



**AGENDA**

**PLANNING COMMISSION  
THURSDAY, JULY 7, 2022 6:00 PM**

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

**A. CALL TO ORDER**

1. ROLL CALL
2. APPROVAL OF MINUTES
  1. Planning Commission – Regular Meeting – June 2, 2022
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

**B. PUBLIC COMMENT**

**C. UNFINISHED BUSINESS**

**D. NEW BUSINESS**

1. 7467 E Main St.; App# 2022-5201; Applicant Columbus Awning; Certificate of Appropriateness

**E. OTHER BUSINESS**

**F. ADJOURNMENT**

# Reynoldsburg

OHIO • 1839

## MINUTES

**PLANNING COMMISSION  
THURSDAY, JUNE 2, 2022 6:00 PM**

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

### A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Furst, Benner, Alabi  
ABSENT:

#### 2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – May 5, 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. App# 2022-5185; SW Corner Cedar Cliff and Broad St; Express Wash Concepts

Mr. Meyer read the staff report into the minutes.

Below is the staff review of the above referenced application.

#### 1. **Project Summary**

- a. The property is located at the southwest corner of Cedar Cliff and Broad Street, west of the now under construction Sheetz gas station. The site is located on parcel 067-00086.
- b. The applicant, Scott Messing with Express Wash Concepts, is requesting Planning Commission approval of a Major Site Plan for the construction of a new Moo Moo Express Car Wash on approximately 1.163 acres.

#### 2. **Zoning Review**

- a. The property is in the Community Commercial zoning district in which “Vehicle Care Services - Washes” is a conditional use. The conditional use application for this project was approved at the May 19<sup>th</sup>, 2022 meeting of the Board of Zoning and Building Appeals.

Minutes Acceptance: Minutes of Jun 2, 2022 6:00 PM (APPROVAL OF MINUTES)

- b. The proposed development complies with the code in terms of building height, lot coverage, and setback requirements.
  - c. The suggested building typology for the district calls for small and medium commercial buildings. The site includes three access points off of Cedar Cliff. The curb cut to the north of the building is for exit only. The curb cut directly to the south of the building is designed for egress only. The eastern-most curb cut is designed to be entry only. And, the middle curb cut is designed for both ingress and egress.
  - d. The required parking count is 1 space per 500 SF of floor area. The proposed building is 3,600 SF which would require 7.2 parking spaces. The site provides twenty-four (24) parking spaces, with twenty (20) of the spaces also acting as vacuum stalls. A center two-way access drive runs through the center of the site, with parking located adjacent to the drive on the east and west sides. Community Commercial calls for parking located in the “front, side or rear yard well-screened”.
  - e. A traffic impact study was not required for the project due as similar uses to the proposed car wash likely would have been contemplated in the master planning of the overall shopping center along Broad Street. In addition, a stacking diagram was provided by the applicant demonstrating that at least 36 vehicles could be stacked in the on-site queue.
  - f. The applicant has submitted a landscape concept plan that meets code requirements. The landscape plan includes landscape islands in the parking lot, perimeter landscaping, grass and a number of trees and shrubs.
  - g. The materials proposed for the building include asphalt shingles in English Grey Slate, hardie board and batten siding in Dover White, and brick. The materials meet the district requirement of being natural materials or hardie panel on the front and side facades.
  - h. Please see the attached engineering report.
3. **Staff Recommendation**
- a. The intended use was approved by BZBA at the May 19<sup>th</sup>, 2022 meeting. The applicant intends to submit a signage plan for approval at a later date and agrees to modify the submitted lighting plan during the Plot Grade Utility process to comply with the City’s lighting requirements.
  - b. The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

Mr. Messing and Mr. Hermiller from Moo discussed business plans and the additional lane for stacking. They also read the staff and engineering comments and they have no concern

about any of the comments.

Mr. Meyer: The applicant has agreed to make changes to the plan in the PGU process to the lighting plan to meet our code. They will also come back at a later time for signage.

Mr. Benner questioned the comment from EMH&T regarding the difference in curb cuts.

Mr. Meyer: They had different curb cuts on the rendering versus the actual plan, but that has been rectified.

Mr. Benner: I just want to clarify with the commissioners that Community Commercial calls for parking in the front, side, or rear needs to be well screened. Do you feel that the parking on the East side of the building complies within the Community Commercial requirements?

Mr. Furst: There's some room for interpretation there, but I feel like it generally complies. I feel that the building is effectively screened.

Mr. Benner had questions regarding the landscaping in the middle "island" and whether flowers were a good choice for that area as they wouldn't be very screened. After reviewing the landscape plan it is indicated that they are deciduous shrubs and the rendering is incorrect showing flowering plants. The East end of the property is screened properly on both the plan and rendering.

Mr. Zollars: Any concerns about that statement?

Mr. Cullinan: I think what is shown in the visual does achieve typical headlight screening. That center is more internal to the site.

Mr. Benner: I make a motion that we approve this application under the condition that your lighting plan complies and meets our city code. Of course, the signage will be at a later date.

Mr. Furst: I'll second.

Mr. Zollars: I have a first and a second, can you please call the roll?

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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>AYES:</b>	Cullinan, Zollars, Furst, Benner, Alabi

D. OTHER BUSINESS

1. Application 2022-5064; 6320 E Main Street; Zoning District Change; Applicant: Skilken Gold Real Estate Development Group

The applicant asked for the application to be tabled indefinitely.

Minutes Acceptance: Minutes of Jun 2, 2022 6:00 PM (APPROVAL OF MINUTES)

Commissioners had some questions as to why they requested it.

Mr. Shook suggested that he thought the applicant may want to leave the site available for future projects.

Mr. Furst: I would motion to table this application for 90 days.

Mr. Benner: I'll second.

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

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 9/1/2022 6:00 PM</b>
<b>AYES:</b>	Cullinan, Zollars, Furst, Benner, Alabi	

E. ADJOURNMENT

\_\_\_\_\_  
Chairman

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

Minutes Acceptance: Minutes of Jun 2, 2022 6:00 PM (APPROVAL OF MINUTES)

# Reynoldsburg

Department of Development  
Planning & Zoning Division  
7232 East Main Street  
Reynoldsburg, Ohio

MAY 20 2022

App./Case#: 2022-5201

Date Submitted: 5/12/22

Fee Amount: 75-

Paid: CK 7498

## CERTIFICATE OF APPROPRIATENESS

### I. PROPERTY INFORMATION

Property Address: <u>7457 E Main St Reynoldsburg OH</u>	Parcel ID#(s): <u>060-000216-00</u>
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### II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Salite Mcheret Maryam Kidus Uraci Ethiopia orthodox Tewahdo Church</u>	
Contact Email: <u>Kitasachew@yahoo.com</u>	Contact Phone Number: <u>614-218-2719</u>

### III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>Same</u>	Contact Name: <u>Kinfu</u>
Contact Email: <u>Kitasachew@yahoo.com</u>	Contact Phone Number: <u>614-218-2719</u>

### IV. APPLICANT INFORMATION

Applicant Name: <u>Columbus Awning Company</u>	Applicant Address: <u>297 Old County Wrt Rd OH 43081</u>
Applicant Phone Number: <u>614-426-4206</u>	Applicant Email: <u>thomas@columbusawningcompany.com</u>
<input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer	

### PROJECT INFORMATION

<input type="checkbox"/> New Main Building (\$400)	<input type="checkbox"/> Exterior Modifications/ New Accessory Building (\$200)	<input type="checkbox"/> Comprehensive Sign Plan (\$150)	<input checked="" type="checkbox"/> Signage (\$75)
Description of Project: <u>Signage recovered</u>			

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: [Signature] Date: 5-12-2022  
\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

### \*\*OFFICE USE ONLY\*\*

Additional Notes:

Zoning Information  
Zoning District: \_\_\_\_\_  
 Historic District  
 CC Overlay  
Add'l Approvals Req'd  
 BZBA

Meeting Date: \_\_\_\_\_

Meeting Results  
 Approved as Submitted      Tabled  
 Approved w/ Conditions      Denied

P&Z Admin.: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment: App # 2022-5201 (App# 2022-5201, 7467 E Main St., Columbus Awning)

June 30<sup>th</sup>, 2022

Planning Commission  
City of Reynoldsburg  
7232 E. Main Street  
Reynoldsburg, OH 43068

RE: Salite Meheret Mariyam Kidus Urael Ethiopian Orthodox Church - #2022-5201 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**
  - a. The property is located at the 7457 E. Main Street. The site is located on parcel 060-000216-00.
  - b. The applicant, Columbus Awning Company, is requesting Planning Commission approval of a Certificate of Appropriateness to recover five (5) awnings of the Salite Meheret Ethiopian Orthodox Church with red fabric and a black graphic.
  - c. Two of the five proposed awning recovers will feature the street address, while the remaining awnings will not include graphics.
2. **Zoning Review**
  - a. The property is in the Old Reynoldsburg Commercial zoning district in which modifications to the exterior of any building is subject to a Certificate of Appropriateness. Per Section 1105.03, this proposal is a removal and replacement of the awning material and shall be considered a sign face change.
  - b. The proposed sign face change is compliant with signage regulations of Section 1105.03 in terms of materials. The proposed awning fabric is compiled of 100% solution dyed red “outdoor” acrylic fiber. The existing awnings are blue and with a white graphic depicting the street address. The proposed recover is a durable outdoor fabric that is easily maintained with periodic cleaning.
  - c. The proposed sign face change is compliant and in accordance with signage regulations of Section 1103.05 in terms of lettering and color. The proposed

graphic is a non-illuminated black Arial text depicting the street address. The proposed graphic is minimal in design and complements the exterior façade.

- d. The proposed sign face change is compliant and in accordance with signage regulations of Section 1103.05 in terms of graphic size. Awning lettering may not exceed sixteen inches in height (16"). The proposed graphic is six inches in height (6").
- e. The existing awning structure maintains its integrity and can be used to support the proposed alterations.

### **Staff Recommendation**

- a. Per Section 1109.21, any modification to properties within the ORD-C are required to enhance the attractiveness and desirability of the zoning district. This alteration will replace an unappealing awning set which will support and bolster the overall character of the district. The proposed modifications are consistent with the uniformity of other properties in the Old Reynoldsburg Commercial Zoning District.
- b. Staff is supportive of this motion to grant a Certificate of Appropriateness to the applicant.
- c. In considering whether to grant the proposed Certificate of Appropriateness, Planning Commission shall determine whether the application is consistent with the standards contained in the City's zoning ordinance and Certificate of Appropriateness

Please contact the Development Department with any questions or comments.



GRAPHICS:  
FONT: ARIAL  
HEIGHT: 6 INCHES

GRAPHICS:  
FONT: ARIAL  
HEIGHT: 6 INCHES



297 OLD COUNTY LINE RD  
WESTERVILLE, OHIO  
43081  
614-426-4206  
www.columbusawningcompany.com

PROJECT: SALITE MEHERET  
7467 E MAIN  
REYNOLDBURGH, OH  
PROJECT MANAGER: TG

FABRIC: TEMPOTEST CLAYCOURT T98-47  
BRAID: BLACK  
GRAPHICS: BLACK



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BRAID: BLACK  
GRAPHICS: BLACK