

MINUTES
CITY OF REYNOLDSBURG
PLANNING COMMISSION
APRIL 5, 2012
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. James Comeaux Mrs. Marlene Wirth Mr. Robert Cook Mr. Matthew Hansen
Members Absent:	Mr. Charles McGrath

2. APPROVAL OF MINUTES FROM THE DECEMBER 1, 2011

Chairman Comeaux: The second item is the approval of minutes from the December 1, 2011 meeting. They should be in your packets. Are there any additions, deletions, corrections to those minutes?

Mrs. Wirth: None.

Mr. Comeaux: Hearing none, they'll be approved as distributed.

3. APPROVAL OF AGENDA

Mr. Comeaux: Similarly, everyone should have received an agenda in their packet. Are there any additions, changes, deletions to that, Mr. Hansen?

Mr. Hansen: No, no changes.

Mr. Comeaux: Great.

4. SWEARING IN OF SPEAKERS

Mr. Comeaux: I see no speakers here this evening, so we'll skip swearing in of them.

5. PUBLIC COMMENT

Mr. Comeaux: And similarly there will be no public comment.

B. UNFINISHED BUSINESS

Mr. Comeaux: We have no Unfinished Business so we move on to New Business.

C. NEW BUSINESS

1. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Table 1155: Zoning Code Fees of Chapter 1155 ENFORCEMENT; PENALTY.

Mr. Comeaux: There was a public hearing so Mr. Hansen, can you give us a report on that and just generally what this is doing?

Mr. Hansen: There was a joint hearing between Planning Commission and City Council a few weeks back and City Council opened the floor up to any public comment and there was no public present and there was very little discussion. So the next step was to recommend that the Planning Commission review the proposed changes to the zoning code fees and provide City Council a recommendation back to them, either approval, approval with conditions, or not approval.

So you should've received a memo that was dated February 14, 2012 and this had the most recent updates of the zoning code fees and the plot grade utility plan fees which the Engineering Department administers, but is also included in this table. The effort on this fee change is to better align the cost the City bears when reviewing all of our planning and zoning applications. The Planning Commission sees a number of these applications including re-zonings, plats and any – yeah, that's all the Planning Commission sees, plants and re-zonings. So if there are any questions regarding the proposed fees, I'll be happy to answer them.

Mr. Comeaux: And you arrived at these just by looking at what other communities are charging and do you look at also – I saw you reference what you have to pay out to EMH&T in addition to the City.

Mr. Hansen: Right. So it's a little bit of twofold. We took a survey of the 10 municipalities, suburban municipalities in the Columbus region. We averaged those fees and largely placed our fees at that average. We did some adjustments here and there just to better align what we have been charging previously so that residents don't see a major increase on such things as a fence permit where the average might have been a little bit higher. So we bumped it down just to keep it better in line with what the community expects here and what we can reasonably accommodate in recouping our fees.

Mr. Comeaux: Are there any questions, comments? (No response.) Can I get a motion to recommend to Council that we did?

Mrs. Wirth: So moved.

Mr. Comeaux: So we have a motion that we send on to Council our recommendation that it has our approval?

Mr. Hansen: Correct.

Mr. Comeaux: Okay. So we have a motion. Can I get a second?

Mr. Cook: Second.

Mr. Comeaux: Okay. We have a motion to second.

(Mr. Hansen called the roll. Mr. Comeaux voted "yes." Mrs. Wirth voted "yes." Mr. Cook voted "yes." Mr. Hansen voted "yes.")

Mr. Comeaux: Okay, fantastic. So we move on to Other Business.

2. OTHER BUSINESS

Mr. Comeaux: Item number one is election of officers for the year. I think currently I'm the Chair and Mr. McGrath is the Vice-Chair. I have no special claim or anything like that.

Mrs. Wirth: Do you want to be?

Mr. Comeaux: I mean, I can certainly do it.

Mrs. Wirth: I'll so nominate you.

Mr. Comeaux: Okay.

Mr. Hansen: I will second that.

Mr. Comeaux: Okay. And do we need to vote on that, I guess? I can't remember.

Mr. Hansen: All in favor say "aye." (All responded "aye.")

Mr. Comeaux: And then for—

Mr. Hansen: We'll need a Vice-Chair.

Mr. Comeaux: Vice-Chair.

Mr. Hansen: So I'll nominate Mr. Cook.

Mr. Comeaux: I will second that.

Mr. Hansen: All in favor say “aye.” (All responded “aye.”)

Mr. Comeaux: Okay. Fantastic.

Mr. Hansen: Then we also need – we’ll need to vote in a Secretary.

Mr. Comeaux: We’ll need to vote in a Secretary?

Mr. Hansen: For that, yeah.

Mr. Comeaux: Okay.

Mr. Hansen: So I’ll nominate myself.

Mr. Comeaux: Okay, fantastic. And I’ll second that and then if we can – all in favor say “aye.” (All responded “aye.”) Okay. Great.

Mr. Hansen: Thank you.

Mr. Comeaux: And – all right. So the last item of business I think we have before us is the appointments to the Housing Council Board? Mr. Hansen, I’m not really familiar with this.

Mr. Hansen: This Board is our local review body for our incentive districts including our Tax Incentive Financing District and our CRA which is our Community Reinvestment Areas. This Board reviews the agreements that we have in place to offer incentives to businesses to ensure compliance with the original agreement. Traditionally it’s been the Development Director’s role to fill that position and so I will gladly accept that appointment to the Housing Council Board.

Mr. Comeaux: That’s good. Do we need to – I think that you’re right, that in the past it’s been the Housing Council’s roll – I mean the Development Director’s roll. But do we need to vote or not?

Mr. Hansen: Yeah.

Mr. Comeaux: Let’s go ahead and vote so we have a – I nominate Mr. Hansen. Can I have a second?

Mrs. Wirth: Second.

Mr. Comeaux: All right. All in favor say “aye.” (All responded “aye.”) Fantastic. Great. We have no Other Business before us or do we, Matt?

Mr. Hansen: No, not really. I just want to keep you updated. We will have a re-zoning here shortly for an apartment/residential district change. This one's a little bit more unique because the organization developing this is called Creative Housing, Inc. and they construct accessible housing units for individuals that would like to live independently, but in a unit which can accommodate their physical handicap needs. They are going to be proposing a re-zoning of about two acres to the north of the Dunkin Donuts building and where Las Margaritas is and so we'll see that on the horizon and you'll see information on that but--

Mrs. Wirth: Where's Dunkin Donuts?

Mr. Hansen: On Main Street.

Mr. Comeaux: Far west side.

Mr. Hansen: Far west of Main.

Mr. Hansen: Yeah.

Mrs. Wirth: Oh, okay.

Mr. Hansen: Yeah.

Mrs. Wirth: Okay.

Mr. Comeaux: It's like almost -- if you're not thinking--

Mrs. Wirth: Down to Value City.

Mr. Comeaux: --it's almost to Columbus.

Mrs. Wirth: Um-um. Okay.

Mr. Comeaux: Okay.

Mr. Hansen: Yeah, but if you have any issues feel free to contact me directly.

Mr. Comeaux: Is there a separate drive? Are they going to use that drive?

Mr. Hansen: They'll use the same drive. Yeah, but we'll see the proposal shortly. I'm just going to give you guys a heads-up so that if you have any feedback to get to me prior to then, that'd be great.

Mrs. Wirth: Okay.

Mr. Comeaux: And is it something that you suspect that there'll be – something that, you know, we might see a story written about it in the local paper beforehand? I mean, are they at that stage?

Mr. Hansen: Yeah. It's very small. There are only eight units involved.

Mrs. Wirth: Eight units?

Mr. Hansen: Yeah, in two buildings.

Mrs. Wirth: In two buildings?

Mr. Hansen: Um-um. So they did a very nice product. Actually they're all brick structures, residential in character and you won't see these units from Main Street at all, so they'll be tucked away.

Mrs. Wirth: On the—

Mr. Hansen: On the north side of the building.

Mrs. Wirth: North side, okay.

Mr. Hansen: Um-um, behind.

Mrs. Wirth: Okay.

Mr. Comeaux: Is that property owned by the same owner?

Mr. Hansen: It is.

Mr. Comeaux: Okay. Sorry. Okay. Having no Other Business before us, we will stand adjourned.

Mr. Hansen: What time is it?

Mr. Comeaux: I have 6:42.

Mr. Hansen: All right. Thank you.

E. ADJOURNMENT

The meeting was adjourned at 6:42 o'clock, p.m.

James Comeaux, Chair

Matthew Hansen, Secretary

This document was transcribed by:
Area East Secretarial Service
7668 Slate Ridge Blvd.
Reynoldsburg OH 43068