



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY JULY 25, 2016**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – July 11, 2016

Minutes stand approved.

4. Discussion

a. Ordinance Accepting an Unrecorded Deed of Easement (.525 Acre Water Easement) from the Reynoldsburg Center Limited Partnership. (First Reading 9/12/2016).

Mayor McCloud: Chairman Clemens, Members of Council, this is in conjunction with a water line that is to be constructed behind what we know as the Kroger Center on Main Street.

Chairman Clemens: Does this need to be passed as an emergency?

Mayor McCloud: I am not asking for this to be passed tonight, but if you do not have any issues with it, we are not coming back for seven weeks.

Chairman Clemens: Does any one have any issues with passing this as an emergency? I know it needs to be done.

Mr. Sampson: This was budgeted for last year and moved to this year.

Chairman Clemens: I will make a motion that we send this with a motion to adopt as an emergency.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- b. ORDINANCE ACCEPTING a RECORDED DEED OF EASEMENT (1.218 Acre Drainage Easement) FROM THE INN AT SUMMIT TRAIL. (Second Reading 9/12/2016)

Chairman Clemens: I think we had a quesion on this.

Councilman Luzader: Yes Sir, Chairman Clemens: I talked to the City and we got a clarification and are good to go.

Attorney Hood: Yes. We reviewed the language, and the language is good. The placement of the easement is appropriate. It was a hanky thing with the Recorder's Office that we got straightened out. The easement is good. It has been recorded by the developer at their cost, so I would ask you to pass this as well.

Chairman Clemens: Any other questions pertaining to this, if not I will make a motion that we send this to Council to pass as an emergency.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1145 Special Exceptions. (Second Reading 7/25/2016).

Chairman Clemens: We have discussed this and I have a question, I do not want to hold anybody up, and I do not know that we have held anybody up, we have them come to Council after we get the minutes of the Zoning Board, and if we feel it does not need to be held any longer we pass it as an emergency. I have nothing against the way you have proposed it, and I feel this is one of the most important issues with the City. Another section of this ordinance is the last part that has to do with child sections and the restrictions are different. This is not the way I like it. I would like an ordinance where we have spoke about it and put it in with the different zoning.

Mr. Snowden: Council Member Clemens, in reference to you second item, I believe what you are asking me is if we could refine the use table so that the childcare centers are not permitted in certain zoning districts where the Board and City Council has determined in the past that they are causing problems. The answer to that question is absolutely. I have a draft completed but the fact of the matter is it needs to be reviewed internally, and we will be bringing it to Council sometime in the near future. The fact is, when I write legislation, we can see from tonight how complex these issues are, in terms of the zoning tables and the

permitted uses, but the answer to your question is that I am hoping to bring something related to that and a variety of other issues with our use table to you in the near future. So, what you are seeing in regard to the childcare centers in that sections is just something to start the process of regulating them and addressing the issues. I understand that is not enough, and I hope to bring that to you in the future.

Chairman Clemens: That is fine. Like I said, that is the only problem I have and I explained my feelings about the first part. Are there any other questions pertaining to Item C.?

Councilman Luzader: Eric, we talked before about Section 145.08, and one of the things that we kind of came to an agreement on is I did not really have a problem with the transfer of a Special Exception Use permit, but we felt that we should put the transfer under a six month review to make sure we had some kind of recourse in case the applicant was not adhering to the permit.

Mr. Snowden: In this section, I have proposed an administrative transfer procedure for these Special Exception Use permits. Example, when Eric's Bar closes on Friday and we want to open Brett's hamburger joint on Monday, as of today, a new Special Exception Use permit is required. I am proposing a system where we could transfer that administratively. Council Member Luzader's point, and I will check and see if I made it into the most current version. And, I will provide a revision for the next Committee meeting hearing. The Council Member's question was, we should have a six month review on the transfer with the idea being that folks should not be applying and then immediately getting through the six month review and then transferring, and then not having a review. We just need a six month review on any transfers and I will confirm, and If not, I will provide a revised copy. So thank you for reminding me of our conversation.

RESULT:	REFERRED TO COUNCIL [3 TO 1]	Next: 9/12/2016 8:00 PM
MOVER:	Stephen Cicak	
SECONDER:	Brett Luzader, Ward II	
AYES:	Cicak, Luzader, Spalding	
NAYS:	Clemens	

- d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1196.09 Lighting of Chapter 1196 Community Commercial Overlay; and Enacting Chapter 1182 Exterior Lighting. (Second Reading 7/25/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1131.02 Definitions of Chapter 1131 Definitions; Chapter 1171 General Requirements; Section 1180.12 Screening and Landscaping for Service Structures of Chapter 1180 Landscaping and Buffering Standards. (Second Reading 7/25/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Stephen Cicak	
AYES:	Clemens, Cicak, Luzader, Spalding	

- f. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1103.10 Certificate Required of Chapter 1103 Design Review Board; Chapter 1135 Title; Purpose; Interpretation; Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; AND Chapter 1151 Amendments; AND Enacting Chapter 1177 Limited Overlay. (Second Reading 7/25/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- g. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1161.04 Commercial Districts of Chapter 1161 Zoning Districts; Section 1196.03 Overlay Areas of Chapter 1196 Community Commercial Overlay; and Enacting Chapter 1184 Planned Commercial Development. (Second Reading 7/25/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- h. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1123.01 Improvements to be Paid for by Subdivider of Chapter 1123 Required Improvements; Chapter 1131 Definitions; Section 1161.03 Residential Districts of Chapter 1161 Zoning Districts; Chapter 1183 "PD" Planned Development District; AND Chapter 1187 Special Provisions for R-20 Townhouse District. (Second Reading 7/25/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- i. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1131.02 Definitions of Chapter 1131 Definitions; Section 1193.12 GRAPHICS of Chapter 1193 “HD” Historic Overlay District; Section 1196.11 GRAPHICS of Chapter 1196 Community Commercial Overlay; Repealing Chapter 1181 Signs; and Enacting Chapter 1181 Signs and Graphics. (Second Reading 7/25/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Stephen Cicak	
AYES:	Clemens, Cicak, Luzader, Spalding	