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Half Section 20, Section 13, and Half Section 41, Section 24, Township 12, Range 21, Refugee Lands, and being a 5.739 Residual Acres of an Original 9.975 Acre Tract Conveyed to Complete General Construction Company, Deed Book 3701, Page 355 in the Franklin County Recorder's Office:

Beginning for Reference at the Centerline Intersection of Livingston Avenue and Briceton Drive (P.B. 42, Pg. 122);

Thence following the Centerline of Livingston Avenue with a Curve to the Right having a Radius of 1432.69 feet, a Delta of $11^{\circ}56'28''$, an Arc Length of 298.59 feet, and a Chord Bearing of South $79^{\circ}20'52''$ West for a Chord Distance of 298.05 feet to a Point;

Thence South $04^{\circ}40'54''$ East crossing Livingston Avenue, a Distance of 40.00 feet to a Found 3/4" Iron Pipe, 30" in Length with No ID Cap on the Southerly Right-of-Way Line of Livingston Avenue, said Iron Pipe being the True Point of Beginning;

Thence South $16^{\circ}37'37''$ East following the Westerly Line of a 0.988 Acre Tract Conveyed to Paul M & Judy F Loper, O.R. 21681, Pg. A01, and a 0.992 Acre Tract (Parcel 1) & a 1.520 (Tract 2) Conveyed to Richard A & Deborah a Raup, O.R. 20391, Pg. G15, a Distance of 567.93 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER, on the Northerly Right-of-Way Line of Birchview Drive (P.B. 42, Pg. 122);

Thence following the Right-of-Way Line of Birchview Drive (P.B. 42, Pg. 122) with a Curve to the Left having a Radius of 1025.00 feet, a Delta of $15^{\circ}29'26''$, an Arc Length of 277.12 feet, and a Chord Bearing of South $61^{\circ}02'01''$ West for a Chord Distance of 276.28 feet to a Found 3/4" Iron Pipe with an ID Cap stamped MATMAR, INC.;

Thence with the following Two (2) Courses around a 2.031 Acre Tract Conveyed to the Central Ohio Transit Authority, O.R. 5263, Pg. H15;

1. North $36^{\circ}47'21''$ West a Distance of 200.00 feet to a Found 3/4" Iron Pipe, 30" in Length with No ID Cap;
2. With a Curve to the Left having a Radius of 1225.00 feet, a Delta of $08^{\circ}05'54''$, an Arc Length of 173.15 feet, and a Chord Bearing of South $49^{\circ}13'35''$ West for a Chord Distance of 173.00 feet to a Found 3/4" Iron Pipe with an ID Cap stamped MATMAR, INC.;

Thence North $44^{\circ}49'23''$ West following the Easterly Line of a 0.998 Acre Tract Conveyed to the Central Ohio Transit Authority, O.R. 15691, Pg. I19, a Distance of 81.17 feet to a Found 3/4" Iron Pipe with an ID Cap stamped MATMAR, INC., on the Easterly Right-of-Way Line of Merchants Drive;

Thence with the following Two (2) courses along the Easterly Right-of-Way Line of Merchants Drive (P.B. 41, Pg 105);

Attachment: App. #178477 (Rezoning 6305 E. Livingston Ave.)

1. With a Curve to the Left having a Radius of 66.00 feet, a Delta of $36^{\circ}46'33''$, an Arc Length of 42.36 feet, and a Chord Bearing of North $26^{\circ}50'43''$ East for a Chord Distance of 41.64 feet to a Found $3/4''$ Iron Pipe, 30" in Length with No ID Cap;
2. North $08^{\circ}27'34''$ East a Distance of 529.85 feet to a Set $3/4''$ Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

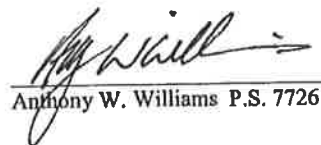
Thence North $38^{\circ}27'34''$ East following the Right-of-Way Return from the Easterly Right-of-Way Line of Merchants Drive (P.B. 41, Pg 105) and the Southerly Right-of-Way Line of Livingston Avenue (P.B. 42, Pg 122), a Distance of 19.23 feet to a Set $3/4''$ Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

Thence South $85^{\circ}24'20''$ East following the Southerly Right-of-Way Line of Livingston Avenue (P.B. 42, Pg 122), a Distance of 40.47 feet to a Set $3/4''$ Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

Thence following the Southerly Right-of-Way Line of Livingston Avenue (P.B. 42, Pg 122) with a Curve to the Left having a Radius of 1472.69 feet, a Delta of $09^{\circ}16'34''$, an Arc Length of 238.42 feet, and a Chord Bearing of North $89^{\circ}57'23''$ East for a Chord Distance of 238.16 feet to the Point of Beginning, Containing 5.739 Acres, More or Less, Subject to all Easements, Right-of-Ways, and Restrictions.

This description was based on an actual field survey by Civil & Environmental Consultants, Inc. in April, 2005.

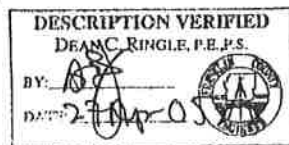
Bearing were based on the Centerline of Merchants Drive as being North $08^{\circ}27'34''$ East as shown on the Dedication Plat of Service Road in Eastgreen on the Common, Plat Book 41, Page 105.


Anthony W. Williams P.S. 7726

4/26/05
Date



O-105-A
All of
(060)
5861



BB
5-19-05

**MAP(GIS)**

Generated on 05/22/2017 at 03:39:55 PM

Parcel ID	Map Routing No	Owner	Location
06000586100	0600105A 01700	BOARD OF TOWNSHIP TRS	6805 LIVINGSTON AV E

GIS

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENTAL, Navteq, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Siberia), Swire, MapmyIndia, NGCC, OpenStreetMap contributors, and the GIS User Community

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Attachment: App. #178477 (Rezoning 6305 E. Livingston Ave.)

060-005861
6305 Livingston Ave.
Adjacent Property List

060-002811
1900-1924 Brice Rd.
1900 Brice Rd. LLC Dimche Kuzmanovski
2006 Kentwell Rd.
Columbus OH 43221

060-007761
Merchants Dr.
Central Ohio Transit Authority
33 N. High Street
Columbus, OH 43215

060-002864
1996 Chalfield Ct.
NL Core Calebs Crossing LLC
3601 W. 76th St Suite 200
Minneapolis, MN 55435

060-007531
6321-6331 E. Livingston
Richard and Deborah Raup
6801 Prior Place
Reynoldsburg OH 43068

060-007915
6331 E. Livingston
Richard and Deborah Raup
6801 Prior Place
Reynoldsburg OH 43068

060-007914
6321 E. Livingston Ave
Paul M Loper
5611 Mink Rd.
Pataskala OH 43062

060-001123

6340 E. Livingston Ave
ALYN Investments LLC
1276 Concord St.
San Diego CA 92106

060-009286

6336 E. Livingston Ave
PO Box 110962
Campbell CA 95011

060-001142

6300-6308 E. Livingston Ave
Silver Lantern LLC
627 H St.
Eureka CA 95501

Attachment: App. #178477 (Rezoning 6305 E. Livingston Ave.)

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

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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.**

See Attachments for Details.



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

Application #: 178476

Permit #:

Date Submitted: 5/23/17

Fee Amount: \$ Waived

☒ Paid: _____

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address: 6900 E. Main Street, Reynoldsburg, OH			FOR DISTRICT CHANGE ONLY
Description of Location: North-side of Main Street, West of Briarcliff Road			
Parcel ID(s): 060-001255			
Number of Lots: 1	Present Zoning: CS	Present Use: Fire Station	
Complete Where Applicable: Engineer/Surveyor: <u>Moody Engineering (Eng), IBI Group (Surveyor)</u> Builder: _____			
			Proposed Zoning: S-1
			Size of Area to be Rezoned: 1.324 Acres
			Existing Structures: 15,000 sf Fire Station
			Proposed Use: Fire Station

III. PROPERTY OWNER OF RECORD

Property Owner Name(s): Truro Township Board of Trustees	Property Owner Address(s): 6900 E. Main Street, Reynoldsburg, OH 43068
--	--

IV. APPLICANT INFORMATION

Applicant Name: Mark Larrimer	
Applicant Address: 300 Spruce St. Suite 200, Columbus OH 43215	
Applicant Phone Number: 614 280-8882	Applicant Email: mlarrimer@moody-eng.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)
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Applicant Signature: Date: 5/22/17

*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:	<u>Zoning Information</u>	<u>Planning Com. Meeting</u>	<u>City Council Meeting</u>
	☐ Historic District	Date: _____	Date: _____
	☒ CC Overlay	☐ Approved as Submitted	☐ Approved as Submitted
	<u>Add'l Approvals Req'd</u>	☐ Approved w/ Conditions	☐ Approved w/ Conditions
	☐ DRB	☐ Tabled	☐ Tabled
	☐ BZBA	☐ Denied	☐ Denied
		P&Z Admin.: _____ Date: _____	
		Clerk of Council: _____ Date: _____	

Attachment: App. #178476 (Rezoning 6900 E. Main Street)

GENERAL WARRANTY DEED ***2732**

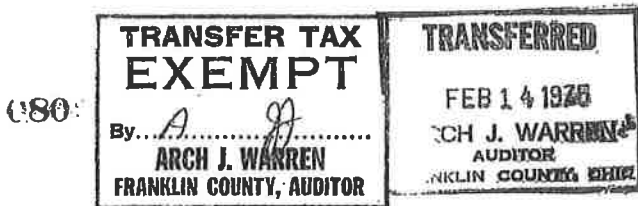
Norbert F. Weilbacher and Margaret R. Weilbacher, husband and wife

(1), of Franklin County, Ohio

for valuable consideration paid, grant(s), with general warranty covenants, to The Board of

Trustees of Truro Township, Franklin County, Ohio, whose tax-mailing address is
c/o Hugh McTeague, 6500 East Main St., Reynoldsburg, Ohio 43068the following **REAL PROPERTY**: Situated in the County of Franklin in the State
of Ohio and in the City of Reynoldsburg : (2)Being the premises as set forth on the reverse side of this General Warranty Deed,
and set forth as though fully written herein.

Address: 6900 E. Main Street

Prior Instrument Reference: Vol. 3274 Page 414 of the Deed Records of Franklin
County, Ohio.Grantor releases all rights of dower therein. Witness our hand(s) this 14th day
of February, 19 74.

Signed and acknowledged in the presence of:

Charles O. Weilbacher
WITNESS Charles O. Weilbacher

Dolores L. Bowman
WITNESS Dolores L. Bowman

Norbert F. Weilbacher (4)
Norbert F. Weilbacher

Margaret R. Weilbacher
Margaret R. Weilbacher

State of Ohio County of Franklin ss.

BE IT REMEMBERED, That on this 14th day of February, 19 74, before me,
the subscriber, a Notary Public in and for said county, personally came,
Norbert F. Weilbacher and Margaret R. Weilbacher the Grantor(s) in the
foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day
and year aforesaid.

Charles O. Weilbacher
CHARLES O. WEILBACHER, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03-1-6

This instrument was prepared by _____

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

Received... FEB 14 1975... At 3:05 P.M.
Recorded... FEB 19 1975... In Franklin County
JAMES A. SCHAEFER, Recorder
Recorder's Fee \$ 3.00

* See Sections 5302.05 and 5302.06 Ohio Revised Code.

VOL 3451 PAGE 59

GENERAL WARRANTY DEED

Charles Mayblock
410 S. Third St.
Columbus, Ohio 43215

FROM

2732

1/3

TO

MAIL

Being located in Half Section 19, Section 13, Township 12, Range 21, Refugee Lands, and being 1.324 acres off the entire easterly end of the 1.664 acre tract conveyed to Mayblock, Inc. by deeds of record in Deed Book 1462, page 120, and Deed Book 2278, page 635, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin in the northerly line of said Half Section 19, said iron pin being the northeasterly corner of the said Mayblock, Inc., 1.664 acre tract, said iron pin being also the northwesterly corner of the 0.886 acre tract conveyed to the Ohio State Bank by deed of record in Deed Book 2422, page 653, Recorder's Office, Franklin County, Ohio;

Thence along the westerly line of said 0.886 acre tract and the easterly line of the said 1.664 acre tract, South 3° 38' 30" West, (passing an iron pin found at 177.15 feet, and passing a second iron pin in the northerly right-of-way line of East Main Street at 180.10 feet), 220.30 feet to a point in the centerline of East Main Street and at the southwesterly corner of the said Ohio State Bank 0.886 acre tract;

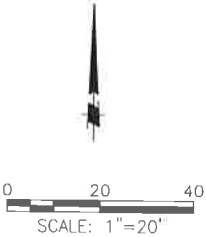
Thence along the centerline of East Main Street South 87° 55' West 250.0 feet to a point; thence across the said Mayblock Inc. 1.664 acre tract, North 3° 38' 30" East, (passing an iron pin at 40.2 feet), 243.54 feet to an iron pin in the northerly line of said Half Section 19;

Thence along said Half Section Line and the northerly line of said 1.664 acre tract, South 86° 45' East 248.76 feet to the place of beginning, containing 1.324 acres, more or less.

Subject, however, to all legal highways and/or rights-of-way, if any, of previous records.

0-106-P
 RLOF
 1255
 CITY OF
 COLUMBUS

DESCRIPTION ACCEPTABLE	
C. E. McFHERSON	
FRANKLIN COUNTY ENGINEER	
INT. B.V.	DATE 2/14/15
SPLIT	
TRANSFER	✓



#	Date	Change Description

TRURO TWP. FIRE STATION
6900 Main Street
Reynoldsburg OH 43068



**300 SPRUCE STREET
SUITE 200
COLUMBUS, OHIO 43215**
P: 614 280 8999
MOODY-ENG.COM

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

Dwg. Coord:	Tech. Coord:	MN #08174
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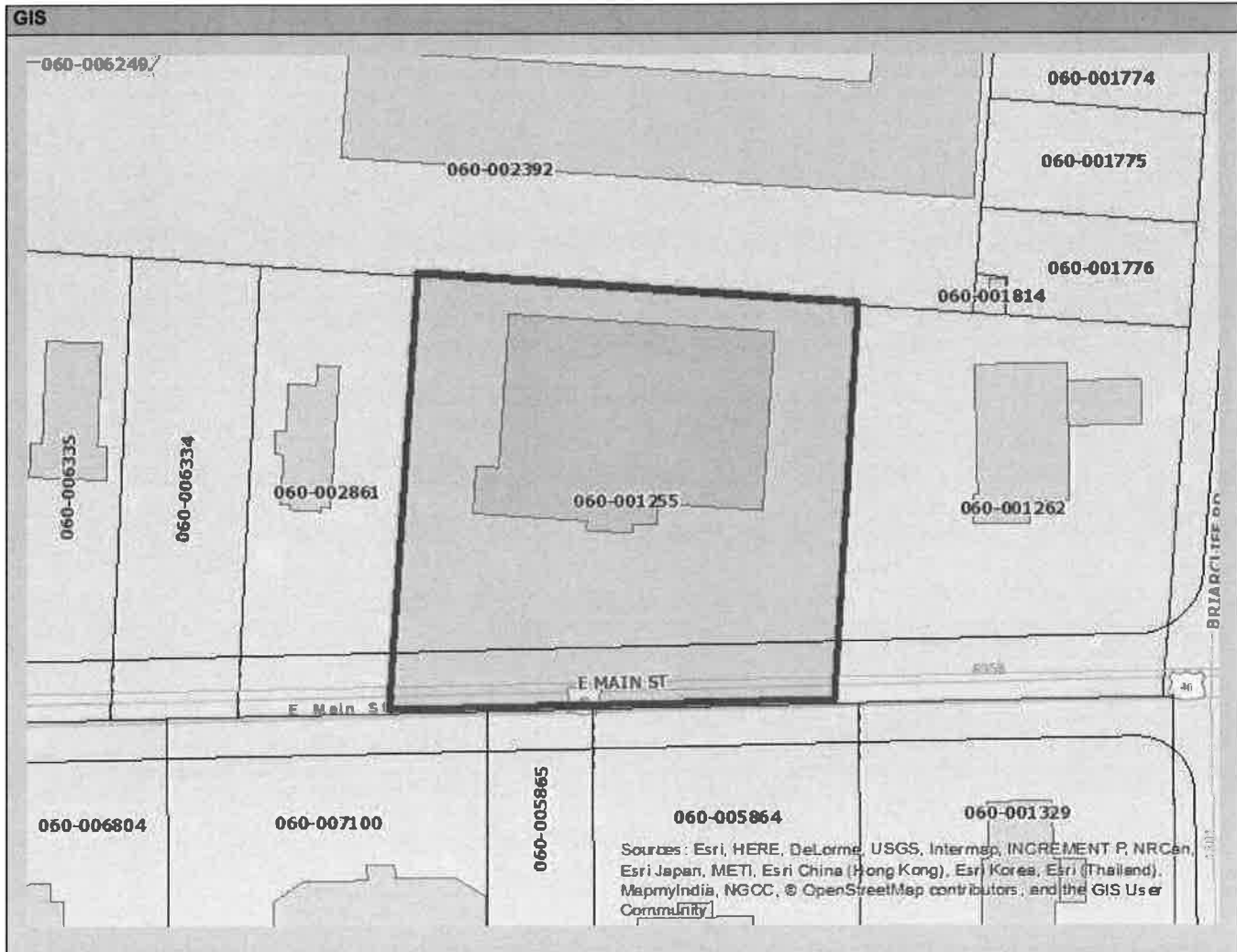
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Re-Zoning	May 22, 2017
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**MAP(GIS)**

Generated on 05/22/2017 at 03:37:31 PM

Parcel ID	Map Routing No	Owner	Location
06000125500	060O106D 05800	TRURO TOWNSHIP BD OF TRS	6900 MAIN ST E

**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Attachment: App. #178476 (Rezoning 6900 E. Main Street)

060-001255
6900 E. Main Street
Adjacent Property List

060-002861
6850 E. Main Street
Tony and Amy Heng
7041 Nocturne Rd. N.
Reynoldsburg OH 43068

060-02392
1235 Briarcliff Rd.
New Seton Square East
1235 Briarcliff Rd.
Reynoldsburg, OH 43068

060-001262
6950 E. Main St.
First Merchants Bank NA
200 East Jackson St
Muncie IN 47305

060-005864
6935 E. Main St.
Fifth Third Bank (Tax Address)
38 Fountain Square Plaza MD10ATA1
Cincinnati OH 45263

060-007100
6901 E. Main St.
Fergus J Inc.
STE A
8377 Green Meadows Dr. N
Lewis Center OH 43035

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: August 3, 2017**TO: Service Committee****RE: 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.**

See attached documentation.



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

Application #: 178379
Permit #:
Date Submitted: 5/26/17
Fee Amount: \$1000.00
☒ Paid: 125⁹

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address: <u>6269-6275 E. Main Street</u>			FOR DISTRICT CHANGE ONLY	
Description of Location: <u>2,153 SF Commercial Bldg on 4 UNITS 1.23 ACRES</u>			Proposed Zoning: <u>C5 Community Services</u>	
Parcel ID(s): <u>060-001247-00</u>			Size of Area to be Rezoned: <u>1.23 AC</u>	
Number of Lots: <u>one</u>	Present Zoning: <u>CC</u>	Present Use: <u>Automotive Center</u>	Existing Structures: <u>1 commercial building</u>	
Complete Where Applicable:			Proposed Use: <u>Automotive Center</u>	
Engineer/Surveyor: _____				
Builder: _____				

III. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>6269-6275 EAST MAIN STREET LLC</u>	Property Owner Address(s): <u>91 Walnut Woods Ct Gahanna, Ohio 43230</u>
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IV. APPLICANT INFORMATION

Applicant Name: <u>Sammy Kanan, agent for owner</u>	
Applicant Address: <u>615 Copeland Mill Drive Westerville, Ohio 43081 Ste. 1-d</u>	
Applicant Phone Number: <u>614-296-6799</u>	Applicant Email: <u>samkanaan@yahoo.com</u>

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)
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Applicant Signature: Sammy Kanan Date: 5/26/17
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: _____
☐ 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. #178379 (Rezoning 6269-6275 E. Main Street)

11036F07

Beginning at the southwest corner of the above described 1.410 acre tract and at the northwest corner of said 1.394 acre tract, said point being on the west line of said original 4.077 acre tract and on the east line of said alley;

thence N 3° 38' 37" E along a portion of the west line of said 4.077 acre tract, along a portion of the east line of said alley and along a portion of the east line of said Lot No. 8 a distance of 219.07 feet to a railroad spike found in the south right-of-way line of East Main Street;

thence N 83° 46' 28" E along the south right-of-way line of East Main Street and parallel with and 50.00 feet southerly by perpendicular measurement from the centerline of East Main Street and from the north line of said original 4.077 acre tract a distance of 45.00 feet to a point;

thence S 22° 03' 54" W a distance of 80.91 feet to a point;

thence S 3° 14' 44" W a distance of 145.48 feet to a point in the south line of the above described 1.410 acre tract and in the north line of said 1.394 acre tract;

thence N 88° 11' 37" W along a portion of the south line of the above described 1.410 acre tract and along a portion of the north line of said 1.394 acre tract a distance of 20.29 feet to the place of beginning of this ingress/egress and utilities easement.

Ed TOGETHER WITH

~~also~~, an ingress/egress easement, 22 feet in width, from the east line of said 1.394 acre tract, through said 1.394 acre tract, to the north line of said 1.394 acre tract and to the south line of the above described 1.410 acre tract, the centerline of said easement

being described as follows:

Beginning, for reference, at a 3/4-inch I.D. iron pipe found at the southeast corner of said 1.394 acre tract;

thence N 3° 44' 44" E along a portion of the east line of said 1.394 acre tract a distance of 120.00 feet to a point at the west end of the centerline of an ingress and egress easement, 30 feet in width, providing access to Brice Road, and at the true place of beginning of the easement centerline herein intended to be described;

thence N 86° 15' 16" W perpendicular to the east line of said 1.394 acre tract a distance of 24.00 feet to a point;

thence N 3° 44' 44" E parallel with and 24.00 feet westerly by perpendicular measurement from the east line of said 1.394 acre tract a distance of 101.60 feet to a point;

thence N 86° 21' 23" W perpendicular to the west line of said 1.394 acre tract and perpendicular to the east line of said alley a distance of 187.90 feet to a point;

thence N 3° 38' 37" E parallel with and 11.00 feet easterly by perpendicular measurement from the west line of said 1.394 acre tract and from the east line of said alley a distance of 44.20 feet to a point in the north line of said 1.394 acre tract, in the south line of the above described 1.410 acre tract and at the point of terminus of said easement centerline.

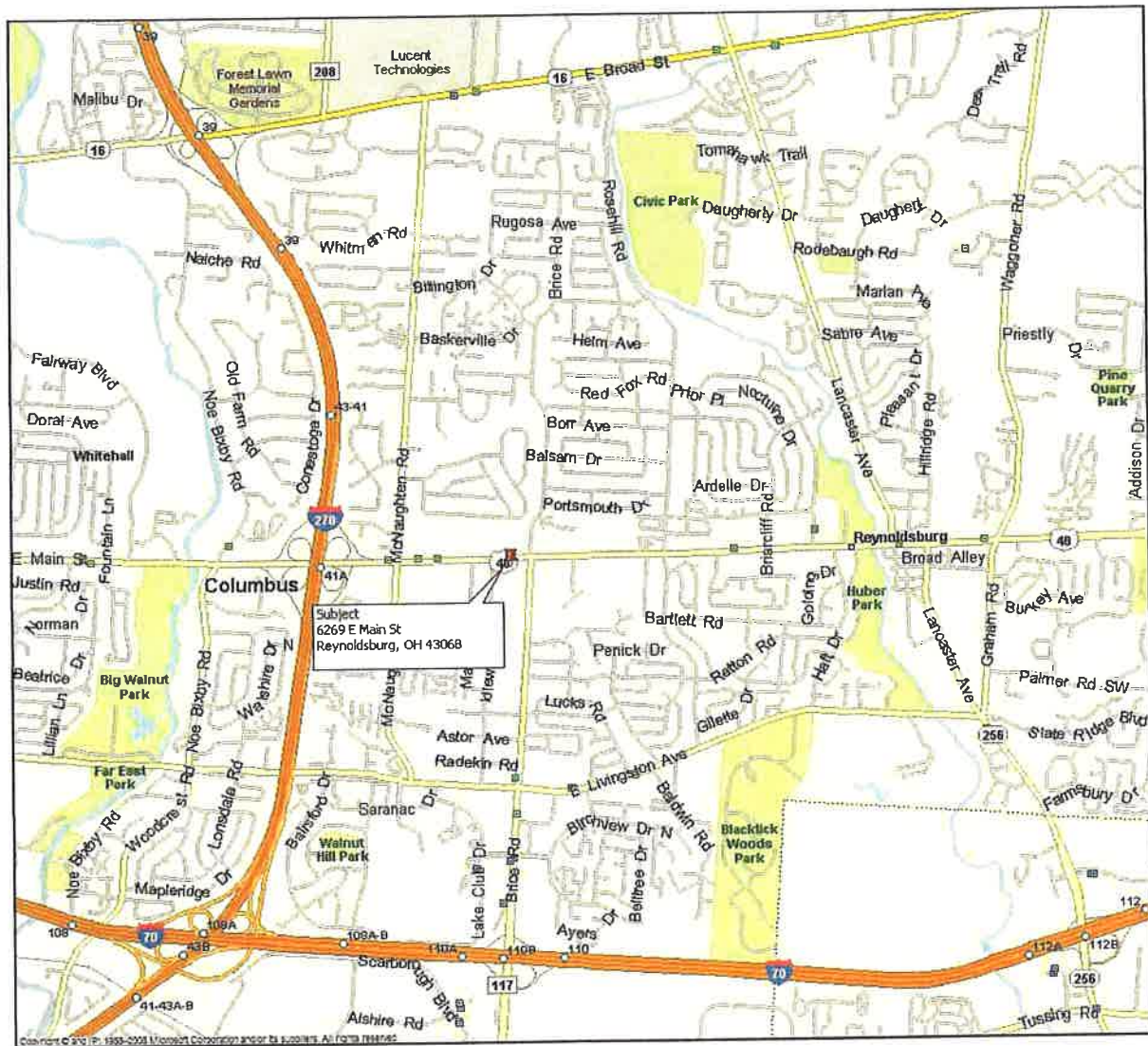
11036F08

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in October, 1985, of a larger tract of which this tract is a part. Basis of bearings is the centerline bearing of East Main Street (N 89° 46' 28" E) from Deed Book 3774, Page 896.

AND TOGETHER WITH

Subject to and including conditions, easements and restrictions in prior instruments of record.





The subject's neighborhood is generally considered to be the City of Reynoldsburg and surrounding area. The subject is located on the west side of Reynoldsburg. The primary access to/from Reynoldsburg is via Interstate 70, located approximately 1.5 miles south of the subject, and U.S. Route 40 (East Main Street), on which the subject fronts. East Main Street connects to Interstate 270 approximately 0.7 miles west of the subject. Interstate 70 interchanges with Interstate 270 approximately 1.7 miles southwest of the subject. Major north/south roadways in the subject's area include McNaughten Road, Brice Road, State Route 256/Lancaster Avenue, and Graham Road/Waggoner Road. Overall, regional access is considered to be good.

The following Bing aerial map shows the location of the subject and the immediate surrounding area.



LIMITED OVERLAY TEXT
6269-6275 EAST MAIN STREET
ZONING DISTRICT CHANGE FROM CC TO L-CS
JUNE 1, 2017

A. Location and Size

1. The property is located on the south side of E. Main Street, approximately 226FT west of Brice Road.
2. The total property area is approximately 1.394 acres.
3. The area to be rezoned consists of the parcel #060-006240. The exact boundaries of the parcel are provided for in the attached legal description.

B. Permitted Uses & Special Exceptions

1. Those uses listed as special exceptions in the Community Services District by Section 1175.01 of the Zoning Code of the City of Reynoldsburg, shall remain special exceptions.
2. Those uses listed as permitted uses in the Community Services District by Section 1175.01 of the Zoning Code of the City of Reynoldsburg shall be considered permitted uses, except that the uses "Automotive Sales", "Adult Entertainment Business", and "Sexually Oriented Business" shall be considered special exceptions.

