



AGENDA

**PLANNING COMMISSION
THURSDAY, MAY 2, 2019 6:00 PM**

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – April 4, 2019
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 7531 Broadwyn Drive; Application #2019-5094; Applicant Chris Green Sr.; Certificate of Appropriateness - Historic District
2. 7458 E Main St; Application #2019-5124; Applicant Eerie Escape LLC; Certificate of Appropriateness - Historic District

E. OTHER BUSINESS

F. ADJOURNMENT

CITY OF REYNOLDSBURG

MINUTES

PLANNING COMMISSION THURSDAY, APRIL 4, 2019 6:00 PM

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

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – March 7, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approves

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars.

B. PUBLIC COMMENT

No Public Comment

C. UNFINISHED BUSINESS

No Unfinished Business

D. NEW BUSINESS

1. 6580 East Main St.; Application #2019-5075; Applicant Sign Vision Co., Inc.; Certificate of Appropriateness - Kroger Comprehensive Sign Plan

Mr. Zollars All right let's dive into 6580 East Main please.

Ms. Wheeler Thank you Mr. Chairman. This application is of course for a new Kroger site. This is the comprehensive sign plan and we do have the applicant here this evening to kind of go over what's being proposed, but essentially it's eight separate illuminated wall signs as well as one monument sign on the Rose Hill entryway. We already approved one monument sign along the East Main Street side. So if you have any questions about that believe the applicant can answer those questions. I did send out a follow up email regarding the Ohio liquor sign that was down sized. So the current one is up on your screens right here and it's just a little bit smaller than what was previously proposed. Happy to answer any questions you may have.

Minutes Acceptance: Minutes of Apr 4, 2019 6:00 PM (APPROVAL OF MINUTES)

Mr. Furst What was the reasoning behind sizing the liquor sign down?

Ms. Wheeler That was just a recommendation that I guess we had internally from staff. We would love to hear your comments on that.

Mr. Zollars I didn't pay any attention to the sizing of it prior so, square footage wise what did we from, to?

Ms. Wheeler Yes. Let's see.

Mr. Zollars More curious than anything and you can ballpark it out.

Ms. Wheeler I think that it was reduced by about 25 percent if I'm not mistaking.

Mr. Zollars All right. That's fine.

Mr. Bowsher If I can just answer, so the lengthwise, It was 174inches, it is down to 140 and then the height is down from 70.25 Inches to 56.5 Inches.

Mr. Zollars Thank you. Would the applicant care to say anything? Speak your name and address for the record please.

Mr. Gray Darren Gray with Sign Vision. 987 Clay craft Road in Gahanna. So no I don't really have anything to comment on but I can definitely answer any questions if you have any questions about the signs.

Mr. Bizjak seems pretty straightforward to me.

Mr. Gray Yeah the liquor sign. The kind of the constraint we have with their logo is... And they will be installing these, it used to be state liquor. I don't know if you've just seen state liquor signs. Those were old stores at previous stores and they've started to remove those but this will be their new. So we're doing a store in Fremont and so this will start to go into the Kroger but the Ohio liquor, down at the bottom. Those are only 8 inch letters so we drop that down and there are currently eight I think we'll be okay there, but that's why the sign was larger before. It's just to get that. Just so those would be visible. But they'll be okay with the size that it is now. If you would approve that. But that's why it was larger before. We wanted to get those other letters up to about 9 or 10 inches but they're okay with the recommendation.

Mr. Bizjak I don't have any questions but if the commission doesn't have any questions I'm willing to make a motion. Mr. Chairman, Mr. Bizjak here I move that we accept the application as a written and approve it.

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

E. OTHER BUSINESS

No Other Business

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Apr 4, 2019 6:00 PM (APPROVAL OF MINUTES)



CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2019-5094
Date Submitted: 4/5/2019
Fee Amount: \$5500

Section 1103.01
CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Paid: \$500

I. PROPERTY INFORMATION	
Property Address: 7531 BROADWYN DRIVE	Parcel ID#(s): 0160-000266-00
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): CASA-SKANI PROPERTIES LLC	
Contact Email:	Contact Phone Number:
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: CARPENTER'S SON CONSTRUCTION	Contact Name: CHRIS GREEN SR.
Contact Phone Number: (614) 260-6201	Contact Email: CARPENTERSSON@LIVE.COM
IV. APPLICANT INFORMATION	
Applicant Name: CHRIS GREEN SR	Applicant Address: 980 CONESTOGA DR.
Applicant Phone Number: (614) 260-6201	Applicant Email: CARPENTERSSON@LIVE.COM
☐ Property Owner	☐ Business Owner/Tenant
☐ Contractor	☐ Architect/Engineer

PROJECT INFORMATION				
☐ New Main Building (\$400)	☐ Exterior Modifications/ New Accessory Building (\$200)	☐ Comprehensive Sign Plan (\$150)	☐ Signage (\$75)	☒ Historic District (\$50)
Description of Project: BUILD NEW ROOM ADDITION AND 1 CAR DETACHED GARAGE				

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: Christopher M. Greer Sr. Date: 4/6/19
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:	Zoning Information	Meeting Date: 5/2/2019
	Zoning District:	Meeting Results
	☒ Historic District	
	☐ CC Overlay	☐ Approved as Submitted
Add'l Approvals Req'd	☐ Approved w/ Conditions	☐ Denied
	☐ BZBA	P&Z Admin.: _____ Date: _____

Next Planning Commission Mtg: May 8, 2019
Deadline: April 30



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Cert.#: 2019-5094
Date Submitted: 4/5/2019
Fee Amount: \$1,000.00

Section 1143.02

ZONING CERTIFICATE APPLICATION

☒ Paid: \$100.00

I. PROPERTY INFORMATION	
Property Address: 7531 BROADWYN DRIVE	Parcel ID#(s): 060-000266-00
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): CASA-SKANI PROPERTIES LLC	
Contact Email:	Contact Phone Number: (614) 516-7259
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name: Carpenter's Son Construction	Contact Name:
Contact Phone Number:	Contact Email:
IV. APPLICANT INFORMATION	
Applicant Name: CHRIS GREEN SR.	Applicant Address: 980 CONESTOGA DR.
Applicant Phone Number: (614) 260-6201	Applicant Email: CARPENTERSSON@LIVE.COM
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
RESIDENTIAL (\$50)	NON-RESIDENTIAL (\$80)
CHECK IF APPLICABLE: ☐ New Building (+\$50) ☐ Swimming Pool ☒ Building Modification ☐ Patio ☐ Home Occupation (\$75) ☐ Deck ☒ Accessory Structure ☐ Driveway Modification ☐ Shed ☐ FENCE (\$35) (All Dists.)	CHECK IF APPLICABLE: ☐ New Business/Use ☐ Accessory Structure ☐ New Building ☐ Building/Site Modification ☐ MIN. SITE PLAN (+\$250)
Project Information (If Applicable)	
Total Square Footage: 660 Est. Cost of Construction: _____ Est. Additional Employees: _____	
Description of Use/Project: BUILD NEW ROOM ADDITION AND 1 CAR GARAGE	

Applicant Signature: Christopher M. Green Sr. Date: 4/6/19

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Additional Requirements</u>
	Zoning District: _____	☒ CoA ☐ Variance
	☒ Historic District	☐ Special Exception Use Permit
	☐ CC Overlay	☐ PGU ☐ Building Permit
	<u>Add'l Approvals Req'd</u>	
	☒ PC	P&Z Admin.: _____ Date: _____
	☐ BZBA	Floodplain Admin.: _____ Date: _____

Attachment: App# 2019-5094 (App# 2019-5094, 7531 Broadwyn Drive, Green)

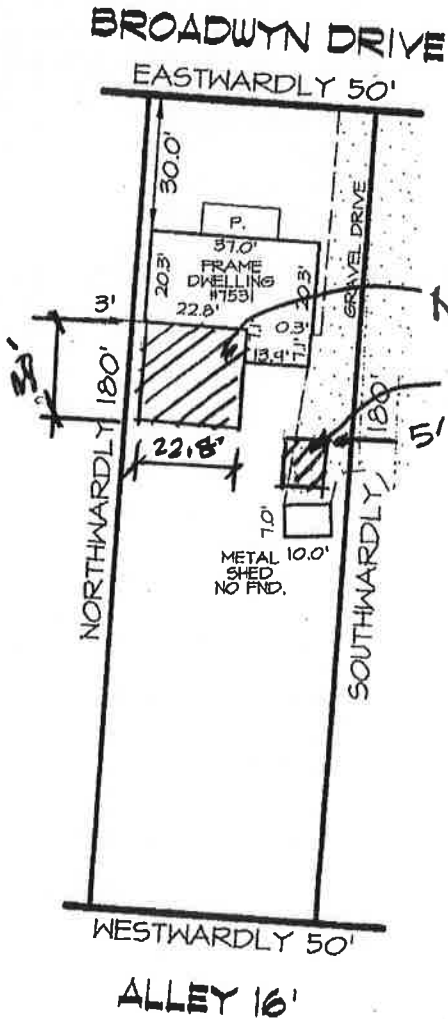


CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY

Note: Building ties $\pm 1'$



New 30' x 22' Addition 660 SQ. FT.
New Detached Garage 264 SQ. FT.
12' x 22'
5' 1 car.



I/WE HAVE RECEIVED A COPY OF THIS
SURVEY AND FIND THE CONDITIONS
ACCEPTABLE TO ME/US.

BUYER/OWNER



Address 7531 Broadwyn Drive

State of Ohio, County of Franklin

City of Reynoldsburg, Ohio

New Owner Casa-Skanl Properties, LLC

Client Order No. 19017334

Date February 1, 2019

Present Owner Kathy Ferrell

C & A Order No.
CO155184

This is to certify to Golden Title Agency

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Matthew L. Campbell



CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2019-5124
Date Submitted: 4/23/2019
Fee Amount: \$50.00

Section 1103.01
CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Paid: _____

I. PROPERTY INFORMATION	
Property Address: <u>7458 E Main St</u>	Parcel ID#(s): <u>060-000125-00</u>
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>TWOW LLC</u>	
Contact Email: <u>admin@eerieescape.com</u>	Contact Phone Number: <u>614 446 6914</u>
III. BUSINESS INFORMATION (IF APPLICABLE)	
Business Name: <u>Eerie Escape LLC</u>	Contact Name: <u>Autam Chandler</u>
Contact Phone Number: <u>614 446 6914</u>	Contact Email: <u>admin@eerieescape.com</u>
IV. APPLICANT INFORMATION	
Applicant Name: <u>Eerie Escape LLC</u>	Applicant Address:
Applicant Phone Number: <u>614 446 6914</u>	Applicant Email:
☒ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

PROJECT INFORMATION				
☐ New Main Building (\$400)	☐ Exterior Modifications/ New Accessory Building (\$200)	☐ Comprehensive Sign Plan (\$150)	☐ Signage (\$75)	☒ Historic District (\$50)
Description of Project: <u>change to move ramp from side to front / middle of building; 2 patios from wood to brick pavers</u>				

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: Autam Chandler, Managing Director Date: 23 April 19
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District: _____

☒ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date: <u>May 2, 2019</u>
Meeting Results
☐ Approved as Submitted ☐ Tabled ☐ Approved w/ Conditions ☐ Denied
P&Z Admin.: _____ Date: _____

Attachment: App# 2019-5124 (App# 2019-5124, 7458 E Main St, Eerie Escape LLC)



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Permit#: 2019-5123
Date Submitted: 4/23/2019
Fee Amount: \$3500

Section 1181.02

ZONING SIGN PERMIT APPLICATION

☒ Paid: _____

I. PROPERTY INFORMATION	
Property Address: <u>7458 E Main St</u>	Parcel ID#(s): <u>060-000125-00</u>
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <u>Twilio LLC</u>	
Contact Email: <u>admin@eerieescape.com</u>	Contact Phone Number: <u>614 446 6914</u>
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name: <u>Eerie Escape</u>	Contact Name: <u>Asham Chandler</u>
Contact Phone Number: <u>614 446 6914</u>	Contact Email: <u>admin@eerieescape.com</u>
Description of Use: <u>Escape Room</u>	
IV. APPLICANT INFORMATION	
Applicant Name: <u>Eerie Escape</u>	Applicant Address: <u>7458 E Main St</u>
Applicant Phone Number: <u>614 446 6914</u>	Applicant Email: <u>admin@eerieescape.com</u>
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

SIGNAGE		FEES		OFFICE USE ONLY			
	SIGN TYPE	DIMENSIONS Width(ft) X Height(ft)	Check if Applicable:		CoA Required	CoA Received	Building Permit Required
			Sign Reface (\$35)	New Sign (\$75)			
Sign #1	<u>Awning reface Eerie Escape</u>	<u>6</u> X <u>1</u>	☒	☐	☐	☐	☐
Sign #2		_____ X _____	☐	☐	☐	☐	☐
Sign #3		_____ X _____	☐	☐	☐	☐	☐
Sign #4		_____ X _____	☐	☐	☐	☐	☐
Sign #5		_____ X _____	☐	☐	☐	☐	☐

Applicant Signature: _____

Date: 4-23-2019

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: _____

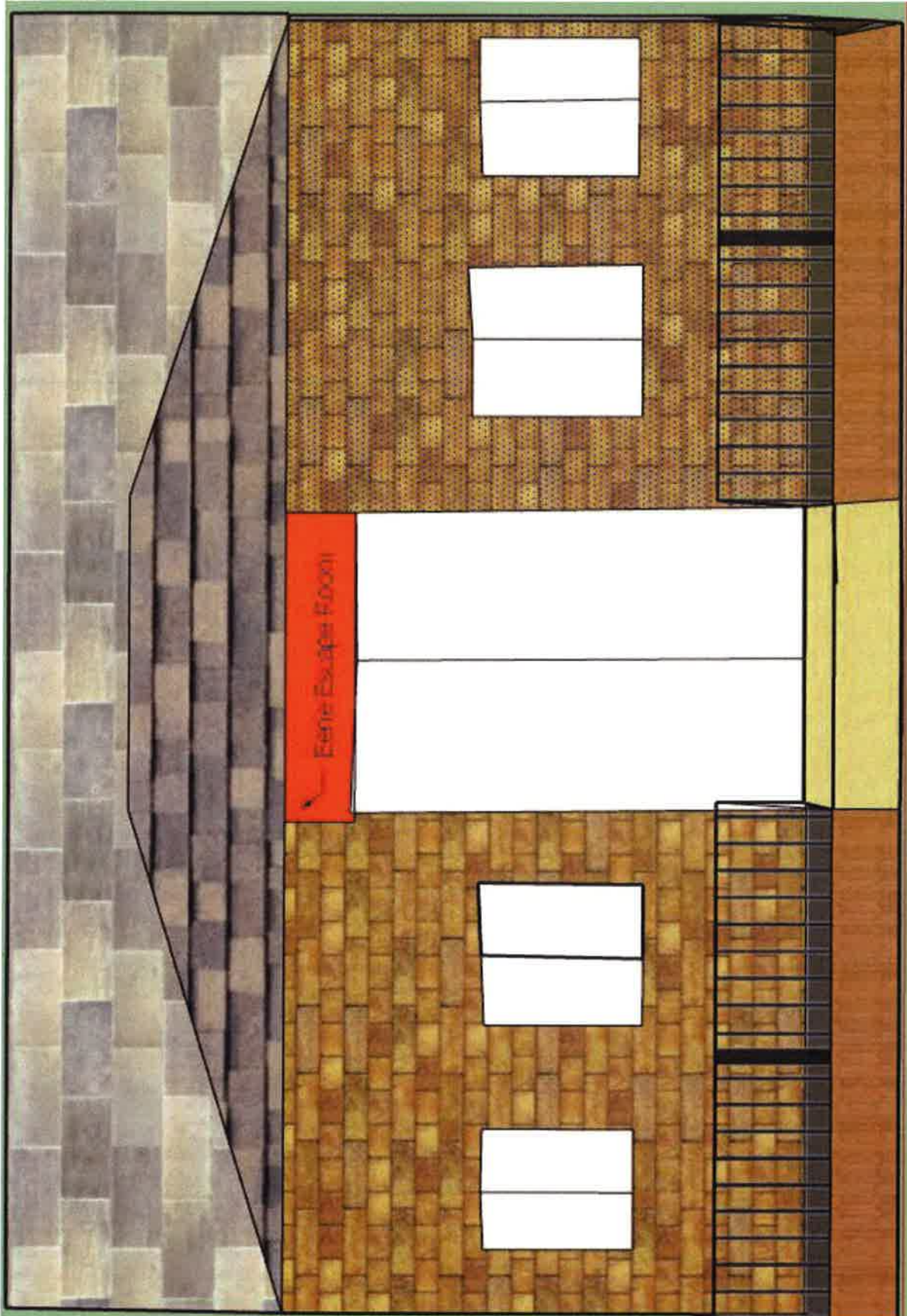
Total Number of Signs: 1☒ Historic District☐ CC Overlay

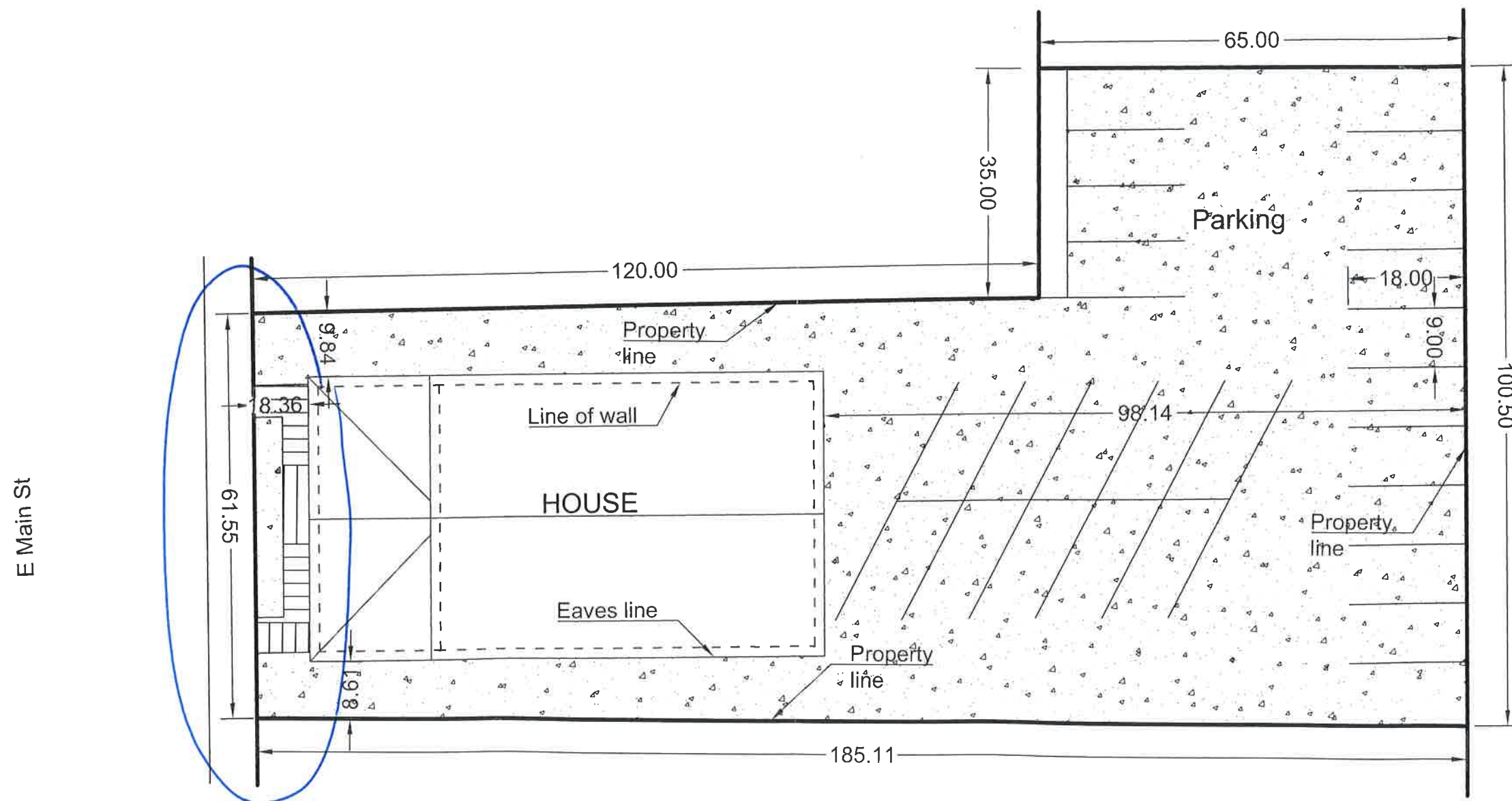
Add'l Approvals Req'd

☐ BZBA

P&Z Admin.: _____ Date: _____

Floodplain Admin.: _____ Date: _____





7458 E Main St
Reynoldsburg, OH 43068
Scale 1"=20'

