

**MINUTES**

**PLANNING COMMISSION  
THURSDAY, JULY 21, 2022 6:30 PM**

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

**A. CALL TO ORDER**

PRESENT: Zollars, Furst, Benner, Alabi  
ABSENT:

**2. APPROVAL OF MINUTES**

**1. Planning Commission – Regular Meeting – July 7, 2022**

Minutes stand approved

**3. APPROVAL OF AGENDA**

Agenda stands approved

**4. SWEARING IN OF SPEAKERS**

Speakers for the evening sworn in by Mr. Zollars.

**B. PUBLIC COMMENT**

None

**C. NEW BUSINESS**

**1. Application #2022-5172; 8555 East Main Street; Applicant Skilken Gold; Rezoning (Sheetz)**

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the Sheetz at the southeast corner of the intersection of East Main Street and Taylor Road. Please note that plans for this site were previously reviewed in November, 2021. The following summarizes our findings and recommendations with respect to this development.

**ROADWAY ACCESS AND SITE PARKING**

1. The site is providing two access points; a right-in/right-out onto East Main Street and a full access on the east side of Taylor Road.
2. The right-in/right-out access point is shown with lane widths of 14 feet. We recommend the minimum width of the lanes be 16 feet. Please reference the City of Columbus Standard Drawing 2211 for general layout and signage.
3. Please show the existing entrance into CVS on the west side of Taylor Road. The existing drive and proposed drive on the east side of Taylor Road should be aligned. From aerial photo, it appears the existing drive and proposed drive are aligned, but this needs to be verified. Please also confirm if the existing drive approach on the east side of Taylor Road will be removed to facilitate the new entrance.

4. A lot split will be necessary from the current John Shepard parcel (013-027540).
5. The site has an existing sidewalk along the Taylor Road frontage, including curb ramps and ADA push button facilities at the intersection. A proposed 10' path is shown along the East Main Street frontage. On the PGU plan, please note that the path is to be per Reynoldsburg Standard Drawing R-20. Additionally, detectable warnings and ADA compliant ramps will be required at the proposed driveway crossings. At the Main Street entrance, the opening in the proposed median needs to have a minimum width of 10' to match the path width.
6. The consultant will need to coordinate with ODOT to determine if a permit will be required for the Main Street entrance installation as the City's boundary is adjacent to the project. Please show Reynoldsburg City Limits on future submittals where applicable.

#### **UTILITIES**

7. The project will provide water service from the existing 12-inch watermain located on the south side of East Main Street. For the proposed water service tap and meter, please review and reference the applicable Reynoldsburg Standard Drawings with the PGU submission.
8. It appears as though a proposed private sanitary sewer extension is serving this site from the south. The sewer leaves the page without showing where it connects to an existing City sewer. Please confirm this connects to the sewer to the south, which was installed for the existing mobile home park. Additionally, it is not customary in Reynoldsburg for sewer extensions to be "private". This will likely need to be a public sewer with easements. Please review with the Water / Wastewater Department to verify that a "private" sewer extension is permitted.
9. With PGU submittal, provide labels and plan numbers for the existing watermain, sanitary sewer and storm sewer.
10. Although it appears to be shown, please be sure to provide details on the PGU plan for the oil/water separator which will accept the drainage under the fuel canopy.
11. For lighting, the site is utilizing various styles of lights including light poles for the drives and parking areas, lighted bollards and wall mounted lights for pedestrian areas adjacent to the building and canopy lights for the fuel canopy. Most are LED fixtures and appear to be appropriate for the use. A photometrics analysis was provided and is acceptable.

#### **STORMWATER**

12. The site is showing a regional detention basin to be utilized for required stormwater detention and water quality treatment. Further details and calculations are to be provided with the PGU submission. Calculations will need to show that the existing storm sewer network has capacity to accept the flow from the development and any future development to the east.
13. Please show further detail regarding flood routing for the site. It appears the inlets located on the southern access drive may not be able to reach the detention system via flood routing and would instead flow offsite.

#### **DETAILS / SPECIFICATIONS**

14. Please provide the details for the curb and pavement compositions so they can be reviewed against the City of Reynoldsburg standards. Additionally, the sidewalk that connects to the public walk along East Main Street should be per the Reynoldsburg Standard Drawing R-9.
15. Where applicable, refer to Reynoldsburg Standard Construction Drawings.
16. On the PGU plan, please show a temporary barricade at the southern terminus of the eastern access road.

**TRAFFIC STUDY**

17. Please add the 2026 site volumes from the Eastwood Traffic Impact Study to the background traffic of this study. These volumes will need to appear in the 2033 Horizon Year, AM & PM. Please maintain the horizon year analysis already in this study, and add an additional Horizon Year scenario, volumes and analysis.

The following email was read into the record:

My name is Kevin Sealock and I was a resident at the park I'm not able to make it to the meeting on the 21st due to me being at work so I would like to see if someone can speak on my behalf?

I live at the park almost 3 years and when I first moved in the owners were cool talking about they bought the park not long ago and was in the process of cleaning it up and making it look nice and I didn't know at the time but come to find out it is a low income elderly park long story short I didn't know about this till a neighbor of mine told me about it and because of that I lost everything had to file bankruptcy move back home and the owners should be ashamed of what they done to us residents and I can probably speak for everyone we need compensation for that because a lot of us including myself was in a tough spot and it's not right.

**Mr. Zollars:** Okay. Sheetz, whoever is speaking, if one of you would come up and add to anything Eric said?

**Mr. Elizondo** November 22nd we were here last time at this November planning commission board. I'm the SVP of Operations for Skilken Gold Real Estate, and I'm also the project manager on this project. Been here several times. Yes, the plan that we presented last November 22nd has not changed. We are completely amenable to; we were asked to do a traffic study. We didn't do a traffic study the first time around. We did perform the drive study very quickly. And Eric last week and EMH&T had asked us to also look at additional data and we actually turned that in today. So in addition to the work that we've done, there is just so you know, and I know you don't have this information, but there is a no build right turn heading north on Taylor that the data also supported. So meaning no bill meaning that the Sheetz is not triggering that right turn lane that would go you know heading north on Taylor to the drawing and then turning east. So that is also in the study though. So you know, at some point in time when that triggers it, then Reynoldsburg will have to take a look at that. But we're amenable to the right turn lane heading off of Taylor into the Sheetz and the rest of the plans the same as it was approved back in November 22nd. This project, as you know, really got to the second read or the fourth read of city council. And we had a lot of the residents were upset. And that was because the seller did not inform them of the situation. Since then, I and Skilken Gold, have been presenting information to the mayor, to city council and to Eric Meyer and to also Chris Shook of what we've been doing to help the situation. I think we've done a lot. I also have Rosetta Brown, who we hired to assist them. I just spoke with her right before this meeting. We have one tenant that needs to move, Belinda Johnson. We

actually located a home for her and her children. She was one that was on Channel Six in the news shortly after the November 22nd meeting. I think you guys approved in October I'm sorry, November 22nd was when we had the city council meeting. So I think you guys approved it in late October in planning commission. So I'm sorry for that. So we pulled the application because we needed more time to get this resolved. I think we've done a good job. I mean, we provided support, financial support for the residents. And also we've provided consultation to try to find purchasers of the mobile homes and also new homes like a new places to live. I know that's really separate from this from this rezoning. I think one positive thing is OMH, you've got another consultant that reviewed this. I'm hoping you read their report. They did recommend staff is recommending that this rezoning be approved again so that's good. That's why we're here. He did a great job of explaining what we're trying to do here and I'm here to take any questions.

**Mr. Furst:** So I don't have any major objections to this use. I voted to approve it last time, seeing how there's no major changes, I would do so again. However, there have been some additional developments in the region, as I'm sure you're aware in the interim with Intel and ODOT does plan for a significant amount of traffic to go up Taylor Road. Would you potentially be amenable to perhaps granting an easement all the way north to Main Street for a right turn lane? I do foresee a need for that. I know the current traffic study doesn't call for that, but I suspect that the exact impact of the traffic on that does.

**Mr. Elizondo** So the additional data will require (inaudible) easement would have to be granted by us. So we understand that and we can work through that into the site engineering component.

**Mr. Shook:** I just want to mention to commissioner Furst and for the other commissioners that have questions. It wouldn't be an easement. It would be a right away.

**Mr. Benner:** I like Mr. Furs, we all approved this before. There have been developments since he mentioned both the interchange at Taylor Road that ODOT is planning and probably going to move up. So that entire road, Taylor Road, is going to be busier. Different than it was when you came to us in October. And because of that, I'm having doubts. We have an innovation district that we've almost given up on. I think that corner ideally I would be great for gas station and I think with the additional traffic, you're looking at a gold mine. However, I'm not crazy about another oil change or an empty office space.

**Mr. Elizondo** Well, again, as we talked to the last time at this board, I mean, we're really interested in getting this whole piece, rezone to CC, because it gives us some better options. Whether it's going to be an oil change. We do have an LOI right now, but it's not; that's where we are with the oil change. We do not have any interested other parties. We really, like I said last time back in October and the couple of times we were here in the fall is that it's really critical to get this piece rezoned. We want to

get the whole piece zoned, the whole frontage so that we have opportunity to. We're going to come back to this board for those other uses that we proposed. It's really kind of hard to master plan when we don't have the specific users that we put here.

**Mr. Benner:** And I'm aware I know you can't plan that. I'm a loathe to lose some of our innovation district. I have no issue with the Sheetz being there.

**Mr. Elizondo** The only thing I could say to that is I think there's opportunity here for additional; look there's certain things that are zone that are going to be appropriate for the CC that are different than innovation. But there is, a little bit of crossover there so I think there's still opportunity for this board to come back and at least look at it.

**Mr. Benner:** I understand it's possible, but if you remember you wanted the entire acreage and we said no because we wanted to conserve some of our innovation district. And with the change of events. Have you separated these parcels? Do we know exactly where you're going and where you're not going? Have you surveyed and applied to have them done?

**Mr. Elizondo** Oh, yeah.

**Mr. Benner:** Everything's done?

**Mr. Elizondo** Yes, all of this information you're seeing is based on survey information. So, I mean, we're at the ten plus acres, you see. I mean, 10 acres of the 17 acres would still be Innovation District.

**Mr. Meyer:** I believe and correct me if I'm wrong, but there is a legal description in here laying out the different parcel dimensions.

**Mr. Zollars:** Anyone else? You have anything?

**Ms. Alabi:** My question was to know if you had plans for the other part of the section you were asking to rezone, but I think you just said that with Mr. Benner's question.

**Mr. Elizondo** Yeah. So we only have an LOI on the oil change user right now, but they're still kind of evaluating their situation. So that's the only thing that really is in play. But we had the other parcels laid out to really show this board kind of what we would think to do and, how we would try to market those, those parcels. So that's where we are right now.

**Mr. Zollars:** I'll entertain emotion one way or the other.

**Ms. Alabi:** in consideration of the factors set forth in Section 1109.23(g) of the Zoning Code, the Planning Commission recommends to this Council the approval of Application #2022-5172 as submitted with the following condition:

Condition: Applicant shall grant to the City of Reynoldsburg sufficient right of way to allow for a dedicated right turn lane extending North along Taylor Road to Main Street, adjacent to the parcel, and shall modify the site plan submitted as part of its application to reflect this right of way grant prior to the 3<sup>rd</sup> read and final vote of City Council.

**Mr. Furst:** I'll second.

**Ms. Butler: Ms. Alabi. Yes. Mr. Benner. No. Mr. Furst. Yes. Mr. Zollars. Yes.**

**Mr. Shook:** Okay. I need one more motion from you guys because the Planning Commission is required to submit a written recommendation back to council within 30 days of referral to you. I'd like a motion to approve the chair submitting that written recommendation to council reflecting the motion that was just approved.

**Mr. Furst:** I so move.

**Mr. Benner:** Second.

**Mr. Zollars:** Okay, very good. First and second on that one. Roll call, please.

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

<b>RESULT:</b>	<b>APPROVED PENDING COUNCIL REVIEW [3 TO 1] Next: 7/25/2022 6:30 PM</b>
<b>AYES:</b>	Zollars, Furst, Alabi
<b>NAYS:</b>	Benner

#### D. OTHER BUSINESS

None

#### E. ADJOURNMENT

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Planning and Zoning Administrator