



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY APRIL 24, 2017**

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

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

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Clemens
Safety: Chmn Long, Cicak, Clemens, Spalding
Service: Chmn Luzader, Clemens, Spalding, Cicak
Finance: Chmn Cotner, Long, Luzader, Skinner

* * * * *

Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Service Committee – Committee Meeting – April 10, 2017
4. Discussion
 - a. Election of Chairman; Appointment of Vice Chairman
 - b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1187.07 Residential Appearance Standards of Chapter 1187 Special Provisions For Residential Uses.
 - c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1183.05 Standards For Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards For Development Review of Chapter 1184 Planned Commercial Development District.
 - d. ORDINANCE ACCEPTING a RECORDED DEED (1.25 Acre Property) FROM JOHN TRURO HOLDINGS, LLC. (First Reading 4/10/2017).



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY APRIL 10, 2017**

**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 as approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – March 27, 2017

Minutes stand as approved.

4. Discussion

a. ORDINANCE ACCEPTING a RECORDED DEED (1.25 Acre Property) FROM JOHN TRURO HOLDINGS, LLC.

Attorney Hood: Good evening Chairman Clemens and Members of Council, this is a Recorded Deed of Easement that was granted to the City, that remedies some long standing issues regarding the ownership of the land near our Water Department plant. I am standing in for Superintendent Root, who is no longer in our employ. I would be happy to answer any questions. The attorneys for the developer in this project have been a pleasure to work with, and this cost the City \$0 to acquire this property. If you recall, when we discussed this development several months ago, they carved out his portion of property for the City's interests. It has been recorded, so you can take your time in accepting the deed. They also paid the fees for the recordation.

Minutes Acceptance: Minutes of Apr 10, 2017 7:33 PM (Approval of Minutes)

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 4/10/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- b. 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 – 0 E Main St, Reynoldsburg, Ohio, from CC Community Commerce District to PND Planned Neighborhood Development District, Applicant, Nicole Boyer. (Second Reading 3/13/2017, Planning Commission 3/2/2017; Held from 3/27/2017).

Mr. Snowden: Chairman Clemens, other Members of Committee, Members of Council, I just wanted to remind you the tabling from the last meeting was requested by Staff, and the Applicant concurred in order to allow the review of the Traffic Study which was reviewed by your Engineer and copies were sent to you, as well as for Staff to revise the Rezoning Text, which you have a copy in front of you. It received a recommendation for approval from the Planning Commission. At this time, all the conditions of the Planning Commission's approval have been met. I have no other comments at this time. The Ordinance will need to be mended to the current version in order to incorporate the current rezoning text, and since the Planning Commission already reviewed it, that will take a super majority of Council to incorporate that as an amendment. I am happy to answer any questions.

Chairman: Are there any questions for Eric from the Committee, Members of Council? Thank you Eric. Any other questions?

I would like to make a Motion to send this forward to Council with recommendation to reject the Planning Commission's report and deny the zoning change request.

RESULT:	REFERRED TO COUNCIL [3 TO 1]	Next: 4/10/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader	
NAYS:	Spalding	

- c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions. (Second Reading 3/27/2017, Planning Commission 3/2/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 4/10/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	

- d. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1161.02 Special Purpose Districts of Chapter 1161 Zoning Districts; Section 1183.04 Use Regulations and Development Standards of Chapter 1183 Planned Neighborhood Development District; AND AMENDING THE TITLES OF Chapter 1184 Planned Commercial Development; Chapter 1192 F-1 Flood Plain Overlay District; Chapter 1193 "HD" Historic Overlay District; and Chapter 1196 Community Commercial Overlay. (Second Reading 3/27/2017, Planning Commission 3/2/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 4/10/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1181.06 General Sign Regulations of Chapter 1181 Signs and Graphics. (Second Reading 3/27/2017, Planning Commission 3/2/2017).

Chairman Clemens: I want to thank the Committee for their work pertaining to these Ordinances, and I want to thank Wallick for the work they showed us in their presentations, as well as Eric and for the work he did for both the Council and the Applicant.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 4/10/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: **April 24, 2017****TO:****RE:** Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg,
Ohio: Amending Section 1187.07 Residential Appearance Standards of
Chapter 1187 Special Provisions for Residential Uses.

See the attached document for details of proposed text amendment .

1187.07 RESIDENTIAL APPEARANCE STANDARDS.

(c) General Provisions.

1. The height and bulk of any proposed building and structure on the site should be in scale and in proportion with surrounding structures and not dominate the site or neighborhood. The exterior finish shall not have exposed rough lumber and shall have a minimum of a stucco application, wood or vinyl siding or similar material.

2. All required site plans shall meet or exceed the minimum development standards (i.e., setbacks, open space, lighting standards, minimum parking and loading spaces, and landscaping requirements) established in this Zoning Code.

3. Building elevations, design characteristics and other architectural and aesthetic features shall not be unsightly, undesirable, or obnoxious in appearance; shall create an orderly and aesthetically pleasing environment; and shall be harmonious and compatible with existing development in the area.

4. New development or remodeling shall be designed in such a way as to upgrade the appearance and quality of the area.

6. No continuous wall is allowed to extend for more than 40 feet (40FT) without a recess or change in plane. At least twenty-five percent (25%) of the front facade of any new single or two family dwelling shall be clad in traditional or natural material. Any new multi-family dwelling shall be constructed of a minimum of seventy-five percent (75%) traditional and natural material. Traditional and natural materials shall consist of clay bricks, stone, cultured stone stucco, and wood or fiber cement board siding.

7. New accessory structures or building additions shall match the existing bulk, color, roof design, architectural treatment, and materials of the main structure on the site.

8. All utility lines and conduit lines shall be incorporated into the building and not permitted on the exterior of any building.

9. Window and door security gates or guards shall not be installed on the exterior of the structure.

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: **April 24, 2017****TO:****RE:** Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District.

See the attached document for details of proposed text amendment .

1183.05 STANDARDS FOR DEVELOPMENT PLAN REVIEW.

(a) Standards for Review. In reviewing and determining whether to recommend approval or disapproval of a Planned Neighborhood Development District, its development plan, ~~and detailed development plan~~ or subsequent site plan, the Planning Commission and City Council shall consider, but shall not be limited to consideration of, the following characteristics of the proposed development:

(1) The comprehensive nature and design of the development or site plans, including appropriate and intentional design of the physical, aesthetic, and economic relationships among its parts.

(2) The suitability of the site proposed for zoning as a Planned Neighborhood Development District, including its location, size, width, relationship to existing development in the community and in abutting communities, natural features, relationship to community plans, and such other characteristics as the Planning Commission and City Council may deem important

1184.05 STANDARDS FOR DEVELOPMENT AND SITE PLAN REVIEW.

(a) Standards for Review. In reviewing and determining whether to recommend approval or disapproval of a Planned Commercial Development District, its development plan, or subsequent site plan, the Planning Commission and City Council shall consider, but shall not be limited to consideration of, the standards of Section 1151.04, Section 1103.12 and the following characteristics of the proposed development:

(1) The comprehensive nature and design of the development or site plans, including appropriate and intentional design of the physical, aesthetic, and economic relationships among its parts.

City Attorney's Office**Jed Hood****7232 E. Main Street****Reynoldsburg OHIO 43068****Phone****ORDINANCE REQUEST**

DATE: **April 24, 2017****TO:** **Service Committee****RE:** ORDINANCE ACCEPTING A RECORDED DEED (1.25 acre property)
FROM JOHN TRURO HOLDINGS, LLC. (First Reading 4/10/2017).

Included is the Recorded Deed which includes parcels 060-008860-00 and 060-008861-00 located off of Truro Avenue. Received from John Truro Holdings, LLC.

HURTUK & DAROFF CO., LLP
Attorneys at Law

Parkland Terrace
6120 Parkland Boulevard, Suite 100
Cleveland, Ohio 44124
Tel: 440.605.6660
Fax: 440.605.6666
www.hurtukdaroff.com

VIA FEDEX AND EMAIL

March 17, 2017

Jed Hood
Reynoldsburg City Attorney
7232 E. Main Street
Reynoldsburg, Ohio 43068

RE: Approximately 1.25-acre Property on Truro Avenue in Reynoldsburg, Ohio ("Property")

Dear Jed:

For your records, enclosed please find the original, recorded Limited Warranty Deed conveying the Property from John Truro Holdings, LLC to the City of Reynoldsburg.

If you should have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,



Lauren M. May, Esq.

Enclosure

cc: Ed Hurtuk (w/ encl. via e-mail)
Jim Frey (w/encl. via e-mail)

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)



Instrument Number: 201703100033530
Recorded Date: 03/10/2017 12:46:12 PM



Daniel J. O'Connor
 Franklin County Recorder
 373 South High Street, 18th Floor
 Columbus, OH 43215
 (614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Transaction Number: T20170016841
Document Type: DEED
Document Page Count: 3

Submitted By (Walk-In):
 AMERICA LAND TITLE AFFILIATES LLC

Walk-In

Return To (Mail Envelope):
 AMERICA LAND TITLE AFFILIATES LLC

Mail Envelope

First Grantor:
 JOHN TRURO HOLDINGS LLC

First Grantee:
 REYNOLDSBURG CITY OF

Fees:

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$8.00
Total Fees:	\$36.00
Amount Paid:	\$36.00
Amount Due:	\$0.00

Instrument Number: 201703100033530
Recorded Date: 03/10/2017 12:46:12 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover sheet appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)

3,4

Conveyance		TRANSFERRED
Mandatory-	65.00	
Permissive-	65.00 JT	
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR		MAR 10 2017 CLARENCE E. MINGO II AUDITOR FRANKLIN COUNTY, OHIO

4257

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JOHN TRURO HOLDINGS, LLC**, an Ohio limited liability company ("Grantor"), for valuable consideration paid, hereby grants with limited warranty covenants to **THE CITY OF REYNOLDSBURG**, an Ohio political subdivision ("Grantee"), whose tax mailing address is 7232 E. Main Street, Reynoldsburg, Ohio 43068, all such right, title and interest of Grantor in and to the real property, with appurtenances thereunto belonging, situated in the City of Reynoldsburg, County of Franklin, and State of Ohio, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Permanent Parcel Nos.: 060-008860-00 and 060-008861-00

America Land Title Affiliates, LLC

Property Address: Truro Avenue, Reynoldsburg, Ohio

File No. 5910

Prior Deed Reference: Instrument No. 200303070068688 of the Official Records of Franklin County, Ohio

Subject to conditions, covenants, easements, limitations, reservations and restrictions of record, if any, zoning ordinances, if any, and real estate taxes and assessments, both general and special, which are a lien but not yet due and payable.

(signature appears on following page)

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)

Grantor caused this Deed to be executed as of the 27th day of February, 2017.

GRANTOR:

JOHN TRURO HOLDINGS, LLC,
an Ohio limited liability company

By: [Signature]
Name: Glen A. Digger
Title: General manager

STATE OF OHIO)
) SS
COUNTY OF Franklin)

The foregoing instrument was acknowledged before me on this 27th day of February, 2017 by Glen A. Digger, the General manager of John Truro Holdings, LLC, an Ohio limited liability company, on behalf of said limited liability company.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

[Signature]
Notary Public

Name: Natalie C. Timmons
My commission expires: 9/4/2020

This Instrument Prepared By:

Lauren May, Esq.
Hurtuk & Daroff Co., LLP
Parkland Terrace
6120 Parkland Boulevard, Suite 100
Cleveland, Ohio 44124

J:\Redwood Acquisition LLC\Reynoldsburg - Truro Ave (John Truro Holdings)\Closing Documents\Limited Warranty Deed v2.doc

Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)

EXHIBIT A

PARCEL I:

Situated in the City of Reynoldsburg, County of Franklin, and State of Ohio, and bounded and described as follows:

Beginning at an iron pin 106.6 feet South of the Southeast corner of Lot 12 of John S. Ayers' First Addition to Reynoldsburg, as said lot is delineated and described in Plat Book 10, Page 178, Recorder's Office, Franklin County, Ohio;

Thence due South 47 feet to an iron pin;

Thence in a Southeasterly direction 227 feet to an iron pin;

Thence in a Southwesterly direction 25 feet to an iron pin;

Thence West 186 feet to an iron pin;

Thence North 340 feet to an iron pin in the South line of land belonging to John S. Ayers;

Thence East 151 feet to the Place of Beginning, containing 1.25 acres, more or less.

O-106-E
All of
(060)
008860

PARCEL II:

Situated in the City of Reynoldsburg, County of Franklin, and State of Ohio, and bounded and described as follows:

Beginning at an iron pin located at the Northwest corner of a 1-1/4 acre tract now owned by Grantees and conveyed to them by John S. Ayers and Mary Ayers, his wife, by deed dated September 30, 1927 and recorded in D.B. 918, Page 475;

Thence South on the West line of said 1-1/4 acre tract 340 feet to an iron pin at the Southwest corner of said 1-1/4 acre tract;

Thence in a Southwesterly direction 24 feet to an iron pin;

Thence North 342 feet to an iron pin;

Thence East 9 feet 7 inches to the Place of Beginning, containing 1/10th of an acre, more or less..

O-106-E
All of
(060)
008861



Attachment: 2017-03-23 Deed Truro Ave (1710 : Accept Recorded Deed)