



MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, JULY 21, 2016 6:30 PM

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

A. CALL TO ORDER

PRESENT: Linder, Donovan, Enfinger
ABSENT: Rettke

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – June 16, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Vice Chairman Enfinger asked that anyone that would be speaking before the Board sign in, and then he requested that they stand and raise their right hands and swear that anything that they stated before the Board would be accurate and truthful.

B. PUBLIC COMMENT

There were no public comments.

C. UNFINISHED BUSINESS

There was no unfinished business.

D. NEW BUSINESS

1. **20160721 BZBA Staff Report**

2. **8035 E. Broad St.; Application #174081; Applicant: Stanley W. Young, III; Business: Hobby Lobby; Comprehensive Sign Plan**

Mr Snowden gave the following presentation: 8035 E. Broad Street - Hobby Lobby - Comprehensive Sign Plan. Application: #174081 - Comprehensive Sign Plan. The property is located on south side of E. Broad Street, just east of Waggoner Road. Existing Zoning: CS - Community Service. The request is for approval of a comprehensive sign plan. Current Use: Retail Sales. Applicant: Stanley W. Young, III. The applicant is requesting that the Board review and approve a comprehensive sign plan for 5 new wall signs up to 402.8SF of sign area to be installed on a commercial building that is currently under construction. The

site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CS Districts, including retail sales, an eating or drinking establishment and some auto service related uses.. To the rear, the property abuts agricultural property in Jefferson Township. Section 1181.03(d) of the Zoning Code requires the Board to review a comprehensive sign plan for signage over 200SF in area and in other specific circumstances. This is in addition to review by the Design Review Board, and was probably the only sign review prior to the formation of the DRB in 1994. Most previous Planning Administrators have found that the intent of this section is to allow the Board to approve more signage than would normally allowed by Code, and therefore, to function like a “variance package”. Staff will work to clarify this provision in a future Code revision. The applicant is proposing to install a total of 402.8SF of sign area. The proposed sign consists of internally illuminated channel logo style sign. The proposed color and design of the proposed signage is internally consistent. The proposed area of the proposed wall signs does not exceed the total allowable sign area per the Zoning Code, which is 567SF. The proposed walls consist of façade mounted channel letters. The signage as proposed is consistent with the style and designs of the signage proposed and approved by the Board for other tenant spaces in the same shopping center. The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor and that the request is reasonable. Staff’s recommendation is it that the Board approves the application for comprehensive sign plan review as submitted.

The motion was made by the Board to approve the comprehensive sign plan. Application #174081 was approved by the Board as submitted.

Mr. Snowden stated the following as the next steps for the applicant: The remaining steps for the applicant to complete development review include: The applicant should contact Staff to submit an application for a certificate of appropriateness from the Design Review Board for the signage and any other additional exterior modifications. The applicant should then submit a zoning sign permit application for the proposed new signage and a zoning certificate application for any subsequently approved exterior modifications. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness. Once a zoning sign permit is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for the new sign, secure permits, and complete the required inspections for the signage, any subsequent exterior modifications and any other modifications to the building.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Aaron Enfinger, Chairman
SECONDER:	Robert Linder
AYES:	Linder, Donovan, Enfinger
ABSENT:	Rettke

3. 8095 E. Broad St.; Application #174155; Business: PetSmart; Special Exception Use Permit - Animal Hospital or Clinic

Mr Snowden gave the following presentation: 8095 E. Broad Street - PetSmart - Special Exception Use Permit. Application: #174155 - Special Exception Use Permit. The property is located on south side of E. Broad Street, just east of Waggoner Road. The request is for a special exception use permit to operate an animal hospital or clinic inside of a retail sales establishment. Current Use: Retail Sales. Applicant: DN Reynoldsburg, LLC. The request of the applicant is for a special exception use permit to construct a 2000SF animal hospital or clinic inside of a proposed retail sales business. The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CS Districts, including retail sales, an eating or drinking establishment and some auto service related uses.. To the rear, the property abuts agricultural property in Jefferson Township. The proposed 2,000SF animal hospital or clinic will be completely contained within the larger 18,000SF retail store. The applicant is not proposing any outdoor facilities or any facilities that would accommodate large animals such as horses or other livestock. Staff does not have a reason to believe that the applicant will fail to meet the standards of Section 1191.05 for noise or offensive odors. There are no residential uses adjacent to this proposed use. The limited overlay text for the property called for a parking ration of 1 space for every 250SF for retail uses. The site planning process confirmed that the site has adequate parking given that requirement. Table 1179 of the Zoning Code does not require any specific parking ratio for an animal hospital use, so the requirement from the limited overlay text shall apply. The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff recommends approval of the special expectation use permit as submitted.

A motion was made by the Board to recommend approval of the special exception use permit. Application #174155 was recommended for approval to City Council by the Board as submitted.

Mr. Snowden stated the following as the next steps for the applicant: This application will be forwarded to City Council. The Clerk of Council will contact the applicant when the Council elects to hold additional hearings. The applicant should submit for a zoning certificate. Staff will require two copies of a site plan showing the location of the proposed use within the existing shopping center. Once a zoning certificate is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for building occupancy and to complete the required inspections.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 7:30 PM
MOVER:	Aaron Enfinger, Chairman	
SECONDER:	Richard Donovan	
AYES:	Linder, Donovan, Enfinger	
ABSENT:	Rettke	

4. 8095 E. Broad St.; Application #174156; Business: PetSmart; Special Exception Use Permit - Dog and Pet Kennel

Mr Snowden gave the following presentation: 8095 E. Broad Street - PetSmart - Special Exception Use Permit. Application: #174156 - Special Exception Use Permit. The property is located on the north side of E. Main Street between Aide Drive and Briarcliff Road. The property is located on south side of E. Broad Street, just east of Waggoner Road. The request is for a special exception use permit to operate a dog & pet kennel inside of a retail sales establishment. Current Use: Retail Sales. Applicant: DN Reynoldsburg, LLC. The request of the applicant is for a special exception use permit to construct a 3500SF dog & pet kennel inside of a proposed retail sales business. The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CS Districts, including retail sales, an eating or drinking establishment and some auto service related uses.. To the rear, the property abuts agricultural property in Jefferson Township. The proposed 3500SF dog & pet kennel will be completely contained within the larger 18,000SF retail store. The applicant is not proposing any outdoor facilities or any facilities that would accommodate large animals such as horses or other livestock. Staff does not have a reason to believe that the applicant will fail to meet the standards of Section 1191.05 for noise or offensive odors. There are no residential uses adjacent to this proposed use. The limited overlay text for the property called for a parking ration of 1 space for every 250SF for retail uses. The site planning process confirmed that the site has adequate parking given that requirement. Table 1179 of the Zoning Code does not require any specific parking ratio for a dog & pet kennel use, so the requirement from the limited overlay text shall apply. The Board should apply the standards for review of special exceptions contained in Section 1145.09 of the Zoning Code and determine if the proposed special exception complies with those standards. Staff recommends approval of the special expectation use permit as submitted.

A motion was made by the Board to recommend approval of the special exception use permit. Application #174156 was recommended for approval to City Council by the Board as submitted.

Mr. Snowden stated the following as the next steps for the applicant: This application will be forwarded to City Council. The Clerk of Council will contact the applicant when the Council elects to hold additional hearings. The applicant should submit for a zoning certificate. Staff will require two copies of a site plan showing the location of the proposed use within the existing shopping center. Once a zoning certificate is secured, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for building occupancy and to complete the required inspections.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/12/2016 7:30 PM
MOVER:	Aaron Enfinger, Chairman	
SECONDER:	Richard Donovan	
AYES:	Linder, Donovan, Enfinger	
ABSENT:	Rettke	

5. Proposed Revisions to the Rules of the Board of Zoning and Building Appeals

The Proposed Revisions to the Rules of the Board of Zoning and Building Appeals were discussed, and by unanimous consent it was decided that the revisions will be voted on at the next meeting.

RESULT:	TABLED [UNANIMOUS]	Next: 8/18/2016 6:30 PM
AYES:	Linder, Donovan, Enfinger	
ABSENT:	Rettke	

E. OTHER BUSINESS

There was no other business to discuss.

F. ADJOURNMENT

Chairman

Planning Administrator