

MINUTES  
CITY OF REYNOLDSBURG  
PLANNING COMMISSION  
APRIL 4, 2013  
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present: Mr. James Comeaux

Mr. Skinner

Members Absent: Mrs. Marlene Wirth

Mr. Charles McGrath

Others Present: Mr. Justin Robbins, Planning Adm

2. APPROVAL OF MUNITES – SEPTEMBER 6, 2012

**Acting Chairman Comeaux:** I was not at that meeting. The minutes look fine to me, but if – are there any amendments, corrections, deletions?

**Mr. Robbins:** There are no changes from Staff.

**Mr. Comeaux:** We will approve those minutes as distributed.

3. APPROVAL OF THE AGENDA

**Mr. Comeaux:** Are there any changes to the agenda that was distributed?

**Mr. Robbins:** There are no changes from Staff.

**Mr. Comeaux:** Okay, so the agenda will be approved as distributed.

4. SWEARING IN OF SPEAKERS – None

5. PUBLIC COMMENT – None

B. UNFINISHED BUSINESS – None

C. NEW BUSINESS

1. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE  
CITY OF REYNOLDSBURG, OHIO: "Table 1175.01 Permitted

Uses and Special Exceptions, All Districts” of Chapter 1175  
DISTRICT REGULATIONS.

**Mr. Robbins:** I’m just going to go ahead and read through the memo that we wrote up for Council.

“Dear Members of Planning Commission:

“Childcare facilities, while occupying a classification between a commercial entity and a school, bring many of the same public welfare concerns that would arise with a school. The Zoning Code for Reynoldsburg however, has looked at childcare facilities primarily as a commercial enterprise while addressing many of the public health, safety and welfare issues through the Special Exception Process. Although this process has been adequate for addressing certain issues, it has become clear that the placement of childcare facilities within commercial areas along Main Street in the Historic and Commercial Overlays (extending from the western boundary of the city limits to the eastern boundary of the city limits) has become problematic. Commercial activities are typically a ‘higher impact’ land use. As a result, the compatibility of childcare facilities along Main Street in the overlays has generated safety concerns, and will continue to be a concern for pedestrian movements associated with childcare facilities. More specifically, the planning staff and the Board of Zoning and Building Appeals have addressed concerns over the following issues associated with daycares in this area.

“ - The shallow setbacks and build-to lines within the overlay districts along Main Street can create conflicts between pedestrian movements/access with the ingress and egress of vehicular traffic to parking areas.

“ - The combination of high speeds and heavy traffic along Main Street creates a less than desirable environment for children accessing childcare facilities, as well as outdoor play area which typically accompany childcare facilities.

“For these reasons, the planning staff has recommended Council and the Planning Commission amend Section 1175.01 of the Reynoldsburg Code of Ordinances to prevent the placement of childcare facilities along Main Street in both the Historic and the Community Commercial Overlay District. The planning staff has found that the placement of childcare facilities in these areas creates an unsafe condition for the inhabitants of the childcare facilities.”

**Mr. Comeaux:** So just real briefly, the Historic – I know the Historic Overlay District. I know where its boundaries are. We also have the Community Commercial Overlay District. Can you remind me what the boundaries are it?

**Mr. Robbins:** I can. Now this Ordinance is only for that district along Main Street. The Community Commercial Overlay does extend down Brice and I do not believe this Ordinance would affect that.

**Mr. Comeaux:** Yeah, the last clause of that was the only reason why I was asking that. You see the second to last sentence? “. . .prevent the placement of childcare facilities along Main Street in both the Historic and the Community Commercial Overlay District.” So it’s both the Historic and the Community Commercial Overlay?

**Mr. Robbins:** Yeah, basically along Main Street.

**Mr. Comeaux:** And this would only apply, obviously to new applicant, correct?

**Mr. Robbins:** That’s correct. However, there are none going through right now within the Special Exception process.

**Mr. Comeaux:** Okay, I don’t have any further questions. Any further questions?

**Mr. Skinner:** Do we know of any other cities that have enacted similar legislation, Justin?

**Mr. Robbins:** Specifically, no. I know this is – childcare facilities are typically held to a standard because of the idea that there’s children and safety concerns that go along with that. As far as the way the Code in Reynoldsburg has been written is that these facilities were allowed basically in almost all commercial districts, but they all had to go through a Special Exception process. So it wasn’t a permitted use anywhere, but, rather, a Special Exception everywhere. This would basically limit their presence along the Community Commercial Overlay and Historic Districts.

**Mr. Skinner:** Are there any other suggested areas that we would point applicants to, just other than every other area?

**Mr. Robbins:** There’s some facilities that are currently – you can find them along Taylor Road and Waggoner, along Livingston I think there’s several that have ample space, enough yards for play areas and then they’re offset a little bit from the traffic, so they have better control over ingress and egress and they’re held a little bit further from the street as well.

**Mr. Skinner:** And this report was done January 29, 2013. Any new information that has come in since that time either way?

**Mr. Robbins:** No.

**Mr. Skinner:** Okay, that's all for me.

**Mr. Comeaux:** Okay, so at this point we simply make a recommendation to Council to pass the Ordinance, correct?

**Mr. Robbins:** Yes.

**Mr. Comeaux:** Okay, so can I get a motion to recommend to Council that this item be approved as a new Ordinance?

**Mr. Skinner:** I move.

(Mr. Robbins called the roll. Mr. Comeaux voted "yes." Mr. Skinner voted "yes.")

**Mr. Robbins:** I'll note that Ms. Wirth and Mr. McGrath are absent and Mr. Hansen is no longer on the Planning Commission.

#### D. OTHER BUSINESS

##### 1. Election of Officers.

**Mr. Comeaux:** I believe there's just the Chair and Vice-Chair, correct?

**Mr. Robbins:** Yes.

**Mr. Comeaux:** I nominate Mr. Skinner to be Chair.

**Mr. Skinner:** I second.

(Mr. Robbins called the roll. Mr. Comeaux voted "yes." Mr. Skinner voted "yes.")

**Mr. Comeaux:** So Vice Chair, I would nominate Mr. McGrath except for he'll probably punch me, so I won't do that. I nominate Mr. Comeaux.

(Mr. Robbins called the roll: Mr. Comeaux voted "yes." Mr. Skinner voted "yes.")

##### 2. Appointments to Housing Council Board

**Mr. Comeaux:** Can you give us a flavor – anything about the Housing Council Board?

**Mr. Robbins:** No.

**Mr. Comeaux:** I serve on the Design Review Board as a representative of this Commission and so while I – I don't know what the Housing Council Board does exactly. I don't know when they meet or what have you. Would you have a

problem if I nominated you? It might be like one more meeting you'd have to attend on an irregular basis.

**Mr. Skinner:** That would be fine, yeah.

**Mr. Comeaux:** Then I nominate Mr. Skinner for this position.

**Mr. Skinner:** I'll second.

(Mr. Robbins called the roll. Mr. Comeaux voted "yes." Mr. Skinner voted "yes.")

**Mr. Comeaux:** I suspect you'll be getting an email or a phone call from Ms. Morse or Ms. Hartings telling you welcome and hear when our meetings are.

E. ADJOURNMENT

**Mr. Comeaux:** Having no other business before this Commission, we will be adjourned.

The meeting was adjourned at \_\_\_\_\_ p.m.

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James Comeaux, Chair

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Justin Robbins, Planning Administrator

This document was transcribed by:  
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