



MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, JULY 19, 2018 7:00 PM

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

A. CALL TO ORDER

PRESENT: Linder, Donovan, Darling
ABSENT: Rettke, Armstead

2. APPROVAL OF MINUTES

Minutes stand approved

1. Board of Zoning and Building Appeals – Regular Meeting – June 21, 2018

3. APPROVAL OF AGENDA

Agenda stands approved

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Donovan.

B. PUBLIC COMMENT

None

C. NEW BUSINESS

1. 1401 Haft Dr.; Application #2018-6; Applicant Lok Poudel; Special Exception Use Permit

Ms. Wheeler: The first item is for a special exceptions use for 1401 Haft Dr. The applicant wishes to operate a food and cafe facility. They have provided a brief description of the proposed business as well as some menu items that might be offered. They have also provided general hours and a number of employees. Staff does recommend approval of the request as this is a good use for the space and don't see any issues as far as a zoning perspective.

Mr. Donovan: How much parking do you think you are going to have to have? What's the volume of your business? Do you have any idea?

Mr. Poudel: We have nine parking spaces.

Mr. Donovan: How many spaces are you going to require? Is it on street parking or do you have off street parking?

Mr. Poudel: It's off street parking.

Mr. Donovan: Ok. What are your operating hours?

Mr. Poudel: 9-9

Mr. Donovan: Nine in the morning until nine at night?

Mr. Poudel: Yes

Ms. Darling: Where exactly is the parking? Right behind you is the apartments complex that has all those parking spaces.

Mr. Poudel: It is close to the property. The apartment parking is off site.

Mr. Bowsher: We are going to put up a better map.

Mr. Pastor Linder: Is this just two employees?

Mr. Poudel: Yes, it is kind of fast food and we already have a business on Main St. and a part of the main of our business and this is only part so we will need two employees.

Mr. Pastor Linder: Any kind of inside seating at all, if you want to come sit and eat or is this completely take out?

Mr. Poudel: Right now we are going to use partitions and have four rooms. We want to make it public and make one or two rooms for us to use and the rest to be open and public for you to eat.

Mr. Donovan: So you will be able to eat and dine in there?

Mr. Poudel: Yeah

Mr. Pastor Linder: Just curious, how many tables do you think you will have room for?

Mr. Poudel: Four or five tables.

Mr. Pastor Linder: Thank you.

Ms. Darling: What is the required parking for the restaurant type place?

Mr. Bowsher: It is based on the square footage of the dining space. which would be for every 100 sq ft one parking space.

Ms. Darling: How big is their dining space, do we know? How big is your dining space? When they dine in how much is that?

Mr. Poudel: I tried to look on my map but I don't ... Inaudible. I have some questions about this property. This is our plan, to have a cafe. The property is already commercial and my question is, is it ok to just run a grocery in the future? Is this property ok for that one and if it's ok to make it into a single family in the future, is that ok?

Mr. Donovan: You would have to get that rezoned for that. As far as the restaurant goes, you are on the fringe of commercial and residential property. That's why our concern is with how much volume and traffic you are going to have. That's our only concern because it's right next to a home and you have apartments right behind you.

Mr. Pastor Linder: For staff, if he were to move into grocery does that change?

Mr. Bowsher: He would have to add an additional special exception. He can sell pre made food as part of the eating and drinking establishment, takeout sort of things. When you start getting into the keeping of produce and a full on grocery the zoning would either need to be changed or he would have to come back for a special exception.

Mr. Pastor Linder: Do you understand that Lok?

Mr. Poudel: If I can change the zoning in the future?

Mr. Bowsher: Yes if you were to change the zoning to a community services or community commercial district you would be to do that without having a variance.

Mr. Donovan: I make a motion we accept the special exception application.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Donovan, Vice Chairman
SECONDER:	Robert Linder, Board Member
AYES:	Linder, Donovan, Darling
ABSENT:	Rettke, Armstead

2. 1624 Brice Rd.; Application #2018-7; Applicant Jeanne Cabral; Special Exception Use Permit

Ms. Wheeler: The second agenda item is for a special exception use permit for 1624 Brice Rd. The applicant is requesting to rent office space to run an adult job skills center. The applicant has provided a use statement explaining number of employees, number of students, and the hours of operation. No exterior changes are being proposed and minor interior modifications are being made. Staff does recommend approval.

Mr. Donovan: What kind of adult skills facility are you going to provide?

Ms. Mock: It's going to be adult skills training for individuals with highly functioning developmental disabilities to teach them how to work in an office setting where they will be there hopefully for six months up to a year to get the training and skills and then they can seek employment out in the field.

Mr. Donovan: Will they live on premise there?

Ms. Mock: No, they will just come in drop off and pickup in the evening. Once they graduate from high school they keep them until they are 22.

Mr. Donovan: So they will be transported to and from only?

Ms. Mock: Yes

Mr. Donovan: Do you think you can have 16 students in that building?

Ms. Mock: I'm hoping to.

Mr. Donovan: For your sake I'm hoping as well. That would be great, it's a good idea what your doing.

Ms. Cabral: It's a house that has been converted to an office.

Mr. Donovan: Yeah, everything down Brice Rd. been that way.

Ms. Cabral: This also has an addition in the back. It's got a large room that will allow them to spread out and allow them to do what they need to do and not be in each others way. They just need to do some minor things to the inside like grab bars and door hardware.

Mr. Donovan: So you are going to handicap it?

Ms. Cabral: Yes, we are pretty much there. We have to do a ramp at the front door, just a gradual one, it's like a four inch step up. It's basically hardware and emergency lights and stuff.

Mr. Bowsher: If this does stand approved if you are going to have minor modifications we just ask that you get with the building department afterwards to ensure that we got... Inaudible.... and everything is ADA compliant.

Mr. Donovan: Isn't there some kind of inspection process or certification for this that your going to have?

Ms. Mock: I will have a license through the Department of Developmental Disabilities. I've already paid the fee to do it.

Mr. Donovan: Now do they come and inspect your facility?

Ms. Mock: They come and inspect it after my first year of service and every three years after that.

Mr. Donovan: So it's after you open them?

Ms. Mock: Yes

Ms. Cabral: You will have to get a change from the office to the school so that will involve inspections.

Ms. Darling: Is this the only location you have?

Ms. Mock: Yes, well I have another office space because I have a home health care agency, but the office will be located here if we are approved.

Mr. Pastor Linder: Any plans to create any outside area for break or for...

Ms. Mock: No

Mr. Pastor Linder: Nothing like that?

Ms. Mock: No, because we will do outings and visit different companies so that will be their outside time. So to telemarketing place and different places that they have opportunities to seek employment.

Ms. Darling: Will you have an area with a break room where they can bring their lunch?

Ms. Mock: Yes they will have tables where they can bring their lunch and they have to bring their lunch and all we are going to have is a place where they can warm it up but they have to bring it.

Mr. Donovan: That makes them have responsibility to.

Ms. Mock: It's like going to work.

Mr. Donovan: Absolutely.

Ms. Darling: Now will you go and pick them up?

Ms. Mock: They will be dropped off by either family or transportation services. They have to be dropped off and walked in the front door and sign in and out. In the future we will have a bus that we will park in the back of the facility, we have adequate parking. We will use this for pickup and drop off if needed.

Mr. Donovan: So they will be escorted into your building?

Ms. Mock: Yes

Mr. Donovan: OK

Ms. Mock: That's one of the requirements because we have to make sure they are there.

Mr. Donovan: I make a motion that we accept special exception permit for the conversion from a business to a school.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Donovan, Vice Chairman
SECONDER:	Robert Linder, Board Member
AYES:	Linder, Donovan, Darling
ABSENT:	Rettke, Armstead

3. 1421 Davidson Dr.; Application #2018-8; Applicant City of Reynoldsburg; Special Exception Use Permit

Mr. Bowsher: The last item is application 2018-8, 1421 Davidson Dr. applicant is the City of Reynoldsburg special exception use for a commercial recreation facility/ eating and drinking establishment. This application is in front if you today. It has a staff report written by myself. This property is owned by the city and due to marketing circumstances we would like to add these two special exceptions due to the CC designation of the property due to current zoning. So the economic development side of the development department can market this to a potential tenant or buyer for the space to help drive revenue for the city. If you have any questions I would be happy to answer.

Mr. Pastor Linder: Anybody potentially interested? Or will this just get the ball rolling? Anybody interested?

Mr. Bowsher: We potentially have someone but this will just get the ball rolling and get things set in order. The new direction of the development department is to be proactive on development and to get things going ahead of the pace and this is one of those steps to ensure that.

Mr. Donovan: So this is two special exception permits?

Mr. Bowsher: Two special exception permits under one application. It will be a commercial recreation facility special exception as well as a eating and drinking establishment. This is designated as our community commercial potentially the rezoning would have been more sufficient, but only needing to add two special exceptions is... inaudible.

Mr. Donovan: What is the drinking part of it, the consequences?

Mr. Bowsher: The eating and drinking establishment? Just food and beverage.

Mr. Donovan: The beverage though, what's the beverage? What are they going to have for beverages over there?

Mr. Bowsher: That would be on the tenant in the space.

Mr. Donovan: Ok, do we have the ability to have another liquor permit in the city?

Ms. Darling: Right, that's what were asking.

Mr. Bowsher: That would be up to the police department and city council.

Mr. Donovan: I'm just curious as what beverages would mean.

Mr. Bowsher: It would be the same thing, the Chick-fil-a needed a special exception for food and beverages as well. It's open ended.

Mr. Donovan: I make a motion that we accept application 2018-8, special exception permit to a recreation facility and an eating and drinking establishment.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Donovan, Vice Chairman
SECONDER:	Robert Linder, Board Member
AYES:	Linder, Donovan, Darling
ABSENT:	Rettke, Armstead

D. OTHER BUSINESS

No other business

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator