



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY JUNE 12, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – May 22, 2017

Minutes stand approved.

4. Discussion

- a. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 0 Graham Road, Reynoldsburg, Ohio, from R-2 Single Family Residence District to S-1 Special District; Applicant Mark Larrimer.**

Mr. Luzader: Mr. Snowden indicated that this is with the Silent Home Cemetery on 256 and Jackson that backs up to Graham Road where the maintenance facility and garage are.

Mr. Havener: You're correct.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 6/12/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- b. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6305 E. Livingston Avenue, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special District; Applicant Mark Larrimer.

Mr. Havener: This parcel is the existing fire station on East Livingston Avenue. It was decided that the Special district would be better for the township parcels, this being one of them.

Mr. Luzader: We are assuming that the township is going to maintain these properties forever.

Mr. Havener: That is our assumption yeah, as long as there is a fire station on the property.

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MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	

- c. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6900 E. Main Street, Reynoldsburg, Ohio, from CS Community Services District to S-1 Special District; Applicant Mark Larrimer.

Mr. Havener: This is a similar situation to the previous, just for the fire state on E. Main Street just to the west of Briarcliff.

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MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- d. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6269-6275 E. Main Street, Reynoldsburg, Ohio, from CC- Community Commerce District to CS Community Services District; Applicant Sammy Kanaan, Agent for Owner.

Mr. Havener - This pertains to the parcel that is 3 buildings to the west of Brice Road at the Reynoldsburg Car Care Center. It has several businesses within the same building and they

are all car care service facilities. With it being cc community commerce that zoning didn't apply as well as the ccs community services district did. At the request of the applicants, the discussions between the planning administrator, and the building owners, it was decided to go ahead and proceed.

Mr. Luzader - Currently they are all automotive related tenants, suppose another business wants to go in there that is not automotive related, will they have to come back and get a special exception use permit?

Mr. Havener - Depending on the use. That could be the source, but in most cases I believe the cs district gives you the most flexibility out of any of the zonings for these types of businesses as well as other commercial businesses. This is really the best option for this business right now at this time. It gives them the flexibility to bring in other uses if they would want to.

Sam Kanaan (Applicant) - With Re-Max and I represent the property owner, Michael George. We have one vacant unit at the property. In the past 60-90 days I've talked to other respective tenants to come into the building. Being that its been empty for more than 6 months, under the current zoning, a new tenant would need to come in and apply for a special use permit. Tenants do not want to wait for the time it takes to go through that process.

Mr. Clemens - It's my understanding that there will be restrictions put on as far as who could be there and who can't.

Mr. Luzader - The 3 big restrictions are car sales, adult entertainment, and tatoo parlors.

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SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	

- e. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 913.02 Plot Plan Requirement of Chapter 913 Private Roadways. (Second Reading 5/22/2017).

Mr. Havener - It's a grammatical error and re-titling.

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