

MINUTES
CITY OF REYNOLDSBURG
PLANNING COMMISSION
June 3, 2010
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. James Comeaux Mr. David Wall Mr. Charles McGrath Mr. Lucas Haire Mrs. Marlene Wirth
Others Present:	Mr. Aaron Domini, Planning Administrator

2. APPROVAL OF MINUTES OF JUNE 3, 2010

Chairman Comeaux: The approval of the minutes from September 3rd, 2009. Is that the last time we met?

Mr. Hansen: It's not, there should be a revised agenda.

Mr. Comeaux: Oh yes I did, sorry. Meeting from the approval of minutes from January 14, 2010. The minutes of the meeting were distributed. Are there any deletions, additions, corrections to those minutes?

Mr. Hansen: No.

Mr. Comeaux: Hearing none they'll be approved as distributed.

3. APPROVAL OF AGENDA

Mr. Comeaux: The agenda, everyone has a copy in front of them. Are there any changes to the agenda.

Mr. Hansen: No other changes other than the revision that was passed out tonight.

Mr. Comeaux: Fantastic. Hearing no objection we'll approve the agenda as presented then.

4. SWEARING IN OF SPEAKERS

Mr. Comeaux: If you are here to speak in front of us the – are you here to speak in front of us?

Mr. Haire: Yes.

Mr. Comeaux: One of you are.

Mr. Haire: You're probably both going to speak so you might as well.

Mr. Comeaux: OK regardless, um one if I could get you to- there is a sign in sheet, correct – get you to sign in there so that we have it for the record. And then if you could just raise your right hand.

[Mr. Comeaux administers the oath]

5. PUBLIC COMMENT

Mr. Comeaux: Now's the opportunity for public comment for anyone, if not, on the agenda tonight. I don't see anyone so we'll move forward.

B. UNFINISHED BUSINESS - None

C. NEW 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 – 1755 Lancaster Avenue; from AR-1c to NC; (.371 ac.), applicant, George J. Igel, V.

Mr. Comeaux: Do you have any presentation for us?

Mr. Hansen: Just a short background.

Mr. Comeaux: If you all would go up there and state your name for the record.

Mr. Hansen: Just a history on this site. This was part of the Point at Blacklick Creek development rezoning. It's currently zoned AR-1c consisting of .371 acres. The applicant is proposing to rezone it to neighborhood commercial. If you look at the second page of the staff report, you see a list of permitted uses which are retail stores, personal services, business offices—primarily lower intensity commercial uses and the special exceptions are listed there also. The applicant is proposing to rezone the property so that they can place a small office and retail component in the building. The total area of the building is 1,584 square feet and it has a 546 square foot garage. The applicant can further describe the different components that will be used for the uses in

the building. How much retail and how much will be office uses. As you can see the standards for approving a rezoning are listed in the Staff report within Section 1151.04 and you can reference those as you make your decision. I also provided a table of district standards as it applies to this lot—as a typical neighborhood commercial lot would meet up with the standards and how this lot complies. Otherwise, Staff recommends approval for the rezoning taking into consideration the standards in Section 1151.04 noting that other areas along Lancaster Road are transitioning to more commercial uses heading north. Adjacent parcels are in an R-2 district but the proposed use is such a low intensity that it will have minimal impacts on the surrounding properties. Any other questions, feel free to answer them.

Mr. Wall: I was just curious that the rear yard depth does not meet code sections standards. I'm pretty sure I know this area this area but there is no development.

Mr. Hansen: No not currently, but it's zoned for multi-family residential.

Mr. Wall: So nothing would about immediately behind it that would cause a problem.

Mr. Hansen: Not at this moment. The applicant is not proposing any changes to the rear yard area, at the moment. There will be some parking that will be added but the applicant will need to provide buffering to that parking area.

Mr. Haire: So there will be some type of fence or trees that will be required there.

Mr. Hansen: Correct. That will get worked out with the Design Review Board.

Mr. Wall: The driveway width, will that also be addressed? Realizing it's below the minimum standard.

Mr. Hansen: Yeah it will be addressed. It will go through a minor site plan approval and a Design Review Board approval so there will be ample time to make sure that whatever they are proposing will meet our development code standards.

Mr. Wall: Thank you.

Mr. Hansen: Welcome.

Mr. McGrath: Is this an occupied house now?

Mr. Hansen: No.

Mr. Comeaux: Of the materials you gave us, Exhibit "B" is where the house is located, is that correct?

Mr. Hansen: Yes.

Mr. Comeaux: And so Exhibit “C” is part of the existing parcel but is not a part of this application, is that correct?

Mr. Hansen: It was my understanding that it was only Exhibit “B”

Mr. Comeaux: Just the house, OK.

Mr. Hansen: It’s just the .37 acres

Mr. Comeaux: Then Exhibit “D” was included because it’s the adjacent residential parcel, is that correct?

Mr. Haire: I think those are showing just the adjacent parcels because we mail out notices to the adjacent property owners.

Mr. Comeaux: So they are showing, which gets to my next question. Which is the adjacent one at 1769 which is residential, did get the notice.

Mr. Haire: Yes, City Council mails out the notices. Could you speak into the microphone Mr. Igel.

Mr. Comeaux: Come on up to the microphone and ask your question sir.

Mr. George Igel: For the record, I’m Mr. George Igel. 1769 is Bryston Manor—Bryston Interior which is I understand out of the City of Reynoldsburg district.

Mr. Haire: It’s still part of Truro Township. Any surrounding property owner should have received notice from City Council.

Mr. Wall: I noticed on the Staff Report in the first page, there is no initial object or public comment regarding the changes. Is that correct, there is no objection?

Mr. Hansen: There was none at the public hearing which was held on May 17th.

Mr. Wall: And you’ve received nothing since then?

Mr. Hansen: Nope.

Mr. Haire: It’s been posted, hasn’t it?

Mr. Hansen: Yup. Twice.

Mr. Haire: You had to go out twice to put the signs out there?

Mr. Wall: OK, great.

Mr. Haire: Could you describe a little bit about the business that will be in there?

Ms. Harriett Igel: I'm Harriett Igel and I will be one of the primary business owners within it. It's actually holistic therapy cooperative. I am a hypnotherapist. There will be a massage therapist, licensed social worker that deals with crisis intervention, and right now we're reviewing a physiotherapist and a nature of path for the identified space, so we will have one let. And we also have an herbalist that will have a retail space and that will be a very small portion. Most of it is basically private practitioners which deal with mind-body medicine. And we're all licensed within our professions, so.

Mr. Haire: So how many people would be there at any one given time.

Ms. Igel: Oh my goodness...um we all work different hours, um.

Mr. Haire: So it would be appointment only.

Ms. Igel: Oh yes, it's all by appointment only, correct. We all have established practices now and have been for some time. I've been in Reynoldsburg for eight years.

Mr. Haire: So how many offices, separate offices that would be in there the.

Ms. Igel: There are four, then you have the retail space as the herbalist works in and makes her own stuff and sells it.

Mr. Haire: So potentially you could have eight vehicles there at one time--If you were all there and had appointments at the same time.

Ms. Igel: Uh potential. But very rarely.

Mr. Haire: Thank you.

Mr. Comeaux: Do the other people, do they have existing practices as well in Reynoldsburg or surrounding areas?

Ms. Igel: Two presently in Reynoldsburg. One is a licensed social worker with Ohio State, in fact with the medical college. So she'll do this part time. She'll have a private practice as well as be an employee of the Ohio State University, which has also been approved by Ohio State.

Mr. Wall: If you were to have the maximum number of employees there, all with clients there, the parking that's there is adequate—you'll have to do parking improvements?

Mr. Hansen: They will have to do parking improvements. And right now that twelve spaces, some of which do not meet our code.

Ms. Igel: Yes, we are aware.

Mr. Hansen: So we'll have to work with them in order to get a revised site plan in front of the Design Review Board.

Mr. Haire: There are eight required?

Mr. Hansen: Eight is required.

Mr. Comeaux: They will be able to do that on that parcel with setbacks.

Mr. Hansen: From what we've looked at, it looks like it will meet the requirements. That's Staff's evaluation at this moment though the applicant will have to provide revised site plans to confirm that.

Mr. Comeaux: Are there any further questions for the applicant?

Mr. Haire: I just want to make a quick note, from the City administration's perspective. We've looked at this area to convert to more office type environments and we're supportive of this and we hope to see other properties along this corridor develop as this as well. It would tie into the Olde Reynoldsburg area and S.R. 256. We'll actually be doing a plan very soon for this area of Reynoldsburg.

Mr. Wall: The Staff report is new. Thank you.

Mr. Hansen: Oh you're welcome.

Mr. Haire: We do it for all the other Boards so we'll do it for the Planning Commission.

Mr. Wall: Well I appreciate it, it's very nice.

Mr. Comeaux: Are there any further questions for the applicant?

Mr. McGrath: There's not bearing on that property that was laid out for condos—there's no bearing on encroaching upon that. I just wondered if that house had planned to be in that.

Mr. Haire: This was the original house that owned that property and they split it off when they did the rezoning of the condos and sold it. It will not affect that property as a separate entity.

Mr. McGrath: [Inaudible]

Mr. Comeaux: No other questions, no further questions for the applicant?

Mr. McGrath: I move for approval.

Mr. Comeaux: I have a motion, do we have a second.

Mrs. Wirth: Second.

(Mr. Hansen called the roll. Mr. Wall voted "yes." Mr. McGrath voted "yes." Mr. Haire voted "yes." Mr. Comeaux voted "yes." Mrs. Wirth voted "yes.")

D. OTHER BUSINESS

1. APPOINTMENT TO THE REYNOLDSBURG HOUSING COUNCIL

Mr. Haire: I can provide a quick explanation. The Reynoldsburg Housing Council is a Board that is set up by the City to review community reinvestment area agreements which are tax incentive agreements of which we have a few of here in the City of Reynoldsburg. They meet once a year which is required by the Ohio Revised Code just to provide recommendation on whether those agreements should be continued. We typically meet in June, late June. Uh so we just need a member that's appointed by Planning Commission. It's been vacant for a number of years so I think Mr. Wilson served on it the entire time it existed. Resigning for the Board and then passing away, it's been vacant since then. We just need someone to serve in that capacity. I would be happy to volunteer to do that for the Board.

Mr. Wall: Here, Here.

Mr. McGrath: I move that the appointment be made for the Committee.

Mr. Comeaux: For Mr. Haire.

Mr. Wirth: I'll second.

Mr. Comeaux: Fantastic. We do need a roll call on that right? Matt can we get a roll call.

(Mr. Hansen called the roll. Mr. Wall voted "yes." Mr. McGrath voted "yes." Mr. Haire voted "yes." Mr. Comeaux voted "yes." Mrs. Wirth voted "yes.")

Mr. Comeaux: No other the meeting will be adjourned.

E. ADJOURNMENT

The meeting was adjourned at 6:49 o'clock, p.m.

James Comeaux, Chair

Matthew Hansen, Planning Administrator