



AGENDA

PLANNING COMMISSION
THURSDAY, APRIL 7, 2016 6:00 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – March 3, 2016

2. Planning Commission – Special Meeting – March 14, 2016

3. APPROVAL OF AGENDA
4. PUBLIC COMMENT

B. BUSINESS OF THE PLANNING COMMISSION

1. **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 – 1636 Graham Road, Reynoldsburg, Ohio, from R-2/R-3 Single Family Residence District to S-1 Special District, Applicant, Reynoldsburg United Methodist Church.**

C. ADJOURNMENT



MINUTES

PLANNING COMMISSION THURSDAY, MARCH 3, 2016 6:00 PM

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

A. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Comeaux, Wren, Weldon
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – January 7, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. PUBLIC COMMENT

B. BUSINESS OF THE PLANNING COMMISSION

Chairman McKenzie: We have three amendments to ordinances. Do you have a presentation to make tonight, for any of those? We have had these before.

Mr. Snowden: Mr. Chairman, other than to bring us up to date as to where we are, tell everybody what is there specifically, and address any other issues that need to be addressed, and then, I will explain the next process. First, as you recall, in the Fall, you did a conceptual review for these ordinances, and two other ordinances, which were a part of a package, but did not require Planning Commission formal review in order to be enacted by City Council. But, they are all related generally to the Planning, Zoning, and Public Services code of the City. In this case, I introduced the ordinances to City Council in November. They were taken for first reading in January. In February, we had the so-called combined hearing, and Dr. McKenzie was in attendance for that meeting. Then the Council referred these back to the Commission for formal approval. A couple of comments related to Dr. McKenzie in his testimony, did point out several of the errors, and Mr. Weldon so graciously assisted in addressing, made it into the versions that were introduced to Council. The reason that happened, somehow I got a version mixed up, because I did correct them after our last meeting, you know where we had "A", and then "A" again, and that sort of thing. I attempted to have Council Member Clemons, as Chairman of the Service Committee, amend those to a new version at City Council before they were referred to Planning Commission, and I am pretty sure he just forgot to do it. We had it written down in front of him, on two different occasions, and April and I reminded him, so not to be ragging on him, but I really think he just forgot to do it in the meeting, and it was just an accident. So, from

Minutes Acceptance: Minutes of Mar 3, 2016 6:00 PM (APPROVAL OF MINUTES)

there, I see Mr. Comeaux entering the meeting. With your permission, Mr. Chairman, I am going to mark his as present.

Chairman McKenzie: That is fine.

Mr. Snowden: Ok. Let the record reflect Mr. Comeaux is with us. So, in that case, and in order to make sure, as Dr. McKenzie, and several others have said, these really need to be very perfect, when they go to be approved, so we don't have any future issues, I spent a significant amount of time revising the versions that were presented to you last week, attached as a version two to the legislation that you were given as part of the meeting packet. If there is anything else that I have missed, all that would need to happen is, we would need to note it this evening, the Commission could approve the legislation here as amended, and then, when we return to City Council, regardless of that, I am going to have City Council amend to the current version at their next meeting, as approved by the Planning Commission. If the Commission approved these items this evening, it will be returned to Council for a second reading, be referred back to committee for one additional meeting, and then to a third Council reading. After that, they would take affect 30 days from when signed by the Mayor. So, we are looking at approximately mid April for these items to be in affect. In order to get ahead of the game, I have already revised Development Handbook applications and so forth. And, I have those waiting to be introduced, so that the transition between the two review systems that we are dealing with here is seamless. With that being said, I have one additional item that I have never discussed before that I want to draw your attention to, because it was an addition, and this would be under the ordinance labeled number 3 on your Agenda. In the packet, in the revised version, on page one of the code sections. Section 909 of the City Code, which deals with sidewalks, in the course of this process, I found that we had two different Code sections requiring two different widths of sidewalk. Four feet was required by the Public Services Code, five feet was required by the subdivisions regulations, which would deal with new streets. Obviously that is a problem that needed to be addressed very quickly. Because, you have two different ordinances regulating the same thin, in a very confusing manner. So, I added that since the Commission has last seen it. That is why I want to draw your attention to that. With that, given the amount of time that I have put in, the amount of time that this commission has put in, did anyone have any additional questions? Did I miss anything?

Chairman McKenzie: Yes, Mr. Welday.

Mr. Welday: Reviewing the packet, I noticed that, if you can explain Eric, like in the packet, what I am seeing for the Code section, when it is before maybe a repeat of that same section, is the first section suppose to be the current version?

Mr. Snowden: Mr. Welday, and other Members of the Commission, when Rochelle attached those items in MinuteTraq, the first items attached were version one, the very bottom should have been version two. It had a date labeled February 24th, the revision date. So, whatever is the 24th revision date, regardless of where it was located in the attachment, that is the current version.

Chairman McKenzie: If I may, you provided me with a printout, that Rochelle handed me last Thursday, that I am assuming is revision 2.

Mr. Snowden: For the sake of clarity, the February 24th revision. And, Dr. McKenzie, we did that only because we know that you visit us often in the office and we thought we would have copies ready for you when you stopped by.

Chairman McKenzie: Well yes, and that was my intent in asking the question because I did not go through to see that there was a second version posted after version 1 on the website. But, when I tried to match what I was given and what I read, which now I understand to be version 1, the page numbers were not matching up.

Mr. Snowden: Correct, and Dr. McKenzie, the reason that the original version was left in there is since it was presented to City Council, it can not just go away. Even if the Commission is going to recommend changes, and Council will subsequently adopt those changes. It can not just disappear. It was presented to them in a formal manner. It stays there.

Chairman McKenzie: I agree. I understand. I just want to make sure we are all looking at the same reading.

Mr. Weldon: As I am looking at the time, Mr. Chairman. I have got a lengthy list of things that still were not corrected, and I do not feel that we have the time to go through all of this tonight. If I address this with Eric, and have him fix the copy, and then represent it to us, or if you want to go through these tonight.

Chairman McKenzie: Well, I also have a packet with highlights of things that are, by his own point of view, for example, where he says that the reason for this is to maintain consistency and identification throughout where it is inconsistent still. I agree, there are a number of things that could be made better.

Mr. Snowden: Gentlemen, if I may, I would just say that I would not let perfect be the enemy of better. And, I have spent a tremendous amount of time reviewing this and trying to have it be an improvement over our current system. Our code right now, is falling apart. This is not going to make it worse. It is going to make it better. So, there may be some additional things we can do to it, but to be totally candid with you, I need this now. That is a fact. If there are a few items that I can catch and revise, then we will do it. Mr. Weldon, I am concerned that maybe you did not get the right version.

Mr. Weldon: I got a new phone. I downloaded the version that is on line. I kinda was looking at both sections, and they both appeared the same to me from what I downloaded online from that packet. I did not get anything from your office.

Mr. Snowden: We did not send out packets.

Mr. Weldon: So, whatever I got online as the packet, like I said, there are still errors that I pointed out, that have not been corrected. When we are talking about 150 feet or 150 inches.

Mr. Snowden: Mr. Chairman, If I may, I would suggest that we start on that now. Whatever time, if we run out, if the Commission has to table it to the Commission's meeting next month, then we do that. But, I will be totally candid with you, I need this now. I need this so I can get through a day of work with things making sense. That is just a fact. Gentleman, if I can say one other thing, this should have been at the February Commission and City Council delayed it through December. This originally went to City Council November 13th. So, I have been sitting around since November 13th, waiting for this to get enacted, and I need it as soon as possible. So, if whatever we correct will correct it...

Chairman McKenzie: I would be more than willing to give the floor to Mr. Welday. And, if you would announce the sections that he is working so that I can find them.

Mr. Welday: And, I will be working off the packet that was available to me online. I will start on page seven, and I will tell you the code number. Code 1143.02, B.4., at the end of that sentence, simple grammar error, change it from a colon to a period, and I pointed that our previously.

Mr. Snowden: Mr. Welday, please do not get any idea that I think the amount of time that you put in that is in any way not valuable. It is a tremendous assistance to me.

Mr. Welday: The next topic I want to discuss real quickly with the Board, I noticed you had for the new sections, and I am talking about 1143.03, you have now inserted, or someone has inserted "sf", for square foot. That is the improper abbreviation for square foot. I ask that we remove it completely from all code sections, just to make things clear, because it already says square feet at the end. Or, we properly label it with a capital "SF", or "ft squared", or the proper abbreviation.

Mr. Snowden: Mr. Welday, these are stylistic changes.

Mr. Welday: Correct.

Mr. Snowden: So, what you are telling me is that you would like to do a "find replace" Let me tell you this, the consistency and style in our current City Code is non existent. There is absolutely no consistency in style whatsoever. So, I am trying to come to a consistency in style. If the Commission does not like the consistency in style that I have come to, I will just change it to another consistency in style, that would be fine. So, what I am hearing is that the Commission would like all abbreviations for square foot to be capitalized.

Mr. Welday: Or my suggestion, and this will be up to the Board, because I am trying to remain consistent throughout the Code. It has never been in the Code with "sf", and now we have inserted it, where as before, we have a number of feet, or anything, and you have the label right behind. We are changing something by adding it. I don't think it needs to be there. That is my recommendation. I guess I will leave it to the Board, what they want.

Mr. Snowden: So, removing all...

Mr. Welday: You are using an "sf" to me that could be San Francisco, you know, it is the wrong abbreviation, so.

Mr. Snowden: So, removing that abbreviation, is that what the Commission wants or does the Commission want it abbreviated in another way?

Chairman McKenzie: When I was reading through the document, I also highlighted that, and it caught my eye as well, cause I saw it as a change of format, of the way that we had chosen to identify dimensions in the document.

Mr. Snowden: tell me what abbreviation that you want.

Chairman McKenzie: Well, as Mr. Welday has said, previously we have simply spelled it out. So, earlier, in A, although you have the sf in parenthesis, you do under 200, then 200 in parenthesis, followed by "square feet", and that makes it consistent with the other dimensions where it is 6 feet, 6 (0), and then feet after.

Mr. Snowden: So, is the Commission stating that they want no abbreviations for any distances or units of measure, they would only like the number in parenthesis, immediately following the written number.

Chairman McKenzie: Since most of the dimensions in the document, in the revisions to the document that you have made, do not use abbreviations, I think it would be a good idea to continue with that style of presentation, and therefore have no abbreviations at all. Now, we could, since often times in parenthesis you have a mark indicating feet or inches. There is also a way to do that for square feet as well, which is a single apostrophe with superscript two for square feet. So, you could do that maintaining the consistency that you have already, the style that you have already established, for linear dimensions, dimensions of distance rather than dimensions of area. So, that could be done as well. But, right now, we are only talking about the inconsistencies suddenly appearing "sf" as an abbreviation.

Mr. Snowden: Ok, so, in summary, no abbreviations.

Mr. Wren: As long as the dimension is spelled out afterward. It says "square fee", we don't that stuff within the parenthesis.

Chairman McKenzie: Correct.

Mr. Wren: As long as it is spelled out, let's remove the abbreviations.

Mr. Snowden: Gentlemen, what I am going to do is, I am going to right now, list a list of amendments, if we are doing a fine replace, there is nothing wrong with that. But, I am going to have to amend this and move it on to City Council with an amended version. So, I will make a list and we will approve that list. That will be the concept.

Mr. Welday: So, in that 1143.03, that is A., 1., A, it is there? Same section, under B. Then if we continue to 1143.03, A., 2., its represented there, outside of the parenthesis. And then we need to add, if you are going to say square foot, it needs to say, it was not on there, square feet.

Mr. Snowden: I will do a complete style change to remove that.

Mr. Welday: And then add the square feet, after that 200 in parenthesis, please.

Chairman McKenzie: If I may interject here, since for linear dimensions we have the symbol indicating feet or inches in the parenthesis, do we want to have that with a superscript two, to indicate square feet there, or simply move that out. Which would you prefer? Myself, since we have used that to indicate feet or inches everywhere else, I would like to see that style continued even in designations of area.

Mr. Snowden: Please understand this, first, no one tries to amend this much code at one time. The reason we are doing this is because we have to. We don't have another choice. Second, a lot of cities would have a style guide made up ahead of time, that would decide a lot of this ahead of time. I am trying to do that on the fly. If we need to make a style guide that says how we are going to handle these things, then that is fine, let's do it.

Mr. Welday: I will second Dr. McKenzie then.

Mr. Snowden: So, it is an apostrophe and a superscript two?

Chairman McKenzie: Yes, inside the parenthesis.

Mr. Welday: So, then moving on after that, I am now at Code 1143.03, C., 2., 5., it is page ten in the packet, near the top. There it is the 150 feet but in the parenthesis you have the 150 with the quote mark indicating it is inches.

Mr. Snowden: Under Environment Landscape Plan?

Mr. Wren: Under Site Plan.

Mr. Snowden: Ok, see it.

Chairman McKenzie: And E., right? You are looking at E.?

Mr. Snowden: I have got it.

Chairman McKenzie: And, Mr. Welday, you are also looking at 2., E.?

Mr. Welday: I am looking at, actually, the C., 2., number 5.

Chairman McKenzie: And Mr. Snowden, the version that you printed out for me also lists that as an "E", rather than as a "5", so.

Mr. Snowden: I do not see what you are seeing.

Chairman McKenzie: While he is looking at that, one other thing, and I ask this of Mr. Welday as well, as this is another style consideration. When you are doing a linear distance, say in feet, putting the number in parenthesis before or after the "C", because that also is inconsistent. At some point, it says...

Mr. Snowden: One of the problems is folks are trying to look at these on their phones, and I apologize, I guess we will have to give hard copies to everybody. But, if you look over on the right hand side, that is where the dates are. When you see the dates, anything that was revised has a date of 2/24. Ok? I do not even think folks are looking at those copies right now.

Chairman McKenzie: I want to make sure you know it is after 6:30 now. We have moved beyond 6:30.

Mr. Comeaux: Mr. Chairman, if I may, Mr. Welday, are there any things you would characterize as more substantive? When I say substantive, I want to make sure you understand I am not saying these are not important. One of the reasons why the Code is falling apart at the seams is because no one tends to it the way you have tended to it. That is a value. But, if there are things that are more, again, not to minimize the comments, but to point out, is there anything more substantive, that you have, that you would like to raise. There may be a way we can approve with typographical.

Mr. Snowden: Mr. Comeaux, at this point, I would just recommend that you table to the next month, because clearly everyone is not satisfied with the style that I have done, so I think we are going to have to table it. There are too many changes to approve it this way.

Mr. Comeaux: That is fine. Mr. Welday, my question still stands. Is there anything that you characterize as more substantive.

Mr. Welday: Well, if I could bring out a question, and this deals with the makeup of the Board of Nuisance Abatement, how it is hidden in the section code. I wonder if we actually want to pull that out and give it its own section number.

Mr. Snowden: We have used it one time in the last twenty-some years. Again, understand the purpose of it. The purpose of it was to relocate information that was located in the wrong overall section of the Code, and relocate it to a new section where we can amend it from. Our City Attorney would actually like to get rid of our Nuisance Abatement Board completely because he does not like the procedure. There is already a procedure in the Ohio Revised Code for doing Nuisance Abatement, and we sort of have an alternative City procedure. But, the point was to move that from where it was, which was the wrong place in the Code, get it to be in the right place, then we can amend it, or repeal it as needed. And again, Mr. Welday, I genuinely appreciate the time and the care that you are doing with this. What I am saying is, don't let perfect be the enemy of better. The reason why the Code is falling apart at the heels, is because folks have not amended it at all, in some cases, forever. So I am asking us to take one tentative

step forward. But, in this case, I think given the number of changes, I am going to have to go back and revise it. I have to emphasize, this is very difficult work. It is tedious. It is time consuming. The City of Columbus has five people in the Code Generation Division in Zoning, and this is what they do.

Mr. Welday: I want to applaud your effort. It is great, me being a volunteer, I put many hours in this myself and I am not being paid. To actually see the errors come up again, I am frustrated. The thing I want to bring up, if I may, Mr. Chairman, besides that one, another thing that I saw in that specific code section they were talk about using 2012, um...

Mr. Snowden: International Property Maintenance Code.

Mr. Welday: Right. And they've got a 2015 Code section now. Do we want to update that to 2015, or do we want to continue to use 2012 Code?

Mr. Snowden: Gentlemen, ultimately that is up to you. I did not realize there was a 2015 Code, when I wrote this. And, keep in mind, I wrote some of this last summer. I was not aware there was a 2015 Code at the time. Our Code Enforcement folks brought it. They are using 2003 right now. There have been five other codes promulgated since then. When I found out about it a few weeks ago, I was not proposing to change it, because I did not want to change to much and cause any additional confusion. But, we have the opportunity now, so.

Mr. Welday: Is there anything that I need to address right now?

Mr. Wren: What is the process if it does say feet and it is actually inches, and somebody questions that and tries to go against that Code during a normal process, and we do not catch it here? What is the recourse? It may influence how much we do not versus what we can approve now and come back and go through again, and in a few months come back with the final, all changes have been made, stylistic changes, that may not impact any decision making when somebody is trying to bring business in.

Mr. Snowden: the fact is that it needs to be right. How we get there is up to you. I am extremely frustrated. I am not trying to minimize. I am personally very grateful for the assistance of the gentlemen here this evening. And Gentlemen, for operational sake, we are going to need to move on to Design Review Board.

Mr. Cullinan: Does are the two substantive things you have?

Mr. Welday: For now, yes.

Mr. Cullinan: I would like to make a motion we table this item until next month's meeting.

Chairman McKenzie: We have a motion to table.

Mr. Welday: I will second that motion.

Chairman McKenzie: Any discussion?

(Unanimous Vote to table.)

1. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions; Chapter 1143 Zoning Certificates; Site Plan; Plot-Grade-Utility Plan; Chapter 1155 Enforcement; Penalty; Chapter 1161 Zoning Districts; Chapter 1171 General Regulations for Lots and Yards; and Enacting Chapter 1159 Nonconforming Uses & Structures; and Repealing Chapter 1195 Nonconforming Uses. (Second Reading 3/07/2016).**

RESULT:	REFERRED TO BOARD/COMMISSION [UNANIMOUS] Next: 3/14/2016 12:00 AM
AYES:	McKenzie, Cullinan, Comeaux, Wren, Welday

2. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1103 Design Review Board; Chapter 1139 Board of Zoning and Building Appeals; Chapter 1147 Variances; Chapter 1193 "HD" Historic Overlay District and Repealing Chapter 163 Village Commission; and Chapter 1194 Historic Commercial Overlay. (Second Reading 3/07/2016).**

RESULT:	REFERRED TO BOARD/COMMISSION [UNANIMOUS] Next: 3/14/2016 12:00 AM
AYES:	McKenzie, Cullinan, Comeaux, Wren, Welday

3. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 909.02 SIDEWALK-MATERIAL; WIDTH AND LOCATION, Amending Chapter 1111 General Provisions; Chapter 1115 Preliminary Plat; Chapter 1119 Final Plat; Chapter 1127 Standards; Chapter 1355 House Numbering; Chapter 1180 Landscaping and Buffering Standards; and Enacting Chapter 919 Trees; Part 17 Nuisance and Property Maintenance Code: Title 1 Public Nuisance and Title 3 Property Maintenance Code; and Repealing Chapter 543 Trees and Noxious Vegetation; Chapter 1367 Abandoned or Inoperable Service Stations; and Chapter 1369 Nuisance Abatement; Chapter 1389 International Property Maintenance Plan. (Second Reading 3/07/2016).**

RESULT:	REFERRED TO BOARD/COMMISSION [UNANIMOUS] Next: 3/14/2016 12:00 AM
AYES:	McKenzie, Cullinan, Comeaux, Wren, Welday

C. ADJOURNMENT

Chairman

Planning Administrator

Minutes Acceptance: Minutes of Mar 3, 2016 6:00 PM (APPROVAL OF MINUTES)

MINUTES

PLANNING COMMISSION MONDAY, MARCH 14, 2016 12:00 AM

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

I. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Comeaux, Welday
ABSENT: Wren

2. Agenda

Agenda stands approved.

3. Public Comment

II. BUSINESS OF THE PLANNING COMMISSION

Chairman McKenzie: I will leave it up to the Commission Members, to point out that this is something we should probably undertake at our next regularly scheduled meeting, as it is in the Rules of the Commission, in regards to Special meetings, it states that Special Meetings may discuss any business that becomes before the Commission. It does not say, "Act." And because of the way that those are separated in other documents, including Rules of Council, and this one as well, I would not assume that just because the word "discuss" is used, that it means you can discuss and act. So we can either just ignore that, or entertain a motion to waive that rule of the Rules of the Commission for tonight's meeting. Mr. Snowden.

Mr. Snowden: Mr. Chairman, other members of the Commission, based on my conversations with our Chairman last week, when he pointed this out, and I agree that it should be changed to not provide any confusion, but I showed that specific provision to our Assistant City Attorney, Mr. Roth, who stated that he felt that the intent of it was to allow the Commission to conduct their business as normal. And, that his interpretation would be that it does not specifically prohibit the Commission from taking any normal action. I would agree to revise that to minimize the confusion, but he felt it was a very overly complex reading of the document.

Chairman McKenzie: And, as I optioned, we could chose to ignore it, or we could waive it. So, the Assistant City Attorney has come down on the side of just ignore. So anyway.

Mr. Welday: I was just going to make a motion to waive it for tonight's meeting.

Mr. Cullinan: I would second that motion.

Chairman McKenzie: All in favor say, "Aye." "Aye." Any opposed? " " Now we are on to the business of the Planning Commission. We have three ordinances to consider. Mr. Snowden, would you like to read the titles?

Minutes Acceptance: Minutes of Mar 14, 2016 12:00 AM (APPROVAL OF MINUTES)

Mr. Snowden: I would like to publicly thank every single member of the Commission for 1. Scheduling the meeting, 2. For providing the feedback to Staff to make sure this was done properly, and I would like to say if there are any other questions about the policies and the document formatting, I would be happy to answer those at this time.

Mr. Welday: I just have one question. It does not have to do with the code, or any changes, the only question I have is in regard to the Development Handbook, I think you brought that up quickly at our last meeting, as far as the Planning Commission reviewing that handbook, do you have a date?

Mr. Snowden: Mr. Welday, I do not. Let me bring you up to date from when we discussed this last. The Development Handbook has been around since about 2009. My predecessors and so forth sat down and said, "Ok, this stuff is complex and we need to have one document that explains everything." In this case, because we discussed, there was some concern and we want to make sure that this document is reasonable, this document is reflecting our values and so forth. I actually referenced that in Section 1155, stating that this document will exist. What that allows us to do, and helps our City Engineer, because it allows him to hold the regulations that are put within that Development Handbook, specific for engineering and plot grade utility, it allows him to more easily enforce those. So, that was a good change that we made between when we did the preliminary review and when this went to City Council. And, that came from the feedback of the Commission. With regard to when it would change, I have a revised version done, reflecting the changes proposed in this package. Our EMH&T City Engineer, is looking over the engineering portion of that. I can send out a draft version to the Commission, and other internal folks, as soon as later this week. And we can begin the process. That document would not be promulgated by Staff until these three ordinances take affect. So, once they are approved by Council, they will take affect thirty days after they are signs by the Mayor, and that is when Staff would promulgate the new document. So, we can work on it beginning now, essentially. That would be the target date for implementation because those items that were in there would be relevant to people who are applying at that time.

Mr. Welday: Thank you Eric. I just recommend that we do, if you have a chance to get it to us early, as we have seen from the current stuff, if we can get it early, after Council passes it, we are right on step with the citizens, being able to provide that to them.

Mr. Snowden: I could not agree more and I will send out the revised draft this week. The version that is on website now is from 2012, and it was not up to date when my predecessors did it in 2012. So, it definitely needs some TLC to get to where it needs to be, but we made some big strides. We have discussed in our previous meetings things about copying, that document was fundamentally copied from some other city, and I know that because it is referencing institutions that we do not have, such as the Village will do this, and the Village will do that, and the Planning and Zoning Commission will do this. That is something that was in another community. Even what is out there now was not properly adopted.

Chairman McKenzie: Would you like to read number one?

1. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions; Chapter 1143 Zoning Certificates; Site Plan; Plot-Grade-Utility Plan; Chapter 1155 Enforcement; Penalty; Chapter 1161 Zoning Districts; Chapter 1171 General Regulations for Lots and Yards; and Enacting Chapter 1159 Nonconforming Uses & Structures; and Repealing Chapter 1195 Nonconforming Uses. (Second Reading 3/07/2016).**

Chairman McKenzie: Any questions?

Mr. Comeaux: Have all the comments that you and other members have, been taken into consideration? I followed the black lining, but I did not follow all of the comments that lead to the black lining.

Mr. Welday: Yes, Mr. Comeaux.

Mr. Snowden: Mr. Chairman, and other members of the Commission, whenever the Commission is finished with their discussion, and wants to make a motion, the first motion should be to amend this ordinance to the revision date of today, because there have been other versions within the last few days. So first amend, that recommend approval, if that is the will of the Commission.

Mr. Cullinan: I make a motion to amend the ordinance to the revision date of March 14, 2016.

Mr. Welday: I will second that.

Roll vote to amend the ordinance was unanimous.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/14/2016 7:30 PM
MOVER:	Tyler Cullinan	
SECONDER:	Robert Welday	
AYES:	McKenzie, Cullinan, Comeaux, Wren, Welday	

2. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1103 Design Review Board; Chapter 1139 Board of Zoning and Building Appeals; Chapter 1147 Variances; Chapter 1193 "HD" Historic Overlay District and Repealing Chapter 163 Village Commission; and Chapter 1194 Historic Commercial Overlay. (Second Reading 3/07/2016).**

Mr. Welday: I make a motion to amend the ordinance to the revision date of March 14, 2016.

Mr. Cullinan: I will second that.

Roll vote to amend the ordinance was unanimous.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/14/2016 7:30 PM
MOVER:	Robert Welday	
SECONDER:	Tyler Cullinan	
AYES:	McKenzie, Cullinan, Comeaux, Wren, Welday	

3. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 909.02 SIDEWALK-MATERIAL; WIDTH AND LOCATION, Amending Chapter 1111 General Provisions; Chapter 1115 Preliminary Plat; Chapter 1119 Final Plat; Chapter 1127 Standards; Chapter 1355 House Numbering; Chapter 1180 Landscaping and Buffering Standards; and Enacting Chapter 919 Trees; Part 17 Nuisance and Property Maintenance Code: Title 1 Public Nuisance and Title 3 Property Maintenance Code; and Repealing Chapter 543 Trees and Noxious Vegetation; Chapter 1367 Abandoned or Inoperable Service Stations; and Chapter 1369 Nuisance Abatement; Chapter 1389 International Property Maintenance Plan. (Second Reading 3/07/2016).**

Mr. Welday: I make a motion to amend the ordinance to the revision date of March 14, 2016.

Mr. Cullinan: I will second that.

Roll vote to amend the ordinance was unanimous.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 3/14/2016 7:30 PM
MOVER:	Robert Welday	
SECONDER:	Tyler Cullinan	
AYES:	McKenzie, Cullinan, Comeaux, Wren, Welday	

III. ADJOURNMENT

Chairman

Planning Administrator

Minutes Acceptance: Minutes of Mar 14, 2016 12:00 AM (APPROVAL OF MINUTES)

Application #: 172881
Permit #:
Date Submitted: 2/8/16
Fee Amount: \$1,000
☒ Paid: 32702

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION			
Property Address/Name of Plat: 1636 Graham Rd, Reynoldsburg, OH 43068		FOR REZONING ONLY	
Description of Location for Preliminary and Final Plat only:		Proposed Zoning: S-1	
Parcel ID(s): 060-000996, 060-001034, 060-007668, 060-007601 060-001820, 060-001008, 060-007821		Size of Area to be Rezoned: 6.5 Acres	
Number of Lots: 7	Present Zoning: R-2, R-3	Present Use: Church Parking	Existing Structures: Vacant Lots, with old driveways in place.
Complete Where Applicable: Thomas Warner, PE Engineer/Surveyor: Advanced Civil Design Builder:			Proposed Use: Church Facility
III. PROPERTY OWNER OF RECORD			
Property Owner Name(s): Reynoldsburg United Methodist Church		Property Owner Address(s): 1636 Graham Road, Reynoldsburg, OH 43068	
IV. APPLICANT INFORMATION			
Applicant Name: Reynoldsburg United Methodist Church ATTN: Scott Huber			
Applicant Address: 1636 Graham Road, Reynoldsburg, OH 43068			
Applicant Phone Number: 614-866-5864		Applicant Email: shuber@rumc.org	
I. PROJECT TYPE			
☐ Subdivision Without Plat (\$150 Residential/\$250 Commercial) ☐ Preliminary Plat (\$750 + \$50 per lot) ☐ Final Plat (\$750 + \$50 per lot) ☒ Rezoning (\$750 Residential/\$1,000 Other)			

Applicant Signature: Karin Dragmette Date: 1/28/2016

****OFFICE USE ONLY****

Additional Notes:	<u>Zoning Information</u>	Meeting Date: <u>4/7/16</u>
	☐ Historic District	Meeting Results
	☐ CC Overlay	
	<u>Additional Requirements</u>	☐ Approved: ☐ Denied
	☐ Building Permit	Planner Initials: Date:

REYNOLDSBURG UNITED METHODIST CHURCH PROJECT
PRELIMINARY SCHEDULE

MARCH 3, 2016: Commence Phase 2 DD/CD Design Phase

MID-MAY 2016: Submit CDs for Permit Approval

END OF JUNE 2016: Commence construction

JULY 2017: Complete construction

Attachment: 1636 Graham Rd, App #172881 (1320 : Rezoning 1636 Graham Rd)

Zoning Description
6.3 +/- Acres
East of Graham Road
West of Godfrey Circle

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Half Section 29, Section 18, Township 16, Range 20, Refugee Lands, being all of a 1.016 acre tract of land and a 1.000 acre tract of land as conveyed to The Reynoldsburg United Methodist Church as recorded in Official Record 15165A13 and Official Record 14564A11 and a 1.204 acre tract of land, a 0.382 acre tract of land, a 1.364 acre tract of land and a 1.636 acre tract of land conveyed to Reynoldsburg United Methodist Church as recorded Instrument Number 200603170050779, Official Record 22128A10, Instrument Number 200701220012684 and Instrument Number 199904130091449 and being more particularly described as follows:

Beginning, at the southwesterly corner of said 1.636 acre tract, being in the easterly right-of-way line of Graham Road;

Thence **N 03° 54' 34" E**, along the westerly line of said 1.636 acre tract, said 1.364 acre tract, said 0.382 acre tract and said 1.204 acre tract, being the easterly right-of-way line of said Graham Road, **362.40 feet** to the northwesterly corner of said 1.204 acre tract;

Thence **S 86° 20' 49" E**, along the northerly line of said 1.204 acre tract, said 1.016 acre tract and said 1.000 acre tract, **758.04 feet** to the northeasterly corner of said 1.000 acre tract;

Thence **S 03° 52' 26" W**, along the easterly line of said 1.000 acre tract, said 1.364 acre tract and said 1.636 acre tract, **360.43 feet** to the southeasterly corner of said 1.636 acre tract;

Thence **N 86° 29' 46" W**, along the southerly line of said 1.636 acre tract, **758.28 feet** to the **Point of Beginning** containing **6.3+/- acres**, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on December 10, 2015 and is based on existing Franklin County Auditor's and Recorder's records.

This description is not to be used for the transfer of land.

ADVANCED CIVIL DESIGN, INC.

Zoning Description
0.2 +/- Acres
East of Graham Road
West of Long Spur Drive

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Half Section 29, Section 18, Township 16, Range 20, Refugee Lands, being all of a tract of land conveyed to Reynoldsburg United Methodist Church as recorded in Official Record 20343I02 and being more particularly described as follows:

Being Lot Number Forty-seven (47) of Leighton Village Section 2, as the same is numbered and delineated upon the record plat thereof, of record in Plat Book 74, Page 42, Recorder’s Office, Franklin County, Ohio.

Containing **0.2+/- acres**, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on December 10, 2015 and is based on existing Franklin County Auditor’s and Recorder’s records.

This description is not to be used for the transfer of land.

ADVANCED CIVIL DESIGN, INC.

Z:\15-0001-715\survey\0.2 ac zoning desc.doc

3. Facilities Demand Worksheet
(To be completed for Major Site Plans, Re-Zoning, and Plot, Grade, & Utility Plan Applications¹)

1. Water:
- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement?

125 (Existing Church) gpd
110 (Building Addition)
 - b. How much pressure is required?

40 (Existing Church) psi
40 (Building Addition)
- Coordinate with the Director of Engineering to determine if a Water Usage/Flow Study is required (614.322.6884).*

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

125 (Existing Church) gpd
110 (Building Addition)
- Coordinate with the Department of Engineering to determine if a Utility Study is required (614.322.6884).*

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).

208 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>20</u> AM	<u>13</u> AM	<u>20</u> AM
<u>21</u> PM	<u>13</u> PM	<u>21</u> PM

- c. Is rezoning being requested that will generate 200 or more peak hour trip ends that the current zoning does not anticipate?

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

 X No, Traffic Access Study Required.

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

 Rezoning

 X There are less than 200 Peak Hour trips anticipated
(Traffic Access Study is required)

 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 Village 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 Engineer must schedule a scope verification meeting with the Village 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.


Applicant's Signature: JOSEPH V. PAX, AIA
ARCHITECT OF RECORD
RAISER DESIGN GROUP, INC.

JANUARY 12, 2016
Date



November 24, 2015

Mr. Thomas Warner, P.E.
Advanced Civil Design
422 Beecher Road
Gahanna, OH 43230

Re: Reynoldsburg United Methodist Church Expansion
City of Reynoldsburg, Franklin County, Ohio

Dear Tom:

Please consider this letter a summary of the trip generation for the subject development that you need to incorporate into the City of Reynoldsburg’s Facilities Demand Worksheet. I believe the City will need to see the background to the traffic numbers in the Facilities Demand Worksheet, so please forward it to them when you submit.

BACKGROUND

The existing site is proposed to be expanded to include a 22,800 SF Family Life Center. The site is located on the east side of Graham Road between Burkey Drive and Palmer Road. The City of Reynoldsburg’s *Development Handbook* has a Facilities Demand Worksheet that has a section related to traffic designed to determine what type of traffic study, if any, needs to be performed. While the peak hour of a church occurs on Sunday morning, this expansion is an ancillary use and does not affect seating in the auditorium. In a phone consultation on November 17, 2015 with Eric Snowden (City Planning Administrator), he concurred with this assessment and directed that the trip calculations should be focused on weekday activity.

TRIP GENERATION ANALYSIS

In traffic engineering, the accepted method for computing trip generation is utilizing data from the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). The land use “Church” (ITE Code #560) was used to represent the site. The area of the expansion is 22,800 square feet.

Table 1 which is attached shows a summary of the weekday trip generation calculations for the land use which includes both the peak hour generator and the peak hour of the adjacent street. Referencing Table 1, the input to Section 3b of the Facilities Demand Worksheet would be as follows:

208 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>20</u> AM	<u>13</u> AM	<u>20</u> AM
<u>21</u> PM	<u>13</u> PM	<u>21</u> PM

88 W. Church Street
Newark, Ohio 43055
740.345.4700

1900 Crown Park Court
Columbus, Ohio 43235
614.914.5543

Attachment: 1636 Graham Rd, App #172881 (1320 : Rezoning 1636 Graham Rd)

Reynoldsburg United Methodist Church Expansion
City of Reynoldsburg, Franklin County, Ohio

Smart Services, Inc.
11/24/2015

CONCLUSIONS

Based on the trip generation calculations, the proposed expansion will generate 21 trips in a weekday peak hour. Though Sections 3c and 3d of the Facilities Demand Worksheet would indicate an access study is required, the definition of a traffic access study provided in Section 3ai states that an access study is to be used for projects generating 50-200 trips. This range is above the projected trips for the proposed expansion. Therefore, the conclusion is that further study of traffic would not be required for this expansion.

Please let me know if you have any questions. Thank you.

Sincerely,
SMART SERVICES, INC.



Todd J. Stanhope, PE, PTOE
Project Engineer

Submitted: One electronic copy (PDF format) via e-mail



Registered Engineer No. E-64507, Ohio

11-24-2015

Date

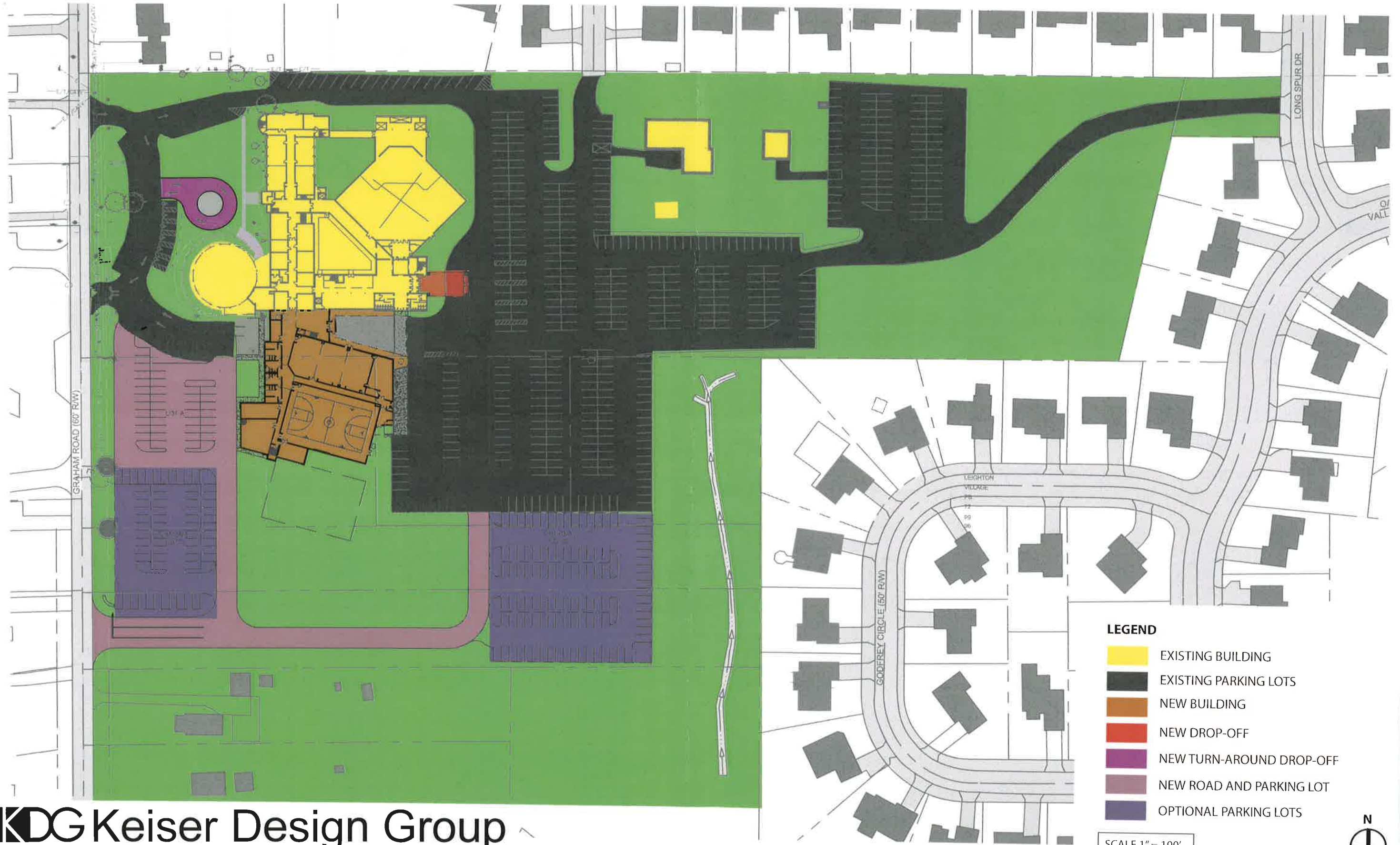


Traffic Study Subarea	Land Use	Time of Day	Data Set from: <i>Trip Generation Manual, 9th Edition</i> (Unless noted Otherwise)	Override with Average	Regression Equation from: <i>Trip Generation Manual 9th Edition</i>	Total Trips	Entering		Exiting	
							%	Total Trips	%	Total Trips
	Church (ITE Code #560) Ind. Variable (X) = 22.80 1000 SF Gross Floor Area	Daily	Weekday	☒	Average Rate= 9.11	208	50%	104	50%	104
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	☐	Average Rate= 0.56	13	62%	8	38%	5
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	☐	Average Rate= 0.55	13	48%	6	52%	7
				☐						
	Church (ITE Code #560) Ind. Variable (X) = 22.80 1000 SF Gross Floor Area	Daily	Weekday	☐	Average Rate= 9.11	208	50%	104	50%	104
		AM Peak	AM Peak Hour of Generator	☐	Average Rate= 0.87	20	55%	11	45%	9
		PM Peak	PM Peak Hour of Generator	☐	Average Rate= 0.94	21	54%	11	46%	10
				☐						

TABLE 1 - SITE EXPANSION TRIP GENERATION SUMMARY



PROPERTY OWNER	ADDRESS	PARCEL ID
RALPH L FISHER	1579 GRAHAM ROAD	060-001035
ARNOLD C BISHEL	1595 GRAHAM ROAD	060-001036
BOBBY C CURRY	1607 GRAHAM ROAD	060-001037
ERIC A BLOUNT	1619 GRAHAM ROAD	060-001038
DANIEL P BROCK	1627 GRAHAM ROAD	060-000953
CHURCH OF CHRIST	1649 GRAHAM ROAD	060-004139
JASON E COLLINS	1671 GRAHAM ROAD	060-001023
ERIC D RAMSEY	1681 GRAHAM ROAD	060-001108
ANDREW J WEIBEL	1703 GRAHAM ROAD	060-001006
LINDA M BARRY	1704 GRAHAM ROAD	060-000944
AUTAMASHA CHAMDLER	7552 PALMER ROAD	060-000989
JANICE J BLAY	7677 GODFREY CR	060-007746
PHILLIP R RENICO	7679 GODFREY CR	060-007747
ELLIOT L LEVY	7681 GODFREY CR	060-007748
MELITA L GARRETT	7683 GODFREY CR	060-007749
JOSEPH R MCKINLEY	7685 GODFREY CR	060-007750
DAVID M STARLING	7687 GODFREY CR	060-007751
MARY A VEHONSKY	7689 GODFREY CR	060-007752
GLORIA J JAMES	7691 GODFREY CR	060-007753
MARK E & JULIE M HARTMAN	7693 GODFREY CR	060-007754
MICHELLE E WILSON	7695 GODFREY CR	060-007755
GRAHAM J WOJCIECHOWSKI	7697 GODFREY CR	060-007756
GEORGE R WOODS JR	1693 LEIGHTON DR	060-007824
BARBARA E BEST	1687 LEIGHTON DR	060-007823
VALARIE G SABATINO	1665 LONG SPUR DR	060-007822
ROBERT A & BETTY J STUART	7740 OAK VALLEY ROAD	060-007713
CHARLES C FRIEBIS	7743 EASTWOOD ST	060-001885
GARLAND J SNIDER	7725 EASTWOOD ST	060-001884
MARGARET P GALLAGHER	7715 EASTWOOD ST	060-001883
ROGER GREENAWALD	7707 EASTWOOD ST	060-001882
LORI L HANSON	7697 EASTWOOD ST	060-001881
FRANK KOVACH	7689 EASTWOOD ST	060-001880
SADIYA ABDULLAHI	7679 EASTWOOD ST	060-001879
JOHN D EVANS	7671 BURKEY AVE	060-001878
RICHARD J ROLWING TR	7661 BURKEY AVE	060-001877
PATRICIA A ROLWING	7651 BURKEY AVE	060-000409
VAN L PARKS	7643 BURKEY AVE	060-000410
STEPHANIE M SINGER	7635 BURKEY AVE	060-000411
RICHARD MYERS	7613 BURKEY AVE	060-000412
KELLY F GREEN	7609 BURKEY AVE	060-000413
LINDA L DUFFY	7597 BURKEY AVE	060-000414
THEODORE P PENNINGTON	7585 BURKEY AVE	060-000415
ROBERT L HOFFMAN	7577 BURKEY AVE	060-000417
CHERYL D GEIGER	1628 GRAHAM ROAD	060-001069
ANDREW P PASKO	1616 GRAHAM ROAD	060-001070

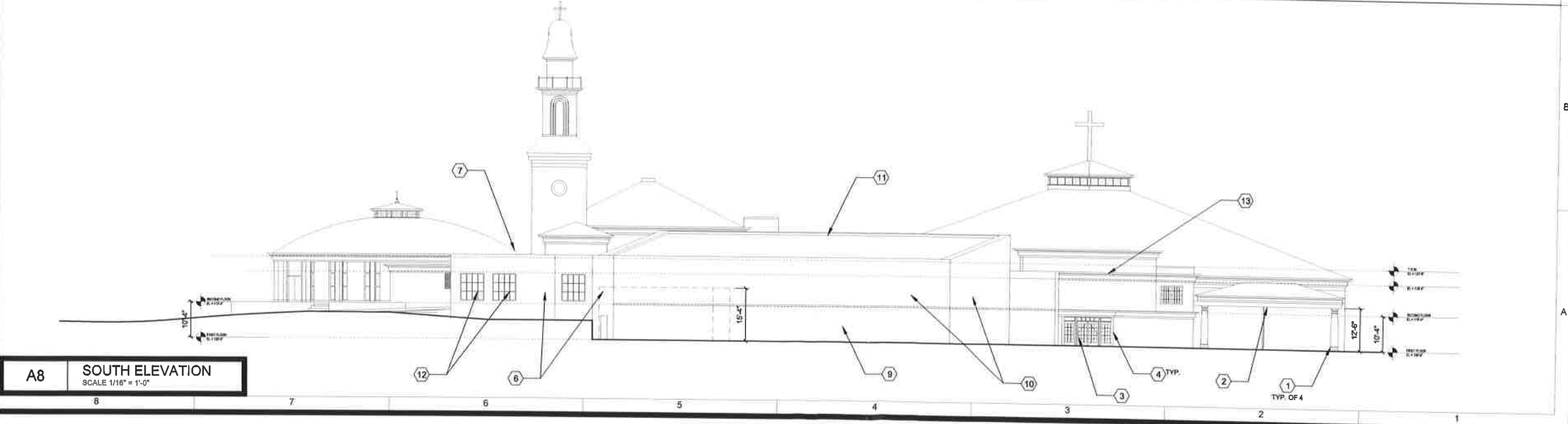
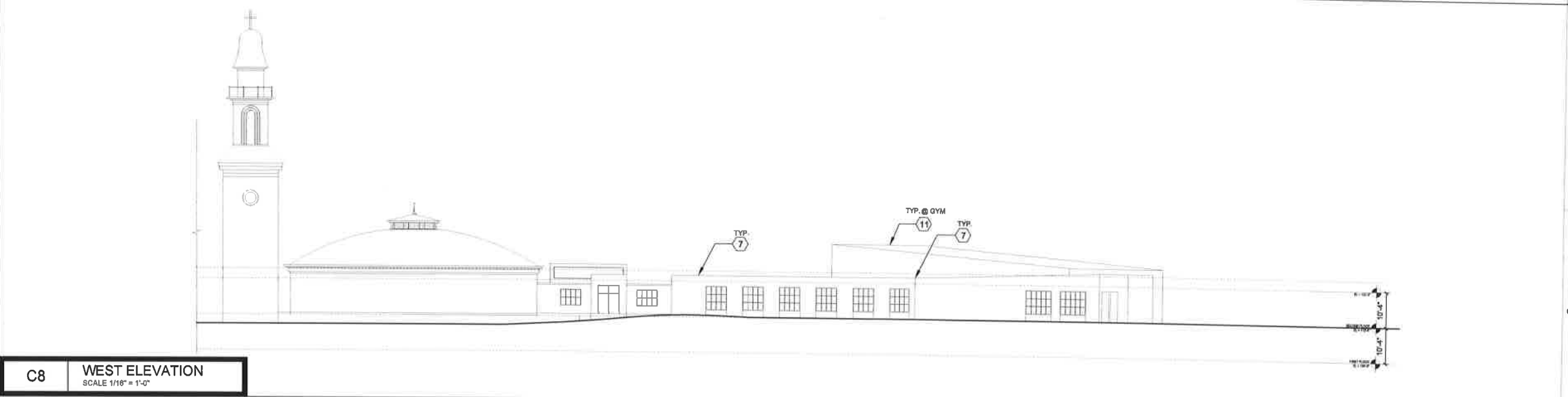
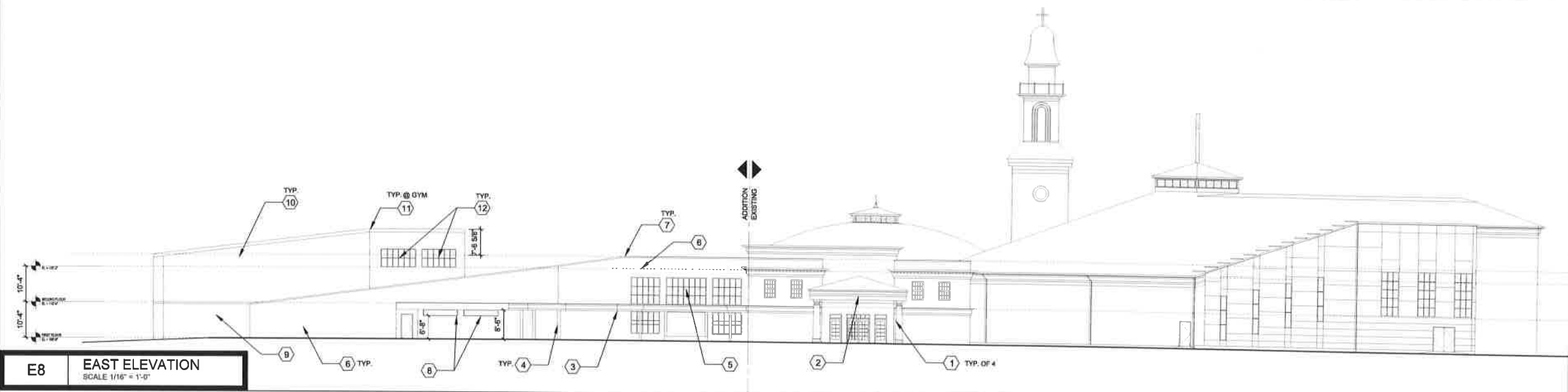


KDG Keiser Design Group

www.keiserdesigngroup.com | 800 Cross Pointe [M] Gahanna, OH 43230 | Phone: 614.864.9999 | Fax: 614.864.9990

FEBRUARY 8, 2016

Attachment: 1636 Graham Rd, App #172881 (1320 : Rezoning 1636 Graham Rd)



EXTERIOR ELEV. GENERAL NOTES

1. REFER TO DIMENSION ELEVATIONS FOR MASONRY ACCENT LOCATIONS.
2. PROVIDE MASONRY CONTROL JOINTS AS SHOWN AND AT DOOR AND WINDOW LOCATIONS.
3. "T" SYMBOL INDICATES TEMPERED GLASS.
4. REFER TO BUILDING SECTIONS FOR ADDITIONAL MASONRY ACCENT INFORMATION.
5. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
6. CONTRACTOR SHALL REINSTALL NEW MATERIAL TO MATCH EXISTING AND ADJACENT CONDITIONS, INCLUDING BUT NOT LIMITED TO: MASONRY COURSE PROJECTIONS, WINDOW/DOOR FRAME SETBACKS, ETC.
7. PROTECT/SHIELD MASONRY UNITS & PROJECTIONS FROM MORTAR DROPPINGS DURING CONSTRUCTION.

ELEVATION CODED NOTES

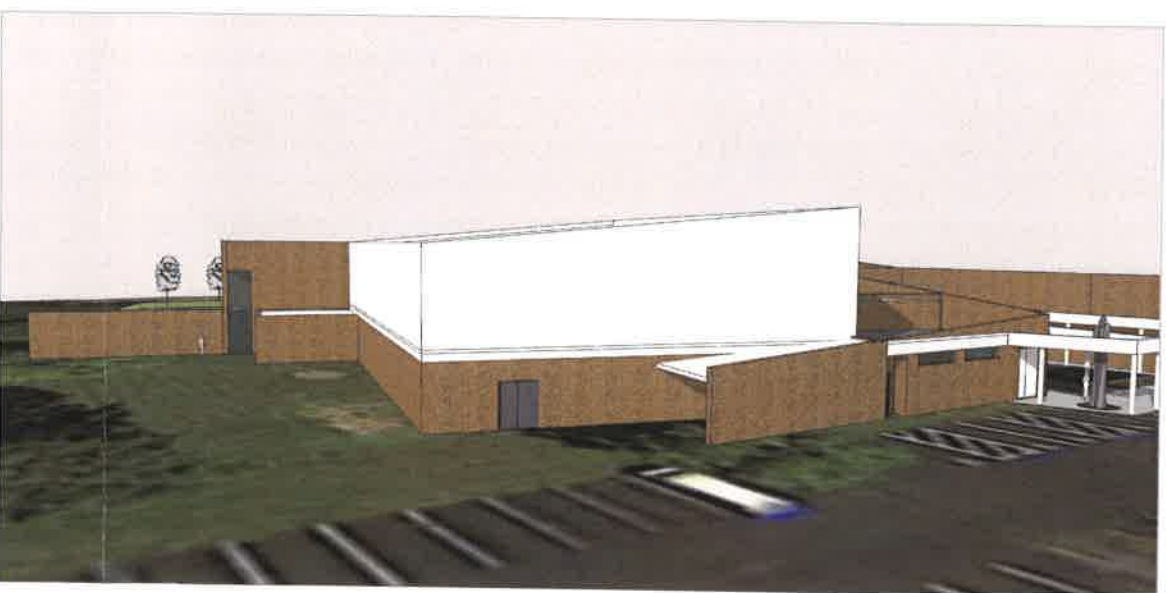
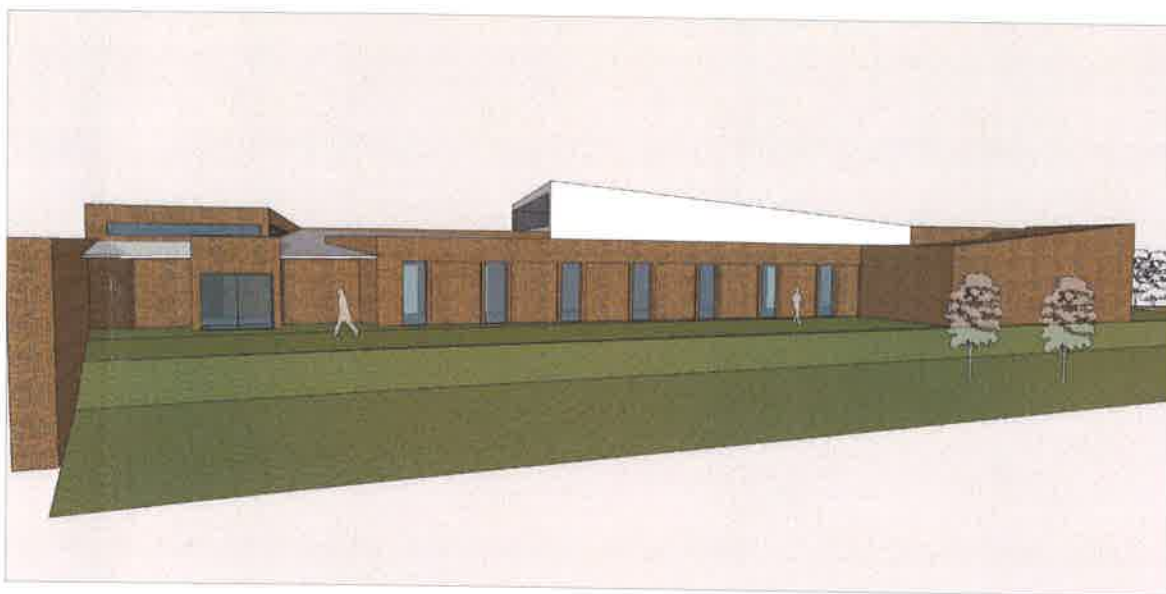
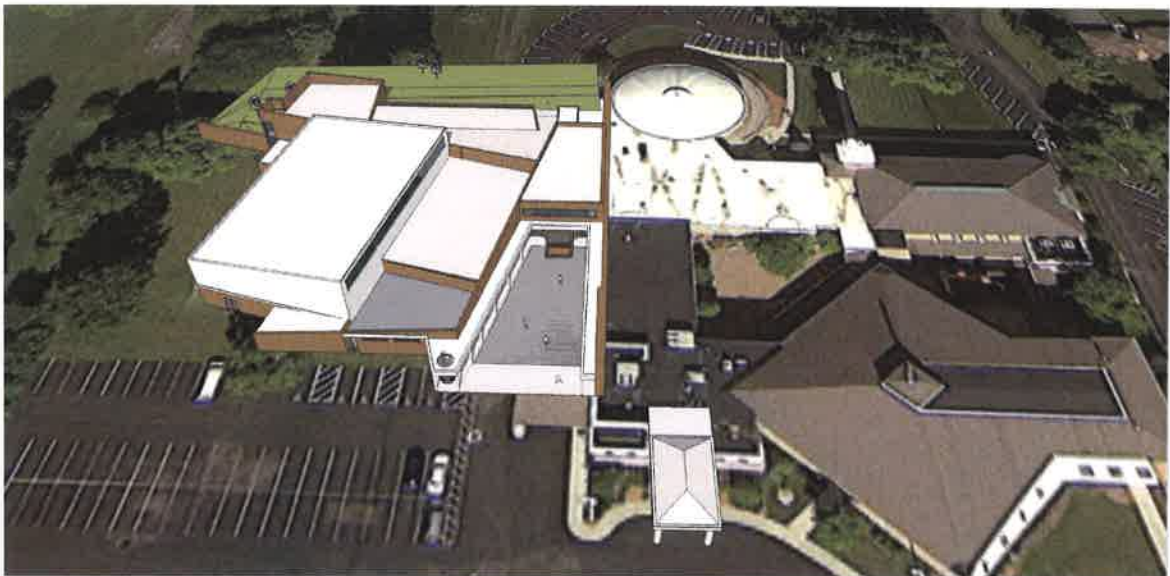
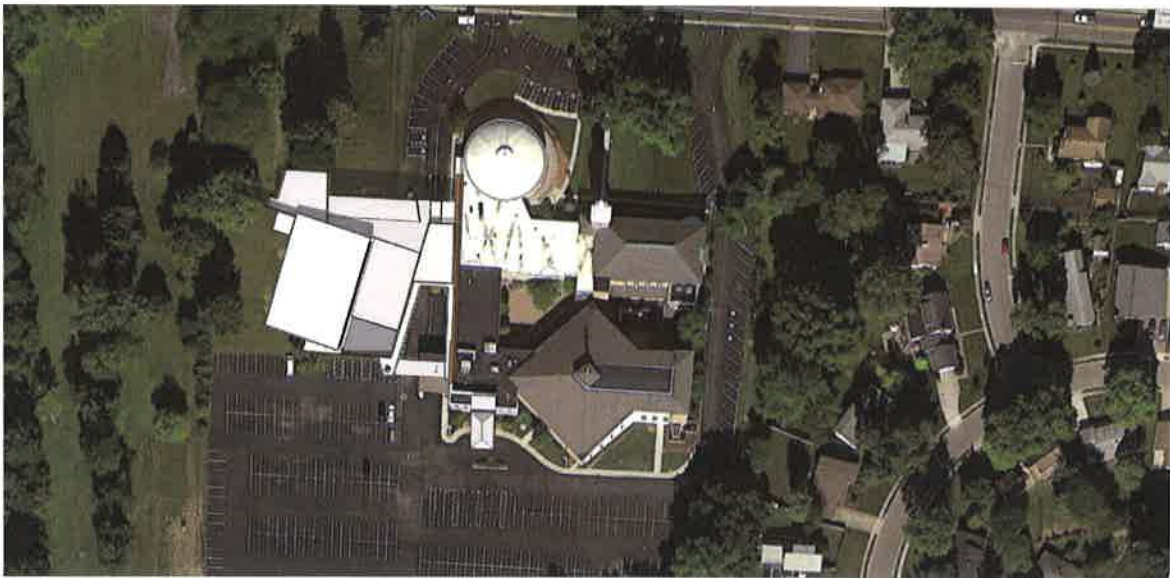
- 1) NEW DROP-OFF CANOPY WITH RELOCATED COLUMN SURROUNDS.
- 2) EIFS CORNICE AT NEW CANOPY TO MATCH EXISTING PROFILE.
- 3) CORNICE AT NEW WALKWAY CANOPY TO MATCH EXISTING PROFILE.
- 4) 12" DIAMETER GFRC COLUMN SURROUNDS AT WALKWAY CANOPY.
- 5) ALUMINUM STOREFRONT FRAMING / ENTRY SYSTEM AT NEW LOBBY.
- 6) FACE BRICK OVER 6" METAL STUD EXTERIOR WALL (R-19).
- 7) METAL COPING (12" WIDE).
- 8) 2" X 10" CLERESTORY WINDOWS (SILL AT 6'-8" AFF).
- 9) FACE BRICK OVER 6" CMU (T.O.M. AT 10'-0" AFF).
- 10) EIFS OVER 6" METAL STUD (R-19).
- 11) METAL COPING (8" WIDE).
- 12) ALUMINUM STOREFRONT (FIXED) WINDOWS.
- 13) PATCH EXISTING WALL AT REMOVED CANOPY - CONNECT CORNICE TRIM.

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

PREPARED FOR:
REYNOLDSBURG UMC
FAMILY LIFE CENTER
REYNOLDSBURG, OHIO

KDG
Keiser Design Group
800 Cross Points - Gahanna, OH 43230
Phone: 614.654.9999 - Fax: 614.654.9990
www.keiserdesigngroup.com

KDG PROJECT # 2015-249	SHEET NUMBER
EXTERIOR ELEVATIONS	A2-1
PRICING SET	08.31.2015



FLOOR PLAN GENERAL NOTES

1. ALL DOORS SHALL BE 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE. CLOSET DOORS TO BE CENTERED IN CLOSET U.N.O.
2. ALL STUD WALLS TO BE 3 1/2" METAL STUDS @ 16" O.C. U.N.O. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF SHEATHING.
3. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE.
5. BEFORE BEGINNING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO KEISER DESIGN GROUP IN WRITING FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
6. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
7. ALL WOOD, CONCRETE, AND STEEL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
8. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

PREPARED FOR	
REYNOLDSBURG UMC FAMILY LIFE CENTER	
REYNOLDSBURG, OHIO	

KDG
Keiser Design Group
800 Cross Pointe - Gahanna, OH 43230
Phone: 614 864 9999 - Fax: 614 864 9980
www.keiserdesigngroup.com

KDG PROJECT # 2015-249	SHEET NUMBER
MASSING STUDIES	
PRICING SET	08.31.2015

Planning Commission

April 7, 2016 Meeting

Due to the size
of the plans,
plans pertaining
to this packet
may be viewed
at the
City of Reynoldsburg
Department of Development.



**City of Reynoldsburg
Planning Commission
STAFF REPORT
April 7, 2016**

New Business

**1636 Graham Road – Reynoldsburg United Methodist Church – District
Amendment (Rezoning)**

Application: #172881 – District Amendment (Rezoning)

Location: Property is located on the east side of Graham Road between Palmer Road and Burkey Drive

Existing Zoning: S-1, R-2, R-3

Request: Request to amend the zoning district on a portion of the site to conform the zoning of the all the subject parcels to S-1 Special District

Current Use: Semi-public Use - Church

Applicant: Reynoldsburg United Methodist Church, c/o Scott Huber, 1636 Graham Road, 614-866-5864

BACKGROUND INFORMATION

Proposal

The applicant is requesting that the Commission review and recommend approval of a zoning district amendment to confirm all parcels at the subject site to S-1 Special District. This will allow the applicant to expand their existing church building to the south.

Existing Site & Context

The site consists of a 15.90AC area that is developed with an existing church building and associated improvements. The applicant is proposing to rezone 7 smaller parcels with an area of 6.5AC from their legacy residential zoning districts to S-1 Special 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.

STAFF REVIEW

Building Architecture

Public Safety Forces

This proposed rezoning will not affect the requirements for public safety on the site. Planning Staff solicited comments from Truro Township Fire Department, who will also have input during the major site plan review.

Utilities

This proposed rezoning will not significantly alter the provision of water or sewer services to the site. The applicant provided calculations indicating how much water and sewer capacity they will require which has been evaluated by our Water/Wastewater Division. 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.

Traffic & Parking

The applicant provided a preliminary traffic study which indicated that the number of new peak trips generated by the proposed development would not warrant additional infrastructure improvements at the cost of the applicant. The applicant provided a conceptual parking layout which shows adequate parking to accommodate the proposed building addition. Staff would like to note that some of the proposed parking appears to be within the 50FT required buffer for the residential properties to the south. The applicant should be aware that this may need to be modified during the major site plan review process.

Administrative

In conformance with Chapter 1155 of the Zoning Code, applicants for district amendments are required to submit a development plan, which becomes part of the rezoning text. That applicant has submitted a development plan for the proposed building addition for review by the Commission. Subsequent to approval of the zoning district amendment, major site plan review will be required.

STAFF RECOMMENDATION

The Commission should apply the standards for review of district amendments contained in Section 1151.04 of the Zoning Code and determine if the proposed use is compatible with the site and surrounding area. Staff recommends approval of the proposed district amendment. Staff feels that proposed district amendment will not significantly affect the provision of City service to the site, or its overall use.

NEXT STEPS

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

1. The application will then be referred back to City Council for two additional readings. Staff and the Clerk of Council will remind the applicant of the dates of those hearings.
2. The applicant should submit an application for major site plan review.
3. Following the approval of a major site plan, the applicant will need to contact the Service Department at 614-322-6810 to submit plans for plot-grade-utility review and approval. The Planning Administrator cannot issue a zoning certificate until a plot-grade-utility plan is approved.
4. Following the approval of a major site plan, 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.