



City Council
Monday April 24, 2017

Regular Meeting: Following Committee Meetings

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

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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

REYNOLDSBURG City Council
Regular Meeting
Council Chambers, 7323 East Main Street
April 24, 2017

1. Call to Order
2. Roll Call
3. Invocation - Councilman Barth Cotner
4. Pledge of Allegiance
5. Approval of Minutes
 - a. City Council – Regular Meeting – April 10, 2017
6. Approval of Agenda
7. Community Comments and Requests
8. Communications
 - a. Clerk of Court Report
9. Reports
10. LEGISLATION FOR FIRST READING
 - a. RESOLUTION AUTHORIZING PARTICIPATION IN ODOT WINTER CONTRACT (018-18) AND DECLARING AN EMERGENCY. --- Long. Safety Committee.
 - 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. --- Luzader. Service Committee.
 - 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. --- Luzader. Service Committee.
 - d. ORDINANCE AUTHORIZING MAYOR TO PURCHASE ONE BOOSTER VARIABLE SPEED PUMPING SYSTEM; APPROPRIATING THE FUNDS THEREFORE; AND DECLARING AN EMERGENCY. --- Cotner. Finance Committee.
 - e. ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY’S FIXED ASSET LIST. --- Cotner. Finance Committee.
 - f. ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY’S FIXED ASSET LIST. --- Cotner. Finance Committee.

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11. LEGISLATION FOR SECOND READING

- a. 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 – 137 Waggoner Road, Reynoldsburg, Ohio, from R-1 Single Family Residence District to PCD Planned Commercial Development District, Applicant, United Dairy Farmers. (First Reading 2/27/2017; Planning Commission 4/6/2017). --- Luzader. Service Committee.
- b. ORDINANCE ACCEPTING A RECORDED DEED (1.25 Acre Property) FROM JOHN TRURO HOLDINGS, LLC. (First Reading 4/10/2017). --- Luzader. Service Committee.
- c. ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY GRASS AND WEED CUTTING COSTS (2016) FOR COLLECTION BY THE FRANKLIN COUNTY AUDITOR. (First Reading 4/10/2017). --- Cotner. Finance Committee.
- d. ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY GRASS AND WEED CUTTING COSTS (2016) FOR COLLECTION BY THE LICKING COUNTY AUDITOR. (First Reading 4/10/2017). --- Cotner. Finance Committee.
- e. ORDINANCE TO AMEND ORDINANCE 94-12 PASSED DECEMBER 17, 2012 THAT WAIVES COMPETITIVE BIDDING FOR VARIOUS EXEMPTED CONTRACTS AND EXPENDITURES OVER \$10,000. (First Reading 4/10/2017). --- Cotner. Finance Committee.

12. LEGISLATION FOR THIRD READING

- a. ORDINANCE TO AMEND THE “CITY OF REYNOLDSBURG, OHIO PERSONNEL POLICY AND PROCEDURE MANUAL” ADOPTED BY ORDINANCE NO. 14-03 PASSED MARCH 10, 2003 AND AS SUBSEQUENTLY AMENDED (Various Sections). (Second Reading 4/10/2017). --- Cotner. Finance Committee.

13. EXECUTIVE SESSION TO DISCUSS PENDING OR IMMINENT COURT ACTION

ADJOURNMENT

MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
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President Doug Joseph called the meeting to order at 7:55 PM

PRESENT: Joseph, Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

ABSENT:

Invocation - Councilman Brett Luzader

Approval of Minutes

a. City Council – Public Hearing – March 27, 2017

Minutes stand approved.

b. City Council – Regular Meeting – March 27, 2017

Minutes stand approved.

Approval of Agenda

Council President Joseph: First we will need to add Item 10.a., the Motion to appoint Beverly Prader to the Taxation Board, and we want to move Item 13.a. to 14.g. Any questions on those changes? All in favor say, "Aye". *(Multiple Ayes heard.)* All opposed, *(Silence)*. Thank you.

Community Comments and Requests

Council President Joseph: I do have speaker slips and we will have those when we get to that item on the Agenda.

Communications

FEBRUARY, 2017 AUDITOR'S REPORTS

Ms. Beggerow: We have the February Budget by classification and the February Departmental Budget from the Auditor's Office.

Reports

Councilman Clemens: I have been thinking about acting as Chairman of the Service Committee. I have been Chairman for a long time, seventeen years, and I think it is time for someone younger to work their way in. I will still be here but it is time for me to withdraw as Chairman of the Service Committee. I appreciate the appointments and I would like to thank everyone. I would like to nominate Councilman Brett Luzader as the Chair.

Council President Joseph: When would you like this to take effect, the next meeting?

Councilman Clemens: At the end of this meeting.

Council President Joseph: We will make that change. Any comments from Council on Councilman Clemens' announcement?

Minutes Acceptance: Minutes of Apr 10, 2017 8:00 PM (Approval of Minutes)

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Councilman Skinner: Great work Mel. We appreciate your service and I wanted to let you know that publicly. Thank you from all of us.

Councilman Luzader: Mel. I would like to thank you for all of your service.

Councilman Clemens: I think you will do a good job and I will keep bugging you. You know how that is.

Council President Joseph: Thank you very much Councilman Clemens.

Ms. Beggerow: I believe the American Legion folks would like to speak.

Mr. Margaritis: I am here tonight on behalf of the Post to let City Council know what we are doing in regards to the Reynoldsburg High School Fallen Heroes Memorial. The idea began in 2007 to honor 1994 alumnus and Captain, Mathew Madahey who was killed in Iraq in September 2006. This was a project that was expanded to include all Reynoldsburg High School graduates that have fallen in battle. There are a total of eight. I don't know if any of you are familiar with where the Memorial is, it is in front of the Reynoldsburg High School Livingston Avenue campus. It is a small circular patio with a wall about 2FT high, and in the center are plaques. On the plaques are the names of the Reynoldsburg High School students that were killed in action. This Memorial, funds were started and construction began in 2007 and was completed a year later. Expansion plans after that stalled and the Memorial was left unchanged for years and became neglected. Our Post began an effort to renew or renovate the Memorial. We reached a Memorandum of Understanding with the Reynoldsburg School Board in 2014. Expansion plans have been going forward. We are going to put a six sided obelisk in the center of this and we are going to list all the Reynoldsburg High School graduates that were not only killed in action but died in uniform. When we began this renovation we didn't realize that Reynoldsburg High School has been around for a long time. Actually there were elements of the High School that were around before the Civil War, so there are more names that will have to go on this. The plaques of the original KIA's and there is one more now, an army soldier was killed in Kenya and he will be added to that, will be moved to the inside walls of the perimeter, and a flag pole will be set on each side of the opening. A US flag on the right and a POW flag on the left. We also are going to add subtle tamper proof light around the inside of the perimeter. The timeline, we presented this to the Reynoldsburg School Board last month and they were enthusiastic about it. Renovations are going to start this summer and will be completed before school is back in session. We are going to have a ceremonial dedication. We were going to have it on Veteran's day, but that seems like too long of a gap so we are going to have it on Labor Day instead. The dedication, there will be American Legion Color Guard there. We would like the dedication to be made by our mayor or a City Council Member, and we hope to have newspaper coverage. There are also going to be brick pavers that are memorial bricks going onto the walkway to the Memorial. They will be purchased for \$100 by veteran supporters and dedicated to whatever veteran in their family that lived/lives in Reynoldsburg. We think it is a worthy prospect. It is a visual dedication. It is the only Memorial in Reynoldsburg for Fallen American Heroes. We want this to serve as a tranquil place of remembrance, and for reflection for community members, and

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especially for all Reynoldsburg High School students. It is a patriotic site that will be dedicated to the sacrifice of our community service members who gave their lives for our freedom. It will be set here as a shining example for all those in our city. Thank you.

Council President Joseph: Any questions?

Motions

Ms. Beggerow:

APPOINTMENT TO BOARD OF TAX REVIEW --- Cotner. Finance Committee.

Ms. Begggerow: Motion that the Reynoldsburg City Council does hereby appoint Beverly Prader, 564 Peak Ct., Reynoldsburg, to the Board of Tax Review, to a two year term, beginning April 10Th, 2017.

Councilman Cotner: This comes from the Finance Committee and I so move.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barth R. Cotner, At Large
SECONDER:	Chris Long, At Large
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

LEGISLATION FOR EMERGENCY ADOPTION

30-17

ORDINANCE AUTHORIZING MAYOR TO PURCHASE ONE POLICE CRUISER FOR REYNOLDSBURG POLICE DEPARTMENT; APPROPRIATING FUNDS THEREFORE; AND DECLARING AN EMERGENCY. (FIRST READING 3/27/2017). --- Cotner. Finance Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barth R. Cotner, At Large
SECONDER:	Brett Luzader, Ward II
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

LEGISLATION FOR FIRST READING

ORDINANCE ACCEPTING A RECORDED DEED (1.25 ACRE PROPERTY) FROM JOHN TRURO HOLDINGS, LLC. (FIRST READING 4/10/2017). --- Clemens. Service Committee.

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RESULT: **REFERRED TO COMMITTEE** **Next: 4/24/2017 7:33 PM**

ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY GRASS AND WEED CUTTING COSTS (2016) FOR COLLECTION BY THE FRANKLIN COUNTY AUDITOR. (FIRST READING 4/10/2017). --- Cotner. Finance Committee.

RESULT: **REFERRED TO COMMITTEE** **Next: 4/24/2017 7:45 PM**

ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY GRASS AND WEED CUTTING COSTS (2016) FOR COLLECTION BY THE LICKING COUNTY AUDITOR. (FIRST READING 4/10/2017). --- Cotner. Finance Committee.

RESULT: **REFERRED TO COMMITTEE** **Next: 4/24/2017 7:45 PM**

ORDINANCE TO AMEND ORDINANCE 94-12 PASSED DECEMBER 17, 2012 THAT WAIVES COMPETITIVE BIDDING FOR VARIOUS EXEMPTED CONTRACTS AND EXPENDITURES OVER \$10,000. (FIRST READING 4/10/2017). --- Cotner. Finance Committee.

RESULT: **REFERRED TO COMMITTEE** **Next: 4/24/2017 7:45 PM**

LEGISLATION FOR SECOND READING

ORDINANCE TO AMEND THE "CITY OF REYNOLDSBURG, OHIO PERSONNEL POLICY AND PROCEDURE MANUAL" ADOPTED BY ORDINANCE NO. 14-03 PASSED MARCH 10, 2003 AND AS SUBSEQUENTLY AMENDED (VARIOUS SECTIONS). (SECOND READING 4/10/2017). --- Cotner. Finance Committee.

RESULT: **REFERRED TO COMMITTEE** **Next: 4/24/2017 7:45 PM**

LEGISLATION FOR THIRD READING

31-17

RESOLUTION TO WAIVE THE PROVISION OF SECTION 971.16 OF THE CITY'S CODIFIED ORDINANCES FOR THE 2017 TOMATO FESTIVAL. (SECOND READING 3/27/2017). --- Skinner. Community Development Committee.

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RESULT:	ADOPTED [6 TO 0]
MOVER:	Dan Skinner, At Large
SECONDER:	Marshall Spalding, Ward III
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Spalding
ABSTAIN:	Luzader

32-17

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). --- Clemens. Service Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward IV
SECONDER:	Marshall Spalding, Ward III
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

33-17

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). --- Clemens. Service Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward IV
SECONDER:	Dan Skinner, At Large
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

34-17

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). --- Clemens. Service Committee.

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RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward IV
SECONDER:	Brett Luzader, Ward II
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

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). --- Clemens. Service Committee.

Council President Joseph: I do have some speaker slips on this, and I plan to let each of these individuals make their comments since this is our final consideration of this item. We will start with Chris Boring, come up to the microphone and give your name and address for the record please.

Mr. Boring: Thank you Council Members. I was asked to access the feasibility of the E. Main Street site between Carlyle Drive and Hanson Street. What you have in front of you is a brief overview of several things I looked at. The first thing I looked at was some industry trends in term of retail real estate. I took this first point from a presentation that I gave last month to a group of real estate appraisers. They wanted to know if retail real estate has peaked. And, I think the answer is yes. We have about 61,000,000SF of shopping center space now in central Ohio. If you look at shopping center SF per capita, you see that slowly rising from 1980, it was 12, then went to 18 in 1990, went to 24 in 2000, went to 31 in 2010. But then it leveled off when I looked at it in 2016. It is still at 31. So, that indicates to me that we have kind of hit the peak. If you look at the pace of new shopping center construction, it is about 70% below what it was before the recession back in '08, and the majority of that is expansion of existing centers, it is not new build centers. Why is this happening? It is because all the growth in retail right now is going to e-commerce and delivery. E-commerce internet retail sales grew by 17% last year and only 2% for brick and mortar retail. Initially, most of the impact took place in categories like discount department stores, entertainment media, etc... This past year we saw a really big impact in fashion, and as a result there have been a lot of department store closing, a lot of mall store closings. They are saying that the next big thing might be food delivery, both prepared food and groceries. I guess the point is that Amazon and e-commerce are effecting just about every category of retail. As a result, a lot of shopping centers are struggling. The remaining healthier chains are re-negotiating their leases. That is for shopping center owners to take in uses that they may not have taken in the past like fitness gyms and other low paying tenants. And also, non retail uses. I also took a look at Reynoldsburg, the market itself, and ran some models that I have developed in my 30 years of working. I have been doing this for about 30 years. I did a study for the City of Reynoldsburg back in 1999 when John Brandt was still the Development Director. Anyway, I found out that the people who live in Reynoldsburg spend about \$408,000,000 a year on retail and not all of that is in Reynoldsburg, it is all over. If I look at the supply side, your

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retailers and restaurants are selling about \$433,000,000. So, you are a little bit over stored. You have more retail space than you need. You probably have an eight year window before demand will surpass supply, assuming no new centers are built. I also took a look at the three mile radius because retail does not necessarily look at the municipal boundaries, and found at that people who live it that radius are spending \$861,000,000 per year and the supply is over a \$1,000,000, so it is even more over stored. My point is that you have plenty of retail space already here. Finally, I looked at the site itself. It is about 14.6 acres. The size and the configuration of the site, I think are problematic for a retail center. In theory you could develop about 140,000SF there. That makes it kind of a tweener. It is a little two large for a neighborhood center, a little two small for a community center. The site also lays out long and rectangular. It does not have a lot of depth and I would worry about having enough depth for a big box anchor store there. And, if you don't have an anchor store, it is going to be very difficult to get financing and to lease the rest of the space. Also, there is currently no traffic signal at that site that would be needed for a busy shopping center in terms of ingress/egress. My last point of this is the center is only 1.7 miles from old Reynoldsburg, or downtown Reynoldsburg. Todd Kimmerer has previously testified that there are already 165,000SF of vacant retail space along that corridor. So, we would be adding another 140,000 that would need to be leased up. My worry would be that if you did build a center there that it might put some of the weaker independent retailers out of business, if you are bringing in new competition, and then some of the stronger ones might be tempted to move in to brand new space. I worry that you might be cannibalizing the part of town that really makes Reynoldsburg unique. I think the same thing would happen if you tried to do office there. I don't think you are going to get chain retailers to that site because they move in herds and now the herd has moved out of Broad Street and out to 256, and away from Main Street and Brice Road. The market for new retail space has peaked. The Reynoldsburg area continues to grow but it has more than enough retail space to meet local retail demand for many years into the future, and the site has some flaws as a retail site. I also took a look at some numbers in terms of payroll. You could expect about 300 jobs if the site was fully leased, but these would be fairly low paying jobs. The full time jobs would be about \$22,000 a year on average, in other words about \$11.00 per hour. We would probably be looking at total payroll of about \$4,500,000 to \$5,000,000. If you applied the 1.5% city income tax rate it works out to about \$65,000 to \$70,000. Again, some of that might be cannibalization of what you are already receiving in revenues from existing retailers. This compares to about \$40,000 to \$50,000 that has been estimated in income tax revenues if this were senior housing. Bottom line is I would not recommend retail at this site.

Council President Joseph: Thank you. Next is Bill Hinga. Again, please give your name and address for the record.

Mr. Hinga: Good evening Council President Joseph, Mayor McCloud, and Members of City Council. My name is Bill Hinga. I am with Wallick Communities. Our address is 6880 Tussing Road in Reynoldsburg and I appreciate the opportunity to speak tonight for a few minutes. I would like to address my comments to a clarification to any discussion on what type of subsidies would be utilized in the development of the 60 unit phase one of our proposed Reynoldsburg senior housing. We have applied to the Ohio Housing Finance Agency for 2017 housing credits

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to be awarded to the property. The Housing Credit Program provides up front equity capital dollars that will be used as a major funding source for the development. The total development budget for phase one, the 60 units we are talking about, are approximately \$11,400,000. And, of that, the housing tax credit equity would provide almost \$10,000,000. So you can see, it is a very big subsidy but it is for capital dollars to build the project up front. It is not an on going rental subsidy. It is a direct subsidy for development dollars up front. Through the housing credit equity that would be invested in the property, what we can do then is reduce the rent levels at the property to a maximum of around 85% of comparable market rents. What does that do? That provides new quality housing for seniors in the greater Reynoldsburg area, at a value price relative to market rents. And, it allows them to age in place in the Reynoldsburg community. The senior residents will be paying their monthly rent from their income and their assets. So, they will be paying on going rent out of their resources. You may have seen the market study for the development, it points out that there is only one other age restricted tax credit community in the primary market, and it is full with a six to twelve month waiting list. So to us, this demonstrates a strong demand in the market for quality affordable senior housing. That study estimates that by 2019 there will be approximately 4000 are and income eligible renters in the market as well. Now to contrast this Housing Tax Credit Program that I just described, there are direct rental subsidy programs such as Section 8. That program is entirely different from what we are talking about here tonight. The Section 8 program provides tenant based rental assistance, but that program is important in providing housing for low income individuals. But again, that is not what we are describing tonight for our development. We took a look at our portfolio. We have been in business 50 years. We manage a lot of properties and own a lot of properties throughout the state. We have 13 independent senior housing properties in our Ohio portfolio. If you add them all up, it totals 664 apartment units. We looked at the statistics on that. As we looked at all 664, 13 properties, the average age of the resident is 67, the average household size is 1.05 household persons. And, the number of spouses out of that 664 is only 20, and that spouse average age is 62. The total number of young dependents living with the seniors, where there might be a situation where living with a grandmother or grandfather, is eight out of 664, or 1%. While the development we are discussing here tonight for consideration is to be a tax credit seniors property, we feel it is important to share with Council our experience with other senior properties, and that they are truly occupied by seniors, and predominantly one person households. Thank you for your time tonight. I or my colleagues would be happy to address any questions you might have.

Council President Joseph: Thank you. Questions? Next is Sharon Shaffer. Give your name and address for the record please.

Ms. Shaffer: Hi. Thank you for the opportunity to address the respected Members of Reynoldsburg City Council. My name is Sharon Shaffer. I am Senior Vice President of Senior Living Development for Wallick Communities. Our address is 6880 Tussing Rd., Reynoldsburg, Ohio. At Wallick we strive to provide homes for older adults in all aspects of their lives, whether they are independent, or need assistance with various activities of daily living, providing safe, quality, affordable homes which allow our older adults to age with dignity and respect, is at the core of how we approach our communities. Bill Hinga shared how the independent portion

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of this planned development will benefit the lives of older adults in Reynoldsburg. Our campus will also provide homes for our neighbors as they continue to age and require assistance. As many of us have been reading, and maybe experiencing with our own parents, a concern that many of our older adults have, is the anxiety about outliving their savings, and not being able to pay for services that they may require in their elder years. It is precisely this intersection of a growing need of assistance and the lack of personal funds to pay for them, that we have proposed affordable assisted living to be included in the Reynoldsburg campus. I want to share a story about Alice, who is 73 and currently lives in a nursing home because she can no longer live independently due to several medications that she takes associated with her four bouts of cancer. Alice's daughter works as an aide in the health care facility and understands the impact of environment on health outcomes. Here is a family that has used their personal savings to fight cancer four times. They are a contributing member of society that cannot afford to pay \$5000 to \$6000 per month for assisted living for Alice. Through the Ohio Medicaid Assisted Living Waiver Alice can choose to live in a community that meets her needs, but currently there are not enough beds available in assisted living communities to meet the number of older adults requesting these services. As such, Alice must live in a skilled nursing facility which is three times as much of a cost to tax payers. When a social worker heard about our newest community in Whitehall, the one that was mentioned the last time, Ashford on Broad, she recommended that Alice visit with us. Upon arriving in our lobby, she burst into tears sharing that she could not believe she could live in an environment that looks and feels like this. She has shared that she would consider it a blessing to be able to live here. Alice's story is not unique, and it is being repeated in neighborhoods all over Ohio. Preparing for how we as a community will care for our elders is an obligation we must address now. As over 10,000 individuals nationwide are turning 65 every single day. The time is now to put the appropriate resources such as housing in place. Finding a home for Alice will not only improve the quality of her life, but will also save money for Ohioans. I appreciated the opportunity to share our perspective of how this campus will serve the senior residents of Reynoldsburg while creating jobs and new tax revenues for the City. Thank you.

Council President Joseph: Thank you. Questions? Next is Greg Drew. Give you name and address for the record please.

Mr. Drew: Thank you for letting me speak. My name is Greg Drew and I live on Glenview. I have been a resident of Reynoldsburg for about 40 years and all but two of that has been in the Greentree addition. That is the area right behind where the vacancy is. I have had an opportunity to talk to some of my neighbors because we are concerned about what goes in that open space there and we pretty much came to the consensus that we would much prefer to have a senior housing area there, matching with the residential area, than to have some strip mall again, or office space. Reynoldsburg has enough of that already that is available. So, we would look forward to having something like what the Wallick Company is presenting. i would like also if I could share with you on a personal note, last year we were looking for a place for my mother-in-law who is in her nineties. She lives out of state but we want to have her here so she can be with us and we can kind of take care of her. One of the places that we looked at was one of the facilities that is owned and run or managed by the Wallick Company. And, my mother-in-law

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found that she really liked the place and liked the people that worked there and how they took care of everything. The only problem is it was on the north side of town and for her that was a little long to drive to meet us. We did go out and look around at some of the places here. One of them that she kind of liked close by here was nice, but they required a \$100,000 to \$150,000 deposit to move in. Well, that may not be much for you, but for somebody that is in their nineties and had a limited income, that had a big impact on her choice. We looked at a couple of other places close by that she also liked and when I asked the question, "What happens when assets go down?" The answer was, well she will have to go find someplace else to live. That is not really a good answer for someone in their nineties. With the facility that they were going to have here that there would be a continuum of care, if somebody's assets were down, they would still be able to stay in that facility? She wants to be independent, but I know there will be a time she will have to move into assisted living. So that facility that they are proposing, provided for that. It is one of the few places in this area that would allow for that. Again, I would like to have you support in that even if you are on the fence. We really have very limited in this area for seniors that need care. I know some of you have parents looking for a facility that will take care of seniors. Thank you for your time. If you have any questions, I would be glad to answer.

Councilman Spalding: I appreciate you coming and sharing. I know some of the seniors that live in your neighborhood and they feel very similar to you. They want something nice there that is good for seniors. You are certainly correct about the sticker shock when you try and find someplace for your elderly parents, particularly the older they are. We are moving my wife's mother who is 93 and her dad who is 100 here on Easter, because they run into the same situation. As long as they had money, they were fine at the place they were at. Once the money starts to dwindle, it is like go find someplace else. So, this does provide a need and it sounds like everyday seniors could have a place to live and live in some dignity. It seems like there are some really good options here for that fast growing senior population that we have.

Mr. Drew: I think the important thing is when she runs out of assets; they are not going to tell her to find someplace else to live. It was important to her when she was looking at that, that she was not going to be out on the street. Thank you.

Councilman Spalding: Thank you, Sir.

Council President Joseph: Our last speaker is Alicia Sambelli. Please give you name and address for the record.

Ms. Sambelli: Good evening City Council. My name is Alicia Sambelli. My address is 2 Miranova Place, Suite 700. I am the attorney for the William C. Davis Trust. I have acted in that capacity for the past eight years. i will be brief as we have spoken on this several times. I just want to direct Council to the previous testimony on March 27th, before Service Committee, John Lucas, the Trustee of the William C. Davis Trust, testified that there has been a continuous lack in commercial interest in the subject real property. In September of 2014, John and myself met with Mayor McCloud and the Development Director and expressed a desire for assistance in trying to locate commercial interest as the property is currently zoned commercial. Our real

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estate brokers, including Todd Kimmerer, who testified on March 22nd, have actively marketed this site for some time. It has been formerly listed since May of 2015, but our team has actively marketed it even prior to that. Consistently, we have seen no commercial interest in this property. As previously discussed, we also the property owners of 8000 E. Main St., the adjacent property which is the Greentree Apartments. So, we will continue to own that real property for the foreseeable future. So we certainly vetted the Wallick Communities business model, the project, to make sure it was a quality product that we as adjacent property owners could be supportive of. And, we feel very strongly it is an excellent product. it provides a service to the residents of Reynoldsburg. It provides an outlet for elderly folks who are no longer able to live on their own to remain citizens of Reynoldsburg, which I think most of them would be grateful for. So, to the extent you have any questions for me, please let me know. Otherwise, thank you for your time.

Council President Joseph: Questions? Ok, this item comes for the Service Committee. Councilman Clemens.

Councilman Clemens: This item comes for the Service Committee with recommendation for denial. I so move.

Council President Joseph: Seconded by Councilman Skinner. Questions or comments? Again, a yes vote is a vote for denial. A no vote would be not for denial.

Councilman Spalding: The question I have is for Mr. Swiney. I want to make sure that I understand some of the facts that have been presented in our packets. How much money are you going to put into the development of this project?

Mr. Swiney: Between the first two phases we estimate \$25,000,000 to \$30,000,000.

Councilman Spalding: So, \$30,000,000 coming here to Reynoldsburg to develop a property that sat there for a very long time. That is a lot of money. And, the seniors that would be living there, we did just learn the 85% rule. So, that is kind of interesting. It wasn't like we thought before that it was super poor people, more average everyday type senior. I am a senior. We have a very active senior center here. I would hate to not take into consideration the seniors in this community. That would be really kind of bad for this Council not to consider those individuals, but even worse, to not consider poor seniors. That is even worse. So, I want to make sure that I understand, 60 units, \$40,000 a year in income tax revenue to the City, 67 some odd jobs, \$30,000,000 coming into this community. That just seems like pretty substantial development for this city. You came to us, we really didn't come to you guys did we? Is there any other data that I missed here?

Mr. Swiney: I think the only data point that you missed would be in addition to the annual taxes from payroll we also estimate \$200,000 to \$250,000 in real estate taxes. We understand a majority of those taxes do go to the County and to the Schools and not directly to the City, so we would like to emphasize that additional capital from real estate taxes that goes to the school

MINUTES REGULAR MEETING
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comes with no additional stress. And by additional stress I mean because these projects are specifically targeting senior households, we are not adding children to the schools. We are not adding additional capacity to them. That would not put them in a position where they are overbooked with children.

Councilman Spalding: I have a question for Dan Havener, our Development Director. Do you see this as something good for Reynoldsburg.

Mr. Havener: Yes, I think long term it could benefit the City. Development of this size and nature typically, as was presented in the previous meeting by the Development Director of Whitehall, developments like this tend to spur further/future development within a city this size.

Councilman Spalding: Thank you.

Council President Joseph: Any other questions/comments? We have a motion and a second.

RESULT:	DEFEATED [6 TO 1]
MOVER:	Mel Clemens, Ward IV
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader
NAYS:	Spalding

35-17

ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE A 2017 JEEP CHEROKEE 4X4 FOR THE BUILDING DEPARTMENT. (SECOND READING 3/27/2017). --- Cotner. Finance Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barth R. Cotner, At Large
SECONDER:	Dan Skinner, At Large
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

36-17

ORDINANCE AUTHORIZING MAYOR TO ENTER INTO A CONTRACT WITH LEVEL (3) COMMUNICATIONS LLC, 250 W. OLD WILSON BRIDGE ROAD, WORTHINGTON, OHIO, 43085, FOR CITY'S PRI (PRIMARY RATE INTERFACE) PHONE AND INTERNET SERVICE; AND DECLARING IT AN EMERGENCY. (FIRST READING 3/27/2017). --- Cotner. Finance Committee.

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RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barth R. Cotner, At Large
SECONDER:	Stephen Cicak, Ward I
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

Adjournment

Doug Joseph, President of Council

April L. Beggerow, Clerk of Council

Minutes Acceptance: Minutes of Apr 10, 2017 8:00 PM (Approval of Minutes)

Clerk of Court**Leslie Clark****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6852 phone****Memo**

DATE: April 24, 2017**TO: City Council****CC:****RE: CLERK OF COURT MONTH ENDING MARCH 2017**

Monies collected by the Court during the month of March, including the Court dates of 3/2, 3/9, 3/16, 3/23 and 3/30 pursuant to City Ord. Nos. 146-94 and 104-02.

Fines & Waivers/Bond Costs/Bond Forfeitures Order In:	\$13,051.50
Court Costs & Misc. Costs:	\$21,598.00

Sub-Total (To Gen. Revenue)	\$34,649.50
 Computerization Needs Fund:	 \$2,670.00
Enforcement & Education Fund:	\$ 75.00

Sub-Total:	\$2,745.00
 Total Submitted:	 \$37,394.50

Street/Stormwater Department**Keith Kundtz****614-322-5800 Phone****ORDINANCE REQUEST**

DATE: **April 24, 2017****TO:** **Safety Committee****RE:** RESOLUTION AUTHORIZING PARTICIPATION IN ODOT WINTER
CONTRACT (018-18) AND DECLARING AN EMERGENCY.

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

ODOT requires that the resolution be passed and sent to them no later than Wednesday, May 10th, 2017. If this is not passed by then, we will be unable to participate in their winter salt delivery.

Keith Kundtz
Street/Storm Water Superintendent

City Of Reynoldsburg
7806 East Main Street
Reynoldsburg, Ohio 43068
(614)322-5800
KKUNDTZ@ci.reynoldsburg.oh.us

MEMORANDUM

Date: April 11, 2017
To: Reynoldsburg City Council Members
Re: Resolution for ODOT Road Salt Purchasing Program

April 7, 2017 I received notice for us to submit our requested tons for the 2017/2018 ODOT salt bid. In order for the city to be eligible to participate in ODOT's program, a resolution must be passed and sent to them no later than Wednesday, May 10th. We request that this resolution be passed as an emergency no later than the May 8th council meeting.

We currently have 2300 tons on hand and on average use 2000 tons per season. I plan to submit our bid for 1500 tons; this will allow us to replenish our supply as it's used during the 2017/2018 season.

No appropriation is needed for this legislation. Salt will be purchased with funds in the Street Department budget. I will speak to this item during the April 24th Finance Committee meeting. Please let me know if you have any questions.

Thank you.

Attachment: May 2017 ODOT salt bid (1725 : ODOT Winter Contract (018-18) for Road Salt)

RESOLUTION AUTHORIZING PARTICIPATION IN THE ODOT WINTER CONTRACT (018-18) FOR ROAD SALT

WHEREAS, the (City of Reynoldsburg, Franklin County) (hereinafter referred to as the “Political Subdivision”) hereby submits this written agreement to participate in the Ohio Department of Transportation’s (ODOT) annual winter road salt bid (018-18) in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT winter road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the winter road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT’s signing of the winter road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT winter road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision’s participation in the winter road salt contract; and
- d. The Political Subdivision hereby requests through this participation agreement a total of (1,500) fifteen hundred tons of Sodium Chloride (Road Salt) of which the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its above-requested salt quantities from its awarded salt supplier during the contract’s effective period of October 1, 2017 through April 30, 2018; and
- f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT winter salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than Thursday, June 1, 2017. The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: Contracts.Purchasing@dot.ohio.gov by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision’s participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision’s participation agreement and/or a Political Subdivision’s request to rescind its participation agreement.

NOW, THEREFORE, be it ordained by the following authorized person(s) that this participation agreement for the ODOT winter road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT winter salt contract:

	(Authorized Signature) _____ Approval Date
	(Authorized Signature) _____ Approval Date
	(Authorized Signature) _____ Approval Date
	(Authorized Signature) _____ Approval Date
	(Authorized Signature) _____ Approval Date

**THIS RESOLUTION MUST BE UPLOADED TO THE WINTER SALT PARTICIPATION WEBSITE
BY NO LATER THAN WEDNESDAY, MAY 10, 2017.**

PLEASE NOTE: THE DEPARTMENT WILL NOT ACCEPT TYPED SIGNATURES. PARTICIPATION AGREEMENTS SUBMITTED WITH TYPED SIGNATURES WILL BE INVALID AND INELIGIBLE FOR APPROVAL. YOU CANNOT SUBMIT A WORD DOCUMENT VERSION OF THIS PARTICIPATION AGREEMENT. NO EXCEPTIONS.

Attachment: Mandatory Resolution for 018-18 Winter Road Salt Contract (1725 : ODOT Winter Contract (018-18) for Road Salt)

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.

Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

DATE: **April 24, 2017****TO:** **Barth Cotner, At Large Finance Committee****RE:** ORDINANCE AUTHORIZING MAYOR TO PURCHASE ONE
BOOSTER VARIABLE SPED PUMPING SYSTEM;
APPROPRIATING THE FUNDS THEREFORE; AND DECLARING
AN EMERGENCY.

Reason For Emergency: Immediate preservation of the public peace, health, or safety

Statement of necessity: Irrigation of the Main Street Landscaping.

Prefabricated, self-contained enclosed Variable speed (VFD) **7.5 HP** horizontal centrifugal pump station with piping, valves, enclosure and base painted (**sandstone**). Controls will be an operator interface with software programming written specifically for this project. A formed and reinforced base platform and enclosure with lockable lid contains all manifolding, pumps, motors and control panels (disconnect mounted externally) to provide an integral unit ready for easy installation, anchored to a concrete pad. See Attached.

Pricing not to exceed \$27,000.

Requesting waive competitive bidding.



PROVEN PUMPING SOLUTIONS FOR LANDSCAPE



PUMP STATION INNOVATION FOR OVER 30 YEARS

Attachment: watertronics_landscape_capabilities_2015 (1731 : Booster Variable Speed Pumping System)



THE LEADER IN LANDSCAPE IRRIGATION FOR OVER 30 YEARS

Watertronics, A Lindsay Company, provides a wide range of product offerings to fit all your project needs. With our roots in the Landscape market, we understand the many issues affecting turf irrigation today, from budget constraints to design considerations. With over 7,000 installations worldwide, we have the experience and expertise to design, build, and support your pump station -- today and for years to come.

Why Watertronics?

Deeply rooted in Landscape irrigation, Watertronics understands and supports the unique needs of this market. Our products set the standard for reliability and longevity, including the following differentiators that set us apart.

- Dynamic pump testing at full-flow and pressure prior to shipment.
- Engineered documentation provided to support all layers of the design process.
- Optional patented Electronic Butterfly Valve (EBV) works in conjunction with the VFD and provide 100% backup pressure regulation in the event of a VFD fault.
- In-house UL 508 panel shop – complete UL packaged pump stations also available.
- All control panels meet or exceed FCC part 15 for emitted or conducted noise.
- In-house paint department with state-of-the-art two part epoxy primer and paint provides the ultimate in longevity and durability.
- Control software and logic developed in house by our own engineers.

Innovative Pumping Solutions for Landscape Irrigation

WaterMax Self Enclosed Pump Station
 BlackMax Submersible Pump Station
 Custom Horizontal Centrifugal
 Custom Vertical Turbine
 SkyHarvester Water Harvesting Systems



BENEFITS

- Arrives as a factory-assembled unit for fast installation.
- Pre-tested and certified for site-specific conditions.
- Advanced Controls save time and labor.
- Precise pressure regulation promotes uniform water application.
- Immediate water and energy savings up to 25%.



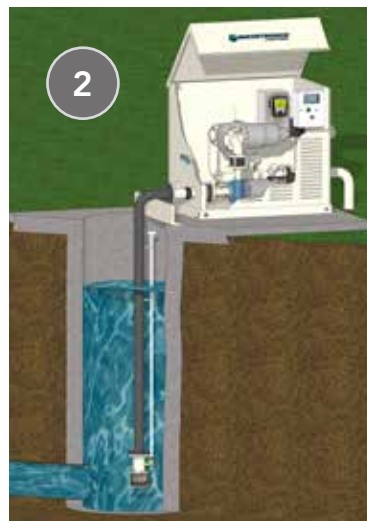
From 10 - 1,000 GPM, with or without filtration, **WaterMax** solves all your Landscape Irrigation challenges.

Why WaterMax?

Whether you are pumping from a reservoir or boosting a city water supply, the WaterMax Series has the pump station for you. WaterMax is known for its best-in-class efficiency and durability by those who specify it, and it is preferred for its ease of use by those who operate it in the field.

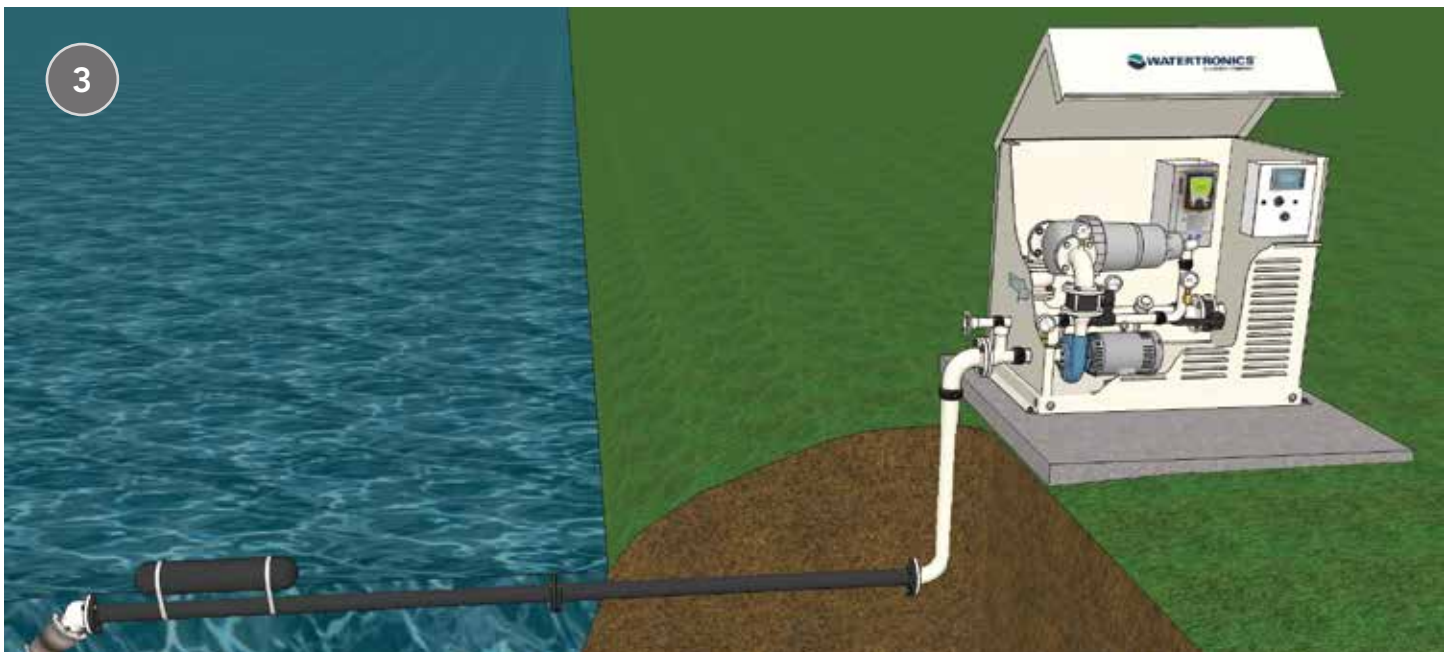
- Four field-proven configurations to choose from.
- Precise pressure regulation with VFD control.
- Fully-assembled unit with three easy points of connection for fast installation and startup.
- Fully customized stations available; no project too complex.
- Enclosures available in stainless steel, aluminum, or powder-coated to meet your specified requirements.

TYPICAL APPLICATIONS FOR WATERMAX PUMP STATIONS



WATERMAX

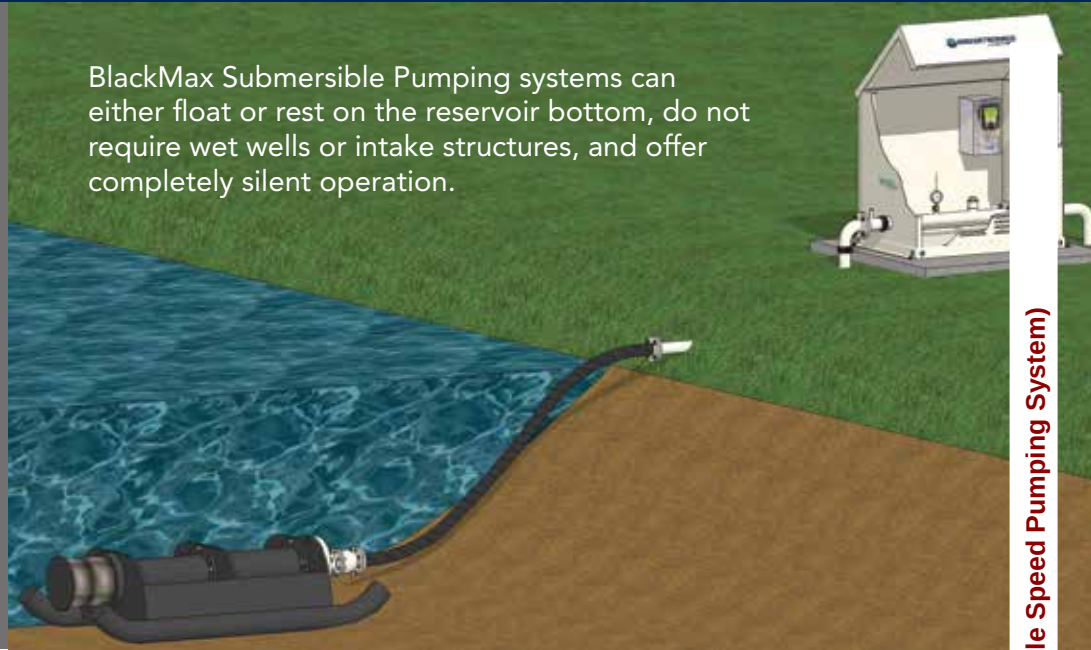
1. CITY WATER BOOSTER WITH INTEGRATED RPZ
2. SUCTION LIFT FROM A WET WELL
3. SUCTION LIFT FROM A POND WITH FLOATING HDPE SUCTION LINE



BLACKMAX

- Installed in lakes & rivers
- HDPE sled construction
- Optional self-flushing intake screen
- Optimal solution for high lift scenarios

BlackMax Submersible Pumping systems can either float or rest on the reservoir bottom, do not require wet wells or intake structures, and offer completely silent operation.



The WaterMax Series offers four size platforms with fully custom options available. Simply provide us with your flow and pressure requirements, and we will provide you with the right WaterMax for the job.

	WaterMax 3000	WaterMax 5000	WaterMax 7000	WaterMax 9000
Flow	0 – 80 GPM	0 – 400 GPM	0 – 800 GPM	0 – 1000 GPM
Single-Pump (hp)	Max 7.5	Max 30	Max 60	Max 60
Multiple-Pump (hp)	No	No	Max 60/15 or 25/25	Max 50/50
Auto Inlet filtration	No	Yes	Yes	Yes
Auto Discharge filtration	No	Yes	Yes	Yes
Footprint	21" x 33"	34" x 50"	42" x 69"	55" x 90"
Enclosure Height	27 9/16"	38 5/8"	47 5/8"	55 5/8"
Pump Station Heater	✓	✓	✓	✓
AccuDrive	✓	✓	✓	✓
AccuVision		✓	✓	✓
VirtualVision		✓	✓	✓
Floating HDPE suction lines	✓	✓	✓	✓
Integration of RPZ		✓	✓	✓
Automatic prime (on suction lift only)		✓	✓	✓

Three Control Platforms Available

	AccuDrive	AccuVision	VirtualVision
Single-pump	✓	✓	✓
Multi-pump		✓	✓
Auto intake Screen		✓	✓
Auto discharge filter		✓	✓
Low Level Alarm	✓	✓	✓
Reservoir level controls with floats	✓	✓	✓
Reservoir level controls with level transducer		✓	✓
Flow Sensor Display & Totalizer	✓	✓	✓
Watervision Telemetry available			✓
Building Management System Compatible	✓	✓	✓
VFD Pressure Regulation	✓	✓	✓
PSI start	✓	✓	✓
Flow start	✓	✓	
24-volt start	✓	✓	✓
EBV Backup Pressure Regulation			✓

AccuDrive - Custom VFD with Watertronics proprietary software

AccuVision - PLC controlled system with multi-line LED operator interface

VirtualVision - PLC controlled system with full-color touchscreen operator interface

WATERTRONICS WARRANTY

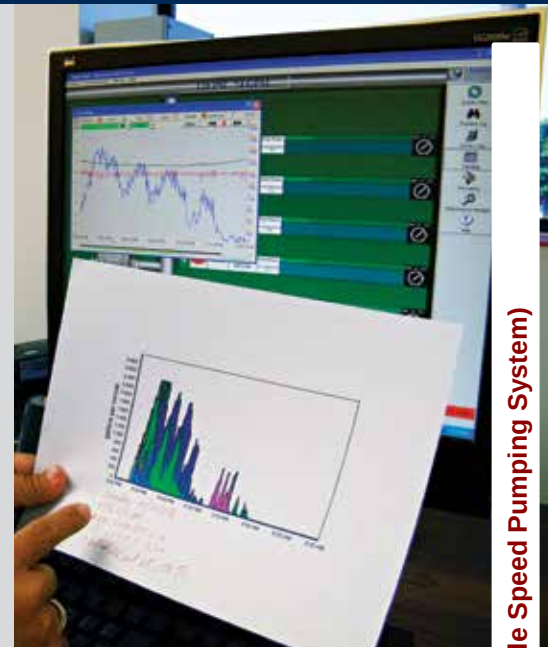
Watertronics provides a one-year full blanket warranty that covers all parts, components, and labor with a Certified Watertronics Service Partner.

SINGLE-POINT RESPONSIBILITY

WATERVISION

REMOTE MONITORING FOR YOUR WATERTRONICS PUMP STATION.

- PC or Cloud-based platforms.
- Receive alerts for alarm conditions, water level, and pump status to your phone.
- Graphing of historical data helps visualize water usage & more.
- Ability to manage data from multiple properties or systems.
- Radio, hard-wire, Ethernet, or cellular connections available.
- All Watertronics Control Platforms are Building Management System compatible.



CUSTOM PUMPING SOLUTIONS

Engineered specifically for your site, Watertronics offers a Vertical Turbine and Horizontal Centrifugal pump system solution for small-to-large-scale irrigation requirements. Your pump station arrives pre-engineered and factory tested, ready for quick installation and start-up. With proven reliability and pumping efficiency, Watertronics offers a cost-effective solution that's fully customized to meet your needs.



Vertical Turbine and Horizontal Centrifugal Pump Stations - from a single pump to multiple pumps, these user-friendly systems are custom built for optimum efficiency and durability.



Custom Composite Enclosures are corrosion-free, offer superior impact resistance and great sound attenuation.



The SkyHarvester product line provides a single-source solution for water harvesting systems at new or existing building sites. Most systems collect rainwater from building rooftops or parking lots for use in landscape irrigation.

A complete SkyHarvester system includes:

- Tank pre-filter to clean the water of debris at the source.
- Above or below ground storage tank with capacity ranging from 3,000 to 1 million gallons.
- Pre-packaged engineered Watertronics pump station.
- UL-508 Motor Control Panel with intuitive touch screen operator interface.
- The ability to control up to three replenishment water sources.
- Optional automatic discharge filtration & water treatment.



WHY WATERTRONICS?

For more than 30 years, Watertronics®, a Lindsay Company, has been designing and manufacturing custom pumping solutions for the golf, landscape, municipal, and agriculture markets. It's our mission to provide the most reliable pumping systems available. Our engineering expertise and advanced software applications have distinguished our pumping systems as the industry standard for reliability, ease of use, and energy efficiency.



WORLDWIDE PUMP SERVICE NETWORK

Our PSN Service Partners employ over 200 certified technicians worldwide with extensive training and experience servicing pumping systems. They specialize in servicing pumps, motors, controls, valves, filtration, chemical injection and telemetry.

Beyond Watertronics pumping systems, PSN Service Partners provide service and parts sales to any customer, regardless of their pump station's age, configuration or brand.

Through our PSN Service Partners, we support more than 7,000 Watertronics pump stations in operation throughout the world.

For more information on how Watertronics® pumping solutions can benefit your landscape project, or to contact a regional sales manager in your area, please visit www.watertronics.com



1-800-356-6686 • www.watertronics.com

INT'L (+1) 262-367-5000



Lean, Clean and Green. Lindsay Corporation is committed to developing environmental awareness and implementing sustainable practices to reduce the use of and protect energy, water, and all other resources.



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WT LANDSCAPE BRO 100 0414

Police Department**James O'Neill****7240 E. Main Street****Reynoldsburg OHIO 43068****614-322-6947 Phone****ORDINANCE REQUEST****DATE:** **April 24, 2017****TO:** **Finance Committee****RE:** ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT
FROM THE CITY'S FIXED ASSET LIST.

The following items are no longer in use or functioning and need to be removed from the fixed asset list:

**Computer
Fixed Asset
Disposal List**

MANUFACTURER	MODEL	Serial Number	ASSET TAG (Red)	ASSET TAG (Blue)
DELL	Optiplex 740	GGGXQD1	01898	C00129
DELL	XPS M1210	J1S1HC1	02221	C00245
PANASONIC	CF-51	CF-51ABLDKAM	02138	C00089
PANASONIC	CF-30	CF-30FCS75AM	02253	none
PANASONIC	CF-29	CF-29NBLGZBM	02176	C00246
PANASONIC	CF-30	CF-30FCS75AM	02254	C00249

Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

DATE: **April 24, 2017****TO:** **Finance Committee****RE:** ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT
FROM THE CITY'S FIXED ASSET LIST.

The Building Department requests the following items be removed from the Fixed Asset List and be auctioned off.

Asset Tag# 2055 (Unit 104) 2003 GMC Sonoma 1GTCS14H638259448

Asset Tag# 2056 (Unit 106) 2003 GMC Sonoma 1GTCS14H438224861

Building Department

City Of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio 43068

MEMORANDUM

Date: April 12, 2017

To: Reynoldsburg City Council Members

Re: Resolution to remove two vehicles from the asset list

The Building Department asks for approval to remove two vehicles from the asset list and auction them off on (govdeals.com). These two trucks were recently replaced with SUV's and no longer have a useful purpose for the city. We recently started using GovDeals (essentially eBay for government) to properly remove and repurpose vehicles, equipment, furniture, etc. from our asset list. This on line auction site is strictly for government agencies to list on but anyone can bid on the items. This nationally used site has been very profitable for many agencies that would have simply scraped old stuff. On their web site are many success stories from agencies near and far that have been using this auction for several years.

Attachment: trucks to be auctioned (1727 : Remove Equipment & Vehicles from Fixed Asset List)

Planning Commission

Eric Snowden
7232 E. Main Street
Reynoldsburg OH 43068
614-322-6829 Phone

ORDINANCE REQUEST

DATE: April 24, 2017

TO:

RE: 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 - 137 Waggoner Road, Reynoldsburg, Ohio, from R-1 Single Family Residence District to PCD Planned Commercial Development District, Applicant, United Dairy Farmers. (First Reading 2/27/2017; Planning Commission 4/6/2017).

Application for a zoning district change.



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

Application #: 176280

Permit #:

Date Submitted: 4/17/17

Fee Amount: \$100.00

☒ Paid: 000563264

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

137 South Waggoner Road & 7619 E. Broad Street

Description of Location:

Southwest corner of Broad Street & Waggoner Road

Parcel ID(s):

067-000068-00, 067-000073-00, 067-000009-00

Number of

Lots: 3

Present Zoning:

R-1

Present Use:

Residential & Undeveloped

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

Builder: _____

FOR DISTRICT AMENDMENT ONLY

Proposed Zoning:

(CPD) Commercial Planned Development

Size of Area to be Rezoned:

6.424 acres

Existing Structures:

residential structure 468 square feet

residential structure 1831 square feet

Proposed Use:

United Dairy Farmers C-Store and Gas Pumps

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Robert G Peatross
Meadowood Asset Management, LLC

Property Owner Address(s):

137 South Waggoner Road Reynoldsburg, OH 43068
200 Public Sq STE 4020 Cleveland, OH 44114

IV. APPLICANT INFORMATION

Applicant Name:

United Dairy Farmers

Applicant Address:

3955 Montgomery Road Cincinnati OH 45212

Applicant Phone Number:

513-396-8744

Applicant Email:

tkling@udfinc.com

I. PROJECT TYPE



District Amendment (Rezoning)

(\$750 Residential plus \$50 per lot/\$1,000
Non-Residential)



Amendment of
Development Plan or Text
(\$500)



Major Site Plan
(\$500)

Applicant Signature: Timothy

DIRECTOR OF REAL ESTATE

Date: 12.29.16

*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

☐ Historic District

☐ CC Overlay

Add'l Approvals Req'd

☐ DRB

☐ BZBA

Planning Com. Meeting

Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

REZONING TEXT

SOUTHWEST CORNER OF WAGGONER ROAD AND EAST BROAD STREET

FROM R-1 TO CPD

January 21, 2017

A. Location and Size

1. The property is located at the southwest corner of Waggoner Road and East Broad Street.
2. The total property area is approximately 6.42 acres.
3. The rezoning area consists of Parcel ID numbers 067-000068-00, 067-000073-00, and 067-000009-00.

B. Permitted Uses & Special Exceptions

1. Those uses listed as permitted in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be permitted uses.
2. Those used listed as special exceptions, in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be special exceptions.

C. Height Limitations

1. The maximum height of structures shall be as set forth in Reynoldsburg City Zoning Code Chapter 1175.05 for the CS – Community Service District.

D. Setbacks

1. The setbacks for buildings and parking shall be as follows:
 - a. East Broad Street – Parking 15 Feet, Building 40 Feet
 - b. Waggoner Road – Parking 15 Feet, Building 40 Feet
 - c. Western Property Line – Parking 15 Feet, Building 60 Feet
 - d. Southern Property Line – Parking 15 Feet, Building 60 Feet
2. Accessory structure (canopy)
 - a. East Broad Street – 40 Feet
 - b. Waggoner Road – 40 Feet
 - c. Western Property Line – 60 Feet
 - d. Southern Property Line – 60 Feet

E. Landscaping

1. Landscaping shall be as set forth in Chapter 1180 of the Zoning Code.

F. Lighting

1. All parking lot lighting shall comply with the requirements of Chapter 1182 of the Zoning Code with the following exceptions.
 - a. The maximum level of lighting may exceed 3 footcandles (FC) in areas needed for safety of moving vehicles such as those areas around the fueling canopy.

G. Parking and Loading

1. Parking and loading requirements shall be as set forth in Chapter 1179 of the Zoning Code.

H. Access /Curbcuts

1. Site access and curbcuts for Waggoner Road shall be as approved by the City Engineer.
2. Site access and curbcuts for East Broad Street shall be as approved by the City of Columbus.

I. Waste and Refuse

1. All waste, refuse, and recycling shall be containerized and screened from view in a manner consistent with Chapter 1180 of the Zoning Code.

J. Signage

1. Signage shall be compliant with the Chapter 1181 of the Zoning Code.
2. The Design Review Board may approve additional signage in a manner consistent with comprehensive sign plan review.

K. Architecture

1. All roof-top mechanicals shall be reasonably screened from ground level view adjacent to the building being served.
2. All buildings shall be constructed with the same level of finish on any side that is visible from a roadway. No plain concrete block shall be permitted.
3. All buildings shall have a gabled or hipped roof, a sloped roof that exceeds a 4-12 pitch or a flat roof with a perimeter parapet.

**ADJACENT PROPERTY OWNERS INFORMATION
UNITED DAIRY FARMERS PLANNING COMMISSION APPLICATION
SOUTHWEST CORNER OF EAST BROAD STREET AND WAGGONER ROAD**

170-000036

Donald & Jacqueline Manson
7539 East Broad Street
Blacklick, OH 43004-9703

Lot 8 Deerfield Estates – 7692 Deer Park Way
067-000017

Lawrence W Clemens IV
214 Flint Ridge Drive
Columbus, OH 43230

Tax Bill: US Bank Home Mortgage
6053 S. Fashion Square Dr STE 99
Salt Lake City, UT 84107-5439

Lot 9 Deerfield Estates – 7680 Deer Park Way
067-000018

Tom Battin
7680 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Corelogic
2500 Westfield Dr STE 120
Elgin, IL 60124-7836

Lot 9 Rear Deerfield Estates – 7680 Deer Park Way Rear
067-000067

Columbia Gas of Ohio, Inc
200 Civic Center Drive
815 Walton Parkway
New Albany, OH 43054-8233

Lot 10 Deerfield Estates – 7666 Deer Park Way
067-000019

David & Mardel Ramey
76 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Chase Home Finance, LLC
1500 Solana Blvd Bldg 1
Roanoke TX 76262-1720

Lot 11 Deerfield Estates – 7654 Deer Park Way
 067-000020
 Ann & Thomas Gaus
 7654 Deer Park Way
 Reynoldsburg, OH 43068

Lot 12 Deerfield Estates – 7636 Deer Park Way
 067-000021
 Amadio Comoretto & Caterina Comoretto
 7636 Deer Park Way
 Reynoldsburg, OH 43068

Lot 13 Deerfield Estates – 7620 Deer Park Way
 067-000022
 Catherine Hall & Rita Smith
 7620 Deer Park Way
 Reynoldsburg, OH 43068

Lot 14 Deerfield Estates – 7600 Deer Park Way
 067-000023
 Robin Baumgardner-Miller & Douglas Baumgardner
 7600 Deer Park Way
 Reynoldsburg, OH 43068

Tax Bill: US Bank Home Mortgage
 6053 S Fashion Square Dr STE 99
 Salt Lake City, UT 84107-5439

Shoppes of East Broad – 8097 East Broad Street
 067-000069
 DN – Reynoldsburg, LLC
 6610 Chatsworth Street NW
 Canton, OH 44718-3849

Meijer Stores – 8000 & 7930 East Broad Street
 515-254556
 Meijer Stores LP
 2929 Walker Avenue NW
 Grand Rapids, MI 49544-6402

Tax Bill: Attn: Property Tax Dept

Walgreen's – 7900 East Broad Street
515-258120
7900 E Broad, LLC
71 South Wacker Drive #2760
Chicago, IL 60606-4666

Speedway – 7860 East Broad Street
515-258140
Speedway SuperAmerica, LLC
539 S. Main Street
Findlay, OH 45840-3229

Grace Brethren Church – 7550 East Broad Street
440-292479
East Side Grace Brethren Church
1401 Kings Highway
Winona Lake, IN 46590-1520

January 5, 2017

**6.4244 Acre Parcel
Project No. 752862**

Situated in the State of Ohio, Franklin County, Jefferson Township, and being part of Section 4 (T1, R16) and known as Parcel #067-000068-00, 067-000073-00 and 067-000009-00 and being further bounded and described as follows:

Commencing at the intersection of East Broad Street (SR 16) (width varies) and South Waggoner Road (width varies);

thence **South 09°49'20" West**, along the centerline of South Waggoner Road, a distance of **86.35 feet**;

thence **North 80°10'40" West**, a distance of **40.00 feet** to the intersection of the south right-of-way line of East Broad Street and the west right-of-way line of South Waggoner Road, said intersection also being the **TRUE PLACE OF BEGINNING**;

thence along the west right-of-way line of South Waggoner Road the following 3 calls:

South 09°49'20" West, a distance of **174.80 feet**;

South 74°15'21" West, a distance of **27.71 feet**;

South 09°49'20" West, a distance of **56.91 feet**;

thence **South 80°10'40" East**, continuing along the westerly right-of-way line of South Waggoner Road and an easterly extension thereof, a distance of **63.69 feet**;

thence **South 10°03'00" West**, a distance of **173.88 feet** to the northerly line of Deerfield Estates (Plat Book 33, Page 19);

thence **North 81°14'29" West**, along the northerly line of said Deerfield Estates, a distance of **325.19 feet** to a deflection therein;

thence **North 88°21'50" West**, continuing along the northerly line of Deerfield Estates, a distance of **616.00 feet** to the easterly line of a parcel conveyed to Donald. O. & Jacqueline M. Manson (Parcel # 170-000036-00);

thence **North 10°28'33" East**, along the easterly line of said Manson parcel, a distance of **106.34 feet** to a deflection therein;

thence **North 16°02'27" West**, continuing along the easterly line of said Manson parcel, a distance of **72.70 feet** to the southerly right-of-way of East Broad Street;

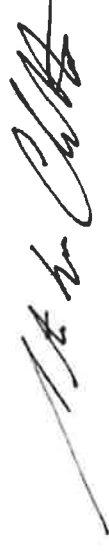
thence along the southerly right-of-way line of East Broad Street the following 3 calls:

North 82°02'02" East, a distance of **86.93 feet**;

North 48°20'35" East, a distance of **72.11 feet**;

North 82°02'02" East, a distance of **839.83 feet** to the **TRUE PLACE OF BEGINNING** and containing **6.4244 acres**, more or less as surveyed and described by Steven W. Clutter, PS-7655, for and on behalf of CESO, Inc. in September 2016.

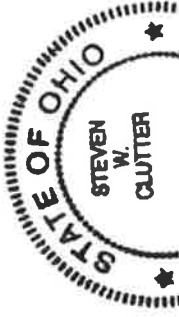
The Basis of Bearings for this survey is NAD 83 (2011), OHIO SOUTH.



Steven W. Clutter, Ohio P.S. #7655
CESO, Inc.
395 Springside Drive, Akron, OH 44333 (330) 665-0660

01/05/2017

Date



Attachment: 20170208 App. 176280 - UDF Rezoning (40-17 : Zoning District Change 1766280 136 Waggoner Rd UDF)

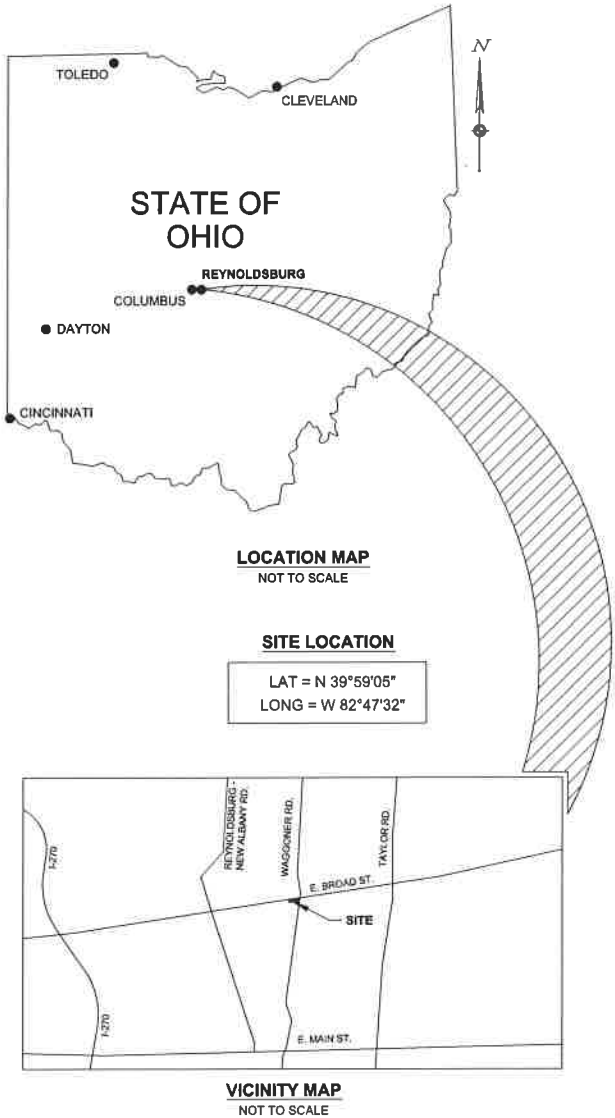
UNITED DAIRY FARMERS

FUELING STATION & CONVENIENCE STORE

REYNOLDSBURG,

FRANKLIN COUNTY, OHIO

ZONING PLANS



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
Z1.0	COVER SHEET
Z2.0	SITE PLAN
Z3.0	GRADING AND UTILITY PLAN
Z4.0	SANITARY MAIN EXTENSION PLAN
SURVEY	
1 OF 1	EXISTING CONDITIONS SURVEY
LANDSCAPE	
L1.01	TREE PRESERVATION & REMOVAL PLAN
L1.02	TREE PRESERVATION & REMOVAL PLAN
L2.01	PLANTING PLAN - EAST
L2.02	PLANTING PLAN - WEST

PROPERTY DATA:

PARCEL OWNER:	UNITED DAIRY FARMERS, INC.	PROPOSED USE:	FUELING STATION & CONVENIENCE STORE
PARCEL ID:	067-000009-00 067-000068-00 067-000073-00	FLOODPLAIN DESIGNATION:	THE SUBJECT PARCEL IS LOCATED WITHIN "ZONE X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 39049C0356K, EFFECTIVE DATE: JUNE 17, 2008; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ADDRESS:	E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO 43068		
PROPERTY AREA:	6.43 AC. (280,090 SF)		
ZONING:	CPD - COMMERCIAL PLANNED DEVELOPMENT		
ADJACENT ZONING:	NORTH: CITY OF COLUMBUS - COMMERCIAL SOUTH: UN-ZONED RESIDENTIAL EAST: CS - COMMUNITY SERVICES WEST: JEFFERSON TWP - RESTRICTED SUBURBAN		

SITE REQUIREMENTS:

BUILDING SETBACKS:	FRONT YARDS - 40', REAR YARD - 60' LEFT YARD - 60'
PARKING SETBACKS:	FRONT YARD - 15', REAR YARD - 15' RIGHT YARD - 15', LEFT YARD - 15'
SIGN SETBACKS:	N/A
STANDARD PARKING DIMENSIONS:	9'Wx18'L
MINIMUM DRIVE AISLE:	24'
PARKING REQUIRED:	UNITED DAIRY FARMERS CONVENIENCE STORE: (1) SPACE PER 200 S.F. OF RETAIL FLOOR AREA 4456 SF x (1/200) = 22 SPACES (1) SPACE PER 2 FUEL DISPENSER ISLANDS 8 ISLANDS x (1/2) = 4 SPACES TOTAL PARKING REQUIRED = 26 SPACES

SITE ANALYSIS:

PROPOSED BUILDING AREA	UDF CONVENIENCE STORE: 5,076± S.F.
PARKING PROVIDED:	PARKING DIMENSIONS: VARIES (2) ADA PARKING SPACES (31) STANDARD CAR PARKING SPACES 33 TOTAL PARKING SPACES
BUILDING COVERAGE:	MAXIMUM ALLOWED: N/A PROPOSED: 2.03% (5,678 S.F. / 280,090 S.F.)

OWNER/DEVELOPER
UNITED DAIRY FARMERS, INC.
3955 MONTGOMERY ROAD
CINCINNATI, OH 45212

CONTACT: TIM KLING
PH: (513) 396-8700
EMAIL: TKLING@UDFINC.COM

ZONING
CITY OF REYNOLDSBURG
7232 E. MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 322-6829
CONTACT: ERIC SNOWDEN

STORM SEWER
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

SANITARY SEWER
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 332-4500
CONTACT: MIKE ROOT

WATER
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 332-4500
CONTACT: MIKE ROOT

ENGINEER
CESO, INC.
395 SPRINGSIDE DRIVE
SUITE 202
AKRON, OHIO 44333

CONTACT: NICK HERSHBERGER
PH: (330) 396-5696
EMAIL: HERSHBERGER@CESOINC.COM

ROADWAY
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T (WAGGONER ROAD)
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

CITY OF COLUMBUS (BROAD ST)
DEPARTMENT OF PUBLIC SERVICE
PH: (614)845-1694
CONTACT: DANIEL BLECHSCHMIDT

EROSION CONTROL
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

GAS
200 CIVIC CENTER DRIVE
815 WALTON PARKWAY
NEW ALBANY, OH 43054-8233

FIRE
JEFFERSON TOWNSHIP FIRE DEPARTMENT
6787 HAVENS CORNERS ROAD
BLACKLICK, OH 43004
PH: (614) 861-3757
CONTACT: CHAD MAST

ELECTRIC
AMERICAN ELECTRIC POWER (AEP)
PH: (800) 672-2231

COMMUNICATIONS
AT&T
PH: (800) 288-2020

STANDARD DRAWINGS

THE STANDARD SPECIFICATIONS OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT), CURRENT EDITION, INCLUDING STANDARD DRAWINGS SHALL GOVERN THIS IMPROVEMENT.

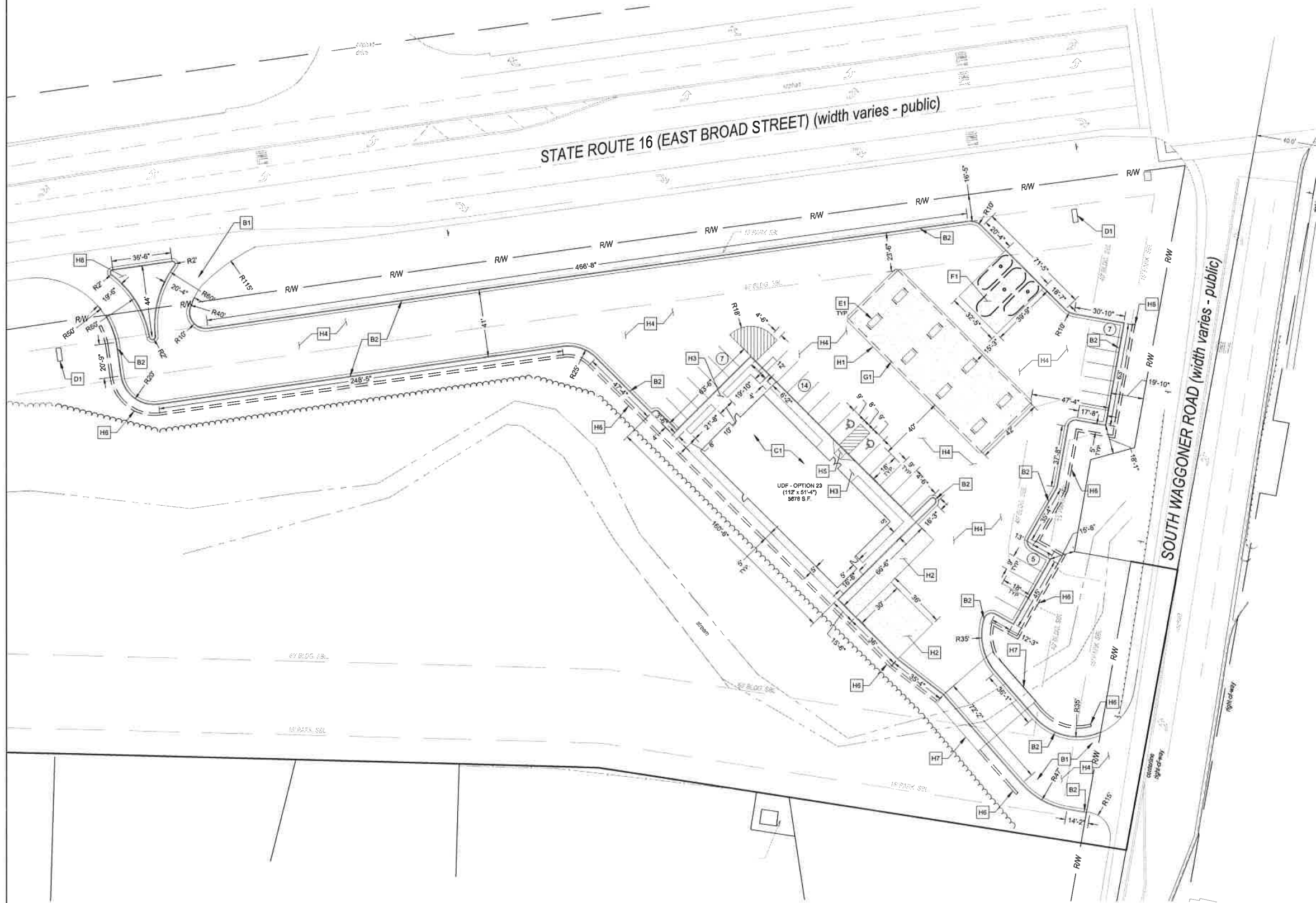


COVER SHEET

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	
Z1.0	



EXISTING	
REFER TO EXISTING CONDITIONS SURVEY	
PROPOSED	
	CONCRETE CURB AND GUTTER
	PAVEMENT
	RETAINING WALL
	PROPOSED TREE CLEARING LIMITS
	SETBACK
	NUMBER OF PARKING STALLS
	CONCRETE PAVEMENT

A. GENERAL NOTES

- GENERAL SCOPE OF WORK INCLUDES:
 - BUILDING
 - CANOPY
 - FUEL TANKS
 - PIPING AND DISPENSERS
 - PARKING
 - ALL RADII TO BE 5'-0" UNLESS OTHERWISE NOTED
 - PROVIDED PARKING:
 - PARKING DIMENSIONS: VARIES
 - (2) ADA PARKING SPACES
 - (31) STANDARD CAR PARKING SPACES
- 33 TOTAL PARKING SPACES

B. SITE WORK

- PROPOSED DRIVE ASPHALT APPROACH
- PROPOSED CURB OR CURB AND GUTTER

C. BUILDING

- UDF ICE CREAM PARLOR AND CONVENIENCE STORE

D. EXTERIOR APPEARANCE

- 3'x8' UNITED DAIRY FARMERS MONUMENT SIGN

E. DISPENSERS

- (8) DISPENSERS, SUMPS, AND ISLANDS (CAR)

F. UNDERGROUND STORAGE TANKS

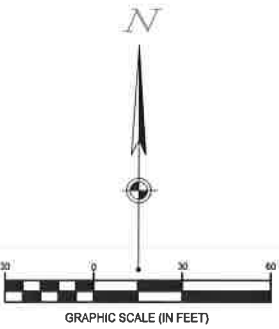
- CONCRETE SLAB AND PROPOSED UNDERGROUND FUEL STORAGE TANKS FOR GASOLINE/DIESEL/DEF.

G. CANOPY

- 114' x 42' FUELING CANOPY.

H. YARD

- CONCRETE CANOPY SLAB
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ADA RAMP
- PROPOSED RETAINING WALL
- PROPOSED THREE-SIDED BOX CULVERT
- PROPOSED RIGHT-IN RIGHT-OUT ISLAND



REVISIONS	
NO.	DATE

NOT FOR CONSTRUCTION

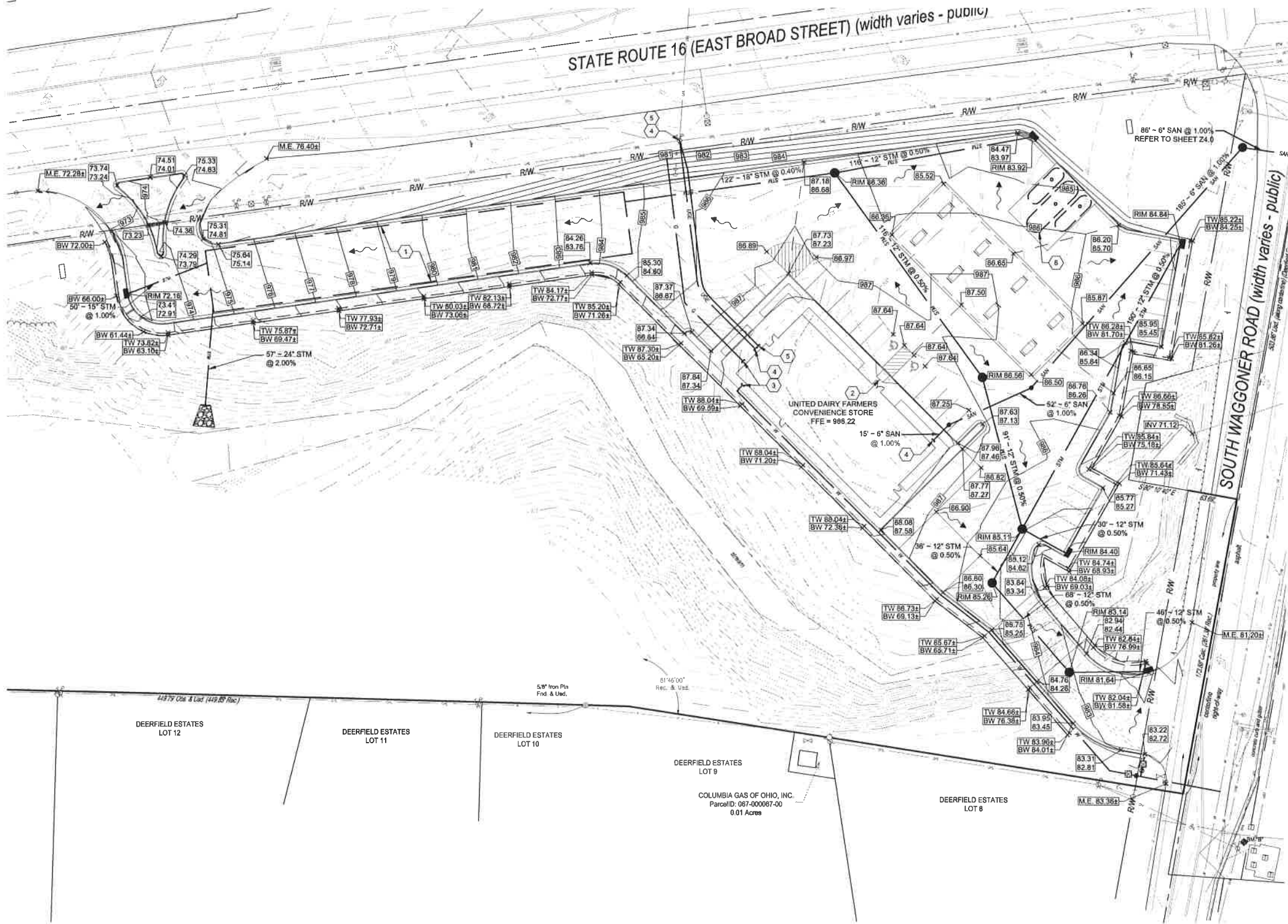
CREATION TO COMPLETION
www.cesoinc.com
Engineering • Architecture • Survey • Construction Mgt • Environmental

SITE PLAN

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	ZONING PLANS
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	Z2.0



REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY	
PROPOSED	
	MAJOR CONTOUR
	MINOR CONTOUR
	RIDGE LINE
	STORM SEWER
	SANITARY SEWER
	DOMESTIC WATER SERVICE
	UNDERGROUND ELECTRIC SERVICE
	GAS SERVICE
	TELEPHONE SERVICE
	WATER VALVE
	WATER METER
	STORM STANDARD MANHOLE
	STORM CURB INLET
	STORM ENDWALL
	SANITARY STANDARD MANHOLE
	SANITARY CLEANOUT
	SPOT ELEVATION
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF CASTING ELEVATION
	RIP RAP
	FLOW ARROW

PRELIMINARY STORM CALCULATIONS

SOIL TYPE = CARDINGTON SILT LOAM (Crd1B1) - C/D
DISTURBED AREA = 2.67 AC.

EXISTING:

IMPERVIOUS AREA = 0.10 AC.
WOODED AREA = 2.67 AC.
CN = 67
Q1 = 0.28 CFS

PROPOSED:

IMPERVIOUS AREA = 1.63 AC.
GRASS AREA = 1.04 AC.
CN = 91
Q1 = 1.43 CFS (510% INCREASE, 100-YEAR CRITICAL STORM)

EX. 1-YEAR VOLUME = 2,950 CF
PROP. 100-YEAR VOLUME = 39,801 CF
DETENTION VOLUME NEEDED = 36,850 CF

(3) 96" PIPES
UNDERGROUND DETENTION FOOTPRINT = 245' L x 36' W

PRELIMINARY EARTHWORK:

CUT = 90 CY
FILL = 27,825 CY
NET = 27,545 CY

GENERAL GRADING NOTES

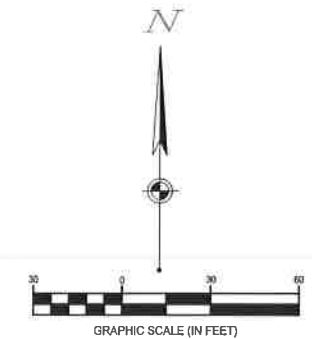
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ODOT REGULATIONS AND CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL/INSPECTIONS AS REQUIRED FROM THE LOCALITY.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AT CONNECTION POINTS OR ANY EXISTING UTILITY CROSSING PRIOR TO ORDERING STRUCTURES. REPORT ANY CONFLICTS TO THE ENGINEER.
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRS TO UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- STORM SEWER CATCH BASINS, CURB INLETS, MANHOLES, AND ENDWALLS SHALL CONFORM TO ODOT STANDARD CONSTRUCTION DRAWINGS.
- ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
- PROVIDE 2% MAXIMUM CROSS SLOPE ON SIDEWALKS AND ADA PARKING AREA.
- ALL CURB AND WALL UNDERDRAINS SHALL OUTLET TO STORM SEWER SYSTEM. PROVIDE POSITIVE DRAINAGE TO CONNECTION POINT.
- CONTRACTOR SHALL APPLY EROSION CONTROL BLANKET TO ALL SLOPES 3H:1V OR STEEPER.
- ADD 900.00 TO ALL SPOT ELEVATIONS SHOWN ON PLAN TO OBTAIN U.S.G.S. ELEVATIONS.
- REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.
- PROVIDE STORM SEWER MINIMUM 2'-6" COVER UNLESS OTHERWISE NOTED.
- PROVIDE FINGER DRAINS AND CONCRETE COLLARS ON ALL PROPOSED STORM SEWER STRUCTURES IN PAVEMENT PER CONSTRUCTION DETAILS SHEET.

GENERAL UTILITY NOTES:

- AS CONSTRUCTION ACTIVITIES APPROACH AN EXISTING UTILITY LINE, THE CONTRACTOR SHALL LOCATE THE LINE, DETERMINE ITS EXACT LOCATION, AND MAKE GRADE ADJUSTMENTS BY DEFLECTING THE PIPELINE FITTINGS. MAXIMUM FITTING DEFLECTION SHALL BE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF VESTIBULE, CANOPY, SIDEWALKS, EXIT PORCHES, RAMPS, DRIVE THRU, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- REFER TO ELECTRICAL DRAWINGS AND PHOTOMETRIC PLAN FOR SITE LIGHTING DESIGN.
- PROVIDE WATER LINE MINIMUM OF 2'-6" COVER.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- PROVIDE THRUST BLOCKS AT VALVES, TEES, FITTINGS AND ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF THE WATER LINE. PERFORM ALL WATER LINE WORK IN ACCORDANCE WITH ODOT STANDARDS.

CODED NOTES

- UNDERGROUND DETENTION BASIN
- ADA RAMP
- COORDINATE UTILITIES WITH PLUMBING CONTRACTOR. CAP AND MARK FOR FUTURE CONNECTION. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- COORDINATE WITH BUILDING CONTRACTOR AND ELECTRIC COMPANY FOR CONNECTION AND LOCATION OF ELECTRIC SERVICE.
- COORDINATE WITH BUILDING CONTRACTOR AND TELEPHONE COMPANY FOR CONNECTION AND LOCATION OF TELEPHONE SERVICE.
- UNDERGROUND FUEL STORAGE TANKS



GRADING AND UTILITY PLAN

UNITED DAIRY FARMERS

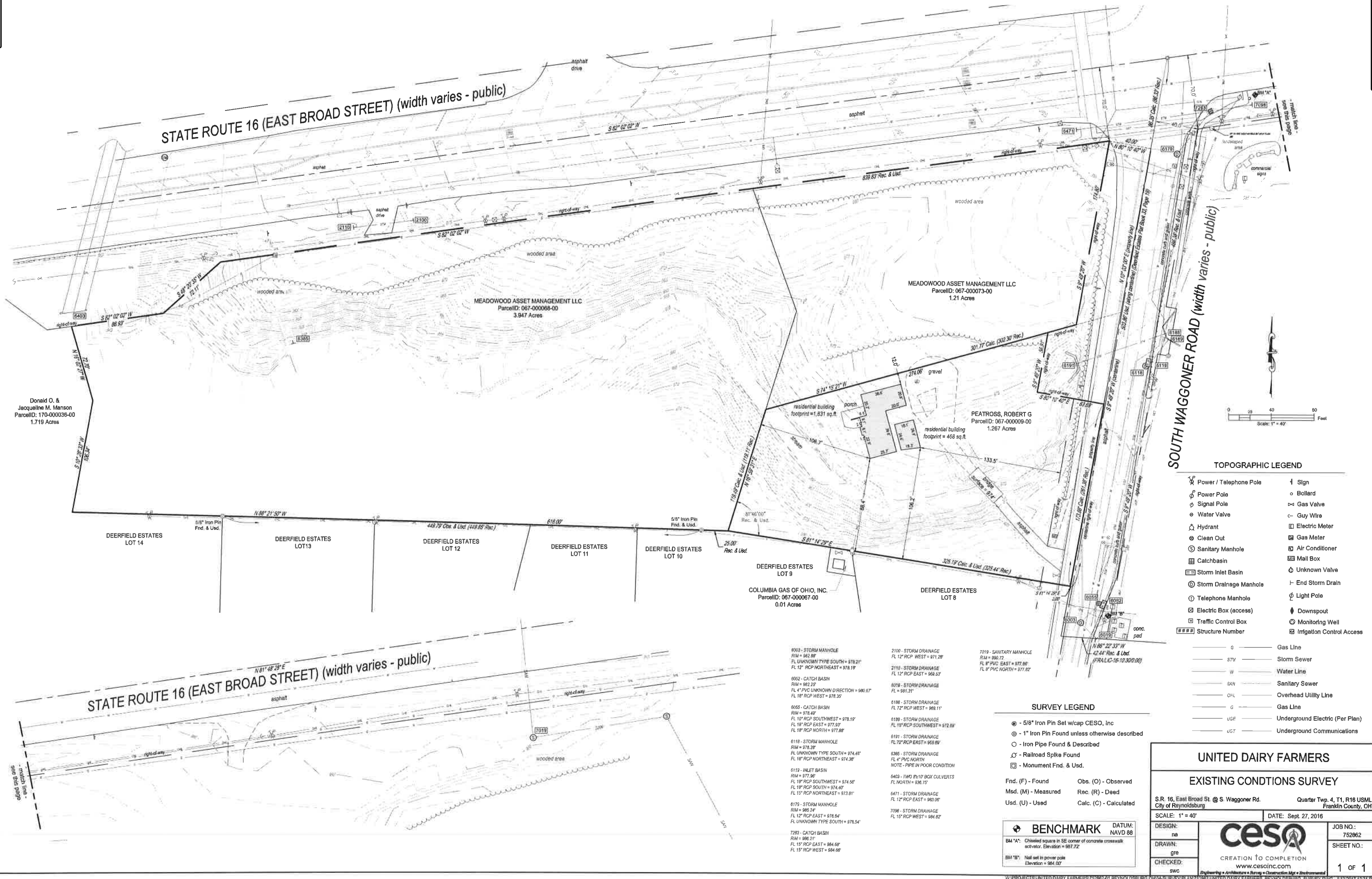
E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	
Z3.0	



NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	DESCRIPTION



PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

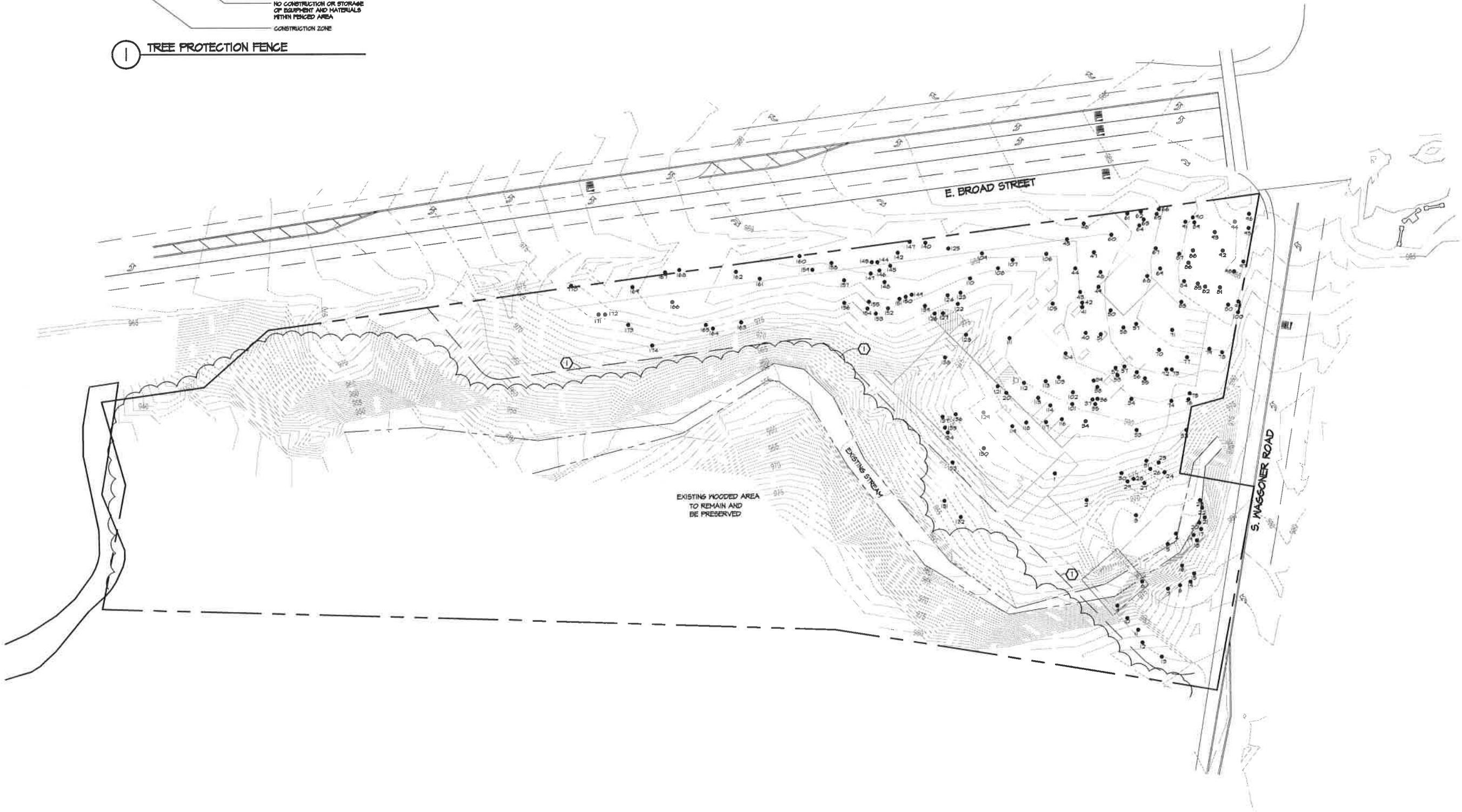
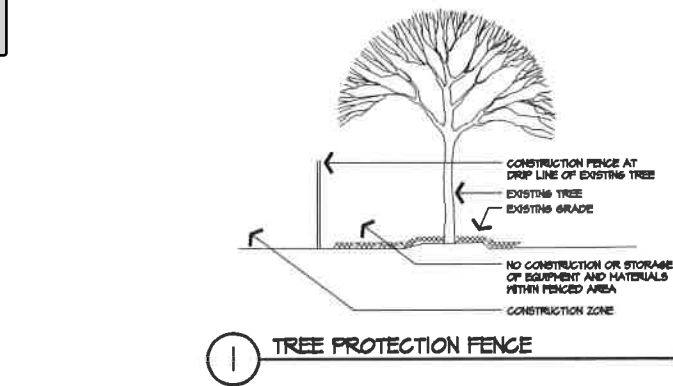
PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title
**TREE
PRESERVATION
&
REMOVAL PLAN**
Sheet Number

L1.01

- ALL EXISTING UTILITIES.
2. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. PLAN BASED ON TREE SURVEY PREPARED BY:
EDGE GROUP INC.
330 WEST SPRING STREET, STE 350
COLUMBUS, OHIO 43215
(614)486-3343
WWW.EDGEA.COM
- CONSTRUCTION NOTES**
- ① ORANGE CONSTRUCTION FENCE. PLACE FENCE A MINIMUM OF ONE FOOT (1') OF RADIUS PER ONE INCH (1") OF CALIPER OF THE TREE. SEE DETAIL # 1, THIS SHEET.

TREE LOCATION (APPROX)



NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
1	MAPLE	22"	AVERAGE	MULTI-STEM	2
2	MAPLE	28"	AVERAGE	EXEMPT	2
3	ASH	20"	POOR	DEAD	
4	MAPLE	22"	GOOD	EXEMPT	2
5	WALNUT	30"	AVERAGE		2
6	LINDEN	8"	AVERAGE	EXEMPT	2
7	COTTONWOOD	25"	POOR	EXEMPT	4
8	MAPLE	21"	POOR	EXEMPT	4
9	WALNUT	18"	POOR	EXEMPT	2
10	WALNUT	8"	POOR	EXEMPT	2
11	WALNUT	20"	POOR	EXEMPT	2
12	WALNUT	10"	POOR	EXEMPT	2
13	WALNUT	20"	AVERAGE	EXEMPT	2
14	LINDEN	(4)10"-14"	POOR	EXEMPT	4
15	OAK	10"	POOR	EXEMPT	4
16	OAK	12"	POOR	EXEMPT	4
17	TREE OF HEAVEN	12"	AVERAGE		2
18	BOX ELDER	8"	POOR	EXEMPT	4
19	TREE OF HEAVEN	8"	POOR	EXEMPT	4
20	BOXELDER	12"	POOR	EXEMPT	4
21	CATALPA	10"	POOR	EXEMPT	4
22	CATALPA	14"	AVERAGE		2
23	CATALPA	18"	POOR	EXEMPT	4
24	MAPLE	16"	POOR	EXEMPT	2
25	ASH	30"	DEAD	EXEMPT	2
26	ASH	14"	POOR	DEAD	
27	MAPLE	20"	POOR	LEAVING REMAINS REMOVED TREE	4
28	WALNUT	18"	POOR	EXEMPT	2
29	ASH	8"	POOR	DEAD	
30	MAPLE	24"	POOR	EXEMPT	2
31	MAPLE	16"	AVERAGE	EXEMPT	2
32	MAPLE	20"	POOR	EXEMPT	2
33	WALNUT	17"	POOR	EXEMPT	2
34	BLACK LOCUST	7"	POOR	EXEMPT	2
35	BLACK LOCUST	14"	AVERAGE	EXEMPT	2
36	MAPLE	10"	POOR	EXEMPT	2
37	MAPLE	10"	POOR	EXEMPT	2
38	MAPLE	10"	AVERAGE	EXEMPT	2
39	MAPLE	8"	AVERAGE	EXEMPT	2
40	MAPLE	10"	GOOD	EXEMPT	2
41	MAPLE	10"	POOR	EXEMPT	2
42	LOCUST	8"	POOR	EXEMPT	2
43	LOCUST	11"	AVERAGE	EXEMPT	2
44	LOCUST	10"	AVERAGE	EXEMPT	2
45	MAPLE	15"	POOR	EXEMPT	2
46	LOCUST	12"	POOR	EXEMPT	4
47	LOCUST	8"	AVERAGE	EXEMPT	2
48	MAPLE	7"	POOR	EXEMPT	2
49	MAPLE	9"	AVERAGE	EXEMPT	2
50	MAPLE	7"	AVERAGE	EXEMPT	2
51	ASH	20"	POOR	DEAD	
52	MAPLE	7"	AVERAGE	EXEMPT	2
53	MAPLE	8"	AVERAGE	EXEMPT	2
54	LOCUST	16"	AVERAGE	EXEMPT	2
55	MAPLE	8"	GOOD	EXEMPT	2
56	MAPLE	7"	AVERAGE	EXEMPT	2
57	MAPLE	7"	AVERAGE	EXEMPT	2
58	LOCUST	20"	POOR	EXEMPT	2
59	MAPLE	16"	AVERAGE	EXEMPT	2
60	MAPLE	7"	AVERAGE	EXEMPT	2
61	MAPLE	10"	AVERAGE		2
62	LOCUST	12"	POOR	EXEMPT	4
63	LOCUST	18"	AVERAGE		2
64	LOCUST	10"	POOR	EXEMPT	4
65	LOCUST	14"	POOR	EXEMPT	4
66	MAPLE	12"	POOR	EXEMPT	4
67	LOCUST	12"	POOR	EXEMPT	4
68	MAPLE	10"	AVERAGE	EXEMPT	2
69	MAPLE	7"	POOR	EXEMPT	4
70	LOCUST	15"	POOR	EXEMPT	2
71	MAPLE	7"	AVERAGE	EXEMPT	2
72	LOCUST	14"	POOR	EXEMPT	2
73	MAPLE	7"	AVERAGE	EXEMPT	2
74	LOCUST	15"	POOR	EXEMPT	2
75	LOCUST	8"	POOR		4
76	LOCUST	12"	POOR		4
77	MAPLE	8"	AVERAGE	EXEMPT	2
78	ASH	30"	POOR	DEAD	

NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
79	MAPLE	12"	POOR	EXEMPT	4
80	MAPLE	20"	AVERAGE		2
81	ASH	18"	POOR	DEAD	
82	MAPLE	10"	AVERAGE		2
83	MAPLE	12"	AVERAGE		2
84	LOCUST	16"	POOR	EXEMPT	4
85	MAPLE	8"	AVERAGE	EXEMPT	2
86	MAPLE	8"	AVERAGE		2
87	MAPLE	8"	AVERAGE		2
88	LOCUST	16"	POOR	EXEMPT	2
89	LOCUST	10"	POOR	EXEMPT	4
90	MAPLE	8"	POOR	EXEMPT	4
91	LOCUST	10"	POOR	EXEMPT	4
92	MAPLE	12"	AVERAGE		2
93	LOCUST	10"	POOR	EXEMPT	4
94	LOCUST	10"	POOR	EXEMPT	4
95	LOCUST	10"	POOR	EXEMPT	4
96	LOCUST	10"	POOR	EXEMPT	4
97	MAPLE	10"	POOR	EXEMPT	4
98	MAPLE	10"	AVERAGE		2
99	MAPLE	8"	POOR	EXEMPT	4
100	MAPLE	8"	POOR	EXEMPT	4
101	LOCUST	16"	POOR	EXEMPT	2
102	MAPLE	12"	AVERAGE	EXEMPT	2
103	MAPLE	10"	AVERAGE	EXEMPT	2
104	LOCUST	15"	POOR	EXEMPT	2
105	MAPLE	10"	AVERAGE	EXEMPT	2
106	LOCUST	18"	POOR	EXEMPT	2
107	MAPLE	8"	AVERAGE	EXEMPT	2
108	LOCUST	12"	POOR	EXEMPT	2
109	HICKORY	10"	AVERAGE	EXEMPT	2
110	HICKORY	14"	GOOD	EXEMPT	2
111	MAPLE	7"	GOOD	EXEMPT	2
112	MAPLE	16"	POOR	EXEMPT	2
113	MAPLE	16"	POOR	EXEMPT	2
114	LOCUST	10"	POOR	EXEMPT	2
115	MAPLE	8"	AVERAGE	EXEMPT	2
116	LOCUST	10"	POOR	EXEMPT	2
117	MAPLE	8"	POOR	EXEMPT	2
118	MAPLE	8"	POOR	EXEMPT	2
119	MAPLE	10"	POOR	EXEMPT	2
120	MAPLE	12"	AVERAGE	EXEMPT	2
121	MAPLE	12"	POOR	EXEMPT	2
122	HICKORY	8"	GOOD	EXEMPT	2
123	HICKORY	7"	AVERAGE	EXEMPT	2
124	HICKORY	8"	AVERAGE	EXEMPT	2
125	HICKORY	18"	POOR	EXEMPT	2
126	HICKORY	12"	GOOD	EXEMPT	2
127	HICKORY	12"	AVERAGE	EXEMPT	2
128	MAPLE	12"	AVERAGE	EXEMPT	2
129	MAPLE	10"	POOR	EXEMPT	2
130	MAPLE	14"	GOOD	EXEMPT	2
131	MAPLE	18"	POOR	EXEMPT	2
132	MAPLE	20"	POOR	EXEMPT	2
133	WALNUT	20"	POOR	EXEMPT	2
134	MAPLE	8"	AVERAGE	EXEMPT	2
135	MAPLE	14"	AVERAGE	EXEMPT	2
136	MAPLE	14"	AVERAGE	EXEMPT	2
137	MAPLE	15"	POOR	EXEMPT	2
138	OAK	24"	POOR	EXEMPT	2
139	MAPLE	10"	POOR	EXEMPT	2
140	HICKORY	10"	AVERAGE		2
141	WALNUT	16"	AVERAGE	EXEMPT	2
142	WALNUT	12"	AVERAGE	EXEMPT	2
143	MAPLE	12"	AVERAGE	EXEMPT	2
144	WALNUT	15"	AVERAGE	EXEMPT	2
145	MAPLE	12"	AVERAGE	EXEMPT	2
146	WALNUT	15"	POOR	EXEMPT	2
147	WALNUT	18"	POOR	EXEMPT	4
148	WALNUT	16"	AVERAGE	EXEMPT	2
149	MAPLE	14"	AVERAGE	EXEMPT	2
150	MAPLE	14"	AVERAGE	EXEMPT	2
151	MAPLE	12"	AVERAGE	EXEMPT	2
152	HICKORY	8"	AVERAGE	EXEMPT	2
153	MAPLE	18"	POOR	EXEMPT	2
154	MAPLE	8"	AVERAGE	EXEMPT	2
155	MAPLE	10"	AVERAGE	EXEMPT	2
156	HICKORY	10"	AVERAGE	EXEMPT	2

NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
157	MAPLE	10"	AVERAGE	EXEMPT	2
158	MAPLE	10"	AVERAGE		2
159	MAPLE	8"	AVERAGE	EXEMPT	2
160	HICKORY	12"	AVERAGE		2
161	WALNUT	12"	AVERAGE	EXEMPT	2
162	MAPLE	36"	GOOD		2
163	MAPLE	14"	POOR	EXEMPT	2
164	MAPLE	10"	AVERAGE	EXEMPT	2
165	MAPLE	12"	AVERAGE	EXEMPT	2
166	WALNUT	16"	AVERAGE	EXEMPT	2
167	WALNUT	16"	AVERAGE		2
168	MAPLE	12"	AVERAGE		2
169	MAPLE	30"	POOR		4
170	MAPLE	24"	POOR	EXEMPT	2
171	OAK	20"	AVERAGE	EXEMPT	2
172	OAK	18"	AVERAGE	EXEMPT	2
173	OAK	18"	GOOD	EXEMPT	2
174	SYCAMORE	24"	GOOD	EXEMPT	2

CONDITION CATEGORIES

GOOD
AVERAGE
POOR
DEAD

MAJOR TREES REMOVED PER
'TREE PRESERVATION' SECTION 1180.5 (b)

18

MAJOR TREE REMOVED INDICATED BY TONE.

EXISTING WOODED AREA TO REMAIN
SHALL BE CREDITED TOWARD REQUIRED
LANDSCAPING PER 1180.9. SEE PLANTING
PLANS L2.01 - L2.02

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL
PRELIMINARY
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PROJECT TITLE

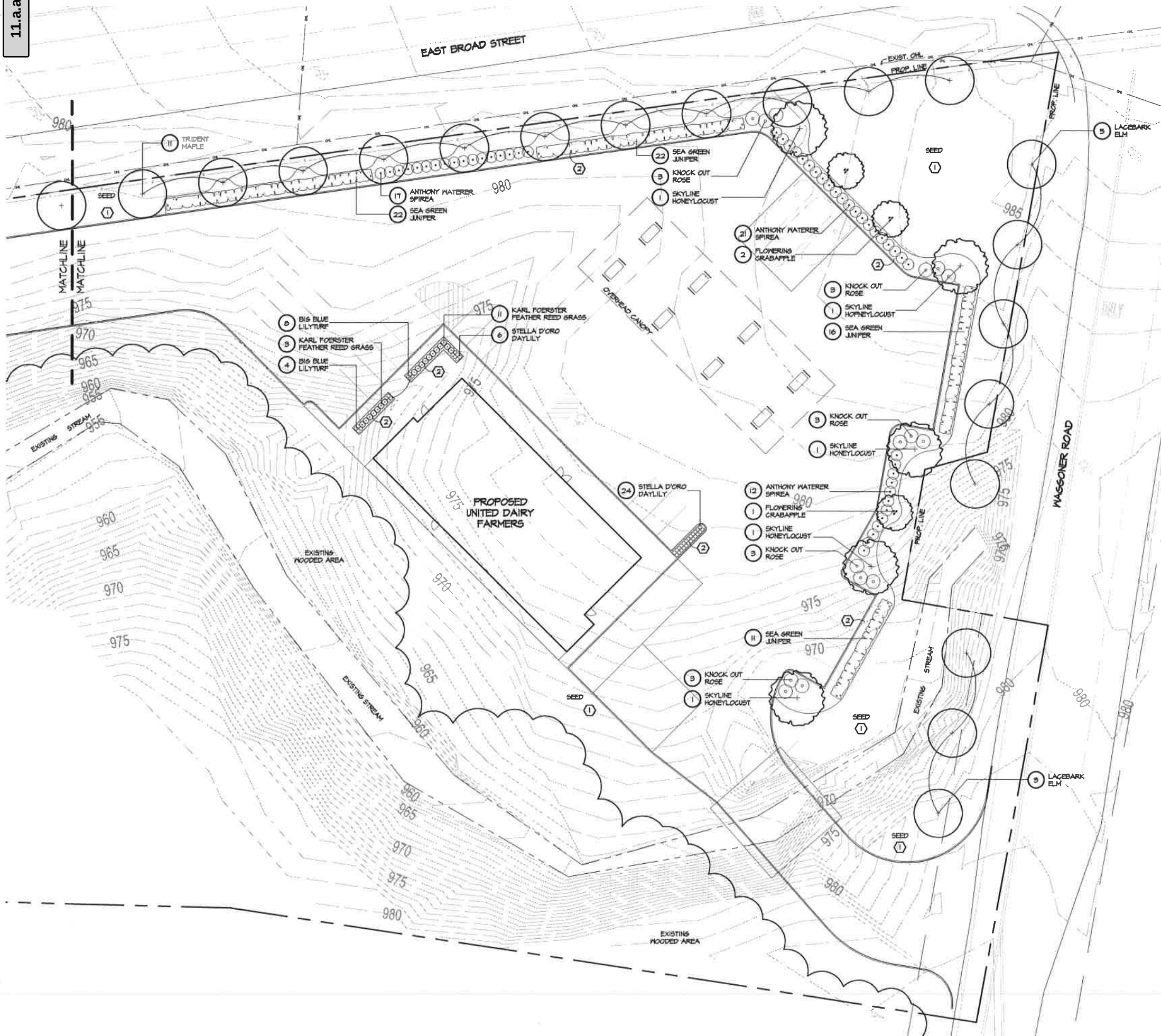
UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title
**TREE
PRESERVATION
&
REMOVAL PLAN**
Sheet Number

L1.02



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 24 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL, QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

- ① LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

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REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title

PLANTING PLAN EAST

Sheet Number

L2.01



- THE FIELD, THE PLANTING MATERIALS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
 4. ALL PLANT MASSES TO BE CONTAINED WITHIN 5" DEEP HARDWOOD BARK MULCH BED.
 5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
 7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
 8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
 9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

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PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title

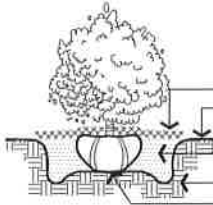
PLANTING PLAN
WEST

Sheet Number

L2.02

NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

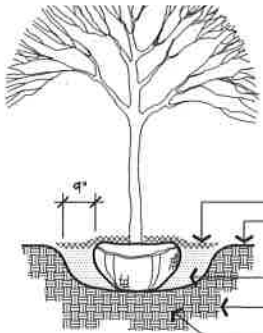


HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

1 SHRUB PLANTING
NTS

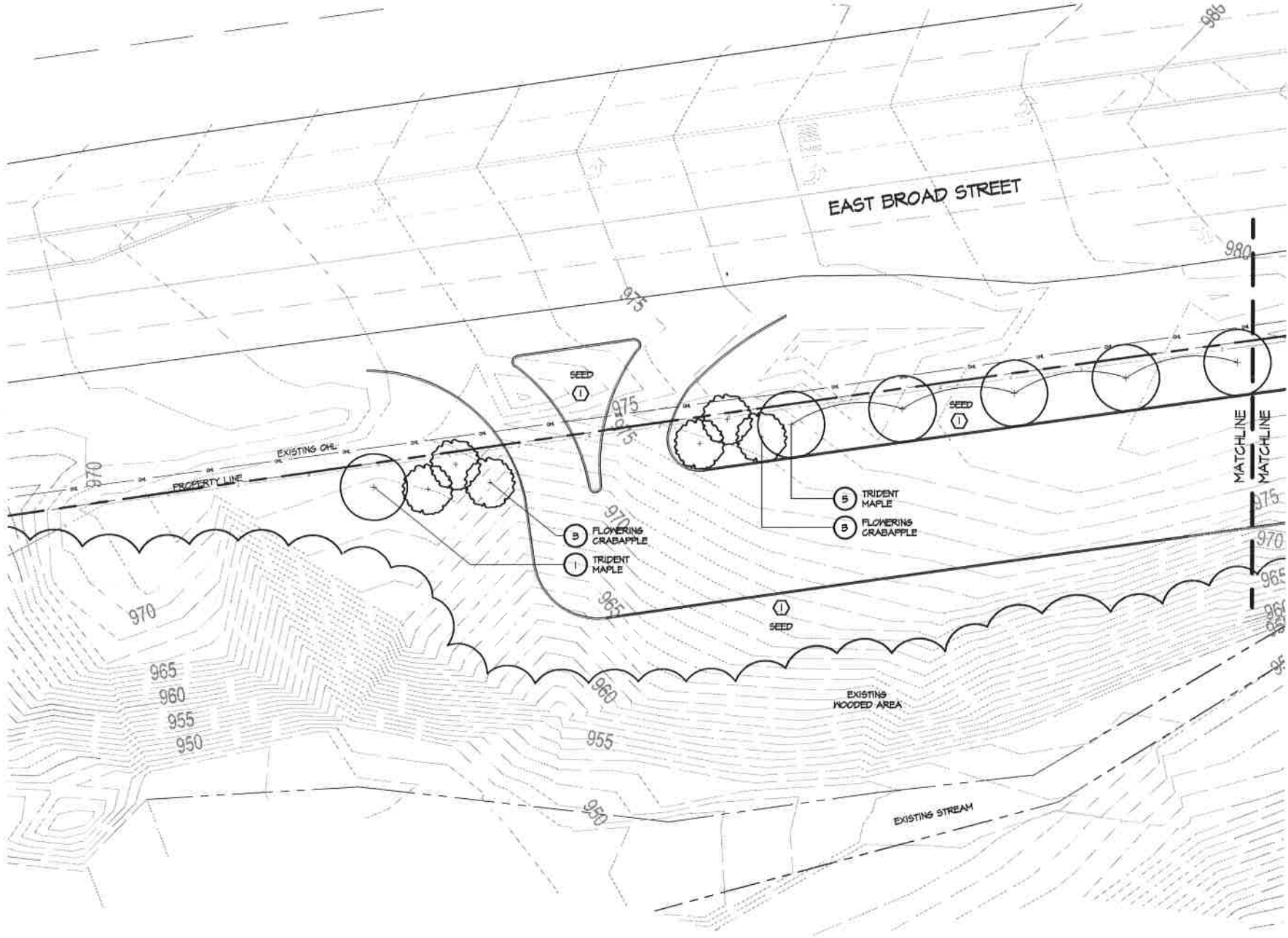
NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



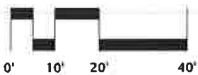
HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

2 TREE PLANTING
NTS



PLANT MATERIALS LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
8	LACEBARK ELM	Ulmus parvifolia	2 1/2" Cal.	B&B	
5	SKYLINE HONEYLOCUST	Gleditsia triacanthos f. inermis 'Skyline' SKYLINE	2 1/2" Cal.	B&B	
16	TRIDENT MAPLE	Acer buergerianum	2 1/2" Cal.	B&B	REPLACEMENT
ORNAMENTAL TREES					
4	FLOWERING CRABAPPLE	Malus	2" Cal.	B&B	MULTI-STEM
SHRUBS					
50	ANTHONY WATERER SPIREA	Spiraea japonica 'Anthony Waterer'	24" Hgt.	Cont.	
15	KNOCK OUT ROSE	Rosa 'Radrazz' KNOCK OUT	18"-24" Hgt.	Cont.	
71	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	24" Hgt.	Cont.	
PERENNIALS					
12	BIG BLUE LILLYTUF	Liriope muscari	1 Gal.	Cont.	
14	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora Karl Foerster	1 Gal.	Cont.	
80	STELLA D'ORO DAYLILY	Heimerocallis 'Stella de Oro'	1 Gal.	Cont.	





UNITED DAIRY FARMERS

FILE LOCATION : X:\2016 Projects\2016 K4 Architecture\16-2024 UDF - Hartwell\Rendering\ PLOT DATE: Jan 13, 2017 10:29AM
FILENAME : 16-20XX -UDF Landscape Renderings.dwg
ISSUE DATE: 10/07/2016

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008





UNITED DAIRY FARMERS

OPTION 1

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008





4 FRONT ELEVATION
SCALE: N.T.S.



3 LEFT SIDE ELEVATION
SCALE: N.T.S.



2 RIGHT SIDE ELEVATION
SCALE: N.T.S.



1 REAR ELEVATION
SCALE: N.T.S.

4K⁴
ARCHITECTURE
+ DESIGN
595 Canal Street
Cincinnati, Ohio 45203
Tel: (513) 455-5000
Fax: (513) 455-5008
Webpage: www.4k4architecture.com
Email: info@4k4architecture.com

NEW CONVENIENCE
STORE FOR:
**UNITED DAIRY
FARMERS**

REVISIONS/SUBMISSIONS		
NO.	DESCRIPTION	DATE

BUILDING
ELEVATIONS

Drawn By: J.L. M.J.
Scale: AS NOTED
Job No.: 16-2570

A001

3. Facilities Demand Worksheet

(To be completed for Major Site Plan, District Amendment, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 800 gpd
- b. How much pressure is required? min. 70 psi

Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement?

800 gpd

Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).

3. Traffic:

a. Definitions:

- i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

2604 ADT for site

Generator Peak	Adjacent Street Peak	Peak Hour
<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM
<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM

- c. Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

 X Yes, Traffic Impact Study or Regional Traffic analysis is required.

 No, Traffic Access Study Required.

- d. Check the following as applicable to the site development:

 X District Amendment

 There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

 X There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Christine Hilbert

Applicant's Signature

2-8-2017

Date



City of Reynoldsburg
STAFF REPORT
 March 27, 2017

New Business

**137 S. Waggoner Road/7619 E. Board Street – United Dairy Farmers –
 District Change (Rezoning)**

Application: #176280 – Zoning District Change (Rezoning)

Location: Property is located on the southwest corner of E. Broad Street and Waggoner Road.

Request: Request to change the zoning district for the site from R-1 Single Family Residence District to PCD Planned Commercial Development District.

Existing Zoning: R-1 Single Family Residence District

Proposed Zoning: Planned Commercial Development District

Current Use: Vacant Land

Applicant: United Dairy Farmers

BACKGROUND INFORMATION

Proposal

The applicant is requesting that the Council and Commission review and approve a zoning district change in order to construct a commercial building, gasoline fueling canopy, and related site improvements.

Existing Site & Context

The 6.424AC site consists of three separate parcels and is improved with an existing single family dwelling. The site has been zoned R-1 since it was annexed from Jefferson Township. To the north and east, the property abuts other commercial businesses in the CS zoning district, and across Broad Street in the City of Columbus. To the southwest, the property is adjacent to single family dwellings in the R-1 zoning district.

CONSIDERATIONS

1151.04 STANDARDS FOR PROPOSED DISTRICT CHANGES.

The Planning Commission and City Council shall give consideration to the following standards in making recommendations and taking action with regard to proposed district changes:

- (a) The compatibility of the proposed zoning district and the features of the proposed development plan with the characteristics of the site and of the surrounding areas;*
- (b) The potential impacts of the proposed uses of the district in terms of traffic, storm water, utility demand, noise, and other impacts;*
- (c) The impacts of the proposed district and development plan on the health, safety, welfare, and morals of the community;*
- (d) The compatibility of the proposed district and development plan with the elements of local plans applicable to the area, to surrounding zoning districts, and to existing and planned land uses.*

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 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 Commercial Development District, including its location, size, width, relationship to existing development in the community and in abutting communities, natural features, relationship to the Land Use Plan, and such other characteristics as the Planning Commission and City Council may deem important.*
- (3) The anticipated effects of the proposed development upon the City and upon adjoining and proximate neighborhoods and properties, including the impacts of traffic, stormwater, noise, lighting, utilities, aesthetic values and other impacts.*
- (4) The adequacy of planned roads, drives, parking, and loading areas to meet the projected demand for such facilities and to integrate with existing and planned facilities in the City.*
- (5) The adequacy of planned pedestrian and bicycle facilities to meet the demand for such facilities, to integrate with existing and planned facilities in the City, and to promote use of such transportation modes.*
- (6) The suitability of the location, dimensions, access to streets and utilities of each proposed lot within the district, given the nature of the use or uses proposed on each such lot, including the potential for future expansion of proposed structures.*
- (7) The adequacy of utilities to serve the proposed development and the suitability of the proposed utility design within the district and in relation to the utility plans of the City and its utility providers.*
- (8) The proper orientation and relationship of the proposed elements of the development with natural and historic features and resources both on and off site, the degree to which the development has been designed to protect and enhance such features and resources, and the measures taken to mitigate negative impacts on such features and resources both on and off site.*
- (9) The relationships of the architectural and site design characteristics among the areas of the development and with surrounding properties.*

(10) *The nature and extent of proposed landscaping, existing vegetation and land forms to be altered or retained, and of proposed screening.*

(11) *The suitability of the proposed separations between uses and buildings, including any proposed setbacks or yards, given the nature of the use or uses so controlled and the relationships and impacts of one (1) use upon another.*

(12) *The suitability of the total acreage and total floor area proposed for each type of use, and the number and bulk of buildings proposed for each type of use.*

(13) *The suitability of proposed property owner/tenant agreements, deed restrictions, protective covenants, and other legal statements or devices intended to provide for the future use, ownership, operation and maintenance of areas of the planned development and its improvement.*

(14) *The projected traffic impacts, loading requirements, and the likely number of employees.*

(15) *The ability of each proposed phase of the development, or of any group of phases, to meet the standards established in this chapter.*

(16) *Compliance with the use regulations and development standards of this chapter, and, to the extent possible, determination of compliance with all other applicable local, State, and Federal laws and regulations. In instances in which variances to existing regulations have been requested, such as to the Subdivision Regulations, the Commission shall consider the suitability of such variance and its impact on the proposed development.*

STAFF REVIEW

Land Usage

The site is zoned R-1 per Section 1161.07 of the Zoning Code. This is probably consistent with its previous zoning in Jefferson Township. The development pattern along East Broad Street consists of similar, auto-centric uses. This type of use should be located at the intersection of two arterials streets. Waggoner Road is designated as a minor arterial street per the City of Reynoldsburg Thoroughfare Plan. The City of Columbus 1993 Thoroughfare Plan designates E. Broad Street and a major arterial street.

Site Configuration

The applicant has provided a conceptual development plan that includes a 5678SF commercial building, along with 8 fuel pumps and underground fuel storage tanks. The fuel pumps will be covered by a detached canopy to protect customers from the elements while fueling.

Building Architecture & Landscaping

The applicant has provided a conceptual building rendering showing a 1 story commercial building. The proposed building materials consist of wood plank and stone. The proposed fuel pump canopy consists of similar materials. The conceptual site plan indicates general compliance with the landscape and buffering regulations, including parking perimeter plantings and service structure screening. Since the applicant will only be developing a portion of the proposed site, Staff would like to continue discussions about the possibility of including a preservation area in the concept plan.

Utilities

The applicant has provided a facilities demand worksheet which indicates their demand for City water and sewer services. This information has been distributed to the Water/Wastewater Division and City Engineer for review. The applicant will have to provide detailed utility plans for review by City staff in conjunction with their major site plan and plot-grade-utility reviews. The applicant indicated that their site will be served by an underground stormwater basin. It will

be the responsibility of the City Engineer to determine if the size of the basin is adequate per the Stormwater Manual of the City.

Traffic & Parking

The applicant provided a preliminary traffic impact study which is currently undergoing its required review by the City Engineer. A copy of the study was also forwarded to the City of Columbus Traffic Management Division. The proposed site plan provides a right-in/right-out access drive on E. Broad Street and proposes full access onto Waggoner Road. The City Engineer will determine if these access points are adequate and appropriate given the configuration of existing public streets. This report will be updated when that information is available.

The applicant's development plan indicated compliance with the parking requirements of Table 1179 of the Zoning Code for entire site when including the parking spaces located at the gasoline pumps.

Administrative

In conformance with Chapter 1151 of the Zoning Code, applicants for district change are required to submit a development plan, which becomes part of the rezoning text. The applicant has submitted a narrative statement and rezoning text which has been reviewed and revised by Staff and approved by the applicant. A copy of the revised text was attached to proposed ordinance.

If this application for district change is approved, this development will be the only legal use. Any deviations from that plan in the future would require rezoning.

STAFF RECOMMENDATION

The members should apply the standards for review of district changes contained in Section 1151.04 of the Zoning Code and determine if the proposed use is compatible with the site. Staff feels that proposed development can be supported by the City's services and infrastructure and is consistent with the development pattern of the area. Staff recommends that this application be forwarded to the Planning Commission for additional review and recommendations.

NEXT STEPS

Provided the combined Council-Commission approves the application, the next steps are as follows:

1. The application will be referred to the Planning Commission, which shall have thirty (30) days to provide recommendations back to City Council.
2. Assuming approval of this application for a district change, the applicant should submit an application for major site plan review by the Planning Commission and a certificate of appropriateness from the Design Review Board.

3. Following the approval of a major site plan and certificate of appropriateness, the applicant will need to contact the Building Division at 614-322-6802 to submit plans for plot-grade-utility review and approval.
4. Following the approval of a major site plan and certificate of appropriateness, the applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review. The Building Division cannot issue permits until after the zoning certificate is issued.

MINUTES PUBLIC HEARING
REYNOLDSBURG CITY COUNCIL
March 27, 2017

President Doug Joseph called the meeting to order at 7:30 PM

PRESENT: Joseph, Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding, McKenzie

ABSENT:

Approval of Agenda

Agenda stands as approved.

Public Hearing

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 – 137 WAGGONER ROAD, REYNOLDSBURG, OHIO, FROM R-1 SINGLE FAMILY RESIDENCE DISTRICT TO PCD PLANNED COMMERCIAL DEVELOPMENT DISTRICT, APPLICANT, UNITED DAIRY FARMERS. (FIRST READING 2/27/2017). --- Clemens. .

Mr. Snowden: Thank you Council President Joseph and other Members of City Council, this is address 137 S. Waggoner/7619 E. Broad, United Dairy Farmers, for District Change. It is Application #176280. Existing zoning R-1, proposed zoning Planned Commercial Development District. Current Use is vacant land. The applicant is requesting that the combined Council and Commission review and approve a Zoning District change in order to construct a commercial building, gasoline/fuel canopy, related site improvements. Existing context: It is a 6.424 acre site, with three separate parcels. Neighboring parcels in the City of Reynoldsburg to the east are in the CS zoning district, to the north across Broad St, in the City of Columbus, they are zoned commercial, to the southwest the property is adjacent to single family dwellings in the R-1 district in the City. This type of Land Use, which is an auto centric land use, should be located at the intersection of two arterial streets. That is typically an ideal location. Waggoner Road is a minor arterial per our Thoroughfare Plan, the City of Columbus 1993 Thoroughfare Plan designates E. Broad Street as a major arterial. It is a 5768SF commercial building with 8 fuel pumps in the underground storage tanks. Fuel pumps are going to be covered by a detached canopy. The Applicant provided, as required by the Planned Development Chapter, a conceptual building rendering showing a one story commercial building, proposed materials wood plank and stone, and they have also shown the proposed fuel canopy. I did a quick review of the site for compliance with the Landscaping and Buffering Regulations. Generally they are meeting those, including service structures. Utilities, you can read my comments about what will need to happen with our engineer. Traffic and parking, we have a Traffic Impact Study that was required and was sent out to the City Engineer several weeks ago for review. The review is ongoing. Columbus Traffic management Division was also provided a copy of that study. In the Site Plan they are proposing a right in/right out access on E. Broad St., full access on Waggoner. The Engineer is going to determine whether the access points they are showing are going to be adequate, and we will update the report at that time. I reviewed the Site Development Concept Plan for the parking requirements of Chapter 1179, and they are meeting those requirements when you account for the spaces that are located at the pumps, and that counts in their parking

MINUTES PUBLIC HEARING
REYNOLDSBURG CITY COUNCIL
March 27, 2017

count, given the Use. As I have stated with Planned Developments that we have done in the past, the District change, and the Development Plan and zoning text are going to become part of the Zoning as it applies to this property. I have reviewed and revised a rezoning texts that you should find in your packet. I can provide additional copies. If this application for district change is approved, this development will be the only legal use. Any deviations from that plan in the future will require rezoning, again that is the beauty of a Planned District, we have control to work with the applicant. With that, I recommend the Members apply the Standards for Review contained in Section 1151.04 of the Zoning Code, and determine if the proposed use is compatible with the site. It can be supported given the infrastructure. We will wait for the final details from our engineer on the traffic, but I recommend you forward this application to the Planning Commission for additional review and recommendations. The items that the applicant would need to complete in order to get development approval for the full project are listed under Items 1-4 in the "Next Steps" of the report. The applicant is here tonight and I think they have some things they would like to show the Members and discuss their project further. I will be available for any additional questions.

Council President Joseph: Any questions at this point? Ok, you may make your presentation.

Mr. Kling: My name is Tim Kling. I am the Director of Real Estate for United Dairy Farmers. Good evening and thank you for hearing our case tonight. We brought a couple of renderings with us tonight and you can see those on your screens as well. We are excited to present a second location in the City of Reynoldsburg. We have one on Main Street. We have been looking to expand our presence and to serve the Reynoldsburg market a little better. We came across this site 8-10 months ago. While it has its challenges due to the topography, we felt it was a good location. You can see on the rendering, our new prototypical building. It is a residential character, kind of a craftsman style. We have an indoor parlor and also include an outdoor seating/patio area. That is part of the ice cream parlor side of things. Besides that, inside we have expanded food offerings as well as the coffee and other typical convenience store type items. I have with me this evening, Nick Herschberger, to answer questions regarding engineering.

Council President Joseph: Any questions or comments from anyone in the audience? Eric, if you would come up and address this.

Mr. Snowden: The revision was done the week after the first reading to the Zoning text. That was a formatting thing. I like to keep all the rezoning text in the same format so that when I pass those along to our successors, they make sense and are in the same order. But, nothing has come out against it, to date. The applicant filled out their use in the City of Columbus' terminology. Planned Commercial Development is what is in our Zoning Code. They are just using a common naming convention that other cities use.

(Inaudible Unknown Speaker.)

Mr. Snowden: Please clarify your question.

MINUTES PUBLIC HEARING
REYNOLDSBURG CITY COUNCIL
March 27, 2017

Unknown Speaker: *(Inaudible)*, so I am wondering if a project in this same category, should be used for all three of those things.

Mr. Snowden: No. The intent of the Planned Commercial and Planned Neighborhood, is that such development are going to meet all of those requirements. That is the concept behind getting rid of things like the Use table, the Setback Requirements. It is basically asking for the applicant to show us the proposed project and what you want to do. In this case, UDF has written in the rezoning text, which is what you saw, what their setbacks will be. They have some additional requirements with the fuel center and its use, such as the canopy, where the canopy is located, the lighting and how the canopy is lit, which is brighter than the normal exterior lighting regulations would be. All those items are incorporated into the rezoning text and that is what is approved along with the Site Plan. That is the concept behind the Planned Development.

Dr. McKenzie: *(Inaudible.)*

Mr. Snowden: Dr. McKenzie, anywhere from an entire shopping center done with the Planned Development, all the way down to this project for example. The reason that I recommended this to the Applicant, they could have applied for the CS Zoning District where a gasoline station is a permitted use or a special exception, but with a Planned Development the City, Staff, Planning Commission, have more control over how the Landscape Plan is approved, and the required setbacks. Otherwise, what you would do is re-zone to CS and go through and get a whole bunch of variances for them to do the project in a way that makes sense to the site and the use. It is scalable, but that language in there is designed to promote creative site design in general.

Council President Joseph: Any other questions? Seeing none, we will send this to the April 6th Planning Commission meeting.

RESULT:	REFERRED TO BOARD/COMMISSION	Next: 4/6/2017 6:00 PM
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Adjournment

Doug Joseph, President of Council

April L. Beggerow, Clerk of Council

Attachment: 3.27.17 Joint Hearing Draft Minutes.UDF (40-17 : Zoning District Change 1766280 136 Waggoner Rd UDF)

Planning Commission

Eric Snowden
7232 E. Main Street
Reynoldsburg OH 43068
614-322-6829 Phone

ORDINANCE REQUEST

DATE: March 27, 2017

TO:

RE: 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 - 137 Waggoner Road, Reynoldsburg, Ohio, from R-1 Single Family Residence District to PCD Planned Commercial Development District, Applicant, United Dairy Farmers. (First Reading 2/27/2017).

Application for a zoning district change.



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

Application #: 176280

Permit #:

Date Submitted: 4/17/17

Fee Amount: \$100.00

☒ Paid: 000563264

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

137 South Waggoner Road & 7619 E. Broad Street

Description of Location:

Southwest corner of Broad Street & Waggoner Road

Parcel ID(s):

067-000068-00, 067-000073-00, 067-000009-00

Number of

Lots: 3

Present Zoning:

R-1

Present Use:

Residential & Undeveloped

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

Builder: _____

FOR DISTRICT AMENDMENT ONLY

Proposed Zoning:

(CPD) Commercial Planned Development

Size of Area to be Rezoned:

6.424 acres

Existing Structures:

residential structure 468 square feet

residential structure 1831 square feet

Proposed Use:

United Dairy Farmers C-Store and Gas Pumps

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Robert G Peatross
Meadowood Asset Management, LLC

Property Owner Address(s):

137 South Waggoner Road Reynoldsburg, OH 43068
200 Public Sq STE 4020 Cleveland, OH 44114

IV. APPLICANT INFORMATION

Applicant Name:

United Dairy Farmers

Applicant Address:

3955 Montgomery Road Cincinnati OH 45212

Applicant Phone Number:

513-396-8744

Applicant Email:

tkling@udfinc.com

I. PROJECT TYPE

☒ District Amendment (Rezoning)
(\$750 Residential plus \$50 per lot/\$1,000
Non-Residential)

☐ Amendment of
Development Plan or Text
(\$500)

☐ Major Site Plan
(\$500)

Applicant Signature: Tim Ky

DIRECTOR OF REAL ESTATE

Date: 12.29.16

*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

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

REZONING TEXT

SOUTHWEST CORNER OF WAGGONER ROAD AND EAST BROAD STREET

FROM R-1 TO CPD

January 21, 2017

A. Location and Size

1. The property is located at the southwest corner of Waggoner Road and East Broad Street.
2. The total property area is approximately 6.42 acres.
3. The rezoning area consists of Parcel ID numbers 067-000068-00, 067-000073-00, and 067-000009-00.

B. Permitted Uses & Special Exceptions

1. Those uses listed as permitted in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be permitted uses.
2. Those used listed as special exceptions, in Reynoldsburg City Zoning Code Chapter 1175.01, Community Service District shall be special exceptions.

C. Height Limitations

1. The maximum height of structures shall be as set forth in Reynoldsburg City Zoning Code Chapter 1175.05 for the CS – Community Service District.

D. Setbacks

1. The setbacks for buildings and parking shall be as follows:
 - a. East Broad Street – Parking 15 Feet, Building 40 Feet
 - b. Waggoner Road – Parking 15 Feet, Building 40 Feet
 - c. Western Property Line – Parking 15 Feet, Building 60 Feet
 - d. Southern Property Line – Parking 15 Feet, Building 60 Feet
2. Accessory structure (canopy)
 - a. East Broad Street – 40 Feet
 - b. Waggoner Road – 40 Feet
 - c. Western Property Line – 60 Feet
 - d. Southern Property Line – 60 Feet

E. Landscaping

1. Landscaping shall be as set forth in Chapter 1180 of the Zoning Code.

F. Lighting

1. All parking lot lighting shall comply with the requirements of Chapter 1182 of the Zoning Code with the following exceptions.
 - a. The maximum level of lighting may exceed 3 footcandles (FC) in areas needed for safety of moving vehicles such as those areas around the fueling canopy.

G. Parking and Loading

1. Parking and loading requirements shall be as set forth in Chapter 1179 of the Zoning Code.

H. Access /Curbcuts

1. Site access and curbcuts for Waggoner Road shall be as approved by the City Engineer.
2. Site access and curbcuts for East Broad Street shall be as approved by the City of Columbus.

I. Waste and Refuse

1. All waste, refuse, and recycling shall be containerized and screened from view in a manner consistent with Chapter 1180 of the Zoning Code.

J. Signage

1. Signage shall be compliant with the Chapter 1181 of the Zoning Code.
2. The Design Review Board may approve additional signage in a manner consistent with comprehensive sign plan review.

K. Architecture

1. All roof-top mechanicals shall be reasonably screened from ground level view adjacent to the building being served.
2. All buildings shall be constructed with the same level of finish on any side that is visible from a roadway. No plain concrete block shall be permitted.
3. All buildings shall have a gabled or hipped roof, a sloped roof that exceeds a 4-12 pitch or a flat roof with a perimeter parapet.

**ADJACENT PROPERTY OWNERS INFORMATION
UNITED DAIRY FARMERS PLANNING COMMISSION APPLICATION
SOUTHWEST CORNER OF EAST BROAD STREET AND WAGGONER ROAD**

170-000036

Donald & Jacqueline Manson
7539 East Broad Street
Blacklick, OH 43004-9703

Lot 8 Deerfield Estates – 7692 Deer Park Way

067-000017

Lawrence W Clemens IV
214 Flint Ridge Drive
Columbus, OH 43230

Tax Bill: US Bank Home Mortgage
6053 S. Fashion Square Dr STE 99
Salt Lake City, UT 84107-5439

Lot 9 Deerfield Estates – 7680 Deer Park Way

067-000018

Tom Battin
7680 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Corelogic
2500 Westfield Dr STE 120
Elgin, IL 60124-7836

Lot 9 Rear Deerfield Estates – 7680 Deer Park Way Rear

067-000067

Columbia Gas of Ohio, Inc
200 Civic Center Drive
815 Walton Parkway
New Albany, OH 43054-8233

Lot 10 Deerfield Estates – 7666 Deer Park Way

067-000019

David & Mardel Ramey
76 Deer Park Way
Reynoldsburg, OH 43068

Tax Bill: Chase Home Finance, LLC
1500 Solana Blvd Bldg 1
Roanoke TX 76262-1720

Lot 11 Deerfield Estates – 7654 Deer Park Way
 067-000020
 Ann & Thomas Gaus
 7654 Deer Park Way
 Reynoldsburg, OH 43068

Lot 12 Deerfield Estates – 7636 Deer Park Way
 067-000021
 Amadio Comoretto & Caterina Comoretto
 7636 Deer Park Way
 Reynoldsburg, OH 43068

Lot 13 Deerfield Estates – 7620 Deer Park Way
 067-000022
 Catherine Hall & Rita Smith
 7620 Deer Park Way
 Reynoldsburg, OH 43068

Lot 14 Deerfield Estates – 7600 Deer Park Way
 067-000023
 Robin Baumgardner-Miller & Douglas Baumgardner
 7600 Deer Park Way
 Reynoldsburg, OH 43068

Tax Bill: US Bank Home Mortgage
 6053 S Fashion Square Dr STE 99
 Salt Lake City, UT 84107-5439

Shoppes of East Broad – 8097 East Broad Street
 067-000069
 DN – Reynoldsburg, LLC
 6610 Chatsworth Street NW
 Canton, OH 44718-3849

Meijer Stores – 8000 & 7930 East Broad Street
 515-254556
 Meijer Stores LP
 2929 Walker Avenue NW
 Grand Rapids, MI 49544-6402

Tax Bill: Attn: Property Tax Dept

Walgreen's – 7900 East Broad Street
515-258120
7900 E Broad, LLC
71 South Wacker Drive #2760
Chicago, IL 60606-4666

Speedway – 7860 East Broad Street
515-258140
Speedway SuperAmerica, LLC
539 S. Main Street
Findlay, OH 45840-3229

Grace Brethren Church – 7550 East Broad Street
440-292479
East Side Grace Brethren Church
1401 Kings Highway
Winona Lake, IN 46590-1520

January 5, 2017

**6.4244 Acre Parcel
Project No. 752862**

Situated in the State of Ohio, Franklin County, Jefferson Township, and being part of Section 4 (T1, R16) and known as Parcel #067-000068-00, 067-000073-00 and 067-000009-00 and being further bounded and described as follows:

Commencing at the intersection of East Broad Street (SR 16) (width varies) and South Waggoner Road (width varies);

thence **South 09°49'20" West**, along the centerline of South Waggoner Road, a distance of **86.35 feet**;

thence **North 80°10'40" West**, a distance of **40.00 feet** to the intersection of the south right-of-way line of East Broad Street and the west right-of-way line of South Waggoner Road, said intersection also being the **TRUE PLACE OF BEGINNING**;

thence along the west right-of-way line of South Waggoner Road the following 3 calls:

South 09°49'20" West, a distance of **174.80 feet**;

South 74°15'21" West, a distance of **27.71 feet**;

South 09°49'20" West, a distance of **56.91 feet**;

thence **South 80°10'40" East**, continuing along the westerly right-of-way line of South Waggoner Road and an easterly extension thereof, a distance of **63.69 feet**;

thence **South 10°03'00" West**, a distance of **173.88 feet** to the northerly line of Deerfield Estates (Plat Book 33, Page 19);

thence **North 81°14'29" West**, along the northerly line of said Deerfield Estates, a distance of **325.19 feet** to a deflection therein;

thence **North 88°21'50" West**, continuing along the northerly line of Deerfield Estates, a distance of **616.00 feet** to the easterly line of a parcel conveyed to Donald. O. & Jacqueline M. Manson (Parcel # 170-000036-00);

thence **North 10°28'33" East**, along the easterly line of said Manson parcel, a distance of **106.34 feet** to a deflection therein;

thence **North 16°02'27" West**, continuing along the easterly line of said Manson parcel, a distance of **72.70 feet** to the southerly right-of-way of East Broad Street;

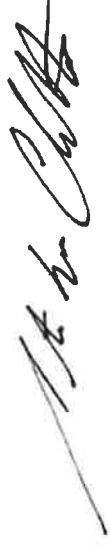
thence along the southerly right-of-way line of East Broad Street the following 3 calls:

North 82°02'02" East, a distance of **86.93 feet**;

North 48°20'35" East, a distance of **72.11 feet**;

North 82°02'02" East, a distance of **839.83 feet** to the **TRUE PLACE OF BEGINNING** and containing **6.4244 acres**, more or less as surveyed and described by Steven W. Clutter, PS-7655, for and on behalf of CESO, Inc. in September 2016.

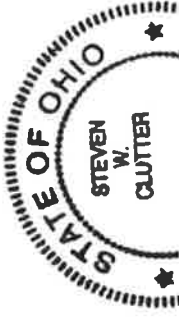
The Basis of Bearings for this survey is NAD 83 (2011), OHIO SOUTH.



Steven W. Clutter, Ohio P.S. #7655
CESO, Inc.
395 Springside Drive, Akron, OH 44333 (330) 665-0660

01/05/2017

Date



Attachment: 3.27.17 Joint Hearing Draft Minutes.UDF (40-17 : Zoning District Change 1766280 136 Waggoner Rd UDF)

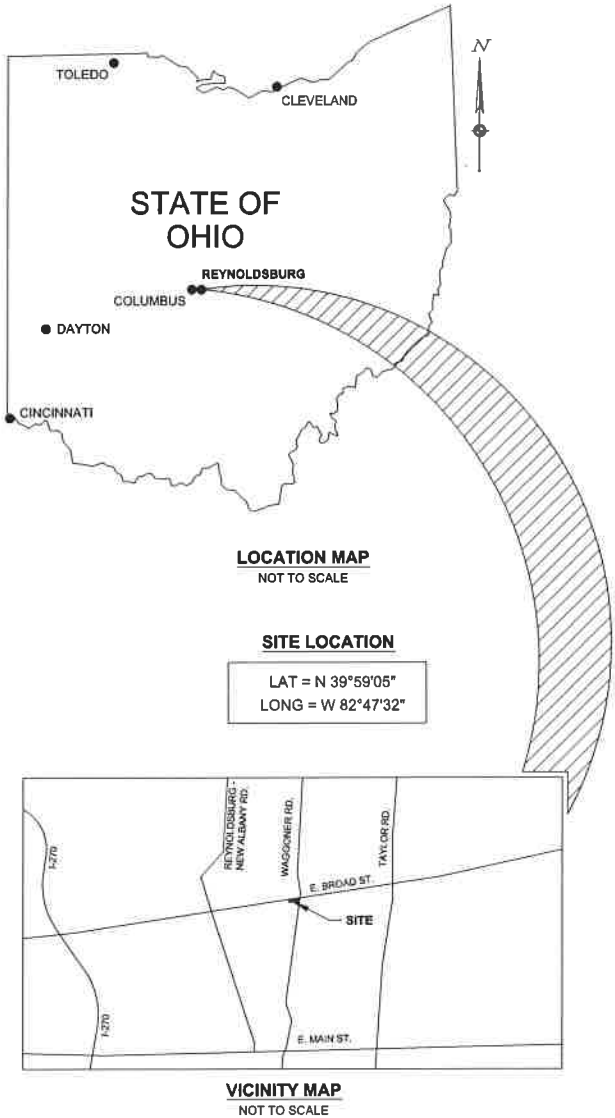
UNITED DAIRY FARMERS

FUELING STATION & CONVENIENCE STORE

REYNOLDSBURG,

FRANKLIN COUNTY, OHIO

ZONING PLANS



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
Z1.0	COVER SHEET
Z2.0	SITE PLAN
Z3.0	GRADING AND UTILITY PLAN
Z4.0	SANITARY MAIN EXTENSION PLAN
SURVEY	
1 OF 1	EXISTING CONDITIONS SURVEY
LANDSCAPE	
L1.01	TREE PRESERVATION & REMOVAL PLAN
L1.02	TREE PRESERVATION & REMOVAL PLAN
L2.01	PLANTING PLAN - EAST
L2.02	PLANTING PLAN - WEST

PROPERTY DATA:

PARCEL OWNER:	UNITED DAIRY FARMERS, INC.	PROPOSED USE:	FUELING STATION & CONVENIENCE STORE
PARCEL ID:	067-000009-00 067-000068-00 067-000073-00	FLOODPLAIN DESIGNATION:	THE SUBJECT PARCEL IS LOCATED WITHIN "ZONE X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 39049C0356K, EFFECTIVE DATE: JUNE 17, 2008; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ADDRESS:	E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO 43068		
PROPERTY AREA:	6.43 AC. (280,090 SF)		
ZONING:	CPD - COMMERCIAL PLANNED DEVELOPMENT		
ADJACENT ZONING:	NORTH: CITY OF COLUMBUS - COMMERCIAL SOUTH: UN-ZONED RESIDENTIAL EAST: CS - COMMUNITY SERVICES WEST: JEFFERSON TWP - RESTRICTED SUBURBAN		

SITE REQUIREMENTS:

BUILDING SETBACKS:	FRONT YARDS - 40', REAR YARD - 60' LEFT YARD - 60'
PARKING SETBACKS:	FRONT YARD - 15', REAR YARD - 15' RIGHT YARD - 15', LEFT YARD - 15'
SIGN SETBACKS:	N/A
STANDARD PARKING DIMENSIONS:	9'Wx18'L
MINIMUM DRIVE AISLE:	24'
PARKING REQUIRED:	UNITED DAIRY FARMERS CONVENIENCE STORE: (1) SPACE PER 200 S.F. OF RETAIL FLOOR AREA 4456 SF x (1/200) = 22 SPACES (1) SPACE PER 2 FUEL DISPENSER ISLANDS 8 ISLANDS x (1/2) = 4 SPACES TOTAL PARKING REQUIRED = 26 SPACES

SITE ANALYSIS:

PROPOSED BUILDING AREA	UDF CONVENIENCE STORE: 5,076± S.F.
PARKING PROVIDED:	PARKING DIMENSIONS: VARIES (2) ADA PARKING SPACES (31) STANDARD CAR PARKING SPACES 33 TOTAL PARKING SPACES
BUILDING COVERAGE:	MAXIMUM ALLOWED: N/A PROPOSED: 2.03% (5,078 S.F. / 280,090 S.F.)

OWNER/DEVELOPER
UNITED DAIRY FARMERS, INC.
3955 MONTGOMERY ROAD
CINCINNATI, OH 45212

CONTACT: TIM KLING
PH: (513) 396-8700
EMAIL: TKLING@UDFINC.COM

ZONING
CITY OF REYNOLDSBURG
7232 E. MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 322-6829
CONTACT: ERIC SNOWDEN

STORM SEWER
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

SANITARY SEWER
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 332-4500
CONTACT: MIKE ROOT

WATER
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OH 43068
PH: (614) 332-4500
CONTACT: MIKE ROOT

ENGINEER
CESO, INC.
395 SPRINGSIDE DRIVE
SUITE 202
AKRON, OHIO 44333

CONTACT: NICK HERSHBERGER
PH: (330) 396-5696
EMAIL: HERSHBERGER@CESOINC.COM

ROADWAY
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T (WAGGONER ROAD)
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

CITY OF COLUMBUS (BROAD ST)
DEPARTMENT OF PUBLIC SERVICE
PH: (614)845-1694
CONTACT: DANIEL BLECHSCHMIDT

EROSION CONTROL
CITY OF REYNOLDSBURG ENGINEERING
DEPARTMENT - EM&T
5500 NEW ALBANY ROAD
PH: (614) 775-4555
CONTACT: RYAN ANDREWS

GAS
200 CIVIC CENTER DRIVE
815 WALTON PARKWAY
NEW ALBANY, OH 43054-8233

FIRE
JEFFERSON TOWNSHIP FIRE DEPARTMENT
6787 HAVENS CORNERS ROAD
BLACKLICK, OH 43004
PH: (614) 861-3757
CONTACT: CHAD MAST

ELECTRIC
AMERICAN ELECTRIC POWER (AEP)
PH: (800) 672-2231

COMMUNICATIONS
AT&T
PH: (800) 288-2020

STANDARD DRAWINGS

THE STANDARD SPECIFICATIONS OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT), CURRENT EDITION, INCLUDING STANDARD DRAWINGS SHALL GOVERN THIS IMPROVEMENT.

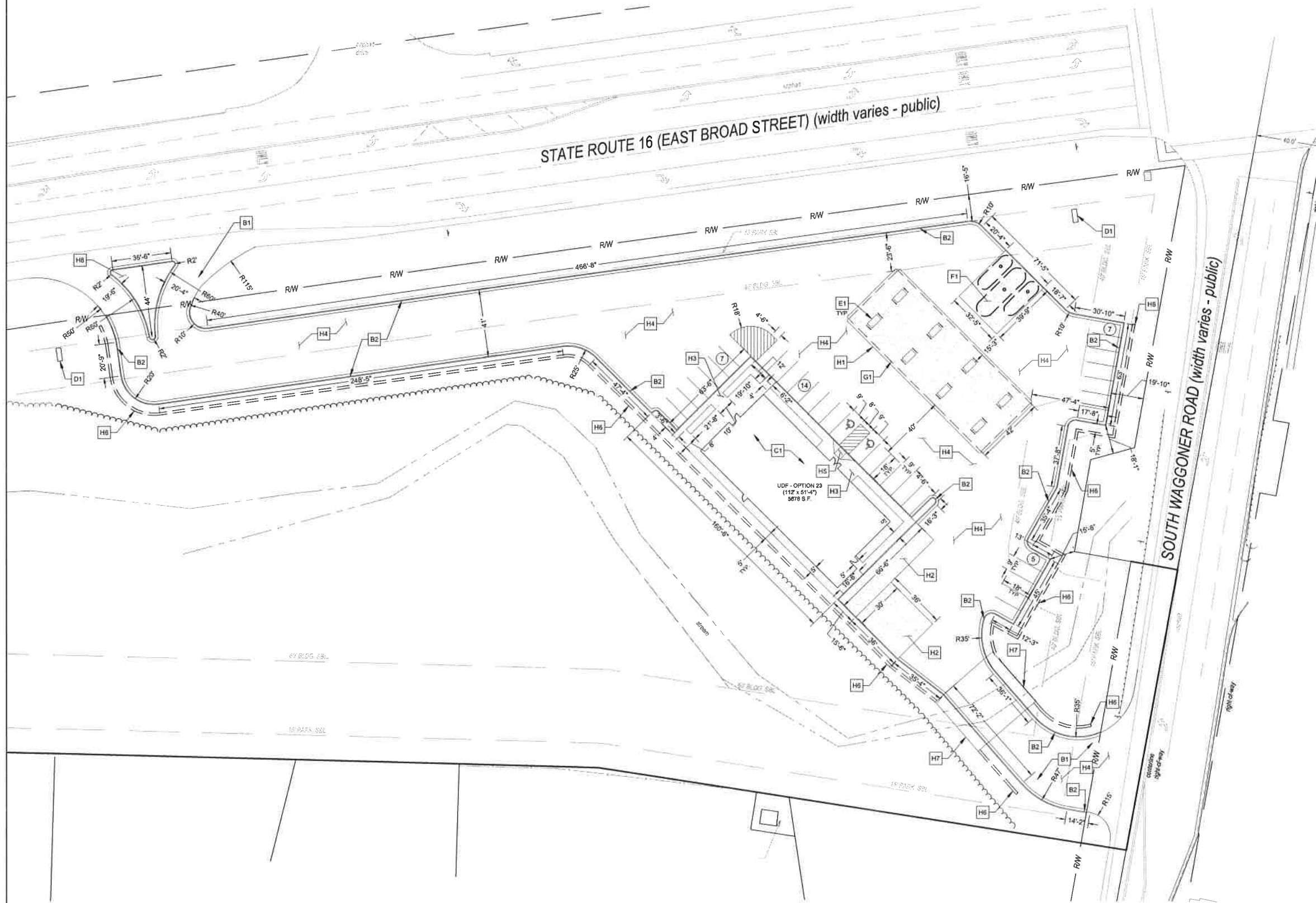


COVER SHEET

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	
Z1.0	



EXISTING	
REFER TO EXISTING CONDITIONS SURVEY	
PROPOSED	
	CONCRETE CURB AND GUTTER
	PAVEMENT
	RETAINING WALL
	PROPOSED TREE CLEARING LIMITS
	SETBACK
	NUMBER OF PARKING STALLS
	CONCRETE PAVEMENT

A. GENERAL NOTES

- GENERAL SCOPE OF WORK INCLUDES:
 - BUILDING
 - CANOPY
 - FUEL TANKS
 - PIPING AND DISPENSERS
 - PARKING
 - ALL RADII TO BE 5'-0" UNLESS OTHERWISE NOTED
 - PROVIDED PARKING:
 - PARKING DIMENSIONS: VARIES
 - (2) ADA PARKING SPACES
 - (31) STANDARD CAR PARKING SPACES
- 33 TOTAL PARKING SPACES

B. SITE WORK

- PROPOSED DRIVE ASPHALT APPROACH
- PROPOSED CURB OR CURB AND GUTTER

C. BUILDING

- UDF ICE CREAM PARLOR AND CONVENIENCE STORE

D. EXTERIOR APPEARANCE

- 3'x8' UNITED DAIRY FARMERS MONUMENT SIGN

E. DISPENSERS

- (8) DISPENSERS, SUMPS, AND ISLANDS (CAR)

F. UNDERGROUND STORAGE TANKS

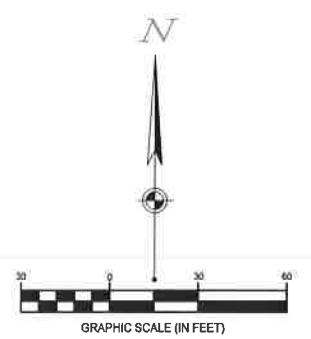
- CONCRETE SLAB AND PROPOSED UNDERGROUND FUEL STORAGE TANKS FOR GASOLINE/DIESEL/DEF.

G. CANOPY

- 114' x 42' FUELING CANOPY.

H. YARD

- CONCRETE CANOPY SLAB
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ADA RAMP
- PROPOSED RETAINING WALL
- PROPOSED THREE-SIDED BOX CULVERT
- PROPOSED RIGHT-IN RIGHT-OUT ISLAND



REVISIONS	
NO.	DATE

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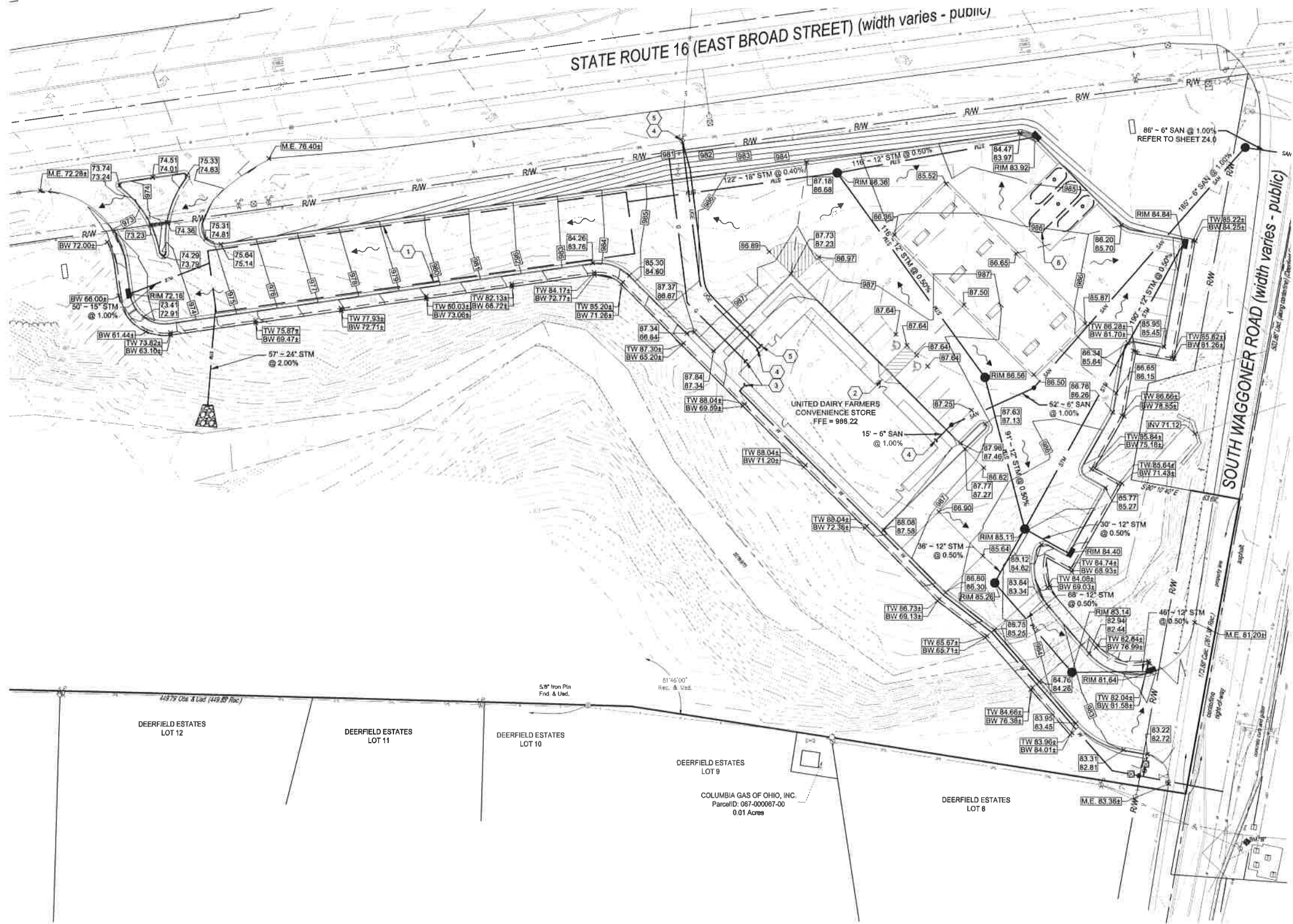
United Dairy Farmers

SITE PLAN

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	ZONING PLANS
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REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY	
PROPOSED	
	MAJOR CONTOUR
	MINOR CONTOUR
	RIDGE LINE
	STORM SEWER
	SANITARY SEWER
	DOMESTIC WATER SERVICE
	UNDERGROUND ELECTRIC SERVICE
	GAS SERVICE
	TELEPHONE SERVICE
	WATER VALVE
	WATER METER
	STORM STANDARD MANHOLE
	STORM CURB INLET
	STORM ENDWALL
	SANITARY STANDARD MANHOLE
	SANITARY CLEANOUT
	SPOT ELEVATION
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	RIM
	TOP OF CASTING ELEVATION
	RIP RAP
	FLOW ARROW

PRELIMINARY STORM CALCULATIONS

SOIL TYPE = CARDINGTON SILT LOAM (Crd1B1) - C/D
DISTURBED AREA = 2.67 AC.

EXISTING:

IMPERVIOUS AREA = 0.10 AC.
WOODED AREA = 2.67 AC.
CN = 67
Q1 = 0.28 CFS

PROPOSED:

IMPERVIOUS AREA = 1.63 AC.
GRASS AREA = 1.04 AC.
CN = 91
Q1 = 1.43 CFS (510% INCREASE, 100-YEAR CRITICAL STORM)

EX. 1-YEAR VOLUME = 2,950 CF
PROP. 100-YEAR VOLUME = 39,801 CF
DETENTION VOLUME NEEDED = 36,850 CF

(3) 96" PIPES
UNDERGROUND DETENTION FOOTPRINT = 245' L x 36' W

PRELIMINARY EARTHWORK:

CUT = 90 CY
FILL = 27,825 CY
NET = 27,545 CY

GENERAL GRADING NOTES

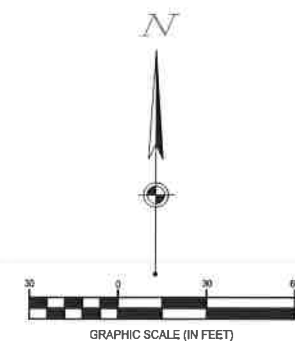
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ODOT REGULATIONS AND CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL/INSPECTIONS AS REQUIRED FROM THE LOCALITY.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AT CONNECTION POINTS OR ANY EXISTING UTILITY CROSSING PRIOR TO ORDERING STRUCTURES. REPORT ANY CONFLICTS TO THE ENGINEER.
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRS TO UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- STORM SEWER CATCH BASINS, CURB INLETS, MANHOLES, AND ENDWALLS SHALL CONFORM TO ODOT STANDARD CONSTRUCTION DRAWINGS.
- ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
- PROVIDE 2% MAXIMUM CROSS SLOPE ON SIDEWALKS AND ADA PARKING AREA.
- ALL CURB AND WALL UNDERDRAINS SHALL OUTLET TO STORM SEWER SYSTEM. PROVIDE POSITIVE DRAINAGE TO CONNECTION POINT.
- CONTRACTOR SHALL APPLY EROSION CONTROL BLANKET TO ALL SLOPES 3H:1V OR STEEPER.
- ADD 900.00 TO ALL SPOT ELEVATIONS SHOWN ON PLAN TO OBTAIN U.S.G.S. ELEVATIONS.
- REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.
- PROVIDE STORM SEWER MINIMUM 2'-6" COVER UNLESS OTHERWISE NOTED.
- PROVIDE FINGER DRAINS AND CONCRETE COLLARS ON ALL PROPOSED STORM SEWER STRUCTURES IN PAVEMENT PER CONSTRUCTION DETAILS SHEET.

GENERAL UTILITY NOTES:

- AS CONSTRUCTION ACTIVITIES APPROACH AN EXISTING UTILITY LINE, THE CONTRACTOR SHALL LOCATE THE LINE, DETERMINE ITS EXACT LOCATION, AND MAKE GRADE ADJUSTMENTS BY DEFLECTING THE PIPELINE FITTINGS. MAXIMUM FITTING DEFLECTION SHALL BE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF VESTIBULE, CANOPY, SIDEWALKS, EXIT PORCHES, RAMPS, DRIVE THRU, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- REFER TO ELECTRICAL DRAWINGS AND PHOTOMETRIC PLAN FOR SITE LIGHTING DESIGN.
- PROVIDE WATER LINE MINIMUM OF 2'-6" COVER.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- PROVIDE THRUST BLOCKS AT VALVES, TEES, FITTINGS AND ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF THE WATER LINE. PERFORM ALL WATER LINE WORK IN ACCORDANCE WITH ODOT STANDARDS.

CODED NOTES

- UNDERGROUND DETENTION BASIN
- ADA RAMP
- COORDINATE UTILITIES WITH PLUMBING CONTRACTOR. CAP AND MARK FOR FUTURE CONNECTION. FINAL CONNECTION BY PLUMBING CONTRACTOR.
- COORDINATE WITH BUILDING CONTRACTOR AND ELECTRIC COMPANY FOR CONNECTION AND LOCATION OF ELECTRIC SERVICE.
- COORDINATE WITH BUILDING CONTRACTOR AND TELEPHONE COMPANY FOR CONNECTION AND LOCATION OF TELEPHONE SERVICE.
- UNDERGROUND FUEL STORAGE TANKS



GRADING AND UTILITY PLAN

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	
ZONING PLANS	
DATE:	1/13/2017
JOB NO.:	752862
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SHEET NO.	
Z3.0	

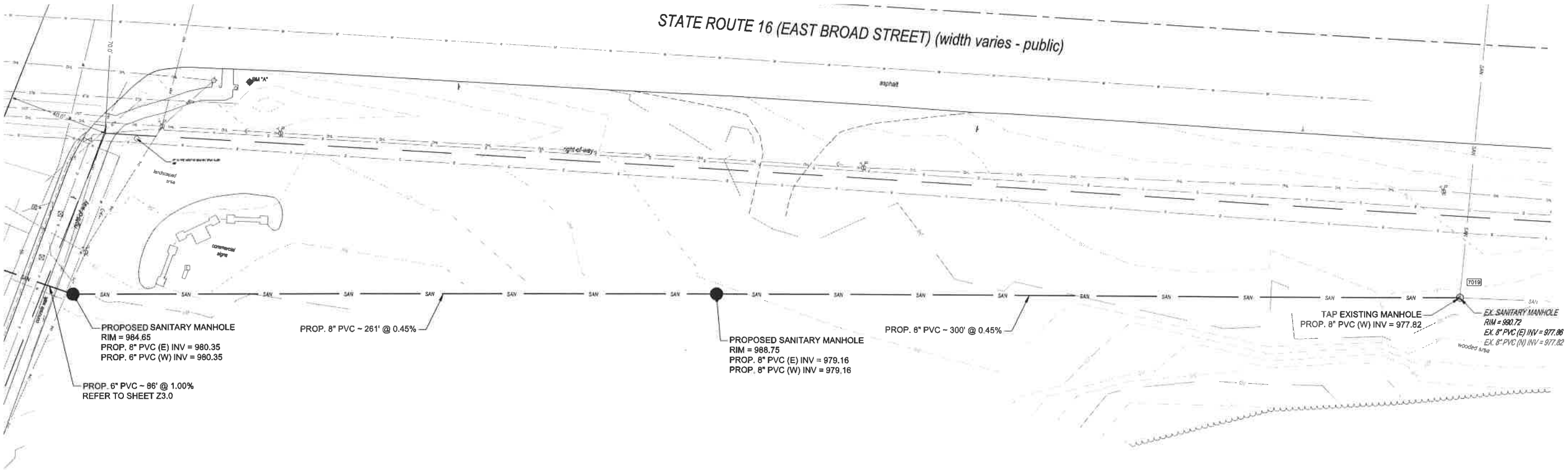


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REVISIONS	NO.	DATE	DESCRIPTION

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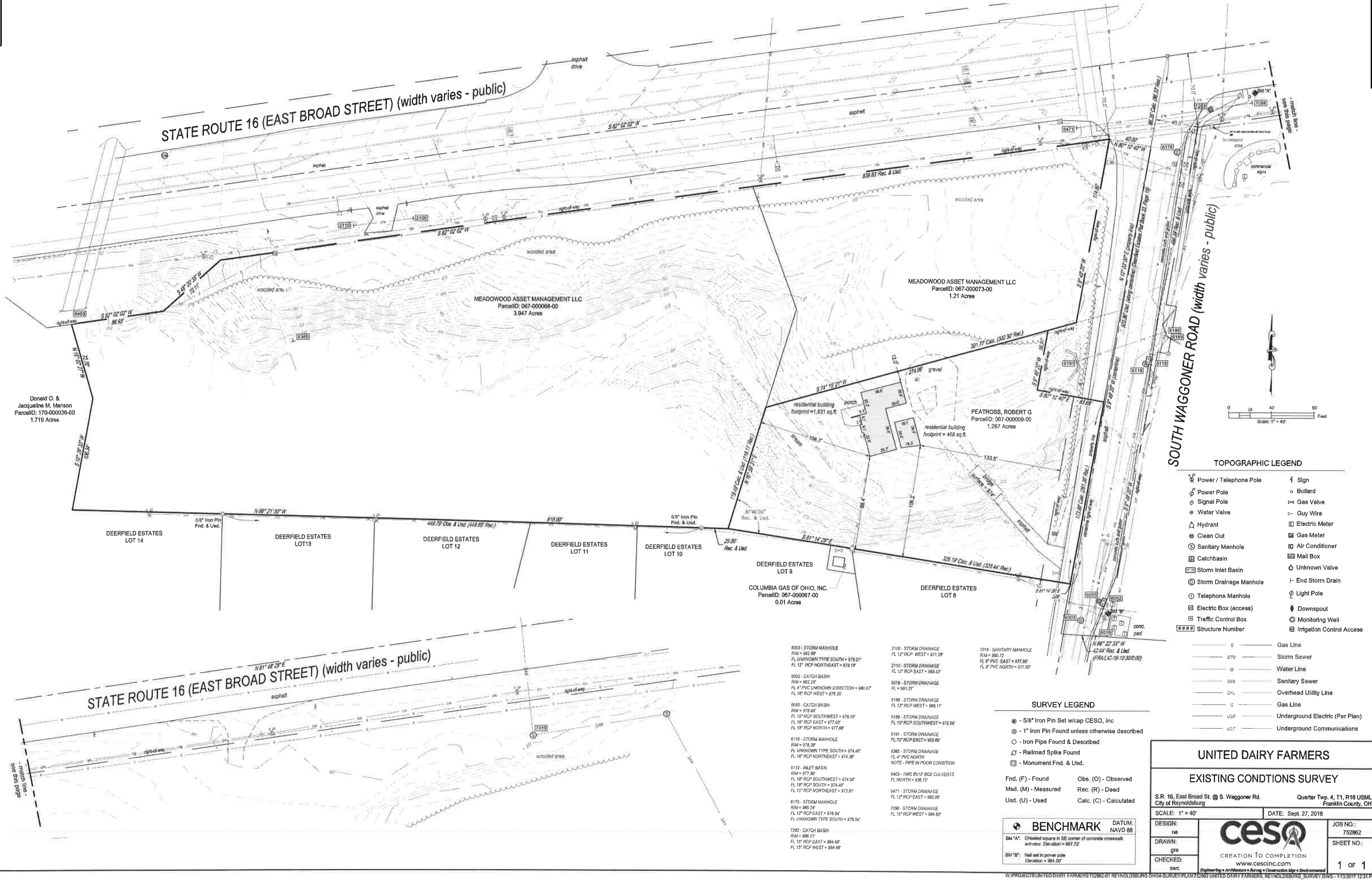
United Dairy Farmers

SANITARY MAIN EXTENSION PLAN

UNITED DAIRY FARMERS

E. BROAD ST. & S. WAGGONER RD. REYNOLDSBURG, OHIO

ISSUE:	ZONING PLANS
DATE:	1/13/2017
JOB NO.:	752862
DESIGN:	CAK
DRAWN:	CAK
CHECKED:	NRH
SHEET NO.	Z4.0



PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title
**TREE
PRESERVATION
&
REMOVAL PLAN**
Sheet Number

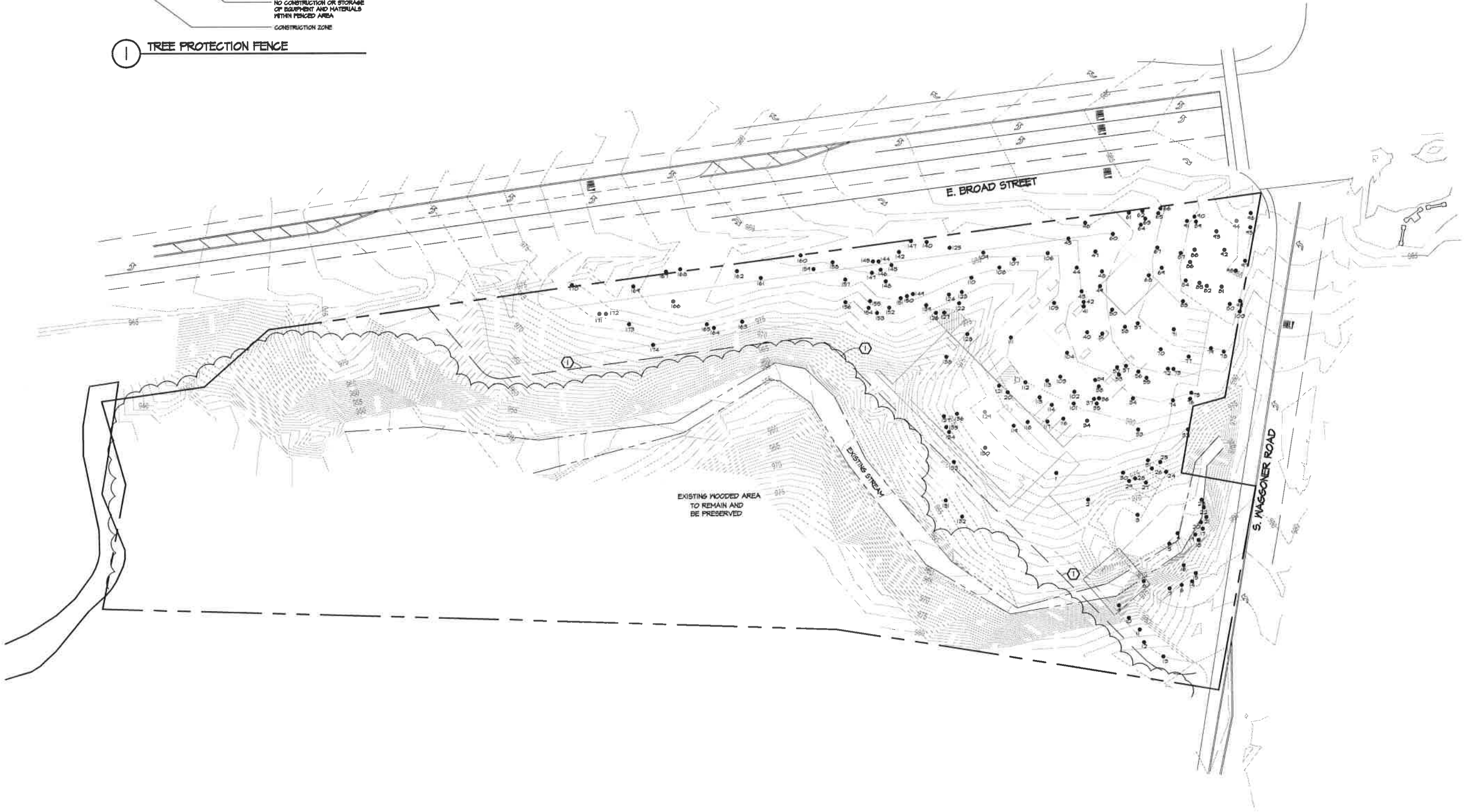
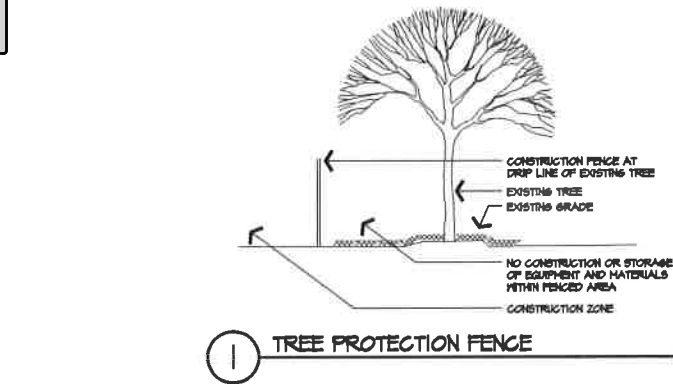
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- ALL EXISTING UTILITIES.
2. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. PLAN BASED ON TREE SURVEY PREPARED BY:
EDGE GROUP INC.
330 WEST SPRING STREET, STE 350
COLUMBUS, OHIO 43215
(614)486-3343
WWW.EDGEA.COM

CONSTRUCTION NOTES

- ① ORANGE CONSTRUCTION FENCE. PLACE FENCE A MINIMUM OF ONE FOOT (1') OF RADIUS PER ONE INCH (1") OF CALIPER OF THE TREE. SEE DETAIL # 1, THIS SHEET.

TREE LOCATION (APPROX)



NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
1	MAPLE	22"	AVERAGE	MULTI-STEM	2
2	MAPLE	28"	AVERAGE	EXEMPT	2
3	ASH	20"	POOR	DEAD	
4	MAPLE	22"	GOOD	EXEMPT	2
5	WALNUT	30"	AVERAGE		2
6	LINDEN	8"	AVERAGE	EXEMPT	2
7	COTTONWOOD	25"	POOR	EXEMPT	4
8	MAPLE	21"	POOR	EXEMPT	4
9	WALNUT	18"	POOR	EXEMPT	2
10	WALNUT	8"	POOR	EXEMPT	2
11	WALNUT	20"	POOR	EXEMPT	2
12	WALNUT	10"	POOR	EXEMPT	2
13	WALNUT	20"	AVERAGE	EXEMPT	2
14	LINDEN	(4)10"-14"	POOR	EXEMPT	4
15	OAK	10"	POOR	EXEMPT	4
16	OAK	12"	POOR	EXEMPT	4
17	TREE OF HEAVEN	12"	AVERAGE		2
18	BOX ELDER	8"	POOR	EXEMPT	4
19	TREE OF HEAVEN	8"	POOR	EXEMPT	4
20	BOXELDER	12"	POOR	EXEMPT	4
21	CATALPA	10"	POOR	EXEMPT	4
22	CATALPA	14"	AVERAGE		2
23	CATALPA	18"	POOR	EXEMPT	4
24	MAPLE	16"	POOR	EXEMPT	2
25	ASH	30"	DEAD	EXEMPT	2
26	ASH	14"	POOR	DEAD	
27	MAPLE	20"	POOR	LEAVING REMAINS REMOVED TREE	4
28	WALNUT	18"	POOR	EXEMPT	2
29	ASH	8"	POOR	DEAD	
30	MAPLE	24"	POOR	EXEMPT	2
31	MAPLE	16"	AVERAGE	EXEMPT	2
32	MAPLE	20"	POOR	EXEMPT	2
33	WALNUT	17"	POOR	EXEMPT	2
34	BLACK LOCUST	7"	POOR	EXEMPT	2
35	BLACK LOCUST	14"	AVERAGE	EXEMPT	2
36	MAPLE	10"	POOR	EXEMPT	2
37	MAPLE	10"	POOR	EXEMPT	2
38	MAPLE	10"	AVERAGE	EXEMPT	2
39	MAPLE	8"	AVERAGE	EXEMPT	2
40	MAPLE	10"	GOOD	EXEMPT	2
41	MAPLE	10"	POOR	EXEMPT	2
42	LOCUST	8"	POOR	EXEMPT	2
43	LOCUST	11"	AVERAGE	EXEMPT	2
44	LOCUST	10"	AVERAGE	EXEMPT	2
45	MAPLE	15"	POOR	EXEMPT	2
46	LOCUST	12"	POOR	EXEMPT	4
47	LOCUST	8"	AVERAGE	EXEMPT	2
48	MAPLE	7"	POOR	EXEMPT	2
49	MAPLE	9"	AVERAGE	EXEMPT	2
50	MAPLE	7"	AVERAGE	EXEMPT	2
51	ASH	20"	POOR	DEAD	
52	MAPLE	7"	AVERAGE	EXEMPT	2
53	MAPLE	8"	AVERAGE	EXEMPT	2
54	LOCUST	16"	AVERAGE	EXEMPT	2
55	MAPLE	8"	GOOD	EXEMPT	2
56	MAPLE	7"	AVERAGE	EXEMPT	2
57	MAPLE	7"	AVERAGE	EXEMPT	2
58	LOCUST	20"	POOR	EXEMPT	2
59	MAPLE	16"	AVERAGE	EXEMPT	2
60	MAPLE	7"	AVERAGE	EXEMPT	2
61	MAPLE	10"	AVERAGE		2
62	LOCUST	12"	POOR	EXEMPT	4
63	LOCUST	18"	AVERAGE		2
64	LOCUST	10"	POOR	EXEMPT	4
65	LOCUST	14"	POOR	EXEMPT	4
66	MAPLE	12"	POOR	EXEMPT	4
67	LOCUST	12"	POOR	EXEMPT	4
68	MAPLE	10"	AVERAGE	EXEMPT	2
69	MAPLE	7"	POOR	EXEMPT	4
70	LOCUST	15"	POOR	EXEMPT	2
71	MAPLE	7"	AVERAGE	EXEMPT	2
72	LOCUST	14"	POOR	EXEMPT	2
73	MAPLE	7"	AVERAGE	EXEMPT	2
74	LOCUST	15"	POOR	EXEMPT	2
75	LOCUST	8"	POOR		4
76	LOCUST	12"	POOR		4
77	MAPLE	8"	AVERAGE	EXEMPT	2
78	ASH	30"	POOR	DEAD	

Attachment: 3.27.17 Joint Hearing Draft Minutes-UDF (40-17 : Zoning District Change 1766280 136 Waggoner Rd UDF)

NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
79	MAPLE	12"	POOR	EXEMPT	4
80	MAPLE	20"	AVERAGE		2
81	ASH	18"	POOR	DEAD	
82	MAPLE	10"	AVERAGE		2
83	MAPLE	12"	AVERAGE		2
84	LOCUST	16"	POOR	EXEMPT	4
85	MAPLE	8"	AVERAGE	EXEMPT	2
86	MAPLE	8"	AVERAGE		2
87	MAPLE	8"	AVERAGE		2
88	LOCUST	16"	POOR	EXEMPT	2
89	LOCUST	10"	POOR	EXEMPT	4
90	MAPLE	8"	POOR	EXEMPT	4
91	LOCUST	10"	POOR	EXEMPT	4
92	MAPLE	12"	AVERAGE		2
93	LOCUST	10"	POOR	EXEMPT	4
94	LOCUST	10"	POOR	EXEMPT	4
95	LOCUST	10"	POOR	EXEMPT	4
96	LOCUST	10"	POOR	EXEMPT	4
97	MAPLE	10"	POOR	EXEMPT	4
98	MAPLE	10"	AVERAGE		2
99	MAPLE	8"	POOR	EXEMPT	4
100	MAPLE	8"	POOR	EXEMPT	4
101	LOCUST	16"	POOR	EXEMPT	2
102	MAPLE	12"	AVERAGE	EXEMPT	2
103	MAPLE	10"	AVERAGE	EXEMPT	2
104	LOCUST	15"	POOR	EXEMPT	2
105	MAPLE	10"	AVERAGE	EXEMPT	2
106	LOCUST	18"	POOR	EXEMPT	2
107	MAPLE	8"	AVERAGE	EXEMPT	2
108	LOCUST	12"	POOR	EXEMPT	2
109	HICKORY	10"	AVERAGE	EXEMPT	2
110	HICKORY	14"	GOOD	EXEMPT	2
111	MAPLE	7"	GOOD	EXEMPT	2
112	MAPLE	16"	POOR	EXEMPT	2
113	MAPLE	16"	POOR	EXEMPT	2
114	LOCUST	10"	POOR	EXEMPT	2
115	MAPLE	8"	AVERAGE	EXEMPT	2
116	LOCUST	10"	POOR	EXEMPT	2
117	MAPLE	8"	POOR	EXEMPT	2
118	MAPLE	8"	POOR	EXEMPT	2
119	MAPLE	10"	POOR	EXEMPT	2
120	MAPLE	12"	AVERAGE	EXEMPT	2
121	MAPLE	12"	POOR	EXEMPT	2
122	HICKORY	8"	GOOD	EXEMPT	2
123	HICKORY	7"	AVERAGE	EXEMPT	2
124	HICKORY	8"	AVERAGE	EXEMPT	2
125	HICKORY	18"	POOR	EXEMPT	2
126	HICKORY	12"	GOOD	EXEMPT	2
127	HICKORY	12"	AVERAGE	EXEMPT	2
128	MAPLE	12"	AVERAGE	EXEMPT	2
129	MAPLE	10"	POOR	EXEMPT	2
130	MAPLE	14"	GOOD	EXEMPT	2
131	MAPLE	18"	POOR	EXEMPT	2
132	MAPLE	20"	POOR	EXEMPT	2
133	WALNUT	20"	POOR	EXEMPT	2
134	MAPLE	8"	AVERAGE	EXEMPT	2
135	MAPLE	14"	AVERAGE	EXEMPT	2
136	MAPLE	14"	AVERAGE	EXEMPT	2
137	MAPLE	15"	POOR	EXEMPT	2
138	OAK	24"	POOR	EXEMPT	2
139	MAPLE	10"	POOR	EXEMPT	2
140	HICKORY	10"	AVERAGE		2
141	WALNUT	16"	AVERAGE	EXEMPT	2
142	WALNUT	12"	AVERAGE	EXEMPT	2
143	MAPLE	12"	AVERAGE	EXEMPT	2
144	WALNUT	15"	AVERAGE	EXEMPT	2
145	MAPLE	12"	AVERAGE	EXEMPT	2
146	WALNUT	15"	POOR	EXEMPT	2
147	WALNUT	18"	POOR	EXEMPT	4
148	WALNUT	16"	AVERAGE	EXEMPT	2
149	MAPLE	14"	AVERAGE	EXEMPT	2
150	MAPLE	14"	AVERAGE	EXEMPT	2
151	MAPLE	12"	AVERAGE	EXEMPT	2
152	HICKORY	8"	AVERAGE	EXEMPT	2
153	MAPLE	18"	POOR	EXEMPT	2
154	MAPLE	8"	AVERAGE	EXEMPT	2
155	MAPLE	10"	AVERAGE	EXEMPT	2
156	HICKORY	10"	AVERAGE	EXEMPT	2

NUMBER	SPECIES	DBH	CONDITION	COMMENTS	1180.5
157	MAPLE	10"	AVERAGE	EXEMPT	2
158	MAPLE	10"	AVERAGE		2
159	MAPLE	8"	AVERAGE	EXEMPT	2
160	HICKORY	12"	AVERAGE		2
161	WALNUT	12"	AVERAGE	EXEMPT	2
162	MAPLE	36"	GOOD		2
163	MAPLE	14"	POOR	EXEMPT	2
164	MAPLE	10"	AVERAGE	EXEMPT	2
165	MAPLE	12"	AVERAGE	EXEMPT	2
166	WALNUT	16"	AVERAGE	EXEMPT	2
167	WALNUT	16"	AVERAGE		2
168	MAPLE	12"	AVERAGE		2
169	MAPLE	30"	POOR		4
170	MAPLE	24"	POOR	EXEMPT	2
171	OAK	20"	AVERAGE	EXEMPT	2
172	OAK	18"	AVERAGE	EXEMPT	2
173	OAK	18"	GOOD	EXEMPT	2
174	SYCAMORE	24"	GOOD	EXEMPT	2

CONDITION CATEGORIES

GOOD
AVERAGE
POOR
DEAD

MAJOR TREES REMOVED PER
'TREE PRESERVATION' SECTION 1180.5 (b)

18

MAJOR TREE REMOVED INDICATED BY TONE.

EXISTING WOODED AREA TO REMAIN
SHALL BE CREDITED TOWARD REQUIRED
LANDSCAPING PER 1180.9. SEE PLANTING
PLANS L2.01 - L2.02

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title
**TREE
PRESERVATION
&
REMOVAL PLAN**
Sheet Number

L1.02

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
 4. ALL PLANT MASSES TO BE CONTAINED WITHIN 9" DEEP HARDWOOD BARK MULCH BED.
 5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
 7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
 8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
 9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

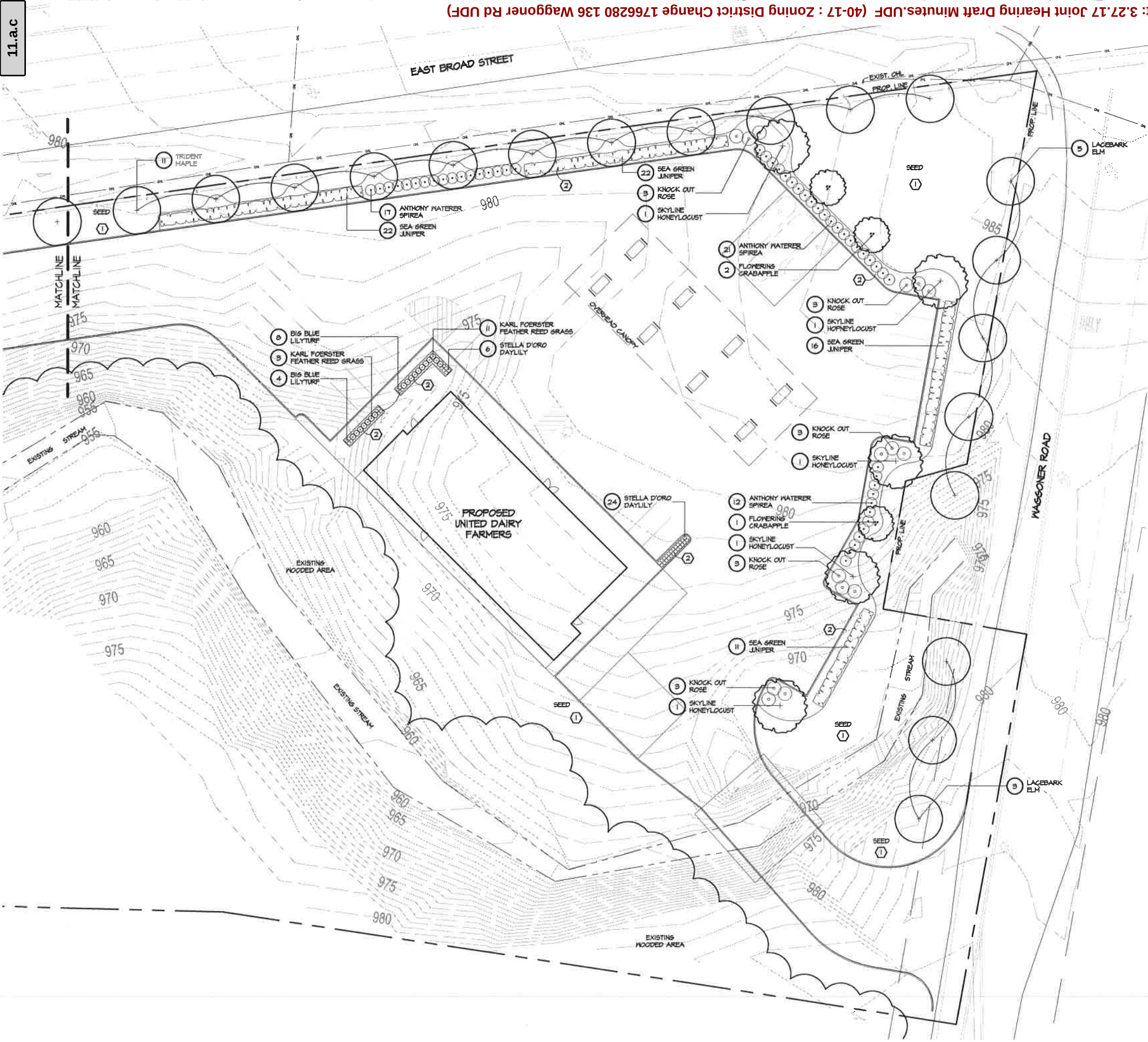
PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title

PLANTING PLAN
EAST

Sheet Number

L2.01



- THE FIRM, THE OWNER, CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 - CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
 - ALL PLANT MASSSES TO BE CONTAINED WITHIN 9" DEEP HARDWOOD BARK MULCH BED.
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 - CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
 - ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
 - ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

- 1 LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 4". MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

UDF
REYNOLDSBURG, OH

CLIENT

PROJECT NO.
Date 01/06/2017
Revisions

Sheet Title

PLANTING PLAN
WEST

Sheet Number

L2.02

NOTES:

- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
- REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

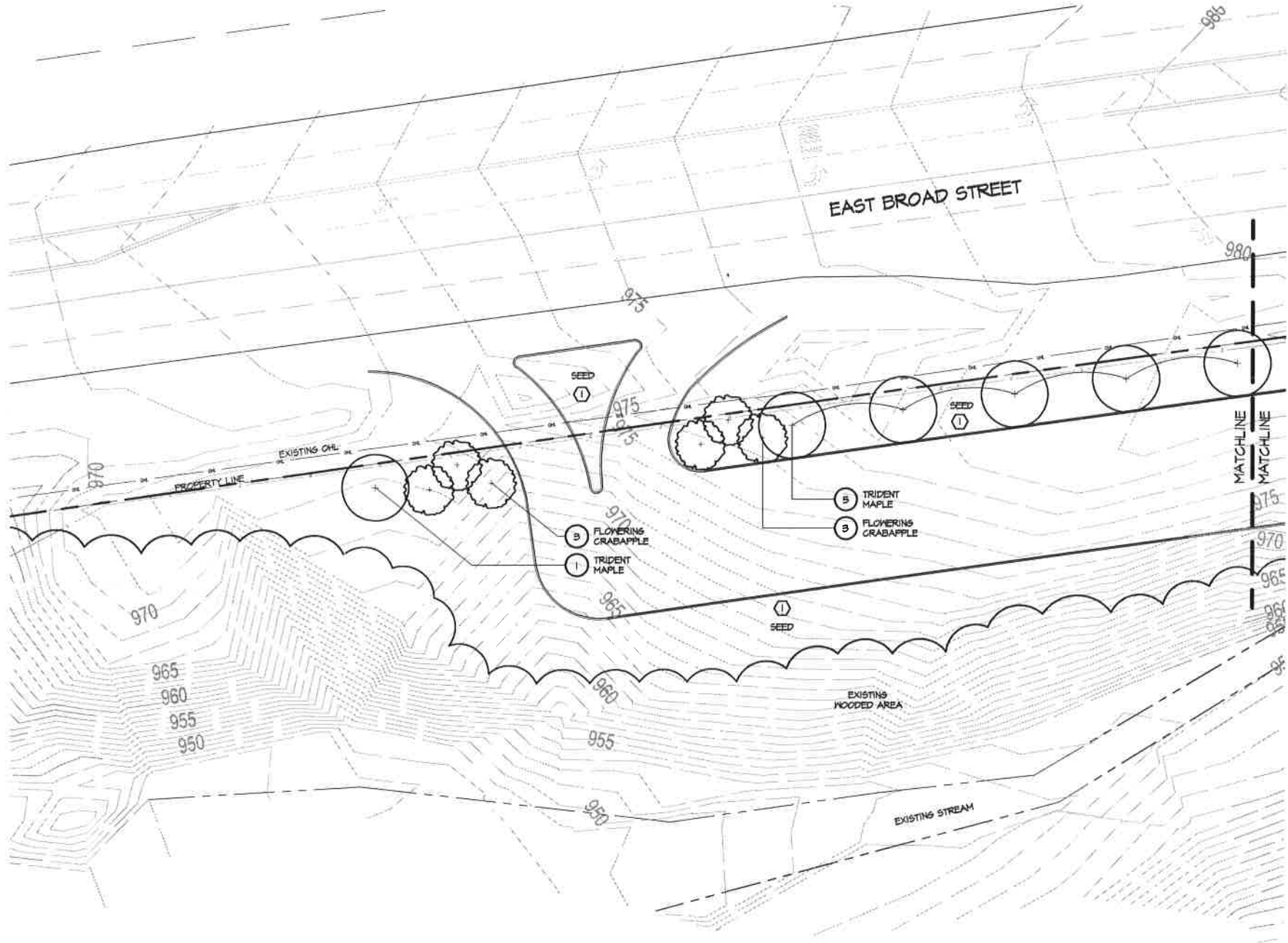
1 SHRUB PLANTING
NTS

NOTES:

- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
- REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

HARDWOOD BARK MULCH
FINISH GRADE
BACKFILL PLANTING MIX
EXISTING SOIL
UNDISTURBED SOIL OR COMPACTED BACKFILL

2 TREE PLANTING
NTS





UNITED DAIRY FARMERS

FILE LOCATION : X:\2016 Projects\2016 K4 Architecture\16-2024 UDF - Hartwell\Rendering\ PLOT DATE: Jan 13, 2017-10:29AM
FILENAME : 16-20XX -UDF Landscape Renderings.dwg
ISSUE DATE: 10/07/2016

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008





UNITED DAIRY FARMERS

OPTION 1

K4 ARCHITECTURE, LLC
555 Gest Street
Cincinnati, Ohio 45203
Tel: (513) 455-5005
Fax: (513) 455-5008





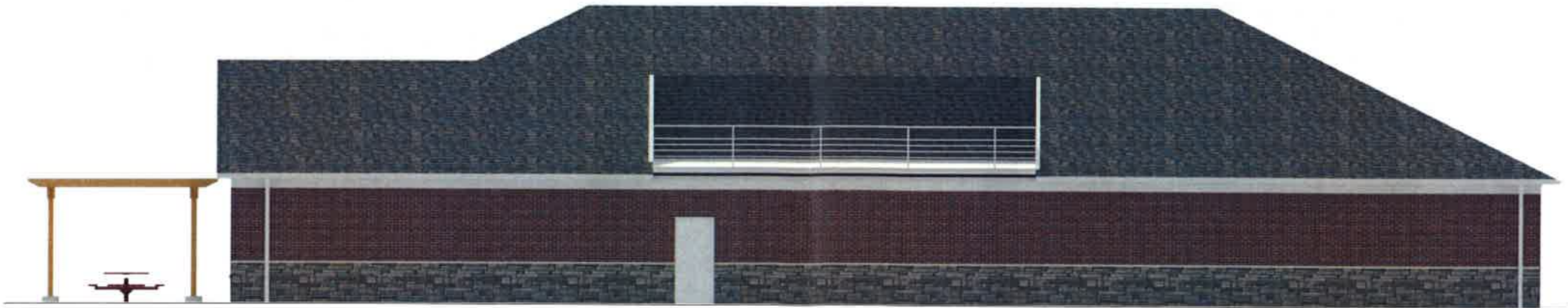
4 FRONT ELEVATION
SCALE: N.T.S.



3 LEFT SIDE ELEVATION
SCALE: N.T.S.



2 RIGHT SIDE ELEVATION



1 REAR ELEVATION
SCALE: N.T.S.



ARCHITECTURE
+ DESIGN
595 Canal Street
Cincinnati, Ohio 45203
Tel: (513) 455-5000
Fax: (513) 455-5008
Webpage: www.4karchitecture.com
Email: info@4karchitecture.com

NEW CONVENIENCE
STORE FOR:
UNITED DAIRY
FARMERS



REVISIONS/SUBMISSIONS		
NO.	DESCRIPTION	DATE

BUILDING
ELEVATIONS

Drawn By: J.L. M.J.
Scale: AS NOTED
Job No.: 16-2570

A001

3. Facilities Demand Worksheet

(To be completed for Major Site Plan, District Amendment, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 800 gpd
- b. How much pressure is required? min. 70 psi

Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 800 gpd

Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).

3. Traffic:

a. Definitions:

- i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

2604 ADT for site

Generator Peak	Adjacent Street Peak	Peak Hour
<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM	<u>7:30-8:30</u> AM
<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM	<u>4:45-5:45</u> PM

- c. Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

 X Yes, Traffic Impact Study or Regional Traffic analysis is required.

 No, Traffic Access Study Required.

- d. Check the following as applicable to the site development:

 X District Amendment

 There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

 X There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Christine Hilbert
Applicant's Signature

2-8-2017
Date

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)

Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

DATE: April 24, 2017

TO: Finance Committee

RE: Ordinance Authorizing and Directing the Clerk of Council to Certify Grass and Weed Cutting Costs (2016) for Collection by the Franklin County. (First Reading 4/10/2017).

Request authorization for the Clerk of Council to send grass and weed assessment information to the Franklin County Auditor in accordance with 543.08. The list of unpaid invoices is attached.

2016 Official Franklin County Nuisance Records For Assessment

Updated 3/28/17

Invoice #	Invoice Date	Inspection Date	Service Date	Service Type	Grass Height Inches	Cubic Yards	Site Address	Parcel #	Owner Name	Address Owner	County	Total Due
003-16M-FR	5/27/2016	4/27/2016	4/29/2016	Mowing	16		6540 Birchview Dr	060-004617-00	Ramanujam Kannan	1725 Summersweet Cir, Lewis Center, OH 43035	Franklin	\$ 165.00
007-16M-FR	6/1/2016	5/5/2016	5/6/2016	Mowing	11		1246 Hilton Dr	060-003470-00	Frederick E & Mary E Struckman	***RETURNED AND REVISED*** PO Box 372903, Key Largo, FL 33037-7903	Franklin	\$ 135.00
011-16M-FR	6/1/2016	5/6/2016	5/9/2016	Mowing	16		7294 Saddletree Ct	060-006006-00	Jason A Barrett	0935 Beverly Dr, Bucyrus, OH 44820	Franklin	\$ 155.00
013-16M-FR	8/30/2016	5/10/2016	5/13/2016	Mowing	24		6510 Firethorn Ave	060-004277-00	***RETURNED AND REVISED*** PAJ Enterprises, LLC	***RETURNED AND REVISED*** 100 N Tatum Blvd, Suite D-100, Phoenix, AZ 85028	Franklin	\$ 165.00
016-16M-FR	6/1/2016	5/10/2016	5/12/2016	Mowing	26		7130 Wind River Dr	060-004307-00	Kenneth A Boggs	***RETURNED AND REVISED*** 304 Mandy Rose Trace, Stockbridge, GA 30281	Franklin	\$ 135.00
019-16M-FR	6/1/2016	5/11/2016	5/12/2016	Mowing	26		7722 E Main St	060-006239-00	Reynoldsburg Investment Co.	c/o Steven Fireman, 1655 Old Leonard Ave, Columbus, OH 43219	Franklin	\$ 240.00
020-16M-FR	6/1/2016	5/11/2016	5/13/2016	Mowing	17		0241 Rosehill Rd	060-006518-00	***REVISIED*** Wells Fargo Bank, NA Trustee for Green Tree Mortgage Loan Trust 2005-HE-1	***REVISIED*** 7360 South Kyrene Rd, Tempe, Arizona 85283	Franklin	\$ 145.00
023-16M-FR	6/10/2016	5/13/2016	5/16/2016	Mowing	26		7266 Doverwood Ct	060-005881-00	Katherine M Kimball	7266 Doverwood Ct, Reynoldsburg, OH 43068	Franklin	\$ 165.00
024-16M-FR	6/10/2016	5/13/2016	5/17/2016	Mowing	30		Livingston Ave~Vacant 6940 Livingston Ave	060-001028-00	Ruben Livingston Ave Properties LLC	105 E 4th St; Suite 300, Cincinnati, OH 45202	Franklin	\$ 240.00
027-16M-FR	6/20/2016	5/16/2016	5/18/2016	Mowing	27		6547 Rocky Den Rd	060-003370-00	Karensa L Mallory	6547 Rocky Den Rd, Reynoldsburg, OH 43068	Franklin	\$ 225.00
028-16M-FR	6/20/2016	5/16/2016	5/18/2016	Mowing	22		6610 Rosedale Ave	060-005353-00	Connie L Gillenwater	***RETURNED AND REVISED*** PO Box 522, Idaho City, ID 83631	Franklin	\$ 175.00
030-16M-FR	6/20/2016	5/17/2016	5/19/2016	Mowing	40		7378 Lebanon Ave	060-000798-00	Barbara L Duffy/Heather D Golden	7378 Lebanon Ave, Reynoldsburg, OH 43068 *RETURNED NFA*	Franklin	\$ 165.00
035-16M-FR	6/20/2016	5/24/2016	5/28/2016	Mowing	16		1246 Hilton Dr	060-003470-00	Frederick E & Mary E Struckman	***RETURNED AND REVISED*** PO Box 372903, Key Largo, FL 33037-7903	Franklin	\$ 125.00
038-16M-FR	*REVISIED* 8/17/2016	6/1/2016	6/2/2016	Mowing	24		1554 Haft Dr	060-002168-00	***RETURNED AND REVISED*** SunTrust Mortgage Inc	***RETURNED AND REVISED*** 4425 Ponce DeLeon Blvd, 5th Fl, Ste 301, Coral Gables, FL 33146	Franklin	\$ 125.00
039-16M-FR	7/6/2016	5/23/2016	6/3/2016	Mowing	30		1367 Rosehill Dr	060-002015-00	Stephen F Billeg	1367 Rosehill Rd, Reynoldsburg, OH 43068	Franklin	\$ 245.00
040-16M-FR	7/6/2016	6/1/2016	6/2/2016	Mowing	40		1801 Steckel Rd	060-002736-00	Kathleen A Borth	4914 Augusta Woods Ct, Westerville, OH 43082	Franklin	\$ 165.00
042-16M-FR	7/6/2016	6/8/2016	6/9/2016	Mowing	30		7961 E Oak Valley Rd	060-000970-00	James L & Dorothy A Bates	PO Box 451, Reynoldsburg, OH 43068	Franklin	\$ 226.25
047-16M-FR	7/8/2016	6/9/2016	6/17/2016	Mowing	11		7266 Doverwood Ct	060-005881-00	Katherine M Kimball	7266 Doverwood Ct, Reynoldsburg, OH 43068	Franklin	\$ 125.00
050-16M-FR	7/8/2016	6/16/2016	6/20/2016	Mowing	20		Livingston Ave~Vacant Lot 6940 Livingston Ave	060-001028-00	Ruben Livingston Ave Properties LLC	105 E 4th St; Suite 300, Cincinnati, OH 45202	Franklin	\$ 175.00
053-16M-FR	7/8/2016	6/16/2016	6/20/2016	Mowing	28		1600 Lucks Rd	060-002610-00	Carla Holbrook Ross	1600 Lucks Rd, Reynoldsburg, OH 43068 *RETURNED NFA*	Franklin	\$ 195.00
055-16M-FR	7/8/2016	6/9/2016	6/17/2016	Mowing	13		7987 Marble Park Ave	060-008776-00	Abie Cham	7987 Marble Park Ave, Reynoldsburg, OH 43068	Franklin	\$ 125.00
056-16M-FR	7/8/2016	6/9/2016	6/17/2016	Mowing	11		0938 Noyes Dr	060-003797-00	JP Morgan Chase Bank N A	3415 Vision Dr, Columbus, OH 43219	Franklin	\$ 135.00
057-16M-FR	7/8/2016	6/16/2016	6/17/2016	Mowing	18		8160 Rodebaugh Rd	060-008856-00	Trinity Home Builders LLC	2700 E Dublin-Granville Rd, Columbus, OH 43231	Franklin	\$ 125.00
058-16M-FR	7/8/2016	6/16/2016	6/17/2016	Mowing	18		8200 Rodebaugh Rd	060-008852-00	Trinity Home Builders LLC	2700 E Dublin-Granville Rd, Columbus, OH 43231	Franklin	\$ 125.00
061-16M-FR	7/8/2016	6/21/2016	6/24/2016	Mowing	15		8089 Jonson Dr	060-003626-00	Brenda Hoy	8089 Jonson Dr, Reynoldsburg, OH 43068	Franklin	\$ 145.00
066-16M-FR	7/19/2016	6/22/2016	6/24/2016	Mowing	14		1265 N Rosehill Rd	060-001053-00	Morgan B Heflin TR	280 Farmington Dr, Columbus, OH 43213	Franklin	\$ 135.00
070-16M-FR	7/19/2016	6/2/2016	6/27/2016	Mowing	26		1513 Marvin Dr	060-002227-00	Daniel J and Sherry Eck	1513 Marvin Dr, Reynoldsburg, OH 43068	Franklin	\$ 125.00
073-16M-FR	7/19/2016	6/30/2016	7/6/2016	Mowing	21		6510 Firethorn Ave	060-004277-00	***RETURNED AND REVISED*** PAJ Enterprises, LLC	***RETURNED AND REVISED*** 11010 N Tatum Blvd: Suite D-100, Phoenix, AZ 85028	Franklin	\$ 155.00
074-16M-FR	7/19/2016	6/30/2016	7/1/2016	Mowing	27		6391 Slack Rd	060-002768-00	***REVISIED*** PHH Mortgage Corporation	***REVISIED*** 1 Mortgage Way, Mount Laurel, NJ 08054	Franklin	\$ 245.00
081-16M-FR	8/2/2016	7/7/2016	7/12/2016	Mowing	38		8070 Bunyan Dr	060-003619-00	James M & Diana Habash	8070 Bunyan Dr, Reynoldsburg, OH 43068	Franklin	\$ 205.00
083-16M-FR	8/3/2016	7/11/2016	7/12/2016	Mowing	18		1366 Carlyle Dr	060-003541-00	LIVCO Inc/Walnut Management	1366 Carlyle Dr, Reynoldsburg, OH 43068	Franklin	\$ 125.00
084-16M-FR	8/1/2016	7/11/2016	7/18/2016	Mowing	36		7722 E Main St	060-006239-00	Reynoldsburg Investment Co.	c/o Steven Fireman, 1655 Old Leonard Ave, Columbus, OH 43219	Franklin	\$ 280.00
092-16M-FR	8/8/2016	7/19/2016	7/25/2016	Mowing	24		6547 Rocky Den Rd	060-003370-00	Karensa L Mallory	***RETURNED-NFA*** 6547 Rocky Den Rd, Reynoldsburg, OH 43068	Franklin	\$ 205.00
096-16M-FR	8/10/2016	7/25/2017	7/27/2016	Mowing	28		Lancaster Ave~Intersection at 5 way~Vacant Lot	060-007440-00	Jerry & Maria T Ong	***REVISIED AND SENT TO TAX ADDRESS*** 401 N Michigan Ave; Suite 1300, Chicago, IL 60611-4255	Franklin	\$ 200.00
098-16M-FR	8/10/2016	7/25/2016	7/26/2016	Mowing	16		1367 Rosehill Rd	060-002015-00	Stephen F Billeg	1367 Rosehill Rd, Reynoldsburg, OH 43068	Franklin	\$ 165.00

Attachment: Copy of 2016 Official Nuisance Franklin County (1706 : Certify Grass and Weed Cutting

100-16M-FR	8/26/2016	8/4/2016	8/5/2016	Mowing	17		6510 Firethorn Ave	060-004277-00	PAJ Enterprises, LLC	11010 N Tatum Blvd; Suite D-100, Phoenix, AZ 85028	Franklin	\$ 135.00
103-16M-FR	8/29/2016	8/1/2016	8/5/2016	Mowing	13		1366 Carlyle Dr	060-003541-00	LIVCO Inc/Walnut Management	4525 Harbor Blvd, Columbus, OH 43232	Franklin	\$ 125.00
107-16M-FR	9/7/2016	8/10/2016	8/11/2016	Mowing	16		1084 Hillridge Rd	060-000482-00	Robert E Garnow	1084 Hillridge Rd, Reynoldsburg, OH 43068	Franklin	\$ 145.00
110-16M-FR	9/8/2016	8/10/2016	8/16/2016	Mowing	24		7429 Donald Ave	060-000456-00	Selene Finance LP	9990 Richmond Ave; Suite 4005, Houston, TX 77042	Franklin	\$ 145.00
114-16M-FR	9/12/2016	8/18/2016	8/18/2016	Mowing	21		1858 Steckel Rd	060-002769-00	US Bank National Association TR	5B 1665 Palm Beach Lakes Blvd, West Palm Beach, FL 33401	Franklin	\$ 135.00
116-16M-FR	9/12/2016	8/3/2016	8/8/2016	Mowing	11		7164 Feather Ct	060-006937-00	John E Francis	7166 Feather Ct, Reynoldsburg, OH 43068	Franklin	\$ 135.00
118-16M-FR	9/13/2016	8/3/2016	8/8/2016	Mowing	15		7163 Tomahawk Tr	060-006940-00	Kenneth D Meeks/Elizabeth A Stasny	7163 Tomahawk Tr, Reynoldsburg, OH 43068	Franklin	\$ 125.00
119-16M-FR	9/13/2016	8/3/2016	8/8/2016	Mowing	14		7165 Tomahawk Tr	060-006940-00	Kenneth D Meeks/Elizabeth A Stasny	7165 Tomahawk Tr, Reynoldsburg, OH 43068	Franklin	\$ 125.00
124-16M-FR	9/14/2016	8/12/2016	8/16/2016	Mowing	19		6391 Slack Rd	060-002768-00	***REVISED*** PHH Mortgage Corporation	1 Mortgage Way, Mount Laurel, NJ 08054	Franklin	\$ 175.00
129-16M-FR	9/16/2016	8/23/2016	8/25/2016	Mowing	16		1246 Hilton Dr	060-003470-00	Frederick E & Mary E Struckman	PO Box 372903, Key Largo, FL 33037-7903	Franklin	\$ 155.00
130-16M-FR	9/16/2016	8/23/2016	8/25/2016	Mowing	15		1367 Rosehill Rd	060-002015-00	Stephen F Billeg	1367 Rosehill Rd, Reynoldsburg, OH 43068	Franklin	\$ 165.00
134-16M-FR	9/16/2016	8/26/2016	8/30/2016	Mowing	24		1467 Lancaster Ave	060-000009-00	Cecil & Patty R Cantrell	92 Oak Canyon Dr, Pataskala, OH 43062-9622	Franklin	\$ 165.00
137-16M-FR	9/21/2016	8/11/2016	8/25/2016	Mowing	14/57		6437 Firethorn Ave	060-004302-00	Jennifer L Hallowes	6437 Firethorn Ave, Reynoldsburg, OH 43068	Franklin	\$ 175.00
141-16M-FR	9/27/2016	9/1/2016	9/6/2016	Mowing	16		7166 Anne Ct	060-006847-00	William G & Tracy L Robson	7166 Anne Ct, Reynoldsburg, OH 43068	Franklin	\$ 125.00
142-16M-FR	9/27/2016	9/1/2016	9/6/2016	Mowing	13		7179 Anne Ct	060-006841-00	Meda Roopa	131 Parkwood Dr, Ashland, OH 44805	Franklin	\$ 135.00
143-16M-FR	9/27/2016	9/1/2016	9/6/2016	Mowing	12		7155 Feather Ct	060-006927-00	Ayana D Lewis	7155 Feather Ct, Reynoldsburg, OH 43068	Franklin	\$ 125.00
145-16M-FR	9/27/2016	9/1/2016	9/6/2016	Mowing	15		7163 Tomahawk Tr	060-006940-00	Kenneth D Meeks/Elizabeth A Stasny	7163 Tomahawk Tr, Reynoldsburg, OH 43068	Franklin	\$ 125.00
147-16M-FR	9/27/2016	9/1/2016	9/6/2016	Mowing	19		7266 Doverwood Ct	060-005881-00	Katherine M Kimball	7266 Doverwood Ct, Reynoldsburg, OH 43068	Franklin	\$ 135.00
153-16M-FR	10/4/2016	9/6/2016	9/8/2016	Mowing	21		6964 Bartlett Rd	060-002085-00	Steven B & Sandra L Fitterer	***RETURNED-NFA*** 6964 Bartlett Rd, Reynoldsburg, OH 43068	Franklin	\$ 165.00
154-16M-FR	10/4/2016	9/6/2016	9/8/2016	Mowing	13		7090 Bartlett Rd	060-002201-00	Steven L Windle	***RETURNED-NFA*** 7090 Bartlett Rd, Reynoldsburg, OH 43068	Franklin	\$ 125.00
156-16M-FR	10/4/2016	9/6/2016	9/8/2016	Mowing	13		1084 Hillridge Rd	060-000482-00	Robert E Garnow	1084 Hillridge Rd, Reynoldsburg, OH 43068	Franklin	\$ 125.00
159-16M-FR	10/5/2016	9/8/2016	9/12/2016	Mowing	22		1555 Marvin Dr	060-002233-00	CTH Group LLC	***RETURNED-NFA*** 691 E Dublin Rd, Columbus, OH 43229	Franklin	\$ 125.00
161-16M-FR	10/11/2016	9/13/2016	9/16/2016	Mowing	24		7378 Lebanon Ave	060-000798-00	Barbara L Duffy/Heather D Golden	***RETURNED-NFA*** 7378 Lebanon Ave, Reynoldsburg, OH 43068	Franklin	\$ 175.00
162-16M-FR	10/11/2016	9/13/2016	9/16/2016	Mowing	19		1367 Rosehill Rd	060-002015-00	Stephen F Billeg	***RETURNED-NFA*** 1367 Rosehill Rd, Reynoldsburg, OH 43068	Franklin	\$ 145.00
166-16M-FR	10/12/2016	9/19/2016	9/21/2016	Mowing	16		7384 Wollam Ave	060-000494-00	Laura A Oberst	7384 Wollam Ave, Reynoldsburg, OH 43068	Franklin	\$ 145.00
167-16M-FR	10/12/2016	9/19/2016	9/21/2016	Mowing	16		7376 Wollam Ave	060-000495-00	Michael J Brown	7376 Wollam Ave, Reynoldsburg, OH 43068	Franklin	\$ 165.00
178-16M-FR	10/14/2016	9/23/2016	9/27/2016	Mowing	12		6504 Retton Rd	060-002311-00	Danny B & Adrienne M Brown	6504 Retton Rd, Reynoldsburg, OH 43068	Franklin	\$ 200.00
180-16M-FR	10/14/2016	9/23/2016	9/26/2016	Mowing	17		6391 Slack Rd	060-002768-00	PHH Mortgage Corporation	1 Mortgage Way, Mount Laurel, NJ 08054	Franklin	\$ 175.00
182-16M-FR	10/14/2015	9/23/2016	9/27/2016	Mowing	14		0241 Rosehill Rd	060-006518-00	***REVISED*** Wells Fargo Bank, NA Trustee for Green Tree Mortgage Loan Trust 2005-HE-1	***REVISED*** 7360 South Kyrene Rd, Tempe, Arizona 85283	Franklin	\$ 165.00
185-16M-FR	10/25/2016	9/29/2016	10/7/2016	Mowing	12		0445 Hawthorne Pl	060-005311-00	Tilahun Negussie	***RETURNED-NFA*** 445 Hawthorne Pl, Reynoldsburg, OH 43068	Franklin	\$ 135.00
186-16M-FR	10/25/2016	9/29/2016	10/7/2016	Mowing	12		7079 Roundelay Rd S	060-001369-00	Jerry K Jr & Angel R Hatfield	7079 Roundelay Rd S, Reynoldsburg, OH 43068	Franklin	\$ 125.00
187-16M-FR	10/26/2016	9/26/2016	10/7/2016	Mowing	22		0926 Lancaster Ave	060-000552-00	Joshua J Reed	926 Lancaster Ave, Reynoldsburg, OH 43068	Franklin	\$ 205.00
190-16M-FR	10/26/2016	10/3/2016	10/4/2016	Mowing	12		1246 Hilton Dr	060-003470-00	Frederick E & Mary E Struckman	PO Box 372903, Key Largo, FL 33037-7903	Franklin	\$ 145.00
191-16M-FR	10/26/2016	10/7/2016	10/12/2016	Mowing	16		1170 Carrousel Dr E	060-001491-00	Violet A Bonner	***REVISED*** 11891 Peatmoss Rd, Utica, OH 43080-9573	Franklin	\$ 225.00
195-16M-FR	11/9/2016	10/14/2016	10/18/2016	Mowing	13		7429 Donald Ave	060-000456-00	Selene Finance LP	9990 Richmond Ave; Suite 4005, Houston, TX 77042	Franklin	\$ 145.00
196-16M-FR	11/9/2016	10/17/2016	10/18/2016	Mowing	11		1001 Sunview Rd	060-000593-00	Kathy Marcum/Kathy A Marcum	1001 Sunview Rd, Reynoldsburg, OH 43068	Franklin	\$ 135.00
205-16M-FR	12/16/2016	11/10/2016	11/18/16 & 11/22/16	Mowing	16		0869 Brian Dr	060-000706-00	Shirley J Endicott	869 Brian Dr, Reynoldsburg, OH 43068	Franklin	\$ 205.00

Attachment: Copy of 2016 Official Nuisance Franklin County (1706 : Certify Grass and Weed Cutting

TRASH REMOVAL												
03-16T-FR	10/12/2016	9/27/2016	9/28/2016	Trash		1+	6613 Livingston Ave	060-004125-00	***RETURNED AND RE-MAILED*** Big Red Real Estate LLC c/o BEACON PROPERTY MANAGEMENT COMPANY	***RETURNED AND RE-MAILED*** 1891-1899 Redwood St, Reynoldsburg, OH 43068 c/o Attn: Artrice 807 E Broad St, Columbus, OH 43205	Franklin	\$ 125.00
05-16T-FR	10/25/2016	10/3/2016	10/4/2016	Trash		6	6613 Livingston Ave	060-004125-00	Big Red Real Estate LLC c/o BEACON PROPERTY MANAGEMENT COMPANY	1891-1899 Redwood St, Reynoldsburg, OH 43068 c/o Attn: Artrice 807 E Broad St, Columbus, OH 43205	Franklin	\$ 235.00
07-16T-FR	11/9/2016	10/4/2016	10/12/2016	Trash		9	1110 Briarcliff Rd	060-001534-00	David D Cleesattle/Eleanor R Barrett	***REVISED*** 8712 N Magnolia Ave; SPC 160, Santee, CA 92071-4547	Franklin	\$ 215.00
08-16T-FR	11/9/2016	10/18/2016	10/19/2016	Trash		5	6613 Livingston Ave	060-004125-00	Big Red Real Estate LLC c/o BEACON PROPERTY MANAGEMENT COMPANY	1891-1899 Redwood St, Reynoldsburg, OH 43068 c/o Attn: Artrice 807 E Broad St, Columbus, OH 43205	Franklin	\$ 145.00
12-16T-FR	12/16/2016	11/14/2016	12/7/2016	Trash		5	0604 Hunt Valley Dr	060-005285-00	Adrienne Shields	604 Hunt Valley Dr, Reynoldsburg, OH 43068	Franklin	\$ 275.00
											TOTAL	\$ 12,561.25

Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

DATE: April 24, 2017

TO: Finance Committee

RE: Ordinance Authorizing and Directing the Clerk of Council to Certify Grass and Weed Cutting Costs (2016) for Collection by the Licking County Auditor. (First Reading 4/10/2017).

Request authorization for the Clerk of Council to send grass and weed assessment information to the Licking County Auditor in accordance with 543.08. The list of unpaid invoices is attached.

2016 Official Licking County Nuisance Records For Assessment

Invoice #	Invoice Date	Inspection Date	Service Date	Service Type	Grass Height Inches	Cubic Yards	Site Address	Parcel #	Owner Name	Billing Address	County	Total Due
06-16M-LK	6/1/2016	4/29/2016	5/2/2016	Mowing	21		8895 Taylor Woods Dr	013-027588-00.201	Michael & Jennifer D Andis	***RETURNED AND REVISED*** 103 Hampton Ln, Reynoldsburg, OH 43068	Licking	\$ 135.00
17-16M-LK	5/27/2016	5/4/2016	5/12/2016	Mowing	26		1060 Taylor Mills Dr	013-027612-00.041	Nick R King & Yan Xu	7429 Pincrest Dr, Blacklick, OH 43004	Licking	\$ 250.00
18-16M-LK	6/1/2016	5/9/2016	5/10/2016	Mowing	11		8947 Trinity Cir	013-027294-00.186	Woldegiorgis Bereket	8947 Trinity Cir, Reynoldsburg, OH 43068	Licking	\$ 135.00
26-16M-LK	6/20/2016	5/16/2016	5/20/2016	Mowing	28		8430 Kingsley Dr	013-030186-00.225	Husam Shalash	10007 Oriole Ct, Miamisburg, OH 45342	Licking	\$ 125.00
34-16M-LK	6/20/2016	5/18/2016	5/19/2016	Mowing	25		1262 Hanson St	013-030744-00.000	US Construction Development Group LLC	3136 Dragonfly St, Glendale, CA 91206	Licking	\$ 145.00
52-16M-LK	7/8/2016	6/9/2016	6/20/2016	Mowing	27		8375 Lucerne Dr	013-030180-00.239	Jeffrey Nelson/Michae J Robinson	8375 Lucerne Dr, Reynoldsburg, OH 43068 *RETURNED NFA*	Licking	\$ 195.00
59-16M-LK	7/8/2016	6/9/2016	6/17/2016	Mowing	14		8614 Priestley Dr	013-030186-00.337	Timothy M Gholston	8279 Clear Path Dr, Reynoldsburg, OH 43068	Licking	\$ 135.00
71-16M-LK	7/19/2016	6/16/2016	7/6/2016	Mowing	23		9219 Ruston Ln	090-141180-00.033	Naomi Zep	9219 Ruston Ln, Reynoldsburg, OH 43068	Licking	\$ 125.00
75-16M-LK	8/2/2016	6/21/2016	7/7/2016	Mowing	15		1262 Hanson St	013-030744-00.000	US Construction Development Group LLC	3136 Dragonfly St, Glendale, CA 91206	Licking	\$ 125.00
82-16M-LK	8/3/2016	7/11/2016	7/14/2016	Mowing	14		1141 Starlight Dr	013-030186-00.140	Denise E & Edwin McCreary	1141 Starlight Dr, Reynoldsburg, OH 43068	Licking	\$ 125.00
101-16M-LK	8/26/2016	8/1/2016	8/5/2016	Mowing	19		8425 Reynoldswood Dr	013-027414-00.170	Wells Fargo Bank NA	3176 Stateview Blvd, MAC# X7801-013-(FC), Fort Mill, SC 29715	Licking	\$ 165.00
111-16M-LK	9/8/2016	8/10/2016	8/11/2016	Mowing	14		9167 Jackies Bend	090-141180-00.275	Martha & Fred Boateng	9167 Jackies Bend, Reynoldsburg, OH 43068	Licking	\$ 125.00
115-16M-LK	9/12/2016	8/16/2016	8/18/2016	Mowing	22		8375 Lucerne Dr	013-030180-00.239	Jeffrey Nelson/Michae J Robinson	8375 Lucerne Dr, Reynoldsburg, OH 43068	Licking	\$ 165.00
122-16M-LK	9/13/2016	8/2/2016	8/11/2016	Mowing	20		8614 Priestley Dr	013-030186-00.337	Timothy M Gholston	***REVISED*** 8614 Priestley Dr, Reynoldsburg, OH 43068	Licking	\$ 125.00
126-16M-LK	9/14/2016	8/12/2016	8/16/2016	Mowing	13		2138 Claystone Pl	013-027342-00.112	Shashina M & Stephen Watkins	2138 Claystone Pl, Reynoldsburg, OH 43068	Licking	\$ 125.00
127-16M-LK	9/14/2016	8/12/2016	8/16/2016	Mowing	16		8072 Fenway Cir	013-027342-00.074	Dia Serigne Abdou	8072 Fenway Cir, Reynoldsburg, OH 43068	Licking	\$ 165.00
136-16M-LK	9/16/2016	8/29/2016	8/30/2016	Mowing	15		8310 Glencrest Dr	013-030150-00.017	Westward Partners LLC	97 Beech Ridge Dr, Powell, OH 43065	Licking	\$ 135.00
189-16M-LK	10/26/2016	10/3/2016	10/5/2016	Mowing	13		2056 Clay Stone Pl	013-027342-00.011	Collie L Brown Jr	2056 Clay Stone Pl, Reynoldsburg, OH 43068	Licking	\$ 125.00
200-16M-LK	11/17/2016	10/26/2016	10/27/2016	Mowing	16		9219 Ruston Ln	090-141180-00.033	Naomi Zep	9219 Ruston Ln, Reynoldsburg, OH 43068	Licking	\$ 165.00
201-16M-LK	11/17/2016	10/26/2016	10/27/2016	Mowing	12		8791 Patterson Loop	090-141180-00.277	Yadav Chamlagai	8791 Patterson Loop, Reynoldsburg, OH 43068	Licking	\$ 125.00
203-16M-LK	11/17/2016	10/28/2016	11/1/2016	Mowing	12		8072 Fenway Cir	013-027342-00.074	Dia Serigne Abdou	8072 Fenway Cir, Reynoldsburg, OH 43068	Licking	\$ 165.00
TRASH REMOVAL												
											Licking	\$ 75.00
11-16T-LK	11/17/2016	10/27/2016	11/4/2016	Trash		1+	9219 Ruston Ln	090-141180-00.033	Naomi Zep	9219 Ruston Ln, Reynoldsburg, OH 43068	Licking	\$ 125.00
13-16T-LK	12/29/2016	12/9/2016	12/9/2016	Trash		3.5	0940 Quaint Ct	013-027588-00.053	Maria De Jesus & Luis Angel Serna	940 Quaint Ct, Reynoldsburg, OH 43068	Licking	\$ 145.00
TOTAL												\$ 3,425.00

Mayor's Office
Brad McCloud
7232 E. Main Street
Reynoldsburg OHIO 43068
Phone

ORDINANCE REQUEST

DATE: April 24, 2017

TO: Finance Committee

RE: ORDINANCE TO AMEND ORDINANCE 94-12 PASSED DECEMBER 17, 2012 THAT WAIVES COMPETITIVE BIDDING FOR VARIOUS EXEMPTED CONTRACTS AND EXPENDITURES OVER \$10,000. (First Reading 4/10/2017).

Requesting Ordinance 84-13 passed on November 25, 2013 that waives competitive bidding for various exempted contracts and expenditures over \$10,000 with attached changes (see attached).

ORDINACE NO. 84-13PASSED ON: November 25, 2013

ORDINACE TO AMEND ORDINANCE 94-12 PASSED DECEMBER 17, 2012 THAT WAIVES COMPETITIVE BIDDING FOR VARIOUS EXEMPTED CONTRACTS AND EXPENDITURES OVER \$10,000 WITH ADDING FRANKLIN COUNTY PUBLIC HEALTH.

BE IT ORDAINDE BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That Council does hereby waive competitive bidding for the following vendors:

Schonhardt and Associates	Spring/Embarq Communications
Franklin Count Public Health	SumocoSpeedway
Limbach Controls Group	Xerox Accela
Columbia Gas of Ohio	SBC/AT &T
Sensus	Bob McDorman Chevrolet
Verizon Wireless	Dave Gill Pontiac
Pace Analytical Services, Inc.	Taylor Chevrolet
Ricart Mega Mall	Viper Protection Services <u>Silco Fire &</u>
Security	<u>Jeffrey R. Bing Cement</u>
Statewide Ford	<u>M P Dory</u>
Honda East	<u>Franklin Soil & Water</u>
Pyrotecnico	<u>Hapco Aluminum</u>
<u>American Mechanical Group</u>	<u>HD Supply Waterworks, LTD.</u>
<u>Franklin County (all agencies)</u>	<u>Licking County (all agencies)</u>
<u>Fairfield County (all agencies)</u>	<u>State of Ohio (all agencies)</u>
<u>REM Communications</u>	<u>New World Systems</u>
<u>American Legal Publishing</u>	<u>Willis of Ohio</u>
<u>Kirch Group Technologies</u>	

SECTION 2. That Ordinance 94.12 passed December 17, 2012 be and is hereby amended and replaced.

SECTION 3. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.

Doug Joseph, President of Council

ATTEST: _____
April L. Beggerow, Clerk of Council

Attachment: waive competitive bid (1712 : Amend Ordinance 84-13 Competitive Bid)

APPROVED: _____ DATE: _____
Bradley L. McCloud, Mayor

Attachment: waive competitive bid (1712 : Amend Ordinance 84-13 Competitive Bid)

Human Resources Dept.**Sandra Boller****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6868 Phone****ORDINANCE REQUEST**

DATE: April 24, 2017

TO: Finance Committee

RE: ORDINANCE TO AMEND THE “CITY OF REYNOLDSBURG,
OHIO PERSONNEL POLICY AND PROCEDURE MANUAL”
ADOPTED BY ORDINANCE NO. 14-03 PASSED MARCH 10, 2003
AND AS SUBSEQUENTLY AMENDED (Various Sections). (Second
Reading 4/10/2017).

PPM Chapter 3.071 Promotion (Senior Police Management)

Request changes to Chapter 3.071 of the Personnel Procedure Manual (PPM) (see attached).

THE CITY OF REYNOLDSBURG, OHIO
PERSONNEL POLICY AND PROCEDURE MANUAL

12.a.a

PROMOTION (SENIOR POLICE MANAGEMENT)

SECTION 3.071

PAGE 1 OF 4

A. POLICY

1. Senior Police Department Management by definition includes all positions as set forth herein above the rank of Sergeant and not included in a collective bargaining agreement. Senior Police Department Management positions are:
 - a. Chief of Police
 - b. Lieutenant
2. Pursuant to the power granted to the Reynoldsburg City Council by Section 7.03(e) of the Reynoldsburg City Charter, the Reynoldsburg City Council hereby eliminates the application of general laws of Ohio pertaining to the civil service provisions for selection and filling of Police Department positions above the rank of Police Officer and Sergeant, specifically Ohio Revised Code Section 124.44, and hereby substitutes its local procedure and provisions for filling said positions.
3. The Chief of Police may be filled by original appointment of a person who is not in the Reynoldsburg Police Department.
 - a. The following selection procedure shall be followed whether by original appointment or promotion:
 - (1) a competitive promotional Civil Service Examination as set forth in Reynoldsburg City Code 157.04 shall not be given;
 - (2) a candidate for promotion to Chief of Police or original appointment to Chief of Police shall have achieved the rank of Lieutenant or above, and have at least five (5) years of police management experience and a bachelor's degree in criminal justice, police science, or a related field such as the social sciences, business management, or public administration required commencing January 1, 1996, from an accredited college or university that would enable the candidate to be admitted to a graduate school at an accredited university; and
 - (3) successful completion of one of the following: FBI National Academy, the Southern Police Institute's Command Officer Development Course, Northwestern University/Traffic Institute's School of Police Staff and Command, ~~Police Leadership Executive Leadership (PELC)~~ Public Safety Leadership Academy (PSLA), or Certified Law Enforcement Executive (CLEE).

THE CITY OF REYNOLDSBURG, OHIO
PERSONNEL POLICY AND PROCEDURE MANUAL

12.a.a

PROMOTION (SENIOR POLICE MANAGEMENT)

SECTION 3.071

PAGE 2 OF 4

- b. Under the direction of the Civil Service Commission, a Preliminary Screening Committee shall be established to review applications and resumes of Chief of Police candidates. This committee shall be responsible for selection not more than ten (10) candidates.

The Preliminary Screening Committee shall be comprised of:

- ~~Service~~/Safety Director;
- current Chief of Police, or a representative from the OACP;
- President, Fraternal Order of Police representing Reynoldsburg Police Department;
- citizen not currently holding public office and selected ~~by agreement of the Mayor and President of Council~~;
- Chairman of the City Council Safety Committee.

Any of the above can be replaced by a designee if necessary. Such designee would require approval by the Civil Service Commission.

- c. The ten (10) candidates will then submit to an assessment center prepared and presented by an accredited law enforcement consulting agency, as selected by the Civil Service Commission. This agency shall submit to a final Selection Committee the top ~~three (3)~~ five (5) candidates.

The Final Selection Committee, comprised of the

- Mayor
- Chief of Police, or a representative from the OACP
- Council President
- City Attorney
- Civil Service Chairperson or designee

Any of the above can be replaced by a designee if necessary. Such designee would require approval by the Civil Service Commission.

The final selection committee shall interview the final ~~three~~ five (35) candidates and make a recommendation of the top three (3) to the appointing authority based on majority vote. ~~If a majority cannot be reached, the Selection Committee may consider the final ten (10) candidates as selected by the Final Screening Committee to determine if~~

THE CITY OF REYNOLDSBURG, OHIO
PERSONNEL POLICY AND PROCEDURE MANUAL

12.a.a

PROMOTION (SENIOR POLICE MANAGEMENT)

SECTION 3.071

PAGE 3 OF 4

~~any applicant can be recommended by majority vote, the appointing authority (the Mayor) shall appoint the recommended candidate. If a majority cannot be obtained after consideration of the final ten candidates the appointing authority (the Mayor) may select one of the final ten applicants for appointment to Chief of Police. The appointing Authority will appoint from the top three (3).~~

- (d) Effective 1-1-96, a candidate for promotion to the rank of Lieutenant shall have:
 - i at least three (3) years of experience at the rank of Sergeant with the Reynoldsburg Police Department immediately preceding the date of promotion; and, an Associate=s Degree or two (2) complete years of college education from a community college, college or university, that would enable the candidate to be admitted to an undergraduate school as a third year student at an accredited college or university;
 - ii. A written exam may be administered to all eligible candidates pursuant to the rules established by the Civil Service Commission.
 - iii. If a written exam is administered, then all candidates achieving a passing grade shall submit to an assessment center. If a written exam is not given, then all eligible candidates shall submit to an assessment center, prepared and presented by an accredited law enforcement consulting agencies selected by the Civil Service Commission. The consulting agency shall submit the top three candidates to the Chief of Police.
 - iv. The Chief of Police will recommend to the Civil Service Commission, for promotion, the candidate(s) of the Chiefs choice. The Civil Service Commission will forward the name(s) to the appointing authority (the Mayor) who will promote the candidate(s) as ranked and recommended by the Chief.
- (e) When there are not two (2) or more eligible candidates within the Reynoldsburg Police Department for the rank of Lieutenant, open posting shall be conducted throughout the state of Ohio for potential candidates, who are currently certified law enforcement officers through the Ohio Peace Officers Training Council.

In addition, any Sergeant with less than three (3) years in grade and/or any

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member of the Reynoldsburg Police Department with at least ten (10) years of experience at the rank of Police Officer immediately preceding the date of promotion shall be eligible to compete for appointment to the rank of Lieutenant if, effective 1-1-96:

- i. the outside candidate or Reynoldsburg Police Officer has an Associate's Degree or two (2) complete years of college education from a community college, college or university, that would enable the candidate to be admitted to an undergraduate school as a third year student at an accredited college or university;
- ii. a written exam may be administered to all eligible candidates pursuant to the rules established by the Civil Service Commission.
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If a written exam is not given, then all eligible candidates shall submit to an assessment center, prepared and presented by an accredited law enforcement consulting agency as selected by the Civil Service Commission. The consulting agency shall submit the top three candidates to the Chief of Police.

- iv. The Chief of Police will recommend to the Civil Service Commission, for promotion, the candidate(s) of the Chief's choice. The Civil Service Commission will forward the name(s) to the appointing authority (the Mayor) who will promote the candidate(s) as ranked and recommended by the Chief.

Attachment: PPM Chapter 3.071 redraft (1704 : PPM Section 3.071 Promotion (Senior Police Management))

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A. POLICY

1. Senior Police Department Management by definition includes all positions as set forth herein above the rank of Sergeant and not included in a collective bargaining agreement. Senior Police Department Management positions are:
 - a. Chief of Police
 - b. Lieutenant
2. Pursuant to the power granted to the Reynoldsburg City Council by Section 7.03(e) of the Reynoldsburg City Charter, the Reynoldsburg City Council hereby eliminates the application of general laws of Ohio pertaining to the civil service provisions for selection and filling of Police Department positions above the rank of Police Officer and Sergeant, specifically Ohio Revised Code Section 124.44, and hereby substitutes its local procedure and provisions for filling said positions.
3. The Chief of Police may be filled by original appointment of a person who is not in the Reynoldsburg Police Department.
 - a. The following selection procedure shall be followed whether by original appointment or promotion:
 - (1) a competitive promotional Civil Service Examination as set forth in Reynoldsburg City Code 157.04 shall not be given;
 - (2) a candidate for promotion to Chief of Police or original appointment to Chief of Police shall have achieved the rank of Lieutenant or above, and have at least five (5) years of police management experience and a bachelor's degree in criminal justice, police science, or a related field such as the social sciences, business management, or public administration required commencing January 1, 1996, from an accredited college or university that would enable the candidate to be admitted to a graduate school at an accredited university; and
 - (3) successful completion of one of the following: FBI National Academy, the Southern Police Institute's Command Officer Development Course, Northwestern University/Traffic Institute's School of Police Staff and Command, ~~Police Leadership Executive Leadership (PELC)~~ Public Safety Leadership Academy (PSLA), or Certified Law Enforcement Executive (CLEE).

Attachment: PPM Chapter 3.071 (1704 : PPM Section 3.071 Promotion (Senior Police Management))

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- b. Under the direction of the Civil Service Commission, a Preliminary Screening Committee shall be established to review applications and resumes of Chief of Police candidates. This committee shall be responsible for selection not more than ten (10) candidates.

The Preliminary Screening Committee shall be comprised of:

- ~~Service~~/Safety Director;
- current Chief of Police, or a representative from the OACP;
- President, Fraternal Order of Police representing Reynoldsburg Police Department;
- citizen not currently holding public office and selected by agreement of the Mayor and President of Council;
- Chairman of the City Council Safety Committee.

Any of the above can be replaced by a designee if necessary. Such designee would require approval by the Civil Service Commission.

- c. The ten (10) candidates will then submit to an assessment center prepared and presented by an accredited law enforcement consulting agency, as selected by the Civil Service Commission. This agency shall submit to a final Selection Committee the top ~~three (3)~~ five (5) candidates.

The Final Selection Committee, comprised of the

- Mayor
- Chief of Police, or a representative from the OACP
- Council President
- City Attorney
- Civil Service Chairperson or designee

Any of the above can be replaced by a designee if necessary. Such designee would require approval by the Civil Service Commission.

The final selection committee shall interview the final ~~three~~ five (35) candidates and make a recommendation of the top three (3) to the appointing authority based on majority vote. ~~If a majority cannot be reached, the Selection Committee may consider the final ten (10) candidates as selected by the Final Screening Committee to determine if~~

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Effective Date: January 1, 2003 Revision Date: _____

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