



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY MAY 16, 2016**

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

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

1. Call to Order

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

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – May 2, 2016

Minutes stand approved.

4. Discussion

a. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (7088 E. Main Street; Proposed Use – Commercial Recreation Facility); Applicant, Victor Prozapas.

Chairman Clemens: Mr. Snowden.

Mr. Snowden: Thank you Chairman Clemens. This was an application to the Board of Zoning and Building Appeals, and was approved at the last meeting for a Special Exception Use Permit for what the Code terms a Commercial Entertainment Facility. This applicant is the owner of the Ace Hardware franchise. He proposes to close that franchise and open up a new trampoline park, mainly targeted at the youth, but it is for all ages. He will not have food service on site, but he will have some party rooms. The gentleman has another successful similar use located in the Hilliard area, and he is proposing to bring that here. With that, I would be happy to answer any questions.

Chairman Clemens: Are there any questions from the committee pertaining to this item? Is there any reason to bring this item back, other than for the first reading?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 5/23/2016 7:30 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- b. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (6549 E. Livingston Avenue; Proposed Use – Childcare Center); Applicant, Mark Jones, Sr.. (Second Reading 5/09/2016).

Chairman Clemens: We have the owner here.

Mr. Bishoff: My name is David Bishoff and I really just want to make myself available for any last minute questions that anyone might have.

Chairman Clemens: I have looked at it. It seems to be moving along like you said it would. I think you had an item you wanted discussed and wanted added to it. Am I mistaken?

Mr. Luzader: You have a copy of the additional items that we proposed would be included. They are, you would get a permit from the Building Department for repairing, replacing, or removing blacktop, the type of materials and the fence, they repaired the old fence a little bit and once they straightened it out, there was a whole in the gate, and you did give us a paper here for removing all the dumpsters and you have notified all of your tenants. The only question I did have, and this is probably more for Mr. Snowden more than you, so when they come in with the materials list for the fence, the new fence for the additional play area will have to be in place before the zoning certificate?

Mr. Snowden: Mr. Luzader, let me clarify in the drafting language of he members that had concerns and was presented to the applicant. It has definitely been a collaborative effort. In that case, the fence permit would want to be in place. I think what I stated on there, since several of those items require a zoning approval, the change to the modification of the rear service area, removal of blacktop to be replaced with landscape area, etc..., what I stated on there was that the applicant would do a minor site plan. The minor site plan could include all of those items in one application. They would want to get that, get that approved, implement that, and based on what I wrote and what was circulating, then the cert for the use would be issued. My understanding is that that could change and is totally up to you gentlemen. But, the point of that was to address the concerns that were raised here which were, we want this done before the use is in operation. That seemed to be the consensus we were getting. So, based on what I wrote, those things would need to be on a minor site plan, and then implemented prior to me issuing a zoning certificate that approves the use based off of the Special Exception Use Permit that you are considering now.

Mr. Luzader: That is what I wanted, a little clarification on that to make sure everything would be completed before the zoning certificate would be issued.

Mr. Snowden: Mr. Luzader, we would also do our normal six month review, following the approval of the Special Exception by Council. And lastly, my recommendation is that at the

next meeting of Council, since this will be an amendment to the ordinance, this condition, what you are doing is called a conditional approval, those conditions will need to be added because you are going to be doing an amendment to include those items as condition. I can work with whoever is going to be making the motion to make sure that that is done properly. You will need to amend at the final reading since it is a full Council meeting, to make those a condition of approval.

Mr. Luzader: Thank you.

Chairman Clemens: Since you are representing that, I will put you in charge of having it ready, if we move it on.

Mr. Luzader: that is fine.

Chairman Clemens: Are there any other questions pertaining to this.

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c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1145 Special Exceptions.

Chairman Clemens: We have our changes that Mr. Snowden has been working on, and what I would like to do is go to each item, and if there is no discussion, we will move it on for its first reading. That will give us about two months or so to work it over in our minds and so forth. We can stop in and see Eric and get our problems worked out before it is passed. Is that good Eric?

Mr. Snowden: Mr. Chairman, if it would be ok with you and the Members of your Committee, let me just state what each one of these items is, so folks at least know.

Chairman Clemens: I am going to go through them.

Mr. Snowden: Very well, Sir.

Chairman Clemens: We will have to move them on individually.

Mr. Snowden: Correct, Sir. Mr. Chairman, I, our City Attorney, and Members of our Administration, have looked at the process for approving Special Exceptions. We are just looking to streamline the process, that is a lengthy process. We are doing in 120 days, what many communities are doing in 60. We think that could move along quicker with the same amount of review and input from our Board and Council. In addition to that, there are a few items that I have cleaned up in there. One of them also allows an administrative transfer. Today, we do not have an administrative transfer procedure, which means that every time a lease changes, or a tenant changes for the same use, technically a new Special Exception is

required. That is something that many places can be approved administratively if there are no changes in the conditions of operations. I know this is going to be the one where there are the most amount of concerns and discussion, and I would be happy to answer specific questions about why I am proposing what I am proposing in this case.

Chairman Clemens: Are there any questions tonight? I have many questions, but I will not take up the time tonight. I will meet with Eric.

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d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1196.09 Lighting of Chapter 1196 Community Commercial Overlay; and Enacting Chapter 1182 Exterior Lighting.

Mr. Snowden: Mr. Chairman, Members of the Committee, other Members of Council, we currently have no City wide exterior lighting development standards. We do have those in the Community Commercial Overlay. What I am proposing is to enact a new chapter with some city wide standards for exterior lighting in terms of intensity, and that sort of thing. It is something that those who have been doing the Site Plan reviews, BZBA, Planning Commission, DRB, have requested that something be in the Code to give them more guidance as they approve.

Chairman Clemens: Any questions?

Council President Joseph: You say this is to cover the entire city, right?

Mr. Snowden: Yes, currently there are no City wide lighting standards. There are only lighting standards in the Community Commercial Overlay, and the Historic Commercial Overlay.

Council President Joseph: Would this only apply to commercial and retail, or residential too?

Mr. Snowden: It applies only to commercial and industrial. In that section, it does state that it will not apply to single and two family homes. It could apply to multi-family complexes. Again gentlemen, understand this is all for new construction. Anything that is existing, but the point was just to provide a little bit more guidance to our boards so that they know what to look for when they are doing these reviews.

Council President Joseph: Ok, thank you.

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- e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions; Section 1193.12 GRAPHICS of Chapter 1193 “HD” Historic Overlay District; Section 1196.11 GRAPHICS of Chapter 1196 Community Commercial Overlay; Repealing Chapter 1181 Signs; and Enacting Chapter 1181 Signs and Graphics.

Mr. Snowden: Thank you. I have called this the Temporary and Service Structures Ordinance. The rationale behind this is to provide a more clarified definition of what is a service structure, and define when it is screened. We have requirements for screening of service structures, these are utility boxes, and vaults that are raised above, and so on. Currently the way the Code reads, it could be interpreted that these are required to be screened in single and two family homes. I have clarified that. I have also clarified what the definition of a generator is, and termed it an accessory structure and that they are properly located and not hazardous.

Chairman Clemens: Thank you. Are there any questions?

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- f. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1103 Design Review Board; Chapter 1135 Title, Purpose, Interpretation; Chapter 1143 Zoning Certificate, Site Plan, Plot-Grade-Utility Plan; Chapter 1151 Amendments; and Enacting Chapter 1177 Limited Overlay

Mr. Snowden: I have called this the District Amendment and Limited Overlay Ordinance. Really, what I am doing, is Chapter 1151 Amendments, flushes out the Charter requirements for our rezoning, or District Amendment, as our Code calls them. When zoning districts are changed by applicant, or upon recommendation by the Planning Commission. What I did was, I cleaned up that section, made sure that it jived with the provisions of the Charter which is supreme. I am proposing to enact Chapter 1147 for Limited Overlay. What a Limited Overlay is, it is requirements that the applicant can put on themselves at the time of rezoning, to address any specific unique characteristics of their development for which there are no other zoning, or land use regulations. We have used this in the past as part of the rezoning process, but we didn't have a chapter that clarified the purpose, the intent, all of the legal requirements for doing these, how they should be done, given our process. So, I am proposing to enact that chapter, in order to make them more useful to us going forward.

Chairman Clemens: Are there any questions pertaining to this item?

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- g. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1161 Zoning Districts; Enacting Chapter 1184 Planned Commercial Development District; Amending Chapter 1196 Community Commercial Overlay

Mr. Snowden: This item, which I have called in the Staff Report, Planned Commercial Development, is a new addition to our code. What I am proposing is to enact a chapter to give us a new tool, a new zoning district, called Planned Commercial Development District. What a planned development is, is instead of having lists of regulations and setbacks, and all of these, which sometimes seem minor, zoning regulations, we would replace that, in this case this would be an optional zoning district that an applicant could zone themselves to, and what you would do in this case, you would present a development plan to the Council and Planning Commission. All of the setbacks and minor requirements are immaterial in this case, the process is what is the concern. You would be getting a development plan approved, so you would not have to meet any of the zoning regulations. The idea would be, design a structure or development, that meets the characteristics of the site, that can satisfy the Staff, Administration, Council, and the Planning Commission. It is not an open door to do whatever you want on your property. It is just a flexible zoning district that can handle different types of development that may not fit into our traditional zoning districts, and it is project based. Thank you.

Chairman Clemens: Are there any questions now pertaining to this?

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- h. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1123 Required Improvements; Chapter 1131 Definitions; 1161 Zoning Districts; Chapter 1183 Planned Development District; and Chapter 1187 Special Provisions for Residential Uses

Mr. Snowden: We currently have a Planned District. The Planned District that we have, deals mostly with large scale residential development. If we are going to have a Planned Commercial District, we need to modify our ordinance Planned District and create a Planned Neighborhood District. So this is housekeeping, changing our current development to Planned Neighborhood Development. It is not changing any of the development standards that are required of that, and it cleans up the process. It clarifies when a Major Site Plan is required for a Planned Neighborhood Development. Mainly housekeeping, given the proposed change in the previous ordinance.

Chairman Clemens: Thank you. Are there any questions pertaining to this?

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- i. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions; and Chapter 1181 Signs

Mr. Snowden: What I am proposing in this case is basically a repeal of our entire zoning sign chapter, and enacting new regulations in its place. I worked with the Columbus Sign Organization, which is an industry organization of professional sign designers and installers, and our City Attorney's office, to design a process that the industry could support, and that would work well given some Supreme Court decisions that have been made even in the last couple of years, relating to signage and the First Amendment. In this section, I am proposing to expand the role of Staff and approval, in order to be more business friendly, so that our applicants doing sign refaces, and signs under 32 SF, can be approved by Staff, and they will not have to wait the 30 days to apply, and await the DRB approval. If Staff was unwilling to approve the sign based on the design regulations of the City, it could be referred to the Design Review Board for additional review. With that, I would be happy to answer any additional questions, or please contact me as you are reading these proposed changes, and I would be happy to meet with you at any time.

Chairman Clemens: Any questions pertaining to this, this evening?

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