

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
MAY 19, 2011
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Lucas Haire Mr. Patrick Feeney Mr. Norman Brusk Mr. Anthony Rettke
Members Absent:	Mr. David Stoffel
Others Present:	Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF APRIL 21, 2011

(Minutes Approved)

3. APPROVAL OF AGENDA

(Agenda Approved)

4. SWEARING IN OF SPEAKERS

(Mr. Brusk administers the oath.)

5. PUBLIC COMMENT

Chairman Brusk: Is there any Public Comment out here? (No response.) There being no Public Comment, we'll go to Unfinished Business.

B. UNFINISHED BUSINESS

Mr. Brusk: Unfinished Business is – there is no Unfinished Business so we'll go to New Business.

C. NEW BUSINESS

1. SPECIAL EXCEPTION USE PERMIT APPLICATION, 6224 EAST LIVINGSTON AVE., REYNOLDSBURG, OHIO; PRESENT ZONING, CC; PRESENT OWNER'S NAME, MATTLIN HOLDINGS LLC – AGENT – THE CASE BOWEN CO.;

REQUESTING A SPECIAL EXCEPTION TRANSFER OF AN EATING AND DRINKING ESTABLISHMENT. CONTACT: MARGARET VAN METER (50-SE).

Mr. Hansen: Chairman, if you don't mind, I'll also read C2.

Mr. Brusk: Yes.

Mr. Hansen: It's the same location.

2. SPECIAL EXCEPTION USE PERMIT APPLICATION, 6224 EAST LIVINGSTON AVE., REYNOLDSBURG, OHIO; PRESENT ZONING, CC; PRESENT OWNER'S NAME, MATTLIN HOLDINGS LLC – AGENT – THE CASE BOWEN CO.; REQUESTING A SPECIAL EXCEPTION TRANSFER OF AN AMUSEMENT ARCADE. CONTACT: MARGARET VAN METER (52-SE).

Mr. Brusk: Okay. Do we have anybody who's going to be speaking? Could you please step forward to the podium, give your name and address and then Matt will do an overview of what the Exception request is and then we'll be asking you questions possibly. Your name and address, please?

Ms. Margaret Van Meter: My name is Margaret Van Meter. My home address, 525 Stonebridge Blvd., Pickerington, Ohio.

Mr. Brusk: Thank you. Matt.

Mr. Hansen: There are two Special Exceptions being transferred at this location. This is the existing Scotty's Bar located at the Brice and Livingston corner. The transfer has to occur through the BZBA approval because of the new owners. They're transferring the eating and drinking establishment as well as the amusement arcades, which are listed as Special Exceptions under the CC zoning district.

Again, this is at the Brice-Livingston corner. The corridor is primarily commercial-oriented with surrounding retail, restaurant and automobile service uses. The closest residential to the site is the Century City apartment development up to the north. Here's the space where the bar is located. Adjacent is the pawn shop and then the building further to the west is Loeb Electric. At the corner immediately, is the old 3-C Body Shop location which is currently vacant. To the east is the drive-thru that was recently renovated. This location has a patio in the back and this is used for sand volleyball also. To the north here was the garden center which has been demolished since last fall.

Mr. Brusk: Have we had any problems with Scotty's in the recent past?

Mr. Hansen: Not recently. I have checked with the police department to see if there's been any activity that has been given any sort of notice and they returned with nothing. The hours of operation are pretty standard, from 11:00 A.M. to 2:30 A.M.,

which they're going to aim for during the spring, but right now they're only open from 2 P.M. to 2:30 A.M. Yeah, there really haven't been any issues as confirmed by the police department and we see that the two uses, transferring the two uses continues to operate in a manner which is consistent with the CC district. So we recommend approval considering that they still meet the standards of approval for Section 1145.09.

Mr. Brusk: Ms. Van Meter, are you planning on maintaining it as it is or do you have changes that you wish to implement?

Ms. Van Meter: Right now we don't have changes to implement other than I've been talking to the owners, Mattlin, as far as the outside. Are you talking improvement or what we plan on doing on an everyday business?

Mr. Brusk: Yeah, I think – well, on the outside I guess you'll be doing – are you changing the name?

Ms. Van Meter: Somewhere down the road. I had problems with the IRS. I don't want to touch anything because they messed up and gave us two EIN numbers.

Mr. Brusk: Oh, so you want to wait till you—

Ms. Van Meter: So we've had different things. This hasn't been a smooth takeover. Of course, I went into it pretty well blind. I found out about it on a Sunday and well, really, I decided on Monday and two days later I went in that morning and purchased it.

Mr. Brusk: Oh, goodness.

Ms. Van Meter: Yes, so—

Mr. Brusk: Do you plan—

Ms. Van Meter: Yeah, we want improvement. We've been talking to Mattlin about improving the outside. It is so dull. That area is not good. It isn't, you know, and I think it needs improvement out there.

Mr. Brusk: Yeah.

Ms. Van Meter: We're going to try to do our part to help it out and we – our plans are to just – I always wanted a Scotty's Bar, middle class, ages – I'd prefer the ages around 40 to 60. Just the way Scotty was doing it was fine, as we go – of course, it's my daughter and I – I'm sure that we'll probably want to do other things but right now, just getting to learn the business and everything, you know.

Mr. Brusk: Are you planning to have security and so on to ensure that there are no problems?

Ms. Van Meter: We have security over there. We have guys in to take care of it. Now, as far as the police, no. We haven't done that but, believe it or not, unless somebody tried to come in and rob us, we're good about controlling the bar. We don't have issues. If someone – the only problem that we had is I found out that there was – before they tore the building in the back where the old Big Bear was, there was a guy that lived back there on the other side of our fence and he tried to come in a few times and we had to get him out. It was really rough. I thought I would have to call the police but ever since, I've seen him hiking down Brice Road with all these bags. I haven't seen him since. Other than that, we don't have problems. Matter of fact, you guys are welcome to come in there.

Mr. Haire: Ms. Van Meter, how often do you have live music there?

Ms. Van Meter: It varies. We have a lot of benefits also and Saturday we're having a benefit and we have a country band in there, Silverado, Saturday night and—

Mr. Haire: Thursdays, maybe. I was looking at your Facebook page. It looks like Thursdays you have music typically.

Ms. Van Meter: Monday we have a blues band which is really good, they come in. It's an older group. Matter of fact, we were surprised this past Monday with James Brown's base player but they just have like a blues/jazz fest, so everybody comes in there, and it's really a nice time.

Mr. Haire: What about DJ's? Do you ever do that? I see you've got an area on here marked 'dance floor.' Is that just typically where the band sets up if they're inside—

Ms. Van Meter: Yeah, they set up—

Mr. Haire: I know it's not very large. I've been in there before.

Ms. Van Meter: We've been practicing with the DJ's and we've had some in there, but I haven't really seen any I like if you want to know the truth, don't come in on that night.

Mr. Haire: I'm not as concerned with the live music. I'm more concerned with DJ's, with other bars in the area that we've had trouble with in the past, it's been, most of the time that it's been DJ's in there--

Ms. Van Meter: A DJ in there?

Mr. Haire: --and things like that, yeah.

Ms. Van Meter: No. And our bar, of course I'm older, I'm 63. I raised my kids not to believe in, or not to do drugs or anything like that, that is totally pushed in there. If we saw it, it would be gone and so far we haven't seen it.

Mr. Haire: Good.

Ms. Van Meter: But we don't believe in any of that. I'm not a drinker so it's, I don't know, it's just a good all-around bar.

Mr. Haire: What about the pool tables? Are you still doing the pool leagues in there?

Ms. Van Meter: We do pool leagues, yes, we do, which is really good. It really helps the bar out. We just got over one session and we're starting into another.

Mr. Haire: And is that just one night a week that you're—

Ms. Van Meter: No, it varies. Sometimes we might only have one team playing out of there because it's APA and also it's Shaffer. Those are the different leagues and they have to travel around to all the bars, so it's not like we have them everyday in there or whatever.

Mr. Haire: What about the volleyball court? Are there intentions to – that's just for recreational or do you intend on having teams and leagues there or—

Ms. Van Meter: We would like to set that up to have teams in there. That is a plan. We haven't put it into play yet. The weather is really bad. We have to clean that sand trap out and everything and right now we're on hold with that but, yeah – or just come in and play – come in, play, try to set up teams. We've had a lot of people that are interested in it and, matter of fact, they were pushing us to do it so we thought we'd try it.

Mr. Haire: And then you'll have live music outside as well? Is that the intention, this summer as it gets warmer?

Ms. Van Meter: Yes. The prior owner, they had music out there. I don't think there were ever any complaints but I'm not for sure, but the previous owner told me there wasn't. We don't have anybody, everybody closes down. We don't have anybody around us.

Mr. Haire: Right.

Ms. Van Meter: Of course, it isn't going to be anything loud or obnoxious.

Mr. Haire: Good.

Ms. Van Meter: It's just going to be a regular band out there.

Mr. Brusk: Do we have any other questions?

Mr. Feeney: I think I'm good.

Mr. Haire: The only other one I had was just how many coin-operated devices do you have in the building?

Ms. Van Meter: Matt?

Mr. Haire: Was that in your staff report? I didn't see it.

Mr. Hansen: Yeah.

Ms. Van Meter: I gave him a copy. You deal with Shaffer, so this is who puts all that in. They own it. We've already got our permits for them.

Mr. Haire: There's no intention of adding any others?

Ms. Van Meter: No.

Mr. Haire: The video games on the countertops, anything?

Ms. Van Meter: We can change out. We can switch out and put something else in—

Mr. Haire: Right.

Ms. Van Meter: --if we find that we're not making very much on it but, no, it costs too much, if you want to know the truth.

Mr. Haire: Yeah. No intention of bringing the dartboards back?

Ms. Van Meter: We're not doing dartboards.

Mr. Haire: Okay.

Ms. Van Meter: They didn't work. We never saw anything out of it. We got rid of them.

Mr. Hansen: They have the six pool tables and the three video games.

Ms. Van Meter: We make the most off our pool tables because other – we've got the leagues that come in, but we also have people coming in just to shoot.

Mr. Haire: Yeah. You guys remember – you were on the Board when they expanded into that space and added the coin-operated devices not too long ago.

(several responded “Right.”)

Mr. Brusk: For the record, Mr. Tony Rettke has now joined us. Is that correct? Did I pronounce it right?

Mr. Rettke: Yeah. I’m here.

Mr. Brusk: We now have four people. Okay. If there are no more questions on the first item, I’ll entertain a motion on that.

Mr. Feeney: I’ll make a motion that we accept Item C1 (50-SE).

Mr. Brusk: Do I have a second?

Mr. Haire: I’ll second.

(Mr. Hansen called the roll. Mr. Brusk voted “yes.” Mr. Rettke stated, “I’ll abstain since I wasn’t here for it.” Mr. Haire voted “yes.” Mr. Feeney voted “yes.”)

Mr. Brusk: And since we did discuss the second issue also, can we have a motion on that?

Mr. Feeney: I’ll make a motion that we accept Item C2 (51-SE).

Mr. Haire: I’ll second.

(Mr. Hansen called the roll. Mr. Rettke stated, “I’ll abstain again.” Mr. Haire voted “yes.” Mr. Feeney voted “yes.” Chairman Brusk voted “yes.”)

3. SPECIAL EXCEPTION USE PERMIT APPLICATION, 6411 EAST MAIN STREET, REYNOLDSBURG, OHIO; PRESENT ZONING, CC; PRESENT OWNER’S NAME, CARTER ENTERPRISES; REQUESTING A SPECIAL EXCEPTION FOR A CHILDCARE FACILITY. CONTACT: JENNIFER CARNEY/CARNEY RANKER ARCHITECTS (52-SE).

Mr. Brusk: Give your name and address and then—

Ms. Jennifer Carney: I’m Jennifer Carney. My address is 5980 Jay Wilcox Place, Dublin, Ohio.

Mr. Hansen: This is a request for a childcare facility in a CC district where this is a Special Exception. The site is located at the southwest corner of Main Street and Beeler Drive, which is a private drive. This is the former Ethan Allen building. It is a

one-story 13,920 square foot building and it has an associated parking lot to the side and rear. Here's a site plan, an aerial of the site. The yard is primarily open now. There's parking along the east side of the building and then a large parking field to the south. A number of improvements are proposed for this building. Here are some pictures. Sorry, let me go back. Here's the front. This would be the east side of the building, south side of the building, the parking area to the rear, and then the front area. Here's the side and actually I don't think I – the site plan was too large to scan in, so I apologize it's not on the screen. But what they're proposing is to the south to fence in this area for an outdoor play space. They're going to re-stripe the pavement to provide 40 parking spaces. To the north, they're proposing another fenced-in play area just west of the entrance that fronts onto Main Street. They'll be adding some additional exit doors along this east side of the property and then connecting a sidewalk from this existing walk over to the outdoor play area.

Also proposed was the removal of these trees along this west property line. As for the use though, there'll be 28 employees working at the facility. Staff just wants to confirm if that is one shift or the total number of employees at the site. The daycare will be open five days a week, Monday through Friday between 6:30 A.M. and 6:30 P.M. We assume that the drop-offs will occur on the east side of the site. Should be plenty of stacking available should there be a number of cars dropping off kids at one time. They're also proposing a dumpster at the southeast corner along the Beeler Avenue frontage, so that is something to consider.

Staff had some concerns about – and have heard concerns about the use of the front area as an outdoor play area, considering that it might be a character change to the commercial nature of the district. It may not be an appropriate use for that portion of the site. Staff was wondering if maybe the play area could be situated to the side of the building instead where it could be screened a little bit more. And we also had some concerns about the removal of the trees along that buffer. It's part of our code that if they're not required – well, they're not allowed to remove the trees unless there is a reason why the site couldn't be developed for that outdoor play area, but we can see that they could probably move the fence in order to accommodate both the trees and the play area appropriately. So, as far as the use goes, staff doesn't see any concerns except for the play area in front and that should be considered by the Board.

Mr. Brusk: Along Livingston we have a new facility and they do have a play area in the front – doesn't seem to harm the nature of the area really. Little kids stuff (inaudible). Do we have some questions?

Ms. Carney: We actually did take a look at the east side of the property where we were proposing to remove the trees and have kind of tweaked the back playground area a bit so that we could move – I'm sorry, the west side of the property – so we could move the fence to the east a little bit and retain those trees and I updated a site plan that I can share with you. So in this plan, we're basically proposing to leave all of the existing trees as is. Some of them do need to be maintained, to be cut back away from the building a bit. They're overgrown and they do plan to maintenance them and cut

them back, but we're planning on maintaining all major trees in that area. There are a few areas where we are adding some impervious pavement for the playground area and those areas are shown shaded on the plan. It's approximately 1,200 square feet. The use of the-- Well, back to the staffing. They plan to have 24 staff at any one time working in the building. Those staff are to use the back parking area and the front parking area is to be used for drop-off. The drop-off really is parking the cars and the parents walking the kids in. There's really not a drop-off lane, per se. We are proposing a playground up in front of the building, just so that we can maintain as much parking as possible to serve the clients that are doing drop-offs in the morning and the afternoon. We have looked at the possibility of moving that in the back and when we do that, we come up with some parking that's not ideal, like dead-end parking, like where you drive into a parking island and there's no way to turn around and get out and it's very difficult to make that happen. We're trying to maintain and use as much of the existing asphalt pavement out there as possible and not having to redo that. I don't know that we feel that a playground up front would change the character of the community, given that you just put in a nice streetscape to try and pedestrianize your Main Street and I think it would be a nice addition to the community as well.

Mr. Brusk: Are you planning on doing any changes, signage, and so on on the building itself, the exterior?

Ms. Carney: I know there's an existing monument sign in the front yard that they plan to use and reface. I don't know (inaudible). There could possibly be some building signage as well. They would submit for zoning signage permit at that time.

Mr. Brusk: This point with not having any sign, it looks kind of bare.

Ms. Carney: Yeah, they do plan to replace the awnings and aside from doing that and punching in a few new doors into the classrooms as required by building code, there really is no other exterior work to be done to the building, per se.

Mr. Brusk: Are you running the facility now, something moving from somewhere else?

Ms. Carney: This is actually a new business.

Mr. Brusk: Have you done this before?

Ms. Carney: Actually I'm the architect, so, no, I have not done this before.

Ms. Carol Haynes: My name is Carol Haynes. My address is 13961 Tollbridge Way, Pickerington, Ohio. I am not foreign to Reynoldsburg. I've helped for years with basketball here, was a paid coach at the junior high for about two years under Jack Purtell when he was just coming on board as the high school coach, and then spent many years with the travel leagues here in Reynoldsburg as well; have spent time with after school tutoring programs throughout Central Ohio for about 12 years, so I have a

passion for kids. My husband and I will be the owners and we have interviewed and spoken with a director that has about 12 years' experience, a Bachelor's in Early Childhood Education, as well as a Master's degree in business management. So currently in Central Ohio there's one Kiddie Academy in Lewis Center. The other Kiddie Academy is located in Mason, Ohio, just outside of Cincinnati. So this would be the first Kiddie Academy here within Central Ohio kind of locally, Franklin County. Lewis Center is actually in Delaware County.

Mr. Brusk: You say you've spoken with this person. You haven't hired them at this point?

Ms. Haynes: No, we have not hired them. In all fairness to them, we wanted to make sure that all approvals were in place prior to-- You know, they currently work at a childcare center now, so prior to having them leave their current role, we'd make sure that things were set and ready to go, which I think is equitable for them.

Mr. Haire: How many children would be at the facility at any one time?

Ms. Haynes: The maximum number is 240. In year one our projections have us right about 170 for year one, which puts us at about 46% utilization when we look at our pro forma. So it would be -- we project that somewhere we would be about three years out before we would see 240 kids at the facility.

Mr. Brusk: Would you have more employees at that point?

Ms. Haynes: Actually the 24 employees would cover us at that point in time just based on arrivals and management in terms of utilization. So that we projected the number of parking spaces needed, the number of staff needed based on our maximum capacity.

Mr. Haire: The 240 children, obviously they'd be arriving at different times during the day?

Ms. Haynes: Yes, and there's a large component of that that would actually include the after school program, so some of those kids would arrive in the morning and not be on site the entire day, then others would just come for the after school portion as well and arrival times could begin as early as 6:30 and typically we would see those begin to curtail somewhere between 8:30 and 9:00, although there may be some drop-offs that would occur still at 10:00 or 11:00.

Mr. Haire: Based on parents' work times, things like that. You know number of children, I'm thinking traffic coming in and dropping off in the mornings may be pretty heavy there.

Mr. Feeney: Getting to the site plan, I have a question about that. I see the property line and the parking lot – some of your parking is outside the property. Is that going to be an issue?

Ms. Haynes: No. We are actually awaiting the survey completion, but in my conversation with the agent, that's a recorded easement so that is approved there.

Mr. Feeney: So you have an easement to provide parking?

Ms. Haynes: Right. So that parking that's currently available and has been there I think was an easement that was recorded back in the 80s.

Mr. Haire: The apartments actually own that driveway. It's a private drive. It serves that office building to the south and then also the apartments to the rear and the storage unit. I imagine there's some kind of recorded easement for all those to utilize that access point.

Mr. Feeney: The thought was as long as it's covered, that somebody doesn't come along and say, "Hey, you can't put the parking there," and you're out of all these parking spots. But you don't have that confirmed yet?

Ms. Haynes: Correct. We don't have the actual survey completed and to us at this particular time, but he verbally confirmed that that was the case and it was recorded in the 80s.

Mr. Feeney: Those parking spots were there when the furniture store was there?

Ms. Haynes: Yes.

Mr. Haire: The playground area in the front, is that going to have equipment? It looks like you're doing some type of surface, rubberized surface, something like that there? Can you describe what that's going to be used for and how it's going to be used?

Ms. Haynes: Primarily for the after school program, so it would be used either in the summers or after school time, so probably after 3:15 in the afternoon until probably about 6:00 p.m. It would not be used in the early morning hours. So it would have limited use. In the floor plan layout what we have is kind of what we're considering to be a kid zone area, so the goal there is to allow the older kids to have additional separation from some of the younger students in the academy, kind of even for some independence as "this is our exit to our playground area," and to allow that playground area to the rear to be used for the toddler age students is the goal there.

Mr. Haire: Is there a certain square footage of area that you need there?

Ms. Haynes: That area there is about 1,600 square feet.

Mr. Haire: And that's how much you need for what your purposes are for the number of children you're going to have out there?

Ms. Haynes: For the number of students, because the state requires that there's about 60 square feet per child that utilizes the outdoor play space at any given time, so that would adequately allow us to have those students that would be in the kid zone area outside and monitored appropriately.

Mr. Haire: I guess I'm the one that's probably the most concerned about that being in front of the building. I just don't think it's an appropriate area to put a playground based on the volume of traffic and the amount of traffic that's out front. I'm concerned with that. I don't know if it's been looked at, if you could move it to the side of the building. It appears you have about 16' between the building and the property line, which would be adequate width to do something. I don't know if that's something you've looked at or considered.

Ms. Haynes: The west side of the building?

Mr. Haire: Yes.

Ms. Haynes: I think the concern there really is there's a drop-off there.

Mr. Haire: But the property line doesn't go all the way over to those railroad ties.

Ms. Carney: We are also proposing to install bollards around the front play area as well as the back play area.

Mr. Haire: Three years ago we had a car go through the brick wall in front of Taco Bell, so that's my concerns there. And we've had numerous cars go through the brick wall in front of Walgreen's. I don't know if it's an appropriate area for a playground. I understand you've still got 15 or 20 feet there, but—

Ms. Carney: The building itself sets back 65' from the curb of the street, which is significantly more than any other building. There's a pretty big setback for that building and then we're encroaching into that front yard another 25-30'.

Mr. Haire: And this fence would stick out in front of the Taco Bell, it appears? I'm concerned about that visibility as well.

Ms. Carney: Well, it's not an opaque fence. There's a detail on that sheet there. It's an aluminum fence 5' high. You can see through it.

Mr. Hansen: It would require a variance, because fences in front yards cannot be taller than 36". Well, I guess if it's 45' back. It would have to be set back sufficient enough from the right-of-way in order to be 5' tall.

Mr. Brusk: They've got a pretty substantial front yard.

Mr. Feeney: The playground area, is that going to be covered? It looks like it's a roof. Is there a roof over that?

Mr. Haire: I think it's the material you're putting on the ground I think what's your looking at. They're doing like a rubberized material.

Ms. Carney: They are proposing like a sunshade over that.

Mr. Haire: Over the playground equipment itself?

Mr. Feeney: Is that cloth or is that a permanent structure? (Inaudible) Do they need a variance then for the fence?

Mr. Hansen: If it's set back at least 40' from the road right-of-way, it does not need a variance.

Mr. Haire: I'm concerned with that. I don't know if I can support that with the playground in the front, but I'm only one vote.

Mr. Feeney: Yeah, if it's back 65' and 65 from the curb, it says 39 x 42, the right-of-way's way back past the curb.

Ms. Carney: If we can maintain that 40' setback—

Mr. Haire: Not to me. I don't want the playground in front. I can't vote for it with the playground in front. But, like I said, I'm one vote out of four. My objection is safety. I just don't think it's an appropriate area to have a playground for children.

Mr. Brusk: Is there any way of moving that play area to the side?

Ms. Carney: We have looked at if we did move it to the back. Basically what this option does is it moves the location of the dumpster so that as you pull in on the second curb cut that trash truck can just pull in, remove the trash and back out. This plan here provides approximately 39 parking spaces. It moves the playground to the back, but we lose the circulation around the parking spaces in the back and I don't know if that's an issue with emergency vehicles or anything else of that nature.

Mr. Feeney: Emergency vehicles have an in and out.

Mr. Haire: Yeah, there's still two driveways there. You said the rear would just be used for employee parking?

Ms. Carney: Yes.

Mr. Hansen: So it wouldn't be regular parking. There's not much turn around.

Mr. Feeney: I like that a lot better myself.

Mr. Haire: Yeah, I prefer that site plan. I like the location of the dumpster better. Less wear and tear on the parking lot.

Mr. Brusk: With that being said, would you be willing to modify to go to this plan?

Ms. Carney: Yes.

Mr. Brusk: Any other questions?

Mr. Haire: I like this second option here. Also with all the playground together, I think it would flow better.

Mr. Feeney: The only other comment I'd have is I'd make sure you have that easement document in hand that gives you the permission. You don't want to settle all this and all of a sudden somebody comes along and wants to charge you a million dollars for that or something.

Mr. Brusk: Is there any other discussion? (No response.) I'd like to propose that we accept this Item C3, 52-SE, using the site plan that has the playground in the rear area as opposed to the front.

Ms. Carney: And that plan is dated May 18th?

Mr. : May 19th.

Mr. Brusk: All right, great, dated May 19th. Do I have a second?

Mr. Haire: I'll second.

(Mr. Hansen called the roll. Mr. Feeney voted "yes." Mr. Brusk voted "yes." Mr. Rettke voted "yes." Mr. Haire voted "yes.")

4. MAJOR SITE PLAN REVIEW APPLICATION, 8579 AND 8591 SUMMIT ROAD, REYNOLDSBURG, OHIO; PRESENT USE, SCHOOL; PROPOSED USE, SCHOOL; PRESENT OWNER, REYNOLDSBURG CITY SCHOOLS. CONTACT: MOODY-NOLAN, INC. (25-MS).

Mr. Brusk: Can you come forward? If you haven't signed in you need to sign in.

Mr. Mark Larrimer: Mark Larrimer with Moody-Nolan.

Mr. Hansen: There have been a number of modifications to the site plan of the Summit Road campus of Reynoldsburg School District. As they've done some final engineering for the athletic fields and the Ecolab that was planned previously in the first master plan, they found that those features would be better served in alternate locations at the rear of the site. What was approved were two ball fields to the north and the Ecolab to the south. Parking was also up to the north and there were some trails that connected those features to the main campus. Proposed is flipping those features so that the ball fields occur on the south and the Ecolab occurs to the north, and you can find that plan in your packet. That was done so they could better be accommodated with existing grading and the drainage that was happening on the site, especially for the Ecolab. Parking is still being provided in the same location to the north and there are actually more trails and pedestrian connectivity between all of those features in the new master plan. This is just an update to what they're going to be building at the site and staff recommends approval. One thing also to note is the track and field and soccer stadium is not shown in this current master plan. That feature was removed but the same number of parking spaces will still be provided throughout the site.

Mr. Brusk: Is that going to be put back in at a future date or is it gone?

Mr. Larrimer: I think it's undetermined at this time. They're giving themselves flexibility to add it at a later date but I don't think there's an imminent plan right now for that.

Mr. Brusk: So at this point it's just green space?

Mr. Larrimer: Correct. I think they had thoughts of they could utilize it as an athletic field but not a formal stadium or anything like that.

Mr. Brusk: The _____ is happy because of the integration of the two schools.

Mr. Larrimer: I wasn't privy to all the conversations that the school district had. My impression is that it was as much to do with their integration plan as it was anything to do with cost.

Mr. Brusk: That's what I had heard. There were some issues on having the two schools as one unit as opposed to two separate schools with the problems that go with it.

Mr. Haire: Any improvements are planned for obviously the Livingston Avenue campus that would address any other facility needs.

Mr. Larrimer: Yeah, and then between Livingston and their existing facilities at Baldwin Road.

Mr. Haire: Right.

Mr. Brusk: My understanding is Livingston will get that (inaudible). I don't have any problems. I understand exactly where you're coming from, having looked at it and said, "You know, this would be a lot better." I don't have any problem.

Mr. Larrimer: Yeah. The existing topography out there really – the Ecolab got a Wetland grant from the EPA and it really needed to be situated in that corner where it's lower and the natural drainage comes into it.

Mr. Brusk: I just hope we don't breed too many mosquitoes.

Mr. Haire: The area to the south—

Mr. Larrimer: --doing it well by itself.

Mr. Haire: The area to the south, is that a crossing, is that paved? I can't tell from the plan. Is that intended for traffic to come across there, the farthest south culvert that does the stream crossing in the rear?

Mr. Hansen: This is the old plan on the screen.

Mr. Haire: Yeah. The new plan, I guess the culvert that crosses over here, is that intended for traffic or—

Mr. Larrimer: Right now it's for pedestrian traffic only and it's-- It serves as the turn-around stub for your-- Well, it's kind of a moot point now. This is the fire truck access back to where the stadium was, the back side of the stadium, and that would be the turnaround point to get them out of there. But getting also the access to what was going to be park before the baseball stadium if that had been fully developed.

Mr. Haire: But it's still going to be placed there or it's already in place?

Mr. Larrimer: It's already in place.

Mr. Haire: Okay.

Mr. Larrimer: Yeah.

Mr. Brusk: Any other comments? (No response.) If there are no comments I'd like to entertain a motion.

Mr. Feeney: I'll make a motion that we approve Item C4, major site plan (25-MS).

Mr. Brusk: Second?

Mr. Haire: I'll second.

(Mr. Hansen called the roll. Mr. Feeney voted "yes." Mr. Rettke stated, "I'll have to abstain once again. I have a personal conflict." Mr. Haire voted "yes." Mr. Brusk voted "yes.")

5. VARIANCE APPLICATION, 8895 TAYLOR WOODS DRIVE, REYNOLDSBURG, OHIO; REQUESTING A VARIANCE FROM REYNOLDSBURG ZONING CODE SECTION 1175.06(a) TO REDUCE THE MINIMUM FRONT SETBACK FROM THIRTY (30) FEET TO TWENTY-FIVE (25) FEET. CONTACT: MICHAEL AND JENNIFER ANDIS (86-ZV).

Mr. Brusk: Can you give your name and address, please?

Mr. Michael Andis: Michael Andis, 8895 Taylor Woods Drive.

Mr. Hansen: This application is a proposal to build an accessible ramp from the driveway to the front entrance of the residential structure. The house is currently set at 30 feet and the ramp would encroach an additional 5 feet. So the front stoop here sets at 30 feet and what's being proposed is a landing that turns around and then a ramp down to the sidewalk and this ramp part is 5 feet from the existing stoop.

Mr. Brusk: Is this ramp wooden?

Mr. Hansen: It's a wood structure, yes. Here is an elevation of what the ramp will look like. It's a pretty light structure. Here's an image of the front of the house, front porch.

Mr. Brusk: There's a ramp now?

Mr. Hansen: Yeah. They have a makeshift ramp for the time being. Here's a closer picture. From what I understand, it's the intent to build essentially a deck over the existing front stoop, also noted to make it—

Mr. Haire: Even with the door.

Mr. Brusk: Well, that's why you need the — instead of coming straight out like you have now, it's higher and you don't have too much of a fall.

Mr. Hansen: Here are some pictures of the adjacent structures and primarily the neighborhood has very varied facades to each one of those structures so we wouldn't see that granting a variance of this nature would impose upon the adjacent properties.

Mr. Brusk: It's always my feeling that when we put in these handicap we have to be as liberal as possible to ensure they have the freedom that people need to be able to (inaudible). I have a handicap ramp in front of my house. We've got the aluminum one (inaudible). Any comments on this?

Mr. Haire: Will this come out approximately where your sidewalk is? Is that about how far?

Mr. Andis: Yeah. I'm going to cover the existing sidewalk.

Mr. Brusk: I don't see a—

Mr. Haire: So, where your posts will be the outside of that area you wouldn't have to destroy the sidewalk.

Mr. Andis: -- on the side of the sidewalk, yes.

Mr. Haire: Okay.

Mr. Brusk: I'll entertain a motion? In fact, I will make a motion that we accept Item C5 (86-ZV).

Mr. Rettke: Second.

(Mr. Hansen called the roll. Mr. Rettke voted "yes." Mr. Haire voted "yes." Mr. Feeney voted "yes." Mr. Brusk voted "yes.")

6. VARIANCE APPLICATION, 2227 REYNOLDSBURG-BALTIMORE ROAD, REYNOLDSBURG, OHIO; REQUESTING A VARIANCE FROM REYNOLDSBURG ZONING CODE SECTION 1175.08(a) TO REDUCE THE MINIMUM SETBACK OF OFF-STREET PARKING BETWEEN A NON-DWELLING USE AND A RESIDENTIAL DISTRICT. CONTACT: LAWRENCE SHIN (85-ZV).

7. VARIANCE APPLICATION, 2225 REYNOLDSBURG-BALTIMORE ROAD, REYNOLDSBURG, OHIO; REQUESTING A VARIANCE FROM REYNOLDSBURG ZONING CODE SECTION 1180.10(b)2 TO REDUCE THE MINIMUM BUFFER WIDTH AND LANDSCAPING BETWEEN ADJOINING RESIDENTIAL AND COMMERCIAL ZONED DISTRICTS. CONTACT: MARGARET CARMANY (87-ZV).

Mr. Brusk: Please state your name and address.

Mr. Lawrence Shin: Lawrence Shin, 207 West Cook Road, Columbus, Ohio.

Mr. Brusk: Thank you.

Mr. Hansen: This is a map of the existing zoning of the area. This site here is a commercial structure that has the Rite Rug, a title agency and the new First Watch restaurant. To the rear is the Wesley Ridge Retirement Community. This is zoned AR-3 which is a residential district. Even though the use is more commercial in nature it's still a residential district. The applicant is proposing to add more parking that will straddle these two districts and the way our zoning code is written, it separates residential uses with commercial uses and the impacts that could occur when you have those two types of uses butt up against each other. So that's the primary intent of the zoning code, is to provide those buffers there but it seems that this is a different type of adjacency between residential and commercial uses, given that the residential use is more of a primary elderly care facility. It's not—

Mr. Brusk: Is that who the parking will benefit, is Wesley Ridge?

Mr. Hansen: Both actually. So because of the success of the businesses at the commercial building, they need more parking and Wesley Ridge definitely needs more parking also. So they're proposing to add spaces within the existing parking areas.

Mr. Brusk: So that would be shared between the two?

Mr. Hansen: Yeah. Wesley Ridge would use the parking that's located along their side and I'm not sure of the access agreement between the two but, yes, the commercial will have primary access to the other spaces that are closer to, towards their site.

Mr. Brusk: Okay.

Mr. Hansen: There are an additional 27 spaces being proposed and the variances, again, are meant to separate the uses, but since this is crossing districts this is where the variances need to be.

Mr. Brusk: And Wesley Ridge really is somewhat commercial.

Mr. Hansen: In a way. There are people that live in the facility and there are views which do front upon the back of this commercial building, but I think we could still have some landscaping added back from the buffer that'll be removed. That'll help mitigate the removal of these trees. I'll show pictures – well, here's the plan. That green outline is the existing buffers and the landscape islands that are in place and the gray shading is the additional pavement. There will still be landscape islands at the ends here. This island will be made smaller, but the smaller area still meets the minimum criteria for landscape peninsula and then those spaces along the Wesley Ridge Blvd. Here's a picture of the commercial building and then here's the rear buffer

space between the two. It has a number of somewhat mature evergreen trees. So we'd like to see replacement of those trees to make up for the loss of green.

Mr. Brusk: And that's in the plan?

Mr. Hansen: The applicant has submitted a plan. It's kind of roughly showing the location where they would like to place the trees, but it will have to be subject to a Design Review Board approval since it is a landscape change.

Mr. Brusk: Do you have any comments?

Mr. Feeney: The trash dumpsters – it looks like there are only two trees down there now. Is that the area you're talking about wanting – I would say that'd be the primary one you'd want to screen from the residents.

Mr. Hansen: Right. There are some trash dumpsters back there that could use additional tree screening. There are residential views upon that back area, so if we could add trees back into that area as one of the targeted areas that would be fantastic. Then making sure that we have, in the remaining landscape islands, that we have a shade tree in there also so that it meets our code requirements to have interior landscaping shade trees in those peninsula islands.

Mr. Feeney: And, Matt, that's something the Design Review Board will look at when they approve this plan?

Mr. Hansen: Correct. Yeah, but as far as granting these variances though, it seems like the variances will not affect either use in either way or harm the district in any way and provide some useful parking needed by both owners.

Mr. Feeney: Do we have anything from Wesley Ridge saying that they—

Mr. Hansen: There should be a letter included in your packet supporting the variances.

Mr. Haire: I will disclose I've worked with Mr. Shannon, with the business owners in this building and also with Wesley Ridge on this project over the last few months trying to resolve some of the parking issues and Wesley Ridge is very supportive of this project. They have an expansion plan of their own, so they're going to definitely need more parking.

Mr. Feeney: Are these parking drive-thru spots or are there going to be bollards there that you can't drive through?

Mr. Shin: It'll be – well, actually I was thinking it would be drive-thru. I guess you could put concrete barriers if you want it not to be drive-thru for the end of the parking space. I was designing it to just pave it, stripe it and let people use it.

(inaudible)

Mr. Haire: And how does your agreement work with who has access to what spaces and is there any agreement on that?

Mr. Shin: There is an agreement, but I think the only main point of that agreement is to not allow overnight parking. That way one property can't overwhelm the other with people who just sort of sat in those parking spots. The way I vision it is First Watch is primarily breakfast store which I think closes around 2 o'clock. It closes pretty early. It starts pretty early so I imagine that they'll use the parking primarily in the early morning to lunchtime and Wesley Ridge will primarily get their benefit in the evening, which sounds like win-win for both businesses.

Mr. Brusk: Wesley Ridge has a lot of activities that bring in people.

Mr. Haire: That may be changing.

Mr. Brusk: (inaudible) Right now they park along the road. I assume that they'll be using that, too, so there will be a little competition.

Mr. Shin: And I think it'll be – and it's free parking I think as far as first come - first serve. I just think both properties, during different times of the day, will be able to gain benefit from it.

Mr. Haire: And you've worked out a maintenance agreement on the parking as well, who's taking care of the snow plowing and all that?

Mr. Shin: Yeah. I'll be taking care of all the maintenance on all that.

Mr. Brusk: Any other comments?

Mr. Feeney: I think the only thing is I saw the trash dumpsters and then taking out all these trees and kind of leave two of them back there so we get some nice screening, I think that—

Mr. Shin: In fact, with that trash dumpster a lot of those trees that we're relocating will be going, surrounding that so that trash dumpster will actually be less visible than it was before.

Mr. Brusk: I'll entertain a motion.

Mr. Feeney: I'll make a motion that we – are we going to go for both of these?

Mr. Brusk: Well, we have to do them one at a time.

Mr. Hansen: Right. So we can make a motion for 85-ZV now?

Mr. Brusk: Yes.

Mr. Feeney: I make a motion that we accept Item C6 (85-ZV).

Mr. Brusk: I'll second that.

(Mr. Hansen called the roll. Mr. Feeney voted "yes." Mr. Brusk voted "yes." Mr. Haire voted "yes." Mr. Rettke voted "yes.")

Mr. Brusk: I'll entertain a motion now on Item C7.

Mr. Rettke: I move that we approve Item C7 (87-ZV).

Mr. Brusk: Second, please.

Mr. Haire: I'll second.

(Mr. Hansen called the roll. Mr. Brusk voted "yes." Mr. Feeney voted "yes." Mr. Haire voted "yes." Mr. Rettke voted "yes.")

D. OTHER BUSINESS

Mr. Brusk: Is there any Other Business coming before us?

Mr. Hansen: None.

E. ADJOURNMENT

The meeting was adjourned at 7:40 o'clock p.m.

Norman Brusk, Chair

Matthew Hansen, Planning Administrator

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