



MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, JUNE 20, 2019 6:30 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – May 16, 2019

Minutes stand Approved

3. APPROVAL OF AGENDA

Agenda stands approved

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Rettke

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 414 Jonell Lane; Application #2019-5204; Applicants Justin and Keshia Oliver; Special Exception Use Permit - Type a Home Child Care (Overnight)

Ms. Wheeler Yes Mr. Chairman. Miss Darling. Here. Mr. Furst. Here. Pastor Linder. Here Mr. Rettke. Absent. And Mr. Donovan. Here.

Mr. Donovan Are there any changes or additions to the business from the previous meetings? Hearing none, meeting stands approved. Any changes the agenda? Hearing none, agenda stands approved. Speakers will have to sign in. Anybody is going to speak. Would you please stand up? Raise your right hand. (Speakers sworn in). Everyone on to reading the first item on our agenda.

Ms. Wheeler Thank you Mr. Chair. The first agenda item this evening is for a special exception Use Permit 2019 - 5204. As for the property at 2414 Jonell Lane. The applicants are requesting BZBA approval for special exception to operate a Type A overnight home child care business. In our zoning ordinance, we do require that type

A child care businesses be reviewed as a special exception and all zoning districts. These are defined as child care having 7 to 12 children depending on the age. Generally it's seven to twelve children cared for in the provider's personal residence and I believe the applicant has also provided a written statement of the proposed business and I believe they're here this evening and with that I would be happy answer any questions or the applicant.

Ms. Oliver Well I'm Lisa Oliver, 414 Jonell Lane Reynoldsburg Ohio 43068.

Mr. Oliver Justin Oliver, 414 Jonell Lane Reynoldsburg.

Ms. Darling I do. How many children do you plan on having in your home?

Ms. Oliver Up to 12.

Ms. Darling And do you have sufficient enough rooms for those children to especially sleep over night and things like that.

Ms. Oliver So we built an addition on. It was finished probably February March timeframe.

Ms. Darling So do we have a picture of the addition that was built?

Well that's just a drawing. But the building inspector came. They had to do all the inspections, but we had an addition added on. It was about 360 square feet but 216 would be used for the childcare space. So it's like a multipurpose room that we're going to use it for.

Mr. Donovan How many do you believe will be staying overnight or on weekends.

Mr. Oliver Between (Inaudible)

Ms. Darling What are their age ranges?

Ms. Oliver Age ranges will be from twelve months to eleven years old. To eleven years of age.

Mr. Furst Do you have; how do you plan on attracting the children. You know, do you have a network that already is kind of committed to send them to your care? Are you going to advertise?

Mr. Oliver A lot of people are you going for church. Really. Word of mouth as well. A lot of people actually had a lead as well. They kind of help us to build that business.

Mr. Donovan But you're not going to have a sign in your front yard or daycare?

Ms. Oliver And also with being certified through the Ohio Jobs and Family Services it's going to be on their website.

Mr. Donovan They are strict. They are real strict, be careful. Do it right.

Ms. Oliver Absolutely.

Pastor Linder Have you been operating already and just not having overnight or is this all starting up right now?

Ms. Oliver Starting up.

Pastor Linder OK the second question again this is Pastor Linder. I noticed in the ordinance that you cannot have someone employed who is not a permanent resident. So I guess the question is are you able to continue as you move along without employing people who are not permanent residents of the home? Do you plan to be able to manage it between the two of you and anyone else that lives there?

Ms. Oliver Yes until we can get a bigger space.

Pastor Linder And then you would probably set up in a different location?

Ms. Oliver Yes.

Pastor Linder Got you. OK thank you.

Ms. Darling How many children are you each allowed to have? Like under your care? Isn't there a rule from ODJFS of age wise and how many are allowed to have per person?

Ms. Oliver I believe it's.....

Ms. Darling Like if it's 12 months old you're only allowed to have so many per person and things like that. So if you have two 12 months olds and he has ten other kids I think he might be a little outnumbered. I mean I have kids so they're rambunctious.

Ms. Oliver I think from first glance I think. The youngest ratio was 1 to 6.

Mr. Donovan What going to be your cutoff on age?

Ms. Oliver 11 years old.

Mr. Donovan I mean from the beginning.

Ms. Oliver Oh twelve months.

Mr. Donovan Well a month every twelve months or older?

Ms. Oliver Yes sir.

Mr. Donovan For your plan that you gave us just a minute; I don't need it back, you're good. How many spaces can you sit in that room for sleeping purposes like if you have beds or cribs or things like that to me it doesn't look like a huge space to be in. Let's say you have ten overnight hours. Do you have enough room to put any roll away beds, any air mattresses, any cribs, any toddler beds things like that where they'll be safely in that area without it being too clustered. If something would happen you could be able to get all the children out?

Mr. Oliver We have two doors two exit doors as well.

Ms. Oliver No she's talking about space... Multiple people talking. The reason why we started off at 12 months because through ODJFS if you're if you get written permission from the parent then the child can sleep on a cot. So we're basically asking like if.....

Multiple people talking.

Ms. Darling I mean like if you pay a bunch of cribs in there and there goes your room for cribs here. So do you plan on then asking the parents for permission so the child can sleep on a cot? Then how many cots do you feel like you can get in that room?

Ms. Oliver Inaudible..... SQUARE FEET DIVIDED BY 60. Six kids can finish there at thirty five square feet.

Ms. Darling How many restrooms do you have that are available for just the child care area? Not including, not the ones that are just included in your home?

Ms. Oliver One

Ms. Wheeler Did you say.... I know that we internally we will do an inspection with our building inspector as well as the local fire jurisdiction. Does ODJFS also do some type of inspection? Like after they've issued the license and everything?

Ms. Oliver Yes. Well that'll be, I believe this before they issue the license. They come in.

Mr. Donovan And then there's a regular inspection process that they go through. Isn't it? Surprise inspections that they just walk in.

Ms. Oliver Yes.

Mr. Donovan The fire department would do that to you also.

Pastor Linder Just curious if you've had conversation with the neighbors on either side, do they know what your plans are? And then if you haven't. What's the flow of your relationship right now? Has there been any type of conflict. How do you feel like they'll receive it? Do they keep to themselves? They're not worried about what you. Do to anticipate any issues with your neighbors?

Mr. Oliver New neighbors across the street seem to be silence. You know we talk. Say hello. No big issues.

Mr. Oliver They pretty much keep to themselves and I think the lady across the street she keeps a child. Like you said we (Inaudible) and wouldn't be any following issues as far as parking or any of that nature because they can park in the driveway or park in front of our house on the street.

Mr. Furst So they typically are vacant parking spots on the street or in your driveway? It's you know I've driven through some neighborhoods where you can barely find a parking spot, but there would be some available for pickup and drop off.

Ms. Oliver Yes.

Mr. Donovan Every child has to be walked inside by a parent?

Ms. Oliver Correct.

Ms. Darling I'm thinking. Are you preparing meals and feeding them as well or are you asking the parents to provide their meals?

Ms. Oliver We will be preparing meals. I think that I put in the policy book at the 15th of the hour like at 7:15 as a cut off it after 7:15. The parent will have to stay in the home to feed the child.

Ms. Darling And you have more than one kitchen to do that are just your home kitchen?

Ms. Oliver We have our home kitchen.

Ms. Darling Does ODJFS require you to get an additional permit through like food licensing and all that stuff or anything like that? Or food safety training how to prepare foods and how to keep them correctly cold and warm for the children?

Mr. Oliver I'm sorry. I mean I know I'm certified, but I don't think.

Ms. Darling You're certified in food training?

Mr. Oliver Yes.

Ms. Darling OK.

Ms. Oliver Also we were thinking about, we were thinking about going through; there's a nutritional program through the state where they can deliver the food and things of that nature. So we're still looking into that. Hopefully once we get certified through ODJFS we'll be able to get more information on how to enroll so they can get in FCP one of those programs will provide meals things of that nature so if we don't cook then we can get it brought in.

Ms. Darling How are you going to separate the girls from the boys like it in the evening time. If they need to change and things like that if you only have one restroom. Are you going to just have like where the boys go at certain times and then the girls go? Or you going to have like a different changing area for each one.

Ms. Oliver So we would have separate times where they can go and change if they don't feel comfortable changing downstairs we can possibly take them upstairs. So that the ladies can change or the boys can change and bring it back downstairs.

Mr. Furst Well we're kind of mulling it over here as it is there any other information you'd like to add that you haven't already expressed yet. That might help us make a determination. Any other thing you'd like done.

Ms. Oliver We just have an updated statement. That we were going to give you is just additional information so.

Pastor Linder Well thank you. This may seem redundant but I really just want it on the record. I am personally certain of this just because your presentation, but would you answer yes or no. You plan to be in complete compliance with all the regulations required for licensing. I know the answer but I want it on the record. With the agency Ohio Department of Job and Family Service certify family child care type a home everything that regulates that it is your intention to be completely compliant with that.

Ms. Oliver Yes sir.

Pastor Linder I had a feeling thank you.

Ms. Wheeler While they're feeling that over and we'll also let you know this is for a special exception permit whatever decision the board makes tonight that is a recommendation. And then our city council has the option to pick up the case as well and either uphold the recommendation or basically have an open hearing about that as well. And we'll let you know that the date but that will happen as well.

Ms. Oliver You said this is the board gives a nice recommendation?

Ms. Wheeler Correct. Then to actually issue the special exception permit we would need our City Council too essentially; they have the option to discuss it at council. If they choose not to. Then we can issue the permit.

Mr. Furst Mr. Chairman this is a pretty atypical request for the board. I would like to make a motion to the table is for a month so we can gather some additional information. Just so we can make the right decision.

Ms. Darling I second.

Mr. Donovan Can you call the roll please?

Ms. Wheeler Ms. Darling. Yes. Mr. Furst. Yes. Pastor Linder yes. Mr. Donovan Yes.

Mr. Donovan We have to move this to the next month's meeting. We want to do some research to make sure that everything is going to be fine. We have kids to worry about you know. So we just want to be careful.

Ms. Oliver And is that the third Thursday the month?

Ms. Wheeler Yeah. It'll be July 18th at 630.

RESULT:	TABLED [UNANIMOUS]	Next: 7/18/2019 6:30 PM
AYES:	Linder, Donovan, Darling, Furst	
ABSENT:	Rettke	

E. OTHER BUSINESS

None

F. ADJOURNMENT

18:55

Chairman

Planning and Zoning Administrator