



AGENDA

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, APRIL 5, 2018 5:30 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Board of Zoning and Building Appeals – Regular Meeting – March 15, 2018
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. 2002 Officeview Place; Application #2018-0004; Applicant: Miriam Robbins; Special Exception Use Permit

E. OTHER BUSINESS

F. ADJOURNMENT

MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, MARCH 15, 2018 6:30 PM

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

A. CALL TO ORDER

PRESENT: Linder, Donovan, Darling, Armstead (6:34 AM)
ABSENT: Rettke

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – January 18, 2018

RESULT:	ACCEPTED
----------------	-----------------

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Donovan.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

1. Rules of the Reynoldsburg BZBA

Mr. Bowsher: It was something that happened last BZBA meeting. It wasn't completed. You have the Rules of the Reynoldsburg BZBA in front of you. Taking a look at those we just ask that you vote on those and approve those rules and we'll move forward.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Robert Linder, Board Member
SECONDER:	April Darling, Board Member
AYES:	Linder, Donovan, Darling
ABSENT:	Rettke, Armstead

D. NEW BUSINESS

1. 1550 Brice Rd; Application # 2018-0002; Applicant: Jeanne M. Cabral, Architect; Variance

Mr. Bowsher: In accordance, variance request 1175.08, to allow 3-parking spaces and maneuvering pavement to the south of the building and to reduce the required height of

Minutes Acceptance: Minutes of Mar 15, 2018 6:30 PM (APPROVAL OF MINUTES)

screening to allow for safety concerning vision clearances. She is asking for a non-residential variance.

Jeanne Cabral: I'm the owner's representative and an architect. This was a residential house on Brice Road. Along Brice everything's turned commercial, so it's a non-conforming use. It's not allowed to be used as a house. It can only be used as an office or some sort of business use. Due to the constraints of the site the northern part has a culvert and a swale going down, so it can't come in. You don't want to come in from Brice Road to the north. The only place to put some parking spaces is on the south side of the building, facing the side street, but we do have a buffer of the right-of-way, as well as more than 20-foot from the property line to the beginning of the parking spaces and it's just 3-spaces, one handicapped and 2-regular. Because of the vision clearance, people pulling out of that driveway on to the side street we wanted to reduce the height along the properties along the east, abutting a residential property.

Mr. Bowsher: Due to the public safety nature of this request staff requests that you approve of this variance.

Mr. Donovan: Do we approve all of these variance requests individually?

Ms. Darling: Or is it just all bunched into one?

Mr. Bowsher: You can do all or separate just depending on what your requests are.

Mr. Donovan: Well, they're all tied together.

Mr. Bowsher: They are tied together, yes. It affects all of the different variances that are outlined there with her request. That's why they're all in the motion.

Mr. Donovan: We have a new member joining us, D'Juan Armstead.

Jeanne Cabral: And to put it behind the building, behind the house takes it too close to the neighbor's house, so it's best to keep it down and to the south.

Ms. Darling: You mean the parking spaces?

Jeanne Cabral: Yes. This way they're way in front of the next door neighbor's house. If they were behind this properties building to the east they'd be right up against the house.

Ms. Darling: Is the regular parking still in the front?

Jeanne Cabral: Yes.

Ms. Darling: How many spots do you have in the front?

Jeanne Cabral: Well, we're going to still use the garage for parking. It's a 2-car garage. It's

not a very big home, so it's not going to take much. Soon to be office.

Pastor Linder: Just curious, what type of office will it be?

Jeanne Cabral: Don't know yet. It will be general office.

Ms. Darling: What exactly height are we reducing?

Mr. Bowsher: I think it was the height of the landscaping. Correct?

Jeanne Cabral: Correct.

Mr. Bowsher: 6 feet to 2 feet?

Jeanne Cabral: Yes. So we can see over it.

Mr. Donovan: At the corner of Brice and Retton?

Jeanne Cabral: There will be 2 foot along the driveway between Brice Road and the parking area and also 2 foot between the neighbor.

Mr. Donovan: How was your driveway going to incorporate into the roadway there because there's no curbing there?

Jeanne Cabral: We're just going to extend the paving to the existing paving. I've got to work with the engineer on that, but we'll get it to their approval.

Mr. Bowsher: That was the main safety concern just making sure the people were going to be able to pull out and be able to see traffic and not pull out on Brice and get hit.

Mr. Donovan: We need to have an approval of variance request 1175.08, 1179.04 sub-paragraph B, sub-paragraph 2, 1179.04 sub-paragraph B, sub-paragraph 4, 1179.04 sub-paragraph C, 1180.10 sub-paragraph E, and 1180.11 sub-paragraph B. To allow all 3-parking spots on the south side of the building.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Linder, Board Member
SECONDER:	April Darling, Board Member
AYES:	Linder, Donovan, Darling, Armstead
ABSENT:	Rettke

2. 1905-1929 Baltimore-Reynoldsborg Rd; Application # 2018-0003; Applicant: Jeanne M. Cabral, Architect; Variance

Mr. Donovan: This is your parking variance. Did they have a special exception permit at one time?

Jeanne Cabrel: 2-years ago there was a guy went in to put a little Mexican Restaurant. He's been struggling and there was another restaurant has a place on Hamilton Road and they're getting kicked out for re-development. They're part of a bigger restaurant family. So, they know more of what they're doing. So, they are taking over his space, which would have been just a special use and we got that approved, but they want to break in to the space to the right that had formerly been the dining area for the other restaurant that they gave up a couple years ago to reduce their square footage. Because of that the parking ratio has changed and that's why we're asking for a variance. Working with Eric, there was never, it's been under parked for a long time. The whole shopping center is under parked a little bit and the Zoning Administrator, Eric, former, suggested we just get have the center owner apply for a variance so that we could get something solid in place for the whole shopping center. Now what's interesting about this space even though they're breaking into the second space and doubling their square footage, I'm still keeping the occupant load at 49-people. I'm not making it 99.

Mr. Donovan: So, who's applying for this variance?

Jeanne Cabrel: The owner of the shopping center.

Mr. Donovan: Are you his representative?

Jeanne Cabrel: Yes.

Ms. Darling: So, the owner of the whole entire shopping center?

Jeanne Cabrel: Yes. This is going to encompass the whole center. Based on my calculations it only adding putting that restaurant in saying you didn't know what that space was to begin with it's only a deficit of about 7-spaces, but because of the building code and how the space is being used I'm keeping the occupant load at 49, which would be official. Right now the single space is 49. Widened it's still only going to be 49 because they have a food truck, so they can just come up, load, and leave every day in the back.

Mr. Donovan: What's the normal parking requirement for parking?

Mr. Bowsher: The previous use restaurant required 12-spaces. The new use restaurant also requires 12-spaces, but there's not going to be an increased demand that she spoke of because of the amount of space that is still being utilized. Basically, the additional, the next one is just to expand to have a larger kitchen space in there. So, it's the same clientele, the same restaurant.

Ms. Darling: So, are we wanting a reduction in spaces so we're not required to have that?

Jeanne Cabral: Just to allow for all the uses in the whole center based on that map I prepared that you'd be ok with everything being used as its being used currently.

Mr. Donovan: I remember going by there years ago when Sunset Grill was going on there. A lot of times people had to park out on that road because the whole thing was filled up.

Mr. Bowsher: The variance is good for this use. Now if they were to change into a different occupancy or a new restaurant were to come in they would then have to get another variance for the same thing. Basically, what we're requiring is they were required 12 based on the 1 to 100 ratio, but now that they're expanding and doubling in size they're going to need a total of 24 spaces, but because it's the same exact occupancy in the restaurant they're just expanding so they could have a kitchen that's in there serving the same number of people. There's not the requirement to have those 24-spaces, so they're asking for the variance to bring back down to the original 12 that they had originally. That's what the variance is for.

Mr. Armstead: Are you going to actually take that whole space and make it a kitchen?

Jeanne Cabral: No, we're making the kitchen in the old part bigger and taking half of the new space. It's the same seating, square footage, but its spread between the two spaces and the kitchen and the storage rooms got bigger.

Mr. Bowsher: So, you're getting a little bit more arm room. Is that what you're saying?

Jeanne Cabral: In width, but not depth. In fact, when you walk into the old space it's going to look like a pick-up area. It's not going to look like dining.

Mr. Armstead: Is it possible to provide a floor-plan?

Jeanne Cabral: Yes, there's one in the packet. The kitchen has now doubled in size and the storage on the right side and we're adding a bathroom. They wanted to use one for employees.

Pastor Linder: Would you happen to know the hours of their operation?

Jeanne Cabral: Their hours right now over on Hamilton Road are 11 to 8:30, 9:00. They're not open too late.

Pastor Linder: 7-days a week?

Jeanne Cabral: Yes. I don't know about Sunday. A lot of their clientele is carry-out. They plan on still doing a lot of carry-out here too.

Pastor Linder: Did you happen to talk to Scali's about it?

Jeanne Cabral: They're not real happy about it, but they gave up that space and so it's kind of a wash. But Scali's has the bulk of the parking lot to them and there's even some space in that triangle to stripe about 3-spaces.

Mr. Armstead: And what we're saying is variance isn't permanent. So, if this tenant moves out and a new tenant comes in they have to get a new variance. Correct?

Mr. Bowsher: Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Linder, Board Member
SECONDER:	D'Juan Armstead, Board Member
AYES:	Linder, Donovan, Darling, Armstead
ABSENT:	Rettke

3. 1907-1909 Baltimore-Reynoldsburg Rd; Application # 2018-0002; Applicant: Jeanne M. Cabral, Architect; Special Exception Use Permit

Mr. Bowsher: This is a special exception use permit for the expansion of the restaurant El Fogoncito for eating and drinking. This is in relation to the last one.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Linder, Board Member
SECONDER:	D'Juan Armstead, Board Member
AYES:	Linder, Donovan, Darling, Armstead
ABSENT:	Rettke

4. 2364 Taylor Park Dr; Application # 2018-0003; Applicant: Jennifer Santelli; Special Exception Use Permit

Mr. Bowsher: This special exception use permit is for the Chick-fil-A restaurant on 256 on the west side. The special use permit is for the drive-thru portion. It will be located north of the Logan's Steakhouse and that will be demolished.

Ms. Darling: The Logan's will be demolished?

Mr. Bowsher: Yes. That is not part of this.

Ms. Darling: So, Logan's is going to be demolished and then that's going to go right in there? Ok.

Mr. Bowsher: So, Chick-fil-A is going to go to the north side of Logan's and they did a traffic impact study and we are happy with the use. They're buying the property and the zoning does not need to be changed, but they do need a special use permit for the drive-thru, which is found in the packet with the signage.

Mr. Donovan: Did anyone talk to the Violet Township folks about there access to that area back there?

Mr. Bowsher: The egress it's the same as it was on the back side of Taylor Park Drive. 256 will not be affected.

Allan Wiley: GBC Design, Civil Engineer for the project, 565 White Pond Drive, Akron, Ohio 44320. We're basically keeping the two access points on Taylor Park Drive. We're going to rearrange them a little bit, but we'll still have the two access points that are currently

there.

Mr. Donovan: My concern is they have a squad back there.

Ms. Darling: To get in and out.

Mr. Donovan: Right behind there. There's a squad there.

Ms. Darling: Correct.

Mr. Donovan: Violet Township.

Allan Wiley: The site the way we have it lays out we have a substantial drive-thru stacking. So, I don't foresee on this one any cars backing up onto the road. They also have a rather large parking lot if it ever comes to that point they can start routing the drive-thru traffic through the parking lot and keep everything off the road.

Mr. Donovan: They'll do that because that squads in and out of there all the time?

Allan Wiley: Ok.

Ms. Darling: Yes, because they help respond to Pickerington and Reynoldsburg right there. That's why they're stationed there right up from the Target so they can get in and out quickly.

Allan Wiley: As big as the drive-thru stack is I don't foresee that being an issue and keeping cars out of the road.

Mr. Armstead: Because I know the one on Broad stacks quickly.

Ms. Darling: And they get backed out into that little service road. They go around the building and they get back out to that service road pretty quick back there.

Allan Wiley: This one has a dual order station. So, they're going to actually push cars through considerably faster than a single station.

Mr. Darling: Like McDonalds.

Mr. Bowsher: Except, unlike the McDonalds this one is going to have more substantial, more space. I think it can fit up to 7-additional cars in each lane as its backing up. As you can see on the printouts...

Ms. Darling: So, where the Logan's is going to be demolished the Chick-fil-A is going to go here and then all of this is going to be parking for the Chick-fil-A and then the drive-thru is going to wrap around how? Towards the back?

Mr. Bowsher: Yes, it's going to wrap around the back, which is actually congruent with what

you're concerns are because the Chick-fil-A is located on the north side and not placed in the middle like Logan's is now. It gives more opportunity and more space for the cars to wrap around the parcel.

Ms. Darling: My concern is to just make sure the squad can get in and out. Same hours as any other Chick-fil-A?

Allan Wiley: 6:30 to 10:00 Monday through Saturday.

Mr. Armstead: Is it possible to have a contingency plan as far as if you run into this issue as far as with the ambulance in the future?

Allan Wiley: As far as how we're going to stack through the parking lot? Yes, we can do that.

Mr. Donovan: He said he's going to make them circle around the parking lot?

Ms. Darling: Circle around in here?

Mr. Armstead: Well, even if that if we see they get...

Ms. Darling: Completely backed because when the newness it's going to... because you won't have to go all the way to East Broad now, so that newness is going to happen and it's going to happen very quickly.

Mr. Armstead: I'm pretty sure guaranteed they're going to be backed up and just have a contingency plan to alleviate that problem.

Allan Wiley: Yes, we can do that.

Mr. Donovan: That's our biggest concern because we wanted to have no problem getting in and out of there at all.

Ms. Darling: It's going to be new for a little while. Obviously, there's not another one until you go to East Broad Street, but word will get around that Pickerington, Lancaster, everybody will be coming and it's right off the highway. We've got Walmart.

Mr. Armstead: High traffic. It's a great location for you guys.

Jennifer Santelli: w/Chick-fil-A, the applicant, 5200 Buffington Road, Atlanta, Georgia 30349. I just want to explain some of the things that we're doing on the site to help improve the circulation. For one, we do have the duel order canopy and that's not only, you don't just order at the order stations. We actually have teams members go out there with I-pads and start working down the stream, so that we can get them through to the order window faster. We also have a pull-out at the order window so that we can essentially serve two cars at one time or if there's somebody behind them that already has their order they can get their order

and by-pass the window. So, it's really meant to speed that up. Then with the significant parking we'll have the ability. We already have about 28-cars stack. I am estimating, just based on how we can curve the cars around in there that we could probably fit about 50-cars stack if it came to that, which is just not...

Mr. Donovan: But, you do understand our concern about having the roadway blocked?

Jennifer Santelli: Absolutely. Our intent and our goal, which we intend to meet is really a 90-seconds from the point that they order their food to the time they pick it up at the window or the by-pass lane. So, really getting the cars through there as quickly as possible.

Mr. Bowsher: Additionally, to note, where you're talking about the Violet Township, there is an access way to get to the Staples parking lot, which then could by-pass the Chick-fil-A. So, it's not like they would be locked in for the rarest of occasions that the cars could be potentially backed up into the roadway. They would still have an access to get to 256 and it might only increase their route by 5-seconds or additionally there at the parking lot as well. They could cut through the parking lot to get to Taylor Park.

Pastor Linder: What's the time-frame?

Jennifer Santelli: It's a guess right now because obviously Logan's is operating. So, we're working with them on vacating the site and then we'll proceed with that. We're shooting for potentially 2020 just given our pipeline and our ability to construct the building.

Mr. Donovan: How many employees do you plan on having?

Jennifer Santelli: I think it's usually about 45 to 50.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Linder, Board Member
SECONDER:	D'Juan Armstead, Board Member
AYES:	Linder, Donovan, Darling, Armstead
ABSENT:	Rettke

E. OTHER BUSINESS

None.

F. ADJOURNMENT

Mr. Donovan adjourned at 7:03 pm.

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Mar 15, 2018 6:30 PM (APPROVAL OF MINUTES)

Board of Zoning and Building Appeals

**Andrew Bowsher
7232 E. Main Street
Reynoldsburg OHIO 43068
614-322-6831 Phone**

MOTION REQUEST

DATE: April 5, 2018
TO: Board of Zoning and Building Appeals
RE: 2002 Officeview Place; Application #2018-0004; Applicant: Miriam Robbins;
Special Exception Use Permit

Approval:

Brad McCloud	Jed Hood	Stephen Cicak
--------------	----------	---------------

See attached documentation.



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

Application/Case#:

2018-0004

Date Submitted: 3-23-2018

Fee Amount: \$ 350.⁰⁰

Section 1139

BOARD OF ZONING & BUILDING APPEALS
APPLICATION

CK#
☒ Paid: 11673

I. PROPERTY INFORMATION	
Property Address: 2002 Officeview Place	Parcel ID#(s): 0100-007577
II. PROPERTY OWNER OF RECORD	
Property Owner Name(s):	
Contact Email:	Contact Phone Number:
III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)	
Business Name: (will be) Sunshine + Serenity Center	Contact Name: Miriam Robbins
Contact Phone Number: (614) 403-5622	Contact Email: MollyRobbins147@hotmail.com
Description of Use: Requesting use for alcohol & drug treatment center	
IV. APPLICANT INFORMATION	
Applicant Name: Miriam Robbins	Applicant Address: 875 Havendale Dr.
Applicant Phone Number: (614) 403-5622	Applicant Email: MollyRobbins147@hotmail.com
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	
PROJECT INFORMATION	
CHECK AND DESCRIBE IF APPLICABLE:	
Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)): _____	

☒ Special Exception Use Permit (\$350): _____	
☐ Other: _____	

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: Miriam Robbins

Date: 3/23/18

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

Zoning District: _____

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ Planning Commission
☐ Other: _____

BZBA Meeting

Date: _____

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

Date: _____

- ☐ No Action Taken
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Denied

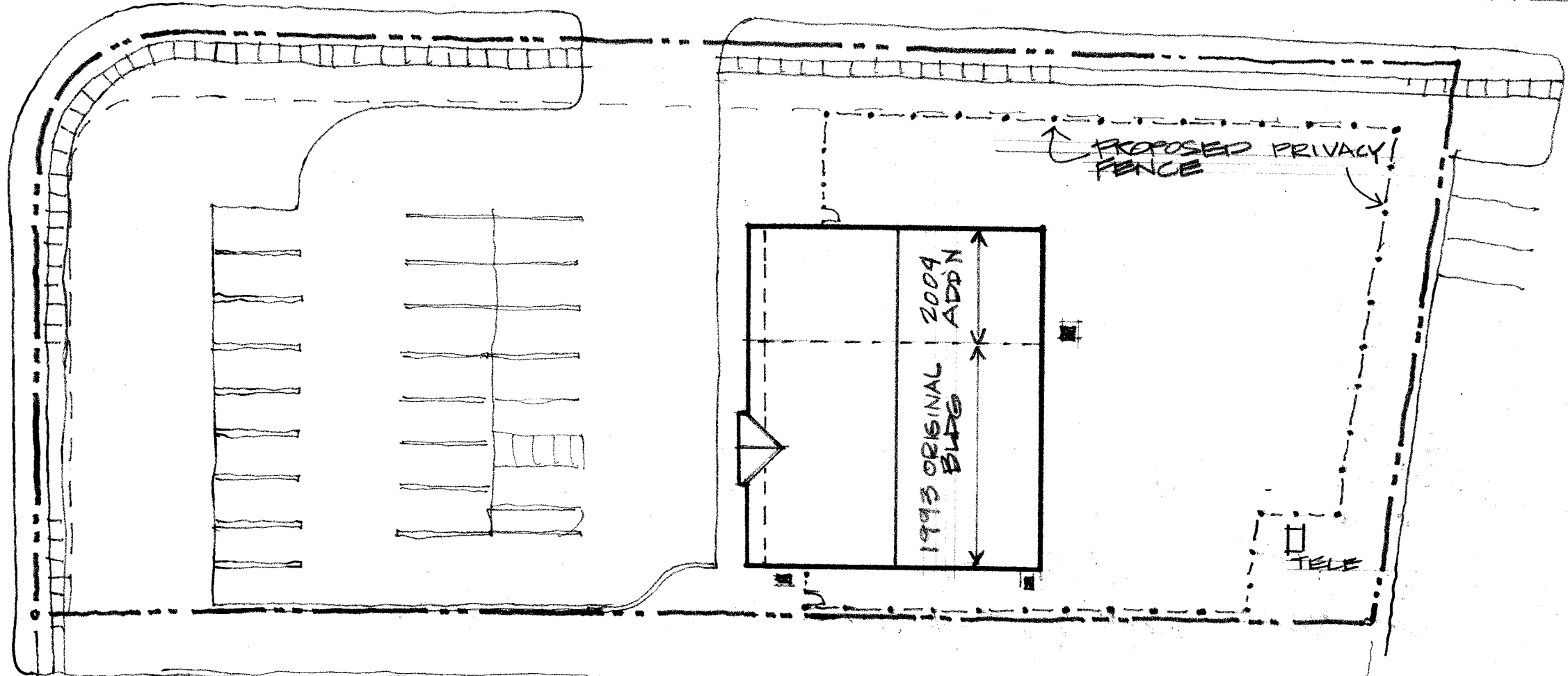
P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Attachment: 20180405 BZBA - 2002 OFFICEVIEW PL - SEUP (App# 2018-0004, 2002 Officeview Place, Robbins)

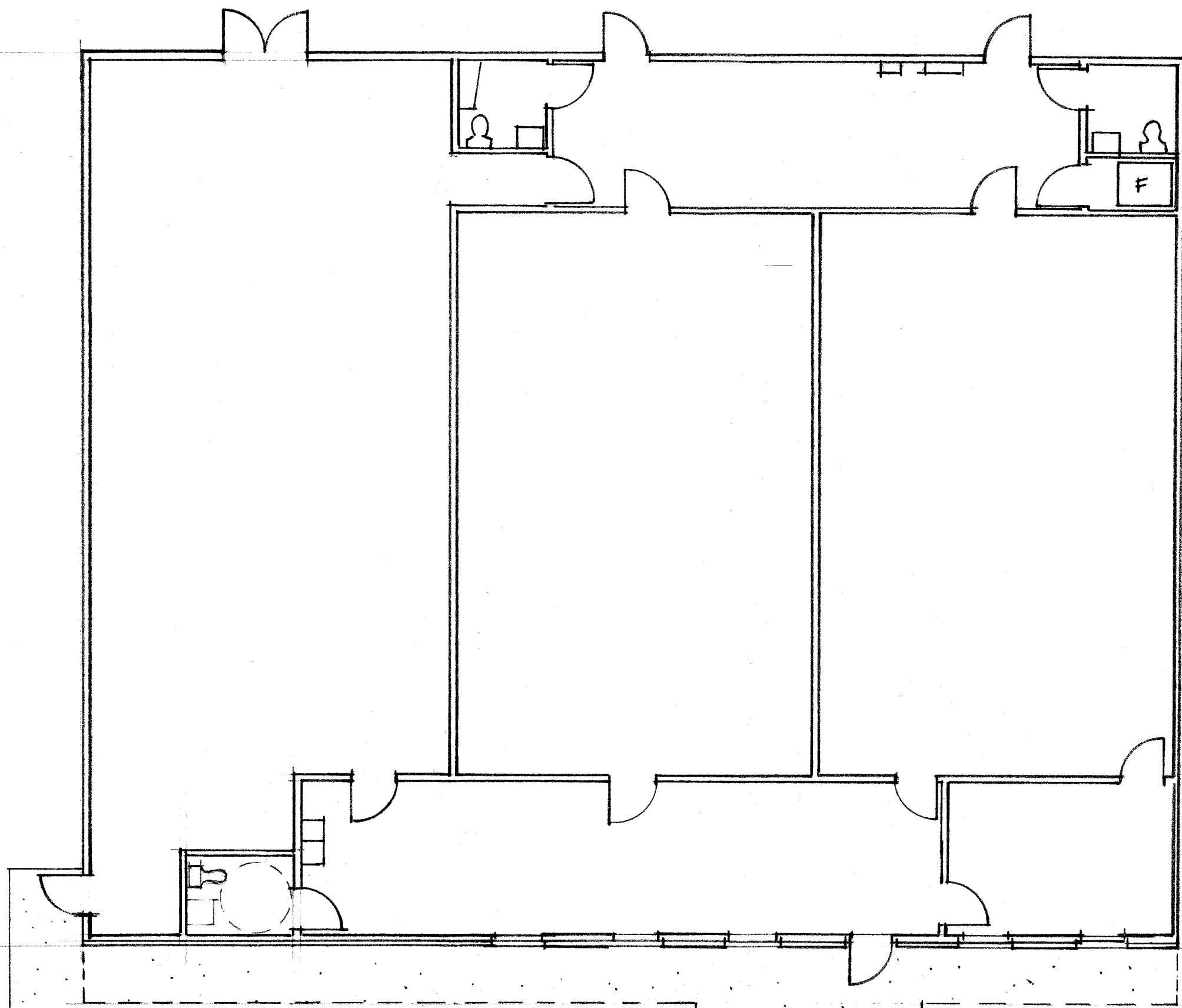
OFFICEVIEW PLACE

MERCHANTS DRIVE



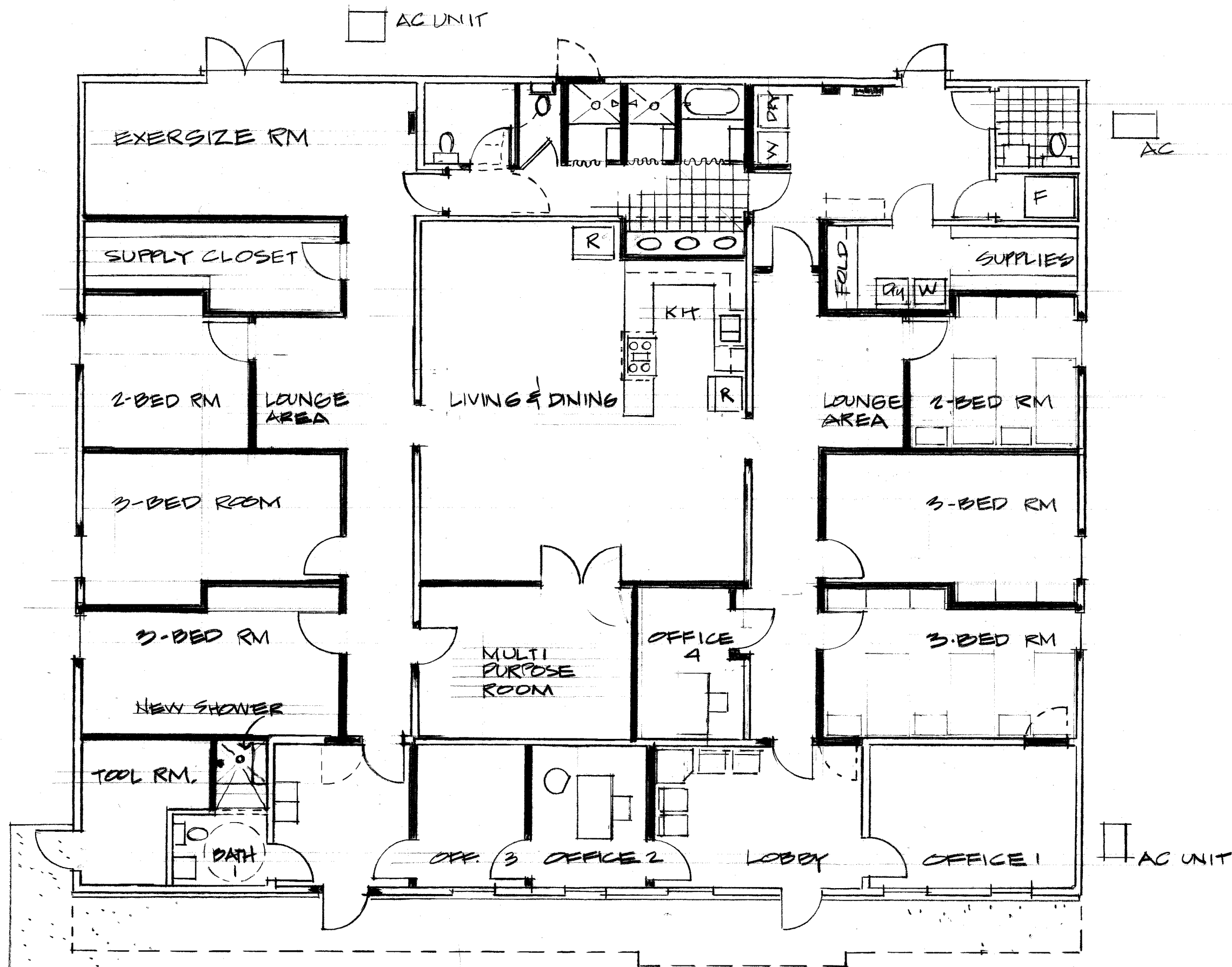
1 SITE PLAN- PROPOSED
SUNRISE SERENITY CENTER
FOR 2002 OFFICEVIEW PL, REYNOLDSBURG, OH

Attachment: DRAWINGS - 2002 Officeview Pl (App# 2018-0004, 2002 Officeview Place, Robbins)



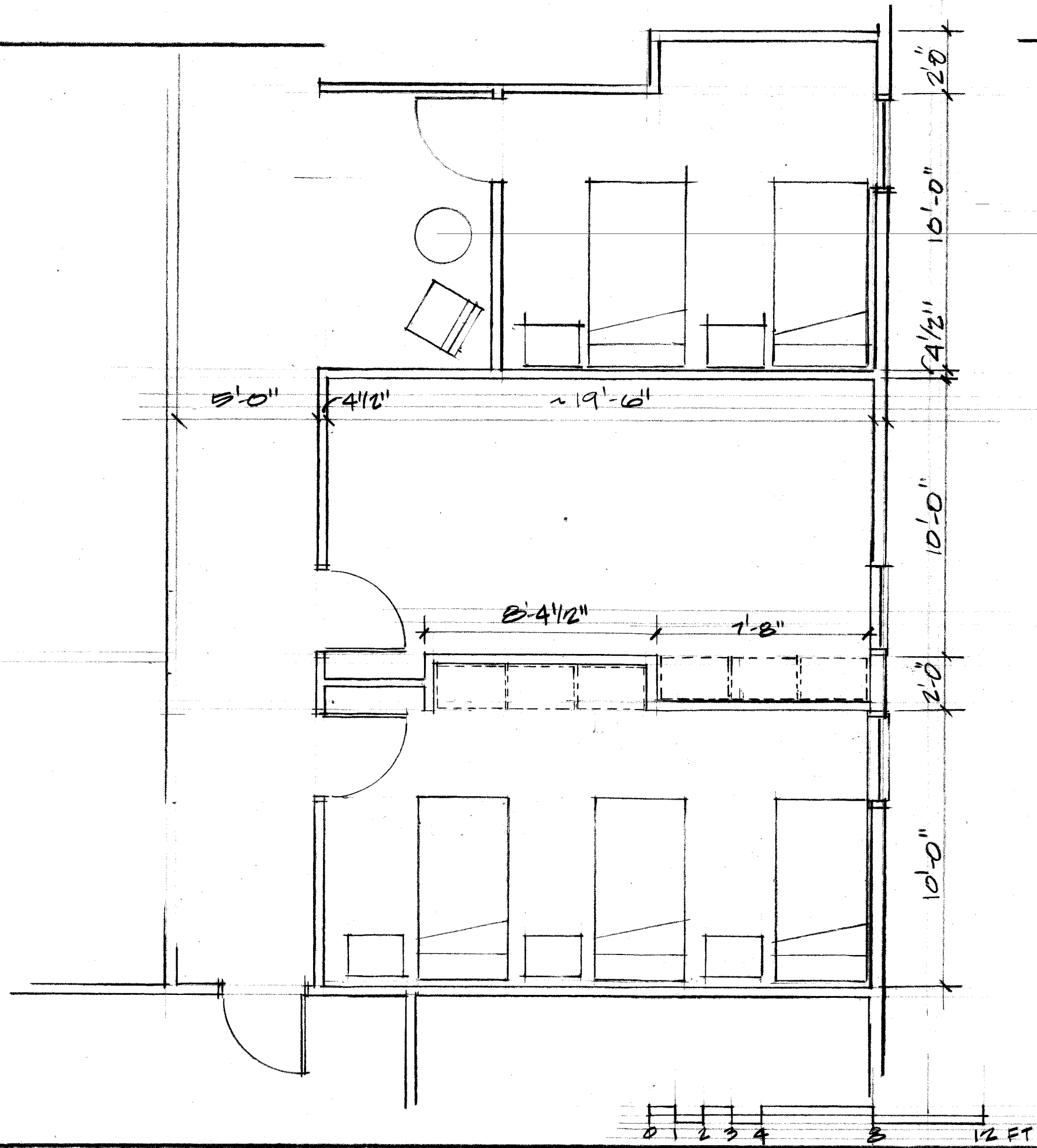
EXISTING PLAN

2. 2002 OFFICEVIEW PL - REYNOLDSBURG, OH
Attachment: DRAWINGS - 2002 Officeview Pl (App# 2018-0004, 2002 Officeview Place, Robbins)



3 FLOOR PLAN-PROPOSED LAYOUT
 SUNRISE SERENITY CNTR
 2002 OFFICE VIEW PLACE - REYNOLDSBURG, OHIO

31 JAN 2018



ROOM STUDY
SUNRISE SERENITY CENTER
2002 OFFICEVIEW PLACE, REYNOLDSBURG, OH

4

31 JAN 13

Cathy L. Collins

3955 Hill Park Road, Hilliard, Oh 43026 ♦ 614-619-0843 ♦ cct1159@yahoo.com

December 28, 2017

To Whom it May Concern,

I am writing this letter as a 39-year veteran in the field of criminal justice. I have been fortunate to have been involved in the entire circle of criminal justice experience, from involvement in how laws are made, to enforcement of laws, to overseeing grants spanning the realm of criminal justice, to release of offenders on parole to rehabilitation of offenders to my present position overseeing a Public Safety Department in a large metropolitan city (over 800,000).

Throughout my career, I have held progressive supervisory positions. I relate this information to put into perspective my experience as I move forward with the following information.

I worked for Molly Robbins when she was the Director of the Franklin County Community Based Correctional Facility and I was her Senior Operations Manager. This relationship lasted about 11 months, but Molly and I have continued our professional relationship since then. I choose my mentors carefully and Molly quickly became one, due to her dedication and passion to her position. She always had the best interest of the residents of the facility in mind in her decisions. She taught me that in running a fiscally prudent facility, there is no gray area. She was a stickler for accounting for every penny and that there needed to be checks and balances in every transaction, both fiscal and administrative. The facility was on a fixed grant allocation for a number of years while the cost of living increased and she was able to balance the budget each year through a variety of means, but never at the expense of the residents.

Ms. Robbins taught me, a former law enforcement officer, about the many aspects of drug dependency and the current trends in drugs. She kept abreast of the up-to-date information on drug abuse, detoxification, and treatment. Helping those with drug addiction is a passion of Ms. Robbins and she altered my perception of drug addiction to evolve to the understanding that it is an illness and needs to be treated as such. That understanding has carried over into my current position as the liaison for Public Safety on the jurisdiction's Opiate Action Plan.

In my position, I have discovered that one of the most frustrating aspects that first responders have to deal with is the lack of treatment facilities. They will meet someone where they are in their addiction and get them to agree to

Attachment: Letter of Support - C. Collins (App# 2018-0004, 2002 Officeview Place, Robbins)

treatment, only to find there are waiting lists for treatment facilities. There is a serious need in the Central Ohio community for more treatment beds and follow up. Unfortunately, overseeing an EMS system that is responding to 6-7 average overdose runs a day, one can see that there is an increased need for treatment beds.

Lastly, I personally admire Ms. Robbins passion and dedication to helping those who may or may not realize they need help. Her expertise in a program that addressed critical thinking errors and criminal behavior turned many people around and as many profess, was the only thing that changed their life. This passion, in a field that wears down so many professionals after a number of years, is a rarity and I have seen that passion in Ms. Robbins grow over the years.

Ms. Robbins has a dream, passion and business plan for a critical resource in Central Ohio. She brings a vast amount of experience, thought, resources and passion to her vision. I personally back Ms. Robbins in her endeavor to give back to the community by helping those that cannot always help themselves.

Sincerely,



Cathy Collins



December 31, 2017

To Whom It May Concern:

It is my pleasure to write this personal letter of recommendation for Molly Robbins. I've personally known Molly Robbins for over 20 years. She was my roommate in college at Ohio University. She has always been a driven individual, so her successful career following college did not surprise me.

Molly approached me some time ago to discuss her business idea and asked that I review her budgets included within her business plan (as a friend, not as a service). I reviewed her plan and feel that her concept is not only an urgent necessity in our current society, but also a seemingly lucrative business idea.

Any successful business has an individual with passion, knowledge and experience behind it. Molly possesses all of these qualities. She has a passion to help those in need and always has. When Molly worked as the director of a community based correctional facility (a government operated facility), I saw her drive to help others and she always put forth extra effort to make sure not only she excelled in her position, but that the facility was operating at its maximum capability regardless of what sacrifice she had to make. I can recall instances where she would work late nights (many times months on end), weekends, or even run back into the facility at midnight to address any issues that would arise. I have worked in the government arena as an auditor for many years and know that extra effort isn't typically rewarded. It takes a certain person to actually put forth that effort knowing it comes with little, if any reward. Molly is that type of person. I have no doubt that she will drive her own business to success. She has a passion for helping those in need overcome the obstacles they face when the odds are seemingly stacked against them. But I know that passion isn't enough to make a business succeed. It takes the combination of that passion with knowledge and experience. Her history of working with grantor agencies and in the government arena will put her a step ahead as she deals with the intricacies of Medicaid and other insurance companies. I can only assume that grants will become available as our country has been declared to be in a drug crisis. She has not only written grants successfully, but has been the contact for many audits at her facility which included financial and grantor agency audits. Her history of managing employees will enable her to interview and select the best candidates and handle personnel issues that may arise with due care.

Molly and I discussed the difficulties in obtaining funding for a start-up company. As such, she has worked diligently to think through all of the details of her budgeted revenues and expenses. Her experience in this area showed as she presented them to me. It is my personal opinion she will get the business off the ground and in an income-generating state in a very short time as this is an investment not only in something she is passionate about, but an investment in her career and livelihood.

Please bear in mind that I did not perform an audit, review, or any other professional service with regard to the information Molly has presented to me. This letter is strictly from me personally, not as a professional of Millhuff-Stang, CPA, Inc.

Millhuff-Stang, CPA, Inc.
 1428 Gallia Street / Portsmouth, Ohio 45662 / Phone: 740.876.8548
 45 West Second Street, Suite D / Chillicothe, Ohio 45601 / Phone: 740.851.4978
 Fax: 888.876.8549
natalie@millhuffstangcpa.com / roush@millhuffstangcpa.com
www.millhuffstangcpa.com

Attachment: Letter of Support - N. Millhuff-Stang (App# 2018-0004, 2002 Officeview Place, Robbins)

It is with great confidence that I write this letter of recommendation and ask that you give close consideration for her proposal.

Sincerely,

A handwritten signature in cursive script, reading "Natalie Millhuff-Stang".

Natalie Millhuff-Stang, CPA

Granville Bud Potter Jr.
5015 Charlbury Drive
Columbus, Ohio 43220

January 14, 2018

Dear Sir or Madam,

I served as the Executive Director of the Franklin County Community Based Correctional Facility (CBCF) from 2001 to 2013. For most of those years, Miriam Molly Robbins served as the Deputy Director of the facility. This letter serves as a reference for Ms. Robbins.

As Deputy Director, Ms. Robbins was responsible for the program delivery and all related American Correctional Association accreditation audits, the Ohio Department of Rehabilitation and Correction program audits and the Ohio Department of Education GED Program audits. The CBCF always passed the audits and was often cited as an exemplary program. When Ms. Robbins became the Executive Director of the CBCF, the audit results continued to be very high and for the first time achieved a 100% score from the American Correctional Association.

One can rest assured that any program, with Ms. Robbins as its leader, will be a programmatic and accreditation success. I say this as an experienced professional that does not give compliments unless deserved. My experience includes co-author of five books on cognitive-behavioral programming for offenders, several articles in professional journals and many presentations and trainings in the United States, Australia, Europe and Canada.

I would be pleased to answer any questions related to Ms. Robbins work ethic and ability. I can be reached at 614 937-8032 or budpotter@att.net.

Sincerely,

Bud Potter

Attachment: Letter of Support - Potter (App# 2018-0004, 2002 Officeview Place, Robbins)