

MINUTES
CITY OF REYNOLDSBURG
PLANNING COMMISSION
JULY 11, 2013
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present: Mr. James Comeaux
Mrs. Marlene Wirth
Mr. Skinner
Mr. Charles McGrath

2. APPROVAL OF MINUTES FROM THE MAY 2, 2013 MEETING

Chairman Skinner: Are there any questions or comments on that prior agenda?

Mr. Robbins: None from staff.

Mr. Skinner: Hearing none, it'll stand as approved.

3. APPROVAL OF AGENDA

Mr. Skinner: Anything that needs to be added to the agenda?

Mr. Robbins: No.

Mr. Skinner: Hearing none, it'll stand as approved.

4. SWEARING IN OF SPEAKERS

Mr. Skinner: Are there any speakers tonight for the Planning Commission?

Mr. Lambert, by all means, sir.

5. PUBLIC COMMENT

Mr. Skinner: Mr. Lambert, would you mind kind of giving a quick nutshell version of the proposed amendments here?

Mr. Lambert: Sure. Most of it, I would say, could be classified as housekeeping type of changes to Chapter 11 code which deals with zoning and engineering submittals. What I have found in a lot of cases, the City does have two types of

development plans when it comes to construction plans. You have public improvements and private improvements and a lot of the wording in the code did not really distinguish between the two, I didn't think all that well. And a lot of the signatures and various individuals who are responsible for reviewing these plans did not look very consistent, so this is in effect to make that more consistent and more understandable. So the majority of the changes are that. There are a few other things that are minor changes, just correcting the Service Director to Director of Public Service, trying to incorporate the City of Reynoldsburg Development Handbook is an item that we incorporated by reference for all these plans.

One key item of note, I would say, under Chapter – the very first amendment that you see under Chapter 1119, the text in red, I think, is the most important of any of these. “The owner or developer shall prior to review of any plots, plans or any reports” and so on, as you can read. Deposit with the Service Director – well, I guess I have it there, don't I? With the Service Director, approval of the Director of Engineering a sum of money in accordance with Code 1155. The previous code did not have that. They had that deposit to be placed following the approval of the plans. It could be inferred, but prior to construction, which is not good because you don't have enough money to farm out the review if you need to do that. Then it's a case where the City can end up chasing money to try to get it back from the developers. So I think that's the most important part of all of this, but the majority of the rest of it is just nomenclature issues and cleaning up the text a little bit.

Mr. Skinner: Any questions for Mr. Lambert?

Mr. McGrath: I had concerns about the, not particularly any concerns, I just wondered about the fees. Have they been increased or anything. It doesn't show another number there. I'm at the last page and there's something, I don't know what it is—

Mr. Lambert: Yeah. If you look at the table, there's one new fee which I am suggesting to be a modest fee for address assignments. The reason I'm suggesting that fee is if you get a large condominium complex, apartment complex, subdivision, say there's a hundred lots, commercial sites, it looks to be that historically we have always paid for -- the City has always funded the cost of that – or not even funded the cost – paid the cost to assign these addresses. It's kind of inconsistent with the way everything else is done where the developer pays for the plan review, the inspection, etc. It's not a large cost but it is – it does come out of the general fund of the engineering budget ultimately and I think the amount of the fee is appropriate for a development like that. The rest of the changes that you see in there are not increases, but they are clarifications to the public and the private plan reviews. It's still more of a housekeeping item, but there are no other fee increases.

Mr. McGrath: This last page is not a fee increase? It's written in red, but it's not a new—

Mr. Lambert: I would say again that the address assignment is a new fee. All of the other items are not fee increases. They are weighted differently, but they are not fee increases.

Mr. Comeaux: So in that respect then the public improvement reviews, what would the nature of those be? I mean, like schools or other public entities that would be having improvements?

Mr. Lambert: Well, not that it's so much public entities who's doing the developing, it's public infrastructure, infrastructure that the City will ultimately own – roads, storm sewers, sanitary sewers that are our maintenance responsibility to take care of down the road.

Mr. Comeaux: So a developer comes in and develops a plot and is he going to dedicate the roads or whatever else?

Mr. Lambert: Correct. That'd be the public part and then the private, for example, just be a new Wendy's going up or something like that.

Mr. Comeaux: And just in terms of the fees, did you kind of look at other communities to see what they're charging? Did you kind of look at your cost structure? How did you arrive at these?

Mr. Lambert: I did not, because this is simply, again, a modification of what we already have. I did not compare that with other communities and with the address, I should probably explain how I determined those rates. EMHT has historically assigned the addresses for the City for decades. I don't know, maybe in the 40's and 50's how it worked, maybe Franklin County did it. But for decades that have done that and there's been a modest fee that the City's had to pay to do that. This is simply to recoup that cost, it's a pass-through cost.

Mr. Comeaux: It's a pass-through cost.

Mr. Skinner: Any other questions? (No response.) Okay. Thank you, Mr. Lambert. Any other public comments? (No response.) Okay. Hearing none, we'll move on to the next item which is Unfinished Business.

B. UNFINISHED BUSINESS

Is there any Unfinished Business for our Commission tonight? (No response.) Hearing none, we'll move to the next item.

C. NEW BUSINESS

Mr. Skinner: Mr. Robbins, could you read agenda Item C1 as it reads here on the agenda?

Mr. Robbins: Yes.

1. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1119 Final Plat Section 1119.07 "bond, Letter of Credit for Improvements: Deposit and Insurance" Subsection (b) first paragraph; various Sections of Chapter 1127 Standards and Table of Contents; Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan Section 1143.01 "Purpose"; Section 1143.04 "Plot-Grade-Utility Plan" Subsections (a); (b)(1); (b)(13); (b)(14); and (b)(15); Chapter 1135 House Numbering Section 1135.02 "Engineer to Assign House Numbers"; and Table 1155 "Zoning Code Fees".

Mr. Skinner: And for the record, that's the legislation we have before us and the legislation Mr. Lambert spoke to, is that correct?

Mr. Robbins: That's correct.

Mr. Skinner: Okay. Any questions at this stage?

Mr. Lambert: (speaking off mic)

Mr. Skinner: Please, Mr. Lambert.

Mr. Lambert: (speaking off mic)

Mr. Robbins: Excuse me. 1355 House Numbering and Section 1355.02 "Engineer to Assign House Numbers". Thank you, Mr. Lambert.

Mr. Skinner: Thank you. Did those numbers change?

Mr. Robbins: No. I read them incorrectly.

Mr. Skinner: Oh. Is there a motion for the legislation to pass?

Mr. McGrath: I move for approval.

Mr. Skinner: Is there a second?

Mrs. Wirth: Second.

Mr. Skinner: Okay. First by Mr. McGrath, second by Mrs. Wirth. Mr. Robbins, please call the roll.

(Mr. Robbins called the roll. Mr. Comeaux voted "yes." Mrs. Wirth voted "yes." Mr. Skinner voted "yes." Mr. McGrath voted "yes.")

Mr. Skinner: Okay. Hearing four affirmative votes and no negative votes, the legislation passes. Moving on to the next item.

D. OTHER BUSINESS

Mr. Skinner: is there any Other Business before us tonight? Hearing none, we will adjourn the Planning Commission at 6:48. Thank you.

E. ADJOURNMENT

The meeting was adjourned at 6:48 o'clock, p.m.

Mr. Skinner, Chair

Justin Robbins, Planning Administrator

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