



**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**

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 – April 10, 2017

Minutes stand as approved.

4. Discussion

a. Motion to Appoint Brett Luzader as Chairman of the Service Committee

Mr. Luzader: I would like to ask Mr. Clemens if he would serve as Vice Chairman.

Mr. Clemens: Yes I would.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward IV
SECONDER:	Stephen Cicak, Ward I
AYES:	Clemens, Cicak, Luzader, Spalding

**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. (First Reading 4/24/2017).**

Mr. Snowden: Thank you Chairman Luzader, members of the Committee and Council. In 2012, Council enacted a provision in Chapter 1187 that among other things required a 75% natural material requirement within AR Zoning Districts for specific multi family dwellings in this case. What I'm proposing is to kind of extend the logic of that and when I'm proposing here on this ordinance would revise this section to state that the 75% natural material requirement will apply to any multi family dwelling, not just multi family dwellings

in AR districts. That would mean a multi family dwelling that was approved, for example as part of a planned district unless Council chose in the re-zoning text of that planned district to reduce that standard. So that's the baseline that's going to be for planned districts as well. Secondly, I've better defined what natural materials are and you can see that language, specifically listing the materials. If there is a material in there that someone is particularly not fond of, that's fine, we can discuss that, that's just an example, there were multiple definitions within the code. What I like is that this is a good step forward for this section, there are 2 other locations where traditional natural materials are defined, one for the Historic District and one for the Commerical overlay which is basically Main Street/Brice Road. What I'd like to do, in time is work with Council and have one definition in the definitions section that makes it more consistent on what materials Council believes to be traditional. But in this case, this is a good step forward and it makes the provisions that Council was applying just in the AR Districts to apply throughtout for any Planned Development and anywhere where a multi-family dwelling may be constructed. Ok?

Mr. Luzader: Any questions for Mr. Snowden from Committee or members of Council?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 4/24/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- 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. (First Reading 4/24/2017).

Mr. Snowden: Thank you Mr. Chairman, members of Council. These are 2 sections of our Planned Development, one in the Planned Neighborhood District Chapter and one in the Planned Commercial Development District Chapter. This ordinance, all it does is clarify the language that we're using to refer to the plans and how the plans are reviewed. For example, in a Planned District and in any re-zoning, Council reviews a Development Plan with the re-zoning ordinance. Once that development plan is reviewed, the Planning Commission will then review a major site plan for that ordinance. There was some varying nomenclature that had been adopted over the years, I'm simply clarifying these 2 sections that they read properly and reference those 2 items correctly. Re-zonings for regular districts and Planned Development come with a Development Plan from the applicant to the Council and Planning Commission, Major Site Plans which are reviewed once re-zoning is complete are reviewed by Planning Commission and I'm just clarifying the nomenclature.

Mr. Luzader: Any questions for Mr. Snowden from the Committee? Council?

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 4/24/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Mel Clemens, Ward IV	
AYES:	Clemens, Cicak, Luzader, Spalding	

- d. ORDINANCE ACCEPTING a RECORDED DEED (1.25 Acre Property) FROM JOHN TRURO HOLDINGS, LLC. (Second Reading 4/24/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 4/24/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	