CITY OF REYNOLDSBURG

MINUTES

PLANNING COMMISSION
THURSDAY, JUNE 7, 2018 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Bizjak
ABSENT: Bowman

2. APPROVAL OF MINUTES
   1. Planning Commission – Regular Meeting – May 3, 2018

RESULT:	**ACCEPTED**

3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. NEW BUSINESS

1. 1304 Brice Rd; Application #2018-19; Applicant Greg Kitzmiller; Certificate of Appropriateness

OHM: The first case is a Certificate of Appropriateness application; 1304 Brice Rd. That is the shopping plaza adjacent to the Kmart site. The applicant is A Salon Studios, they are looking for a new sign. You'll see on your screen that the existing sign face right now and they are looking to replace this with a Coped Face aluminum sign. How that works is a panel will be set into the back and the sign is imprinted in the panel. This is an example on your screen here. It should be noted that the sign area is slightly above what the code says; however, it is in close proximity in terms of area and field to the other signs in that shopping plaza.

Mr Zollars: Questions or discussion from the board? Alright, if not I'd entertain a motion followed by a second.

Mr Cullinan: I'd make a motion to approve as submitted.

Mr Bizjak: Seconds

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

RESULT:	**APPROVED [UNANIMOUS]**
AYES:	Cullinan, Zollars, Hicks, Bizjak
ABSENT:	Bowman

2. 7536 E. Main St; Application #2018-17; Applicant Matt Winkler; Certificate of Appropriateness

OHM: Our next application is: 7536 E. Main St. This is Columbus Corporate Caterers. They are looking to add a walk in cooler to the back of their site. It will stick out about 10 feet from the back on the building. It's in the historic overlay district and in the code we have nothing regulating site design and modifications on the back of buildings. You can see on the map here that the back of this building doesn't really face anything of significance, it's kind of tucked back in the corner and faces an alley. Our staff recommendation would be, if the applicant would be willing, to install it so the color matches the building with the manufacturers finish.

Mr. Zollars: Is the applicant here?

Mr. Winkler: Yes

Mr Zollars: Would you like to add anything to that?

Mr. Winkler: No, just here to answer any questions you might have.

Mr. Zollars: Are you opposed to matching the color as close as you can?

Mr. Winkler: Not at all.

Mr. Zollars: Ok, very good. Any questions or discussions from the board?

Mr. Hicks: How far out from the building will the cooler sit? Is it sitting 10 ft. off the building?

Mr. Winkler: It is going to come through the wall of the building and extend 10 ft. past the wall.

Mr. Hicks: Ok, and there is going to be plenty of clearance of the existing dumpster that is currently there?

Mr. Winkler: Yes

Mr. Zollars: So this will become part of the structure basically?

Mr. Winkler: Yes

Mr. Zollars: Any other questions?

Mr. Bizjak: I move that we accept this application witht he understanding that the extension is made to look like the rest of the building.

Mr. Zollars: We have a first do we have a second?

Mr. Hicks: I second

RESULT:	**APPROVED [UNANIMOUS]**
AYES:	Cullinan, Zollars, Hicks, Bizjak
ABSENT:	Bowman

3. 6314 E. Livingston Ave; Application 2018-16; Applicant Darin Ranker; Certificate of Appropriateness

Mr. Willis: Our next application: 6314 E. Livingston. This is the Save A Lot building next to the Big Lots. This is an application to add an exterior building modification similar to the one on your screen. The Save A Lot entrance will stay and they will add a very similar one just down the wall from the existing one. This will be to access a new tenant space. Right now their is about 25,000- 30,000 sq. ft. of unused space. This will become a new tenant space and this will be the entrance to that space. From a code stand point, the natural materials used throughout the face of the building meet the threshold required by the code, with the brick and the window. It looks like.. you'll see on the screen here where well have windows to see through the entire building on the base with brick surrounding the window and egress on top of that.

Mr. Zollars: Is this applicant here?

Mr. Ranker: Yes

Mr. Zollars: Would you care to add anything to that?

Mr. Ranker: No, just matching what's there... (inaudible) ...

Mr. Zollars: Ok, very good. Any questions or discussions from the group? You did say you will be matching existing fnishes.

Mr. Ranker: Yes

Mr. Hicks: Just to clarify, when a tenant does come in they will have a whole signage packet, that would end up coming back to us as well, correct?

Unknown: Yes, that's correct.

Mr. Zollars: In the meantime in would be empty.

Mr. Ranker: Right

Mr. Zollars: Ok, if there aren't any questions I'd like to entertain a first and a second motion.

Mr. Bizjak: I move that we accept the application.

Mr. Cullinan: I'll second.

RESULT:	**APPROVED [UNANIMOUS]**
AYES:	Cullinan, Zollars, Hicks, Bizjak
ABSENT:	Bowman

D. UNFINISHED BUSINESS

1. 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: Changing the Zoning District of a 24.3 Acre Parcel on the West Side of Taylor Road Known as 9366 Taylor Road SW, and 9370 Taylor Road SW, Reynoldsburg, Ohio, from AR-2 Multiple Family Residence District and CC Community Commerce District to PND Planned Neighborhood Development District.

Mr. Willis: Our final application is The Parker apartment on Taylor Rd. This is an application that has been before planning commission in the past so you are all familiar with the site. You all have a copy of our staff review as to how this application relates to all the different items outlined in the code. The applicant is looking for a rezoning... (inaudible)... we are using this site as multi family residential and I believe that the applicant has a presentation. I think I will turn it over to them.

Mr. Glen Duggar: I'm the attorney through.. (Inaudible) ..W. Broad St. I represent the applicant Metro Development, Troy Thomas, who is behind me. I'm here with Todd Ferris. Todd is the one who does all the heavy lifting. All three of us were here in March and heard all the comments and issues and that presentation is primarily designed not to re plow the field that was on that day, but to address the issues that were brought up primarily by Mr. Hicks and his commentary near the end of the meeting with certain issues he felt were unresolved and needed further articulation and changes to the plan. We have also in the interim met with a number of our neighbors as well as city staff and OHM to talk about getting this is form that... putting our best foot forward in terms of this application. I'd like to take it in three very large sort of topic. I think there were three that Mr. Hicks originally was ... in terms of his concerns with this project. The first is that originally we had.... I can't see that very well is that me or?... Can you see that very well? Because I know what it is.... I can see it fine I'm just worried about the people behind us is all. Beautiful, is that ok? You aren't going to nod off?.. Ok, so there is the property it is on the west side of Taylor Rd., North of the Kroger center. A little over 24 acres. That's the currently revised plan, the current plan has three topics in regards to addressing them. 1: three stories instead of two. 2: The park at the NW. corner. 3: Broad traffic concern. The current plan had three story building on Taylor Rd. this plan reduces those to two. The building on the west side of Taylor Rd. the four in front and the two immediately behind that are now two story buildings. Prior plan was three

story buildings. What that meant was that the open space to the north, which was originally was 7 acres is approximately 4, but we are going to talk about the open space in a little bit. In addition with meetings with OHM, they asked that we address some of the architectural character of these buildings. They had an open breeze way in between and those buildings are now what they call a Vista model, which does not. So the buildings along the west side of Taylor Rd. have individual doors as opposed to the breeze way walk through. In addition, this plan, you can see some additional changes we made. Along our west boundary we have a 30 ft setback, in that 30 ft setback there is a fence, landing, and landscaping. That extends our entire western boundary we've extended that to the North at the request of those neighbors, as well as around the condominiums. The landscaping basically envelops the entire site on the West. North, and around the condominiums.
Getting to the park... They had concerns at our prior meeting that the park was somewhat undefined. We'll take responsibility for that. We did not receive the consensus from the city as to what they viewed should happen to that park and over the last few months we have been able to allow that consensus. Originally that park was intended to be dedicated by us to the city. Their was a great deal of concern whether the city needed or wanted to own and maintain that park. It is my understanding, we initially, with the thoughts of Mr. Hicks was if we want to make it a park we should make it a park, and that there would be some parking off the street to the West as well as some form of a tot lot that would service this project as well as the community to the West. We met with the parks director, she took the questions to the parks commission and it is now believed the current consensus that the idea of a public park there is probably no the best idea. What we should do is it should be owner maintained, by the owner as you see it there with the manning and landscaping next to our adjacent neighbors and pedestrian connectivity to Taylor Rd. That would be a pass through park that would be finished graded and seeded and again, owner maintained by the applicant. The dollars that the applicant was willing to spend on that area should be spent on other park improvement projects in the immediate vicinity. I think the tune to that is about $61,000. What we have done is revised our text to indicate that we will develop the open space as shown and we will make a feasible contribution to the City that those dollars could be applied to other park improvements within this area. Or within the general area that the city felt were in greater need rather than adding to another park in this location. Are you nodding your head Mr. Bowsher that this is the consensus? At least, I think, the city's position at this point.

Mr. Bowsher: Yes Sir

Mr. Duggar: The final item of concern. There is a great deal of ...(inaudible)... traffic in our prior discussion. We were criticized because we studied our access point and only our access point. I think you all know the way this process works in the City of Reynoldsburg. We do a sort of pre-application meeting to determine primarily traffic and what the traffic study pentameters will be. We followed Mr. Snowden's and the city engineers recommendations on what that traffic should contain. It was basically an access study that studied just our access to Taylor Rd. The primary question and issue that arose was there was a significant problem at the south bound Taylor Rd. to South bound Main St. So basically south bound right turn. Because of the amount of improvement that has occurred at the township to the East, a lot of employment there and that intersection which once was basically not much more than a

country cross road has now carried an awful lot of trips. The traffic study did recognize... what we did was, we then went back and had our traffic study look at that intersection as well. Their conclusion was.. well a couple of things, let me back up. The first was that: that intersection in certain movements is functioning at the E, which is not very good, but is not failing. At D or an E, it's still not terribly good, but that was in the PMP. The second was that our construction of this, whether we build or we don't, had little to no impact on that intersection. We understand that having that be the case that sometimes people don't believe traffic engineers, so we were still searching around for ways to address the situation. The solution to that I think has been in front of us all along. When the condominium and the commercial development of this property was proposed in 2006, the then development director, John Brant being really on top of things said that we should adopt a TIFF district to tax finance district for this property, and they did. 30 year TIFF district expires in 2036, it is and does have revenues today, not very significant but it does have revenues. In the current TIFF fund, one there is 152,000. I think that's the Kroger fund, I could be wrong about that.

Mr. Bowsher: No, No, that is where the existing condos that Taylor Chase sit currently. Currently with the two TIFF's 175,000 as of 2017 in the TIFF fund used for infrastructure purposes as well as waste, water, and water underneath of that roadway. It has yet to be touched and that would not include Kroger, that is a separate TIFF that is associated on the South of this proposed apartment complex.

Mr. Duggar: So, that money is sitting there today and could be used by the city to address those issues or could be used by the city to address other issues. The more important thing is that this project will have a value in excess of 20 million dollars, when it is at build out, which should be at two years of our current construction. The tax increment financing benefit to the city and that starts at 148,000 a year. So between now and 2036 this project would pay to the City of Reynoldsburg also 2.8 million dollars, 2.773 thousand dollars. That would be available to the city for improvements like a south bond right turn lane. Like, additional storm improvements to Taylor Rd. Like widening and capping to Taylor Rd. Like improvements to the intersection at Taylor Rd. So this is a vehicle to provide the city money for improvements that would have to occur in the immediate area because of the way the TIFF law works is you can't take this money and go ahead and spend it on Brice Rd. It has to be spent within the reasonable proximity of this project. I think that the statutory term is there has to be a public benefit to this project as a consequence to those TIFF expenditures. While we are not responsible for the traffic, we will be generating significant amount of funds for the city to be able to solve that traffic situation, should they choose to do so. Couple of housekeeping items. I would like to go through... we revised our tax and wanted to point out some things. The (inaudible) on us is if we say it we promise it, we need to write it down. We made a couple of relatively small changes to the text that came about between March and now that I'd think we would like to point out to you. We were asked in the OHM meeting to provide a higher quality.. or maybe it was a city meeting, I can't recall they are all running together right now. A higher quality exterior siding material, maybe it came from Mr. Hicks. We've changed the text to include that the particular thickness that indicates a high quality vinyl. We've also added that the buildings will have dimensional asphalt shingles. We've committed as a part of the building elevations to the no breeze way configuration for those buildings on the West side of Taylor Rd., the two behind as well. We also, Joe, has been

active with some of our neighbors who have chosen to meet with us and he has promised to walk that line on our West and North bound boundary to take out the trees that are dead, to take out the trees that are problematic and mound and landscape that area. Any trees that are dead or in poor condition or undesirable, the underbrush... (inaudible) that might be there will be removed and the existing tree line and those are shown on this plan. If you could go through a couple more slides I'd like to see... that one! That is the current zoning of this property, it shows buildings to the West and to the North, which are 30 ft from our property line. As well as having commercial on the immediate west side of Taylor Rd. For me this is a pretty simple picture, that's what, had the condos continued to be built out that would have been the configuration in which you would find them and each would be 30 ft from that property line. If you go back to our slide, that is what we are proposing. There is nothing within 30 ft. other than the fencing, mounding, and landscaping. We have provided cut through to show that the distance from the rear yard lot line to our buildings is very significant. The closest structure that we have is about 200 ft. away. So you go from 35 feet under the current plan to the proposed plan and that goes back to 100 ft. I'm happy to answer any questions. I've gone through this pretty quickly Mr. Zollars because I know that we didn't want to have a repeat of last hearing. We all got to talk enough that night and if you or staff have any questions I'll be happy to answer.

Mr. Zollars: Let's start with the board, any board questions?

Mr. Bowsher: Taking a look at the new revised plan. I know this is recently came to us. Any chance that we can change the vinyl siding to more of a fiber cement siding?

Mr. Duggar: I would have to ask. I don't get to make that decision. So I'd have to have Mr. Thomas respond.

Mr. Thomas: I think from a standpoint if you switch to elevation sections of the buildings themselves we have a generous elevation of not only vinyl siding but of brick and stone and vinyl shake and of course windows shutters doors of that nature. We have committed to a higher grade vinyl siding which I believe is in today's market is very acceptable it's manageable it's long term maintenance it holds its color doesn't have fading and color standpoint. We believe from an elevation standpoint of driving 35 miles per hour down Taylor Road and the distance back and Taylor road you would not noticeably no difference between a high quality vinyl siding and a cement fiber product. The vinyl's that are out in this market today you know with the millage or the thickness of the vinyl and equality of vinyl I don't think there's a noticeable difference and I think the vinyl siding itself has a longer term maintenance free standard that I think everybody would agree to is probably something that is more desirable than having the cement fiber. So you know I understand what the commitment is or I understand the request but I believe that we'd meet that same standard and elevation of product with the thicker vinyl not only mentioned that we're doing the shake siding on a number of the elevations that face Taylor road as well end caps that faces Taylor road a large amount of Brick large mass of stone veneer. Again large number of windows doors and shutters that are part of the elevation not only along Taylor road but throughout the community. And I believe we meet a high quality standard of multifamily building not to mention, It also goes in kind of the same kind of vein of you know throughout

central Ohio as far as the quality of material. So thank you.

Mr. Zollars: This is Mr. Zollars let me just for housekeeping purposes we're going to have more questions than discussion and then we'll open up to the public. So just hold tight with us please. Thank you. Thank you. Other questions comments?

Mr. Hicks: I Had a couple of questions appreciate you guys coming back and working pretty diligently to address the concerns of the residents' concerns I guess you know in regards to the park and you know planning commission here we would make some kind of recommendation to council ultimately whether there's a park there or not would be a decision made by council. But I have then from the beginning in favor of going ahead and building a park in this location. And I understand some folks the parking staff have looked at that and there are some maintenance concerns but it worries me to have just a vacant piece of land kind of in the middle. It's sort of a hodgepodge between a failed development and single family and I think it's an appropriate location for a park. And some of the plans that I've seen of this accessible park handicap accessible park I think would fit quite well. So as we go along that if this gets recommended for approval I would be recommending for approval with the park plan option instead of in lieu of fee. And then in regards to the turn lane I think that's something that a lot of residents will probably comment on here tonight that a right turn lane from Taylor road to west onto Main Street is a significant cause for concern for them and that I would want to see something done with that turn lane as a part of this project. I understand TIFF funds could go into a fund to pay for it. But I feel like the developer would probably be the best candidate to execute something to get that built with the TIFF funds which I think is a possibility. And in order to get it done with this project so ~~yeah~~ I understand it's not a with the traffic study your project wouldn't have a significant impact on the intersection but it certainly would have an impact in the court of public opinion I think the neighbors in that area would definitely say that it would have an impact on that turn lane. So I think it would only make sense that as the projects develop the turn lanes going in as well. Only other comments. You have a fence around the West and the North borders of the property. I think I spoke out in the first review of this that I'm not a big fan of fences. I appreciate the mounding in the landscape buffer understands probably a request from residents in that area to have a fence. But I just feel that long term fences tend to become more of eyesores than their intended purpose and in general I know we're talking about the brand and identity of what Reynoldsburg is I don't really want it to be a community of fences. I think we'd be better off leaving it with a mound and a buffer landscaped buffer. Long term it's going to grow and continue to get more beautiful each year. And when will they know it takes care of itself. Because it's a growing living thing. Appreciate you reducing the buildings from three story down to two story. I think that's huge and has a very large impact on the curb appeal of the building from take the project from Taylor road. Appreciate your commitment on materials. I think the thicker vinyl siding and vinyl shake and stone and all everything looks appropriate and is an appropriate use appropriate material choice. I guess those are the only questions I have I don't know Joe if you or Glenn can comment on the two biggest items in my mind which would be the turn lane and park.

Mr. Thomas: Appreciate. And you know just answer to turn lane question. You know it's not within our basically boundary of our property so it's kind of in the whole scheme of

owning the property controlling the property having everything accessible to property. It's not something that we own or something we control so there's a lot of unknowns with the turn lane and the public right away not knowing exactly the right away even there if it's fully able to be developed without a large amount of acquisition from other I deal with a lot of other I guess commercial ventures and one being Kroger. Had a lot of long history over 27 years of doing this working throughout with other developers and working with Kroger's not as easy as everybody assumes. I've done more recently 3 deals with them and have yet to satisfy the three deals I'm working with them currently on. And so if the, I guess I can make condition if it's a condition of our approval I have no problem developing it. However if it's the issue of having to acquire more right away from Kroger, something that's completely out of my hands I'm not able to you know facilitate that very easily and I don't want it to be a condition of me receiving approved engineering plans or receive a permit that I can't control that–very easy for me to construct if the right of way is there you know the I guess from a standpoint of working with the city Reynoldsburg the city of Reynoldsburg engineer to get the plans developed no problem at all. There's just some things that we don't have in our full control because it won't be a problem that we'll be acquiring. So in that issue I don't have a problem. So, if Mr. Hicks wants to make that a condition with stipulation that if it's in full control of city of Reynoldsburg's right away or ODOT I will very will likely be able to do that improvement with core of course being paid back through the TIFF funds so.

Mr. Bowsher: This sort of deal is something that we're actually in the process of doing with Kroger's and the new development on Main Street. I guess I've had a little bit different scenario with them and it's been pretty good so far.

Mr. Thomas: They want something from you guys that position where I wasn't from them and there's nothing to barter with no rights just to keep that in mind that's not known for moving fast. So going on three years with the project of acquiring Galloway and Broad street and trying to get to a sewer easement and it's you know brought the whole project to a grinding halt. So...

Mr. Bowsher: We're bringing some infrastructure constraints with them to make it more accessible there on Main and there is the right of way. There is a large enough right away. The traffic study that our city engineer and in the conversations that we've had it is large enough to be able to have that. If this is a condition that was put on by a planning commission and ultimately sent to city council I would just ask that you know we continue formulating that with our city engineer EMH&T and city staff and being able to do that. I do know that if a turn lane was there it is much easier to work with a private developer to develop that alongside the public service staff than it would be to completely bid that out and have that go through a long red tape sort of process and that way before your permits are done. The turn lane would then already be in effect causing no more traffic issues that are already happening there at Taylor and main.

Mr. Thomas: I like it if it's completely and utterly controlled the city Reynoldsburg and the right of way is there. I have no objection just knowing what I have to deal with outside resources.

Mr. Zollars: I have a question. Do you have the breakdown of one two and three apartments?

Multiple: I'm sorry. 1 1 1 2 1 bedrooms it's only... It's on the screen right now.

Mr. Thomas: There's only one and two bedrooms only.

Mr. Bowsher: 48 one bedroom units and 192 two bedroom units.

Mr. Zollars: Okay thank you.

Mr. Thomas: And I guess go one step further. Would you like me to answer the question of the fence?

Unknown: Yeah.

Mr. Thomas: Completely at the mercy of the neighbors in this issue. I mean they requested it. I thought we've provided something that was both probably palatable for the city as well as the developer and a neighbor. It's basically a four rail fence with a coded wire mesh in the back of it simply to provide a buffer. Small children not to go over the property line and into our ponds. So this isn't like a six foot privacy fence with pickets I just I didn't there wasn't a detail in the backyard. The four rail porch fence with a wire mesh on the back of it and it will be maintained by us not the neighbors so it be in our full ability to control the maintenance of that commitment to the maintenance of that long term care of that it would be totally in our purview to maintain that but it was only at the request of the neighbors that I provide that fence. I do agree with the larger privacy of privacy fences go un maintain and a kind of become unsightly but I think this is probably the best taste of having that type of fence to control small children from entering the property and possibly going to find it attractive to go into our ponds. That's why we provide. So.

Mr. Hicks: Did you have any comment on the park?

Mr. Thomas: Again, I will do it if it's a condition. I think it's a great asset to the community. I think it's a great asset to our property. I understand that people will have other desires for funds to be taken from necessarily that will be initially used there and use to other parks that have a greater good for the community but I'm totally at the position of the board with a desire to install a park. We'll commit to.. It's roughly just to give you the numbers forty eight thousand dollars for the playgrounds that I've already committed to greatness seed and straw all the stuff of finishing the area that the trails but all in all it's a pretty large playground that value is forty eight thousand dollars and then the other value is installing a parking lot with six parking spots with the connection. Yes.

Mr. Zollars: Right now it's all right with the board, any public comments and questions were entertained that they will come back to our side. Any comments or questions from anyone in attendance please go out and speak and speak into introduce who you are and where you live. And thank you.

Mrs. Young: I get pretty nervous when I get up here to try to see my piece and not shake too much. I wanted to address the TIFF issue. I learned quite a bit about TIFFs. I'm not sure I'm in agreement with Mr. Duggers estimates. There are 17 years left on these 30 year TIFF's when I understand from these TIFF agreements those ordinances went into effect in December of 2005. In reading those ordinances what my question to the city attorney, Mr. Bowsher and the city auditor was is this a hundred percent school TIFF, which means the improvement money on this property will not benefit the school in any way. 100 percent of it will be the improvement money that goes to the city of Reynoldsburg so any improvement will not help the schools with additional schools or.. Excuse me, school additional teachers, additional buses, additional whatever this project brings to the community. I do actually have a copy of that section I asked for that request to clarify that because Mr. Dugger on three separate public opinions said that this was not a hundred percent school TIFF. And I disagree with that. I want to enter that into record. You know this concern I have with this project and the TIFF money is this is where the TIFF works. My understanding is that the City of Reynoldsburg receives these funds and as Mr. Bowsher said there is TIFF money in these two to TIFF fund accounts that money that is decided by City Council how will be spent or the city decides how it will be spent. My concern is this that improvements not only traffic but the sewer and the drain water both on the east side and the west side are significant. There is no sewage from Clover's until the other side of this project, that will have to be addressed. Again the city would be responsible for some of that. This development will pay for some of it too. But everybody refers back to the TIFF money. Well how much money are we going to have to have in that TIFF fund to make these improvements? And this is where my real concern comes. In 2016 in the United States district court seven district of Ohio Eastern Division. Case Number 2 1 6 CV 6 07. Miami barrage fair housing filed a federal lawsuit against Metro development and their community. It's a huge multiple man dollar lawsuit. This has been going on for two years. The judge in January decided that this was still relevant and they had to continue it. Now my concern is the city was going to borrow against this TIFF money and what's going to happen if the judge decides that Metro Development it was them millions and millions of dollars to retrofit every one of their projects in central Ohio. What happens? I don't think that's a good bet for the city r Reynoldsburg. This TIFF money should benefit Reynoldsburg with 17 years left on this TIFF money. Once the TIFF runs out. There's no income coming to Reynoldsburg in that commercial development which Mr. Dugger was part of back in 2005. If we had doctors' offices, if we had people who making money then the Reynoldsburg would continue to have income coming in. After 17 years, because the TIFF money were run out that property will become decayed. The other thing that's not mentioned tonight even with the additional shrinkage because of the three stories the density is an issue. I don't care how you cut it or what math you use 24 acres 240 apartments is tiny. We're not developing 24 acres, at this point, I see 19 acres. The density is over the City of Reynoldsburg's code. My other concern with the City of Reynoldsburg is the constructive notice my concern with the constructive notice that was sent to every one of the surrounding neighbors is the 8500 Taylor Chase address which is the majority of the development was not listed from the very beginning. Even in the application which, I think is sloppy. I think this application has been sloppy from the very beginning and that's why it's brought back to the Planning Commission. They had an extra week before they even met you guys the first time and still didn't get it right. Mr Duggar said this evening. I can't find that

here we are again. I think if I was serious about building a 20 million project and I to work in that field I would have an application that was un bust able there wouldn't be all these traffic. You gotta build a right turn lane for these guys to be able to put this in? I can't even imagine what construction on Taylor road is going to be like. On Friday night from stop light to stop light is stop traffic. How are these guys going to get in and out and if they're doing it during school hours, the buses will be stopped because at 2 o'clock, those buses run. The traffic on Taylor road because of limited letting out is not solvable just by adding a turn lane. Let's not add to it but something that is just not going to be very sustainable for that community because of this single family residence there now. My other concern is it is actually two point three increase for this development traffic. That's what they just found out. I still have concerns that the city has not reviewed their traffic report. But first one was found inadequate because EMH&T is the engineer for this project, for the applicants, and reviewed the first traffic study. So where is the community in this? You've delayed this. In March we had 75 people who were speaking about this. I think it's had a chilling effect on the community. And I'm going to be a little nit picky Mr. Hicks, I guess I am an under writer. They didn't even pay the full for the application. The application is seventy five seven hundred fifty dollars plus fifty dollars per lot, plus a thousand dollars for this traffic study which is nineteen hundred dollars, sloppy. Again I think the city of Reynoldsburg deserves better. I think the community deserves better. I appreciate your time. Thank you very much.

Mr. Zollars: Thank you. Any other comments, questions please go up to the podium. State your name and address if you would please.

Ms. Berens: My name is Lori Berens and I'm probably going to reiterate some of the things that they said I reside at 91 97 Taylor road the property that's pretty much right across the street from this proposed development. And I agree with a lot of what they said. Obviously a few concerns. One being traffic. I try to get out of the driveway daily to and from work. And it's treacherous. As she mentioned its nonstop southbound traffic. I don't see how it turn lane is going to solve any problems other than them. I mean even to try to get them into the structure to build it. I don't see it being a solution to the problem. So matter of fact today I had to get out of my car that intersection at Main and Taylor. I was headed northbound actually and there's a trick that you have to trip that you have to the car has to actually be sitting on there's probably 40 cars behind me and the motorcycles at the front of our line of traffic and there's a car sitting here. She doesn't know that there's a little thing you have to sit on. So we all sat there through two lights. And this is isn't the first time I've had to do this. I've had to get out of my car. The gentleman did the last time after walk up and like tell the person up in front to please move up. There's issues with that intersection in general let alone with traffic. I mean it's coming northbound as well. I mean I've already had issues with the light at Palmer and that's a whole another story but that affects the traffic on Taylor road. That's my big concern is traffic. I mean we have a 17 year old who's driving now and he's scared to death to even pull out of the driveway. So I just don't see how when you add 240 some odd units. The people in the cars that will generate alone with the putting a park in which I think Blacklick is a wonderful park. I don't really see a need…. 14 year old over there who knows about a park over off Lancaster Avenue and she has a friend that was over there, and it's not a good it's not a good place for her to be. For what it's being used for. She can stand up and vouch for that. I think aesthetically you guys talked about the three story

even two structure I still think is very dense as they mentioned. I just don't think it looks aesthetically pleasing to the people on the backside in the development nor to the people across the street who have taken pride in our properties. The flooding issues again I am reiterating all that. I think again people that want to live in Reynoldsburg I want I think that there should be things to offer them not just the apartments that overtake areas where the traffic is bad. I mean to me again bring in doctors' offices bring in shopping bringing restaurants because quite honestly I don't see how many people going to look at this apartment and say wow look at the traffic. Who wants to live here because you can't go any… I mean to try to go to work and try to get home from work. It would be to me not something that would want somebody to play over a thousand dollars a month for rent. I mean you go on and say that these are luxury apartments but they also have to be functional. I just think the curb appeal. I think it's way too close to the road and I guess really that's all I have to say. Tatum was my stepdaughter had a lot of concerns about the school's overcrowding. She hasn't had an art class since fifth grade. She's going to be a sophomore and she's an art major. She loves art. She hasn't had art in three years. I think schools are overcrowded. I think this problem. I mean this structure is only going to generate something that right now. I want Reynoldsburg to be successful I'm proud of living in this area but I just think that there's other things that even at one level ranch where people would own their properties and I think that would make it even more. I don't know. We're just so frustrated like they said this did start back in March and I'm very disappointed in the turnout tonight because it's gotten nicer out and people are doing things and working. So that's my piece and I appreciate the time.

Mr. Zollars: Thank you for your time any other public comments. All right. Hearing like uumm… Go up to the podium please state your name and address if you would.

Ms. Grimes: We've talked a lot about this traffic at Taylor road and what the issue will cause people will. Well currently, reserve drive opens out onto Main Street and right now part of the problem is being used sort of as a connector. People from a couple of the communities now that they've opened those streets take Reserve drive to get to Main Street. Now I'm told that, it's my understanding that this area will not open up directly onto Reserve drive into the housing area where I am, but I'm thinking about when we need to leave coming out of Reserve drive on Main Street going either east or west. It's can be a nightmare right now. You sometimes have to wait five minutes or more just to get out on the street. So with additional traffic coming from Taylor road turning right that's going to pick that up quite a bit it's going to make it even more hazardous to come out of reserve drive going east or west on Main Street. The other thing is I previously had a concern about flooding and I still do and plus my concern is the density the sheer numbers of buildings that are crammed into that area and looking at the diagram I do not find the aesthetically pleasing and it's just too much into a concentrated area and pretty much that's all I have to say and I think for the opportunity.

Mr. Zollars: Thank you for your comments. Anything else from the public or any other questions or discussion from the board or Seth?

Mr. Bowsher: I guess I just want to touch on a couple of things I guess that were mentioned here. Just because I think there might be some confusion. I just want to make sure the facts

kind of get put out there. The current zoning for it where you see the Taylor Chase apartments currently on your screen including the proposed park space and basically everything on the west side of that including the water features and some of the proposed apartments are currently already zoned AR2. This means that the apartment complex could already be built in that spot without this coming to Planning Commission. I just want that to be very clear, that if for whatever reason this were to not go through or go through regardless if another developer came in to develop that site it is already properly zoned because of the Taylor Chase condos for multi-family housing. In front of that is commercial. It doesn't dictate whether it will be doctor's office or something that is desirable to help benefit the community. I want to be very clear that it is up to its fair market driven. We live in a capitalist society. Anything can go in there. I'm going to tell you that the commercial section just factual statements that if you were to put a restaurant or a retail shopping center there it would cause significantly more traffic into that area than the apartment complex. If you think logically about the apartment complex and when people leave and go they're coming to and from work and multiple times during the day they will not be there if you have a retail or restaurant they will be coming there all during hours of the day. So that will significantly increase that and it's already zoned for that. If a family dollar decided tomorrow to buy the property and be built there they could, without going to planning commission. It's already properly zoned for that because it was put there. I just I just want to put the facts out there because I feel like there might be some confusion as to that. And I guess to Ms. Young's point. I would like to I guess have some more information from the developers on what she was speaking of a lawsuit of sorts. And I'd like to I guess kind of hear a little bit more about that.
Mr. Zollars: That's fine. I don't want to get into the school district. I mean if it's pertinent to the development list stay on track with this conversation if we can please.

Mr. Thomas: Yeah but I mean I think she was referencing schools because of the federal lawsuit?
Mr. Bowsher: She just had mentioned that it potentially could affect this site and other sites in central Ohio. So that's that is the scope that I would like to talk to.

Mr. Thomas: It is currently involving six sites in central Ohio. We have six sites that we had a group called the Miami Valley Fair Housing Group. They came to one of our communities they believe in their mind that there were some FHA and ADA violations. They went on to our company Web site and found listed in it company with additional sites. They blankly applied a federal lawsuit against our company that we fully believe, going through the system that will be fully settled or vindicated on our behalf. Like I mentioned six communities we've built in central Ohio over 50,000 multi-family homes. We were fully vested in resolving the issue with the lawsuit. We do not believe it's going to become an issue of large amount of capital to solve that issue. We believe everyone in our community is not only FHA approved but ADA approved for accessibility. These are all buildings that have first floor units including the clubhouses first floor units. We make sure that each and every unit is either type A or type B. Type B means the unit can be accessible but adaptable in type A unit is it's fully accessible so it has to like the lower countertops roll in shower the kitchen with the range that you roll under the kitchen sink you roll under the larger vanity's and the larger commodes with the grab bars. So those are all in place. We go through the municipal

building department where we issue building plans that are designed by a registered architects in the State of Ohio. Then these building plans, the Ohio building code as well as ANSI all require you to build this standard of FHA and ADA approval. And not only do we build it per the plans we also have additional inspections by the municipalities where they go through the buildings and they take the set of building plans to make sure that they're matching the exact same set of building plans and then they are identical to what you have in front of you. So we have all handicapped spots. We have ADA accessible units. We have all the sidewalks that are at 2 percent cross-load 5 percent overall slope. Our mailboxes our trash compactors our clubhouses our swimming pools our pet waste stations our trails everything that is accessible is ADA or FHA approved. Clubhouses restrooms inside the clubhouses are all accessible. They have the large area for not only the commode but the sink. And then of course the movie theaters the exercise facilities the pool everything is ADA or FHA acceptable. We believe once we go through this lawsuit we'll find that those things are were already done acceptably and that will be resolved. We have to go through the lawsuit to prove that to the opponent. That's kind of where we are in that process. You know our company has been involved with multifamily since 1968. As far as the financial burden that this cause for us is not significant enough for us not to build in Reynoldsburg or anywhere else in central Ohio. We currently have 12 communities under roof right now you know the multiple stages of construction. You're looking at roughly a quarter of a billion dollars of cash flow with the construction of these communities. It's not an issue for us.

Mr. Zollars: Thank you. Anything else from staff. Anything else from board.

Mr. Hicks: Mr. Chairman if I could I just have one clarification about the TIFF, whether it was a school or non-school TIFF, if it was one that is something that we did cover last meeting and if we had additional clarification for you.

Unknown: Yeah I, Mr. Bowsher and I met with Mr. Fransman who is the city's bond counsel and was the city's bond counsel when those TIFF's were done. I did work on the Kroger project I did not work on this project as this Ms. Young stated. Just for clarification purposes. It was my understanding that these were non-school TIFF's meaning that the schools continue to receive 100 percent of the dollars they would receive for the Tiff district not in placed. So the dollars get paid to the city. Actually the county, county gives to the city. City then has agreement obligation to pay those dollars to the schools so the city or the city school district will receive the exactly amount of money whether the TIFF district wasn't in place or not. That's that was my understanding that was clarification provided to us by Mr. Fransman. At that time we subsequently prepared a TIFF's spreadsheet which we submitted to Mr. Bowsher for his review I believe it was also reviewed by Mr. Fransman it had a 2036 end date on it. Nobody indicated that was an incorrect date. So the math on all of this, we have reviewed by Mr. Bowsher and Mr. Franzman and they believe that the that the numbers that we've talked about tonight Mr. Hicks are accurate and that the schools will not be disadvantaged in any way and in fact there are actually some advantages to a non-school TIFF that are way too esoteric to get into tonight. But the school district has benefited by receiving the full amount they would receive whether this TIFF district was in place or not. As a consequence of the existence of the way the district was structured. Thank you.

Mr. Zollars: Mr. Bowsher

Mrs Young: Inaudible

Mr. Zollars: Wait wait. Can you stay there so we can get this recorded please?

Mrs. Young: In 2005. The city of Reynoldsburg had to have an ordinance to create these two TIFF's and within that an ordinance. I pulled the Section 2. Section 2 says this council hereby finds and determines that a 100 percent of the increase in the assessed value of each parcel and subsequently to the effective date with this ordinance, which increase in asset value is hereby referred to as the improvement. Which means the property value, example is a hundred thousand dollars today. They come in and build and make a hundred thousand dollars. Will that additional tax on the two hundred thousand would be split at a hundred thousand only going to the schools, because the improvement is a hundred percent. The other thing I asked the city attorney, the city auditor, and Mr. Bowsher this direct question what does that term mean? And my concern is that yes that yes, up front city of ….or excuse me, the City of Reynoldsburg will receive a substantial amount of money. But that money will run out. There's only 17 years left. Then what happens when the school district in that17 years. Why wouldn't that mean the state of Ohio actually kind of a bans this type of TIFF now. You can even do it and I do think that Mr. Duggar probably has done a lot of research on it, but the city ordinances is what I have to base my facts on. The question I have with that is when I approached the schools about it, for this to be ok, the school board had to sign off on it. The only place they actually found the TIFF document the agreement between the developer, the school, and the city was from the school district. The only reason they would have it is because they had to sign off on it because it's a 100 percent TIFF.

Mr. Zollars: Thank you for your comments. Thank you Mrs. Young.

Mr. Bowsher: Just for just for clarification, all TIFF's if they're over 75 percent they have to go to school board. That does not mean that the school board does not get the TIFF revenue. What happens with a TIFF is 100 percent just as you had mentioned Miss Young goes to the city that does not mean that the city keeps 100 percent of it. It is what is called a pilot program which is called Payment in Lieu of Taxes. What happens is the city collects the property taxes, more of its share and then whatever originally the school district would get if there was no TIFF does go back to the school district then the city remains the rest. So it is taking the taxes that normally would go to the township, other smaller entities and the state of Ohio that is their portion of it. So yeah, they collect 100 percent but still the same portion which is the largest portion still goes to the school district. And to answer Mrs. Young's question of what happens after the 30 years is up on the TIFF. Well it diverts back to the normal property taxes which means the school district continues to receive the same amount of money that it was currently receiving within the 30 year TIFF. The only loser in that instance wants the 30 years is up is the city because it would then we go and refer back to what we would normally get which is a very very minute portion of the property taxes. This is in hopes that we can then have that funds to be able to utilize on infrastructure improvements into the future.

Mrs. Young: I disagree because you're taking commercial property out of the picture there. Commercial property generates income. The city makes money off of the income. If you make this a non-commercial property regardless if it's a restaurant regardless if it's the doctor's office it is income for the city. Long term, past the 17 years.

Mr. Zollars: Thank you.

Mrs. Young: I don't want to debate. I just think it's very important.

Mr. Zollars: Any other questions from the board? Any questions from the public? All right. I would entertain a motion in one way or the other on this proposal, please.

Mr. Hicks: Mr. Chairman?

Mr. Zollars: Yes, Mr. Hicks?

Mr. Hicks: I'd like to make a motion might take me a few times here. So I think you can take a couple of conditions and I want to make sure that we get it right. I'd like to make a motion recommending approval to City Council under the following two conditions. First one be that the developer build the right turn lane at Taylor Road and Main as identified in the traffic study and that those improvements would be completed for before the final certificate of occupancy of the project. That secondly that the developer improve the park area with a park structure similar to that was presented to us this evening. The handicap accessible play area and the six parking spaces and other improvements necessary to complete the purpose of the park. Also completed before the final certificate of occupancy of the project.

Mr. Duggar: Mr. Thomas is concerned about right away. Obviously we can't build into a right away.

Mr. Hicks: When would this go before council?

Mr. Bowsher: It wouldn't go before council this Monday. But it would be two weeks from this Monday.

Mr. Hicks: Two weeks from this Monday and that would be a second or third reading. I'm just trying to see how much time we have in here for a second reading…. a second or third …. third reading. So I'm just trying to build in some feasibility time here rather to confirm a right away.

Mr. Duggar: You can't build the turn lane if you don't have the right of way. So that's our problem. Also we are understanding that the TIFF funds would reimburse us for that

Mr. Hicks: Correct. So I would amend that yeah.

Mr. Duggar: So as long as those two items that the right away be in place and that the and the dollars pay for that are from the Tiff. And when this would go before council, then council

could look at those two conditions and they could say yee or nee they would want to handle those. I think we're just trying to make a recommendation and that's what I feel the most strongly would be the best way to handle this.

Mr. Zollars: OK, let's do that one more time Mr. Hicks. After discussion one more motion and then if anyone is led to make a second I'd appreciate that.

Mr. Hicks: I'd like to withdraw my previous motion to make a new motion for recommendation to council for approval of the project under the following conditions. First one being that the developer build a right turn lane at the Taylor Road and Main Street intersection per the recommendations of the traffic study and be reimbursed by TIFF funds from the project. That those improvements would be completed before the final certificate of occupancy of the project. Second condition would be that the developer improve the park area with a handicap accessible park as shown in the display at the meeting today with parking accommodations and other improvements as necessary for the purposes of a park. That land also be dedicated to the city and that those improvements be completed before the final certificate of occupancy of the improvements of the project.

Mr. Zollars: Very good. OK. We have a first and a second. Sorry I apologize we have a first or second I'll second. Okay we have a second. Is there any discretion and discussion amend my motion.

Mr. Hicks: I want to amend the first condition to make sure that the first condition would need to be met. Assuming that there is a proper right away for the right turn lane and if there is not proper right away with the right turn lane that the applicant would need to work with staff on an amicable solution to that and a development agreement.

Mr. Zollars: OK, paperwork. Do we have a motion that can be translated into what Mr Hicks is trying to accomplish here somehow.

Mr. Bowsher: Yes.

Mr. Zollars: OK. Very good. So we have a First do we have a second?

Unknown: Second.

Mr. Zollars: We have a first then a second discussion on that motion.

Mr. Hicks: I'd just like to make one final comment. I appreciate Mrs. Young you come into the meeting tonight and reaching out to me and bringing up these issues. I understand that apartments are never popular. Nobody wants to see, generally most people don't want to see multi-family next to their home. When you look at the bigger picture of this piece of property it's a former of failed development. I think that the applicant has gone a long way to try to put something here that does fit. Housing is an issue. Affordable housing is an issue and I know that they're not marketing affordable housing it's not Section 8 it's none of that, but housing availability is a real problem. I think we need to be mindful of that. We would all prefer that

this would be the next Amazon headquarters and employ thousands of people and bring in lots of income from income tax. I just don't think that's the reality of what this site is. It's between a Kroger and single family. That's a nice buffer use in between those two uses. I think it fits. I think the developers have stepped up to the plate to get this project done.

Mr. Zollars: Thank you Mr. Hicks. Would you please roll call role on this motion?

RESULT:	**REFERRED TO COUNCIL [3 TO 0]**
AYES:	Zollars, Hicks, Bizjak
ABSTAIN:	Cullinan
ABSENT:	Bowman

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Eric Snowden

Planning and Zoning Administrator