

MINUTES
CITY OF REYNOLDSBURG
PLANNING COMMISSION
MAY 2, 2013
6:30 P.M.

A. CALL TO ORDER

Chairman Jim Comeaux: I call to order the City of Reynoldsburg Planning Commission meeting for May 2, 2013. Can you please call the roll?

1. ROLL CALL

Members Present:	Mr. James Comeaux
	Ms. Marlene Wirth
	Mr. Skinner
	Mr. Charles McGrath

2. APPROVAL OF MINUTES FROM SEPTEMBER 6, 2012

Mr. Comeaux: The minutes from the September 6th meeting were distributed. I didn't have any comments. Did anybody else have any comments, corrections? (None.) Okay, then they will be approved as distributed previously.

3. APPROAL OF AGENDA

Mr. Comeaux: The agenda was previously distributed. Are there any changes to the agenda?

Mr. Robbins: No.

Mr. Comeaux: Fantastic. Then, without objection, it will be approved as distributed.

4. SWEARING IN OF SPEAKERS

Mr. Comeaux: Are there any speakers here for the Planning Commission? (No response.) Seeing none, we will move forward.

5. PUBLIC COMMENT

Mr. Comeaux: Similarly, being no speakers, there's no public comment.

B. UNFINISHED BUSINESS – None

C. NEW BUSINESS

1. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: "Table 1175.01 Permitted Uses and Special Exceptions, All Districts" of Chapter 1175 DISTRICT REGULATIONS.

Mr. Comeaux: Just give us a brief summary if you could, please.

Mr. Robbins: Yeah, we wrote a memo that describes some of the reasoning behind this and then what's being proposed. I'm sorry, gentlemen, you get to listen to it again, but I'll just quickly read through it and it's also available on the screen.

"Childcare facilities, while occupying a classification between a commercial entity and a school, bring many of the same public welfare concerns that would arise with the school. The zoning code for Reynoldsburg, however, has looked at childcare facilities primarily as a commercial enterprise, while addressing many of the public health, safety and welfare issues through the Special Exception process. Although this process has been adequate for addressing certain issues, it has become clear that the placement of these facilities within commercial areas along Main Street in the Historic and Commercial Overlays extending from the western boundary of the City limits to the eastern boundary of the City limits, has become problematic. Commercial activities are typically a higher impact land use. As a result, the compatibility of childcare facilities along Main Street in the Overlays have generated safety concerns and will continue to be a concern for pedestrian movements associated with these facilities, more specifically the Planning Staff and the Board of Zoning and Building Appeals have addressed concerns over the foreign issues associated with day cares in this area, including the shallow setbacks and build-to lines within the Overlay Districts along Main Street and how they create conflicts between pedestrian movement and access with ingress and egress of vehicular traffic into the parking areas, as well as the combination of high speeds and heavy traffic along East Main Street and how it creates a less than desirable environment for children accessing child care facilities as well as outdoor play areas, which typically accompany these facilities."

For these reasons, the Planning Staff has recommended Council amend Section 1175.01 of the Reynoldsburg Code of Ordinance to prevent the placement of childcare facilities along East Main Street in both the Historic and the Community Commercial Overlay District. The Planning Staff has round that the placement of childcare facilities in these areas creates an unsafe condition for the inhabitants of the facilities.

Mr. Comeaux: Okay, that's the presentation from Mr. Robbins. Are there any questions for Mr. Robbins or any comments?

Ms. Wirth: None.

Mr. Skinner: Mr. Robbins, I think I might have asked this last time, but I'll ask it again. Are we familiar with any other municipalities that have passed similar ordinances?

Mr. Robbins: Specifically, no. I know childcare facilities typically have a higher level of scrutiny on them just because they do involve children. As far as any specific municipalities, to my knowledge I can't think of any.

Mr. Skinner: And, just for the record, this doesn't affect anybody currently, right?

Mr. Robbins: That would be correct. The way it operates now is that childcare facilities within the entire city have to go through a Special Exception process and that Special Exception process, you get a permit that's granted for a particular business to operate on a particular property. So the ones that are in existence along the East Main Street area are allowed to operate as they are. If anybody were to move out or go out of business, that would mean that this Ordinance would come into effect and a childcare facility could not put back in that area.

Mr. Comeaux: And this applies then just to Main Street, correct?

Mr. Robbins: That would be correct, yeah.

Mr. McGrath: Is there any movement that you know, sir, that might be some people who have an interest in it? I just wanted to make sure this wasn't brought about because somebody didn't want somebody else to get something.

Mr. Robbins: This is something that's been ongoing with the Board of Zoning Appeals. There was several cases that we had where these facilities moving onto Main Street and Main Street, I think, is a unique situation because you have not a lot of signalization that controls traffic along the area and a lot of curb cuts directly onto Main Street, so you have traffic basically accessing a major corridor through the City. And with the Overlay, it also makes it so buildings had to be built to a build-to line, which is 10 feet. So what we're worried about is traffic coming and going from these areas onto the street and then the movement of children back and forth from these areas to the cars and you have a point of conflict there.

Mr. McGrath: I had a concern and Marlene and I were talking about it a little while ago before all of us were in here, it looks like a mammoth building site being opened up further down on Main and I just wondered if that had anything to do with this. I'd hate to think that somebody's thinking of putting in a childcare facility and employing 300 people.

Mr. Robbins: We have one application in right now for a childcare facility that was submitted after our previous canceled meeting. They are proposing to go in in a

gas station which is – I believe it's a Marathon station and there's a Domino's pizza directly next door. So it used to be a tanning studio—

Ms. Wirth: Across from Wendy's?

Mr. Robbins: I believe so. I can pull it up real quick. I haven't fully reviewed it, but—

Ms. Wirth: Yeah, there's several little stores there with that filling station.

Mr. Robbins: That's correct. So, just saying that, these are the kind of things that we need to look at with the Special Exception process and that has been brought up over and over and over again with these facilities on Main Street.

Ms. Wirth: What about the shopping mall where Kroger's is?

Mr. Robbins: That would be part of the overlay that would be on Main Street.

Mr. Skinner: Meaning that would fall into what we're considering.

Mr. Robbins: That's correct.

Ms. Wirth: That's too bad, because—

Mr. Skinner: Didn't the TruValue just close?

Ms. Wirth: Um-huh and the Dollar Store or whatever it was.

Mr. McGrath: And the other grocery store that they shut down – it wasn't on Main Street—

Mr. Robbins: It was on Livingston.

Mr. McGrath: We've had a few things close up here.

Ms. Wirth: Yeah, that's down on Livingston.

Mr. Robbins: If you look on your screen, this is the current site for the one application that we have in right now. This is the Domino's Pizza and then there's a space right here.

Mr. Skinner: Do we know how many childcare facilities are currently on Main Street?

Mr. Robbins: No, we don't.

Mr. McGrath: A lot of them stay undercover, so to speak.

Mr. Comeaux: That's true, too. In my view, it's not like we're prohibiting these facilities. I mean there's a number of commercial spaces available to them in other parts of the City. I don't know that this in particular – while I am sympathetic to the view that the shopping center might make a good adaptation, that's not why those buildings were designed like that. There's no open spaces and things of that nature.

Mr. Robbins: And there are some good examples of facilities within the City that are not on Main Street that kind of exemplify the type of development that we would like to see these facilities have, where they have parking that's onsite, children don't have to cross in front of a drive aisle to get to the area.

Mr. McGrath: Kindercare has a few here and they're always in a nice area.

Mr. Comeaux: Yeah, insulated. Are there any other questions for Mr. Robbins or otherwise? (No response.) So just so that I can reiterate the process, so after we do whatever we do with it, it goes to Council?

Mr. Robbins: A recommendation is sent to Council, yes.

Mr. Comeaux: Hearing no further discussion, can I get a motion?

Mr. Skinner: Motion.

Mr. McGrath: Second.

(Mr. Robbins called the roll. Mr. Comeaux voted "yes." Ms. Wirth voted "yes." Mr. Skinner voted "aye." Mr. McGrath voted "yes.")

2. OTHER BUSINESS

1. Election of Officers.

Mr. Comeaux: The floor is open for nominations and I will take the floor for the moment if that's okay and I will nominate Mr. Skinner. Are there any other nominations? (No response.) Okay, hearing none, Mr. Skinner, you're-- Do we need a second? I don't even know the process.

Mr. Robbins: It will take a second.

Mr. Comeaux: I nominate Mr. Skinner. Can I get a second?

Mr. McGrath: I second.

Mr. Comeaux: Okay, fantastic. Can you call the roll?

(Mr. Robbins called the roll. Mr. Comeaux voted “yes.” Ms. Wirth voted “yes.” Mr. Skinner voted “yes.” Mr. McGrath voted “yes.”)

Mr. Comeaux: The only other officer we have is the-- I’ll continue to preside if that’s all right with you. The only other officer we have is Vice Chair, I believe. Correct?

Mr. Robbins: Yes.

Mr. Comeaux: So are there any nominations for Vice Chair?

Mr. Skinner: I nominate Mr. Comeaux.

Mr. McGrath: Second.

Mr. Comeaux: Okay, fantastic. Are there any other nominations? (No response.)

(Mr. Robbins called the roll. Mr. Comeaux voted “yes.” Ms. Wirth voted “yes.” Mr. Skinner voted “yes.” Mr. McGrath voted “yes.”)

2. Appointments to Housing Council Board.

Mr. Comeaux: I don’t know how regularly the Housing Council Board meets.

Ms. Wirth: What is that?

Mr. Comeaux: The Housing Council Board, I think-- Do you know anything about it? (No response.) Okay, I don’t know much about it other than it advises, I think – looks at like the general housing stock including like apartments, multi-family, single family, kind of takes stock of the whole—

Ms. Wirth: I never knew we had such a thing to tell you the truth.

Mr. Comeaux: The last time this came up was when we still had a Planning Director, Lucas Haire. So he had kind of an Ex-officio role, so he did that as well for us, as our designee. I don’t know how frequently they meet, but apparently it’s something we need to have an appointee. So is there anyone in particular who does or does not want to do it.

Mr. Skinner: I’ll volunteer.

Mr. Comeaux: Okay, fantastic. So Mr. Skinner’s volunteered. I will take that as a nomination of sorts and I will second that nomination and then I’ll have Mr. Robbins call the roll.

(Mr. Robbins called the roll. Mr. Comeaux voted “yes.” Ms. Wirth voted “yes.” Mr. Skinner voted “yes.” Mr. McGrath voted “yes.”)

Mr. Comeaux: Fantastic. So Mr. Skinner is our appointee to the Housing Council Board.

Is there any other business before the Commission?

Mr. Robbins: No.

D. ADJOURNMENT

Mr. Comeaux: Having no other business, we will be adjourned.

The meeting was adjourned at 6:49 p.m.

James Comeaux, Chair

Justin Robbins, Planning Administrator

This document was transcribed by:
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