



MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, JUNE 21, 2018 6:30 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. NEW BUSINESS

1. 2051 Birchview Dr. S.; Application # 2018-05; Applicant Kiliana & Kweisi Amparbeng; Special Exception Use Permit

Mr. Rettke: Can we please have the presentation?

Ms. Wheeler: The property in this case, 2051 Birchview Dr. S. This is approximately a .7 acre site consisting of a single 4600 square foot building. The applicant is requesting the board review and approve a special exception use permit for a new business going into the existing building. They would like to operate a child care and after school care center. You have an applicant statement included in your packet that details the staff required and some of the activities they will offer. Also, the age of the children and hours of operation. We have also included the standard conditions of approval for special exceptions. We are happy to answer any questions. Staff doesn't find any adverse impact to adjacent properties, which are primarily multi family. Primarily AR2 to the North and South.

Mr. Rettke: Anybody wishing to speak or ask questions, please come forward. State your name and address for the record.

Mr. Amparbeng: My address is 2709 Northwald Rd. Columbus, OH. 43231.

Mr. Rettke: Any questions, concerns, comments, or suggestions from the board?

Mr. Armstead: Was this a special exception previously since it was a daycare before?

Unknown: Personally, this is I think the fourth of fifth time I've seen it.

Mr. Bowsher: It was built as a day care previously. Why we are requiring this now is - When they bought the property, the special exception doesn't follow the new ownership. So, it lapsed when they bought the property. Now they are coming back to ask for the new owners.

Mr. Donovan: When do you plan on opening this school?

Mr. Amparbeng: This coming school year, if that is possible.

Mr. Donovan: Are you talking about August?

Mr. Amparbeng: Yes.

Unknown: I know with this one we have seen a variety of hours. What is your core hours going to be?

Mr. Amparbeng: It's actually going to be the hours on the forms that we presented to you, which is...

Mr. Rettke: So it's 5am to 7pm?

Mr. Amparbeng: Yes sir.

Mr. Rettke: This one about four or five years ago was supposed to be a 24 hour facility, I think.

Unknown: Yes, but they stopped that.

Mr. Bowsher: Are you planning to do any exterior modifications to the building on the outside?

Mr. Amparbeng: No, not necessarily. We want to update the (inaudible) systems, downspout's and things like that.

Mr. Bowsher: Ok

Mr. Donovan: What about the playground? Are you going to do anything to upgrade that or improve that? It was pretty wore out.

Mr. Amparbeng: Yes, we intend to improve the playground. Actually, put some fence in the front, to protect the kids.

Mr. Donovan: You want to put a fence in the front? You might have to get a permit for that.

Mr. Amparbeng: Yes. Werer thinking about doing that but just want to know if it is possible to do that.

Mr. Donovan: You'll have to look into that one. That's another one of those processes you'll have to go through with the city.

Mr. Amparbeng: We don't intend to do that right now, but when it comes to the time, we will come to the city and apply for it.

Mr. Donovan: It's nice that you have ambitions about improving it, that's a good thing.

Mr. Rettke: Mr. Amparbeng, do you have any video or security, or do you plan to add some?

Mr. Amparbeng: Yes we do have a company we are working with. They came in yesterday to do some inspections to put a system in. There is a system in there right now, but... there is a new system that is more upgraded and we intend to go that route.

Mr. Donovan: That's interior and Exterior cameras?

Mr. Amparbeng: Yes sir.

Unknown: I'll say what I stated before, this was built as a day care, solely as a day care. I've never had a problem with it in the past. Some of the upkeep, yes, but not necessarily the use.

Mr. Donovan: That is my concern, the repairs of the property, it is kind of run down. It's going to take some improvement to bring it back to the way it used to be.

Mr. Amparbeng: We have contacted some contractors. Some of them have come to inspect it and given us some estimates. We are just waiting on the city to give us approval to go ahead to do the job.

Mr. Rettke: This is more of a question to staff. Is there any relief for future property owners on this? There is two or three of these that were exclusively built for a day care. They all fall under a special exception, so.

Mr. Bowsher: Going into the future, after we get our comprehensive plan done. We are doing a complete zoning code rewrite. A lot of these will automatically be grandfathered in as properties, acting as such could be potentially rolled in so we look at some of those spaces. So we are not continuously bringing in the same property to the board over and over again.

Mr. Donovan: I don't mind doing it, I just.. It gets a little dangerous is a different mind set comes in to play. Then you have a property that was built as a day care and can't be.

Mr. Rettke: Any other discussion, questions, comments, or concerns?

Unknown: I move that we approved item C1, special exception application number 2018-05.

Mr. Donovan: I'll second it.

Mr. Rettke: Any additional discussion? Can we please have the vote?

Adopted

Mr. Rettke: Anything additional from staff?

Mr. Bowsher: We just ask that if you were to put up a fence or do other exterior modifications that you get with staff and we will walk you through the next steps and the permit process for those.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Rettke, Linder, Donovan, Darling, Armstead

D. ADJOURNMENT

Chairman

Planning and Zoning Administrator