

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
MARCH 21, 2013
6:30 P.M.

A: CALL TO ORDER

Chairman Rettke called the meeting to order at 6:31 p.m.

1. ROLL CALL

Members Present:	Mr. David Stoffel
	Ms. Michele Ray
	Mr. Patrick Feeney
	Mr. Anthony Rettke

2. APPROVAL OF MINUTES OF FEBRUARY 21, 2013

Mr. Rettke: Do we have any revisions or changes to the minutes of February 21, 2013? (No response.) We'll approve those as submitted.

3. APPROVAL OF AGENDA

Mr. Rettke: Do we have any changes or corrections to the agenda?

Mr. Robbins: None from Staff.

Mr. Rettke: We'll go ahead and approve the agenda as submitted.

4. SWEARING IN OF SPEAKERS

(Mr. Rettke administers oath to speakers.)

5. PUBLIC COMMENT (None)

A. UNFINISHED BUSINESS

1. SPECIAL EXCEPTION USE PERMIT, 1733 BRICE ROAD, REYNOLDSBURG, OHIO; PRESENT ZONING CC; PRESENT OWNER, MASON EQUITY GROUP, LLC; REQUESTING A SPECIAL EXCEPTION FOR A CHILD CARE FACILITY. CONTACT: NEXT GENERATION CHILDCARE (#158579).

Mr. Robbins: There was a bit of concern at the last meeting regarding the playground that was located to the rear of the property. It did take up around two parking spots and had no blockage against traffic. The Board had asked that in order to

review the Special Exception further, that it be tabled and that the applicant remove or be willing to remove the back play area from the property. The applicant has come back with a letter signed by the landlord, saying that they are willing to remove the fence and, I assume the play area as well. Staff does believe that this satisfies what the Board is looking for at the previous meeting.

Mr. Rettke: Would the applicants please come forward?

Mrs. Krukrubo: Mrs. Krukrubo, 7674 _____, Pickerington Ohio 43147.

Mr. Rettke: Okay, so before us I guess we have some new evidence in that the fence has been removed. That was done in a timely manner and it should make things easier.

Mr. Feeney: I had one question and thanks for removing that. I think that's a plus. Are you going to have an outside play area for the children?

Mr. Krukrubo: Yes.

Mr. Feeney: Do we know where that's going to be?

Mrs. Krukrubo: We're making an arrangement with the people to have it on this side. We can walk them down the path that has been built along the way there.

Mr. Krukrubo: There are a couple of paths in Pickerington very close.

Mr. Rettke: So you'll be transporting them off-site?

Mr. Krukrubo: That's right. That's what the state requires us to do. We have to take them somewhere.

Mr. Feeney: I was just wondering if you were planning to put a play area on the property someplace else.

Mrs. Krukrubo: Eventually, because we have to build a fence around the property.

Mr. Krukrubo: We're not planning that.

Mr. Feeney: Okay, so right now you don't have a plan for putting a play area on site?

Mr. Krukrubo: That's correct.

Mr. Rettke: Any other comments? (No response.)

Mr. Stoffel: I'll make a motion that we approval Item A1, Special Exception Use Permit #158579.

Mr. Feeney: I'll second.

(Mr. Robbins called the roll. Mr. Stoffel voted "yes." Ms. Ray voted "yes." Mr. Feeney voted "yes." Mr. Rettke voted "yes.")

Mr. Rettke: I want to thank you for taking care of that so quickly. Sorry we had to table it, but I think it was the best thing for everybody.

B. NEW BUSINESS

1. SPECIAL EXCEPTION USE PERMIT, 1780 BRICE ROAD, REYNOLDSBURG, OHIO; PRESENT ZONING C-4; PRESENT OWNER'S NAME, IMPALA CAPITAL LLC; REQUESTING A SPECIAL EXCEPTION FOR A CAFÉ. CONTACT: ALETHIA HARRIS, IMPALA CAPITAL LLC (#158813).

Mr. Robbins: The property is located within the Century City Commercial strip located on the east side of Brice Road approximately one block to the north of the Livingston intersection. It's within this strip retail, actually right across the street from the daycare. The applicant is requesting a Special Exception Use Permit to operate an eating and drinking establishment within the Community Commercial Overlay District. The property to the north is zoned AR3 which is Century City Apartments and all the other adjacent properties are zoned CC, Community Commercial. To the best of our knowledge, there are no other adjacent tenants at this moment.

We have been in contact with the applicant over the past couple of weeks and trying to get an idea of what the business is going to be. She did provide us with operating hours, standard restaurant times, basically up until 11:00 at night on Friday and Saturday and then 10:00 on the rest of the days. The business is proposed to operate as both a daycare catering and a restaurant and it is supposed to serve alcohol. It will contain a bar, though primarily for service. The applicant did mention that alcohol sales will be available for carryout. The parking requirements for proposed use are approximately 26 spaces. I think the site can easily accommodate that and they do have adequate access to public facilities such as roads, storm drains, water, sanitary, and fire protection.

The one issue that staff would like the Board to discuss would be the sales of alcohol as a carryout item and then how that would kind of relate to the restaurant and whether or not that type of sales is appropriate for the district. So if the Board would have any suggestions or comments, we would—

Mr. Rettke: Would the applicants or representatives please come forward and state your name and address?

Ms. Tina Harris: Tina Harris, 5603 Oakmont Drive.

Ms. Alethia Harris: Alethia Harris, 6891 Johnstown Road.

Mr. Rettke: Any comments?

Mr. Stoffel: I'm just curious. Where are the other nearest carry-outs around? Do we know?

Mr. Rettke: There used to be one there and then they relocated over to Livingston.

Mr. Robbins: This is one right here, I believe. You can see it on the screen up there where the cursor is, the out parcel up there, I believe, is a carryout. They went through for signage recently. And I know this, I believe, used to be a drive-thru.

Ms. Tina Harris: Yes, it did.

Mr. Rettke: It's just over on Livingston now. We transferred that, what, nine months ago, a year ago?

Mr. Robbins: Yeah, down here.

Mr. Rettke: Have you ever run a business like this before? I'm just curious.

Ms. Alethia Harris: No, sir. This will be our first time.

Mr. Rettke: This is a new experience for you?

Ms. Tina Harris: Yes, it's a dream.

Mr. Stoffel: I'm just curious. That just seems like a lot going on there.

Ms. Alethia Harris: Well, let me say this. We like to cater to children so we have-- You've got to know this is our first time. So we provide a service for children, that we take food to facilities for daycares that be will hopefully in the area that we're at, so we don't just have one revenue coming in. We also have the restaurant which is our dream and being able to get a different type of -- we're from Atlanta -- and to get a different type of circle or just something that I think will be really, really great for Reynoldsburg and to put the strip mall there, that will market because it's kind of been vacant and I think we can give something to everybody alike because it's not just one type of food. There's something for everybody.

Mr. Feeney: I know that one concern was carryout liquor.

Ms. Alethia Harris: Yes, sir. And the carryout was because it's a dba Chad's Corner Store and which that has to do with, well like, say for instance we have – our leftovers or certain things that kind of, which we wouldn't want to throw anything that we can kind of make as a _____ dinner. The people could come buy and we have special gifts, sort of like a gift store that would be next door to it and we could also have beer and liquor sales, someone wants to buy and drink, they can carryout on the other side as well and give them an option to do _____.

Ms. Michele Ray: I have a question. So you've already talked to the State and applied for a liquor license, I take it?

Ms. Tina & Alethia Harris: Yes, ma'am.

Ms. Ray: Okay. You got your D2?

Ms. Alethia: Yes, ma'am.

Ms. Ray: And you got the X to go for carryout?

Ms. Alethia: Yes, ma'am.

Ms. Ray: So it got approved?

Ms. Alethia: Yes, ma'am.

Mr. Robbins: I just wanted to verify the rest of the Board got the additional information I had sent earlier in the week that includes the full menu that they have proposed.

Mr. Rettke: Yeah. I received it through the email.

(inaudible)

Ms. Alethia Harris: Well, sometimes, you know, like my parents sometimes don't have somebody cook for them and they like to come and get something to eat and I like to be able to help people who have parents like mine.

Mr. Robbins: Can you tap your mic real quick?

Ms. Alethia Harris: Yes.

Mr. Robbins: Sorry, we're having some technical difficulties.

Ms. Ray: Now is your liquor license also available on Sunday?

Ms. Tina Alethia: Yes, ma'am, it is.

Ms. Ray: Okay.

Mr. Stoffel: As far as the alcohol carryout, do you anticipate that being – are you planning on having carryout for like cases of beer?

Ms. Alethia Harris: No, sir, I'm not. Just a little, maybe just like a six-pack or something, nothing to that sort because it's really family-orientated business and you can bring your children in there, that type of establishment. Like I said bring your mother there to eat, but if someone came in and decided that they wouldn't want to have a beer to sit in, they can take it with them.

Ms. Ray: So it's just beer and wine?

Ms. Alethia Harris: Yes, ma'am.

Ms. Ray: No liquor?

Ms. Alethia Harris: Yes, ma'am, there's liquor to drink, not – yeah and to distribute.

Ms. Ray: Okay. On premise?

Ms. Alethia Harris: Yes, ma'am.

Mr. Feeney: How much of your business is going to be food sales and catering and liquor sales?

Ms. Alethia Harris: We think most of our business will be mostly, praying for, are catering – bakery catering because it's the most – in doing so, we have contracts with that and we're hoping to do a little revenue there so that we can make it easier and we can kind of please the community on our prices, because the prices you have there for our menus are half of that now. So if you're looking at the \$9.99 pricing, they're really \$4 to \$5.99 and with the catering, it allows us to do so and be able to maintain our bills.

Mr. Feeney: I didn't get the supplement you said you sent out additionally.

Mr. Robbins: If you look at your screen right now it should be on there.

Ms. Alethia Harris: There it is.

Mr. Feeney: So I can't just go in and buy a bottle of alcohol?

Ms. Alethia Harris: Yes, you can. On the store side you can.

Mr. Feeney: To go.

Ms. Alethia Harris: Yes. Not in the restaurant area, on the store side so that you won't disturb any customers that are sitting there.

Ms. Feeney: And it'll have a separate entrance?

Ms. Alethia Harris: Yes, sir.

Ms. Ray: So you have a retail side and a restaurant side?

Ms. Alethia Harris: Yes, ma'am.

Mr. Stoffel: That was my concern. That's kind of where I was going with it. It seemed like there's – if all that was happening at one store—

Ms. Alethia Harris: No, sir.

Mr. Robbins: And the storefronts are – I believe, each tenant space is comprised of two storefronts.

Ms. Alethia Harris: Yes, sir.

Mr. Robbins: I'll pull it up real quick.

Mr. Feeney: Yeah. I couldn't make heads or tails of the drawing, which one it was.

Mr. Robbins: Okay. Here we go.

Ms. Ray: So you have the side that is actually the closest to where the drive-thru was?

Ms. Alethia Harris: Yes, ma'am.

Ms. Ray: Okay. So you'll have the two storefronts—

Ms. Alethia Harris: Yes, ma'am.

Ms. Ray: --that close to that sign.

Mr. Feeney: The laundromat?

Ms. Alethia Harris: Not the laundromat. The laundromat is _____.

Mr. Robbins: So if you see on the screen where the cursor is going around, there are two doors right there kind of right at the—

Ms. Ray: That's a big undertaking and it's the dream, been there and done that.

Mr. Rettke: Any questions, comments? (No response.)

Mr. Feeney: I'll make a motion that we accept Item B1, Special Exception Permit for 1780 Brice Road, 158813.

Mr. Rettke: Second.

(Mr. Robbins called the roll. Mr. Stoffel voted "yes." Ms. Ray voted "yes." Mr. Feeney voted "yes." Mr. Rettke voted "yes.")

Mr. Robbins: There are a couple more things to clear up with zoning if you guys can give me a call either tomorrow or Monday.

Ms. Alethia Harris: Are you Justin?

Mr. Robbins: Yes.

Ms. Alethia Harris: It's nice to meet you finally.

Mr. Rettke: Yeah. So definitely work with the City on this. There will be some other issues, I think.

2. VARIANCE APPLICATION, 7683 GODFREY CIRCLE, REYNOLDSBURG, OHIO; PRESENT ZONING C, SINGLE FAMILY DWELLING; REQUESTING A VARIANCE FROM SECTION 1175.03 AND TABLE 1175.03 TO REDUCE THE REQUIRED 30'-0" REAR SETBACK TO THE REQUESTED 22'-6" REAR YARD SETBACK WITHIN AN R-3 RESIDENTIAL DISTRICT. CONTACT: ARCHADECK OF COLUMBUS (#158673).

Mr. Rettke: Can we have the applicants come forward and the presentation, please?

Mr. Robbins: And this is for 7683 Godfrey Circle.

Ms. Melita Garrett: Correct. And I am the homeowner and it's — because I want to extend my deck, my current—

Mr. Rettke: Can we have your name and address?

Ms. Garrett: Melita Garrett, 7683 Godfrey Circle, Reynoldsburg, 43068.

Mr. Rettke: Can you give a presentation, Justin?

Mr. Robbins: I would love to. The address again is 7683 Godfrey Circle, request for variance, application number 158366. The property is located within a residential development located on the north side of Palmer Road just east of the Graham Road intersection. The rear of the property abuts the Reynoldsburg United Methodist Church. The particular piece of property that they have right now is currently undeveloped. You can see on the image there's a nice red star where the house backs up to and the property here and they have a kind of an open air stone culvert in the back. The property line is roughly where you see the trees in the rear, you can get an idea of that with the easement coming across. The applicant is requesting a variance from Section 1175.03 and Table 1175.03 to reduce the required 30' rear yard setback to a requested 22' 6" rear yard setback within an R3 residential district. They are requesting variances for the construction of a rear gazebo. The existing property is zoned R3 single family residential and all adjacent properties are zoned R3 single family residential as well.

Staff finds that an adequate and extensive landscaping screen exists between the proposed gazebo and deck and the adjacent property to the rear. The property does measure 74' 6" by 118' with an area of 8,850 square feet and, as a _____ line, the minimum area in the R3 district is 9,100 square feet, so the lot is technically non-conforming. It doesn't have the area with it and staff believes that this would constitute a hardship to use of the property. Staff finds the _____ Enforcement Table 1175.03 of the zoning code would cause undue hardship on the applicant. It's a recommendation of staff that the variance to reduce the maximum rear yard setback from 30' down to 22' 6" should be granted as requested. If there are any images I can put up there, I'd be happy to.

Mr. Rettke: Do you have an existing condition picture of the back?

Mr. Robbins: Let me pull one up real quick.

Mr. Rettke: My main question is, I thought I read somewhere that it was a two-step deck. Is that correct? And you were going to tear off one portion leaving the main part, add steps and a gazebo, correct? Are you going to reface that existing deck or—

Ms. Garrett: Yes.

(speaking off mic)

Ms. Ray: Go over there to the mic, honey.

Mr. Rettke: If you can state your name and address for the record.

Mr. Robert Mitchell: My name is Robert Mitchell, 2055 Dear Run Lane, London, Ohio.

Ms. Ray: So you're the contractor?

Mr. Mitchell: Yes.

Ms. Ray: Can you state that, please?

Mr. Mitchell: I work for Archadeck of Columbus.

Mr. Robbins: Okay. Here's what we have of the overhead aerials. Unfortunately, from that area it's difficult to see what exactly is going on in the back with the large amount of trees that they have, but you can see there is an existing deck back there at the moment. We did check our records and there is no variance on record for the property to reduce the rear setback.

Ms. Ray: So you want to extend it farther back out towards the drain?

Mr. Mitchell: Slightly. The existing deck – I don't have the exact measurement, but the existing deck actually does extend into the no-build line currently and I want to say it's like 24" farther that we'd be coming out from the existing deck because we're taking the lower deck off to install the gazebo.

Ms. Ray: Nice. I'm ready for a party.

Mr. Rettke: Yeah. I don't really see any issues with this.

Mr. Feeney: No, I don't either.

Mr. Rettke: It's one of those lots you just can't do much with and—

Mr. Feeney: No. And the back of it is well-treed there, shaded and the _____ condition other than the big church lot is not going to affect any other property and improve her land.

Ms. Ray: Are you taking down the trees?

Mr. Mitchell: I'm sorry?

Ms. Ray: Are you taking down any of the trees?

Mr. Mitchell: No, ma'am.

Ms. Ray: So it'll be more privacy technically with another part of this deck?

Mr. Mitchell: Absolutely. And I don't know if you noticed, I also gave you a letter from the adjacent neighbor--

Mr. Feeney: No. I didn't see that.

Ms. Ray: Huh-uh.

Mr. Mitchell: --approving the design.

Ms. Ray: It's in the packet or—

Mr. Stoffel: I'll make a motion that we approve Item B2, variance application number 158673.

Mr. Rettke: Second.

(Mr. Robbins called the roll. Mr. Stoffel voted "yes." Ms. Ray voted "yes." Mr. Feeney voted "yes." Mr. Rettke voted "yes.")

3. SPECIAL EXCEPTION USE PERMIT, 1361 BRICE ROAD, REYNOLDSBURG, OHIO; PRESENT ZONING CC; PRESENT OWNER'S NAME, A LA TOBY'S PIZZERIA; REQUESTING A SPECIAL EXCEPTION FOR A RESTAURANT. CONTACT: ALFORD MATHES, JR., (#158948).

Mr. Rettke: If the applicant or agent or representative could please come forward during the presentation and we'll go ahead and start with that.

Mr. Alford Mathes: My name's Alford Mathes. I live at 8600 _____ Lane, Lancaster, Ohio.

Mr. Robbins: I'll give a short introduction. The property is at 1361 Brice Road for A La Toby's Pizzeria, application #158948. The property is located on the west side of Brice Road across from the K-mart retail development and this is the tenant space that used to be, I believe, the Spice—

Mr. Rettke: Smitty's Restaurant.

Mr. Robbins: I guess at some point it was an Indian restaurant, the name of which escapes me. The applicant is requesting the Special Exception Use Permit to operate a pizza restaurant within the Community Commercial Overlay District. All surrounding adjacent properties are zoned CC, Community Commercial. The property to the west is outside of the Reynoldsburg City limits. Adjacent tenants include a bar, a tax service, check cashers, auto insurance, daycare, and a karate studio. The tenant is proposing to open the pizzeria within the space of an existing restaurant. The operation hours are proposed to be Monday through Thursday, 11:00 to 11:00, open to 1:00 on Saturday and then open to 10:00 on Sunday. The business anticipates five employees. No pizza deliveries are proposed to be available. Parking requirements for the proposed space are 16 which this lot easily meets and the proposed use adequate access to public facilities such as road, storm drainage, water, sanitary, and fire

protection. It is the recommendation of staff that this Special Exception Use Permit be granted as requested. The applicant has met all conditions outlined in Section 1145.09 of the zoning code to allow the special use of the existing space proposed and also in keeping within the character of the surrounding businesses and properties and will not negatively affect the operation of adjacent businesses and properties.

Mr. Rettke: This is an existing restaurant, right?

Mr. Mathes: Yes.

Mr. Rettke: So any major – looks like there might be a counter being moved.

Mr. Mathes: I moved the counter from the front to the back. I put a pizza oven in and took their griddle out. That's the only changes we made.

Mr. Rettke: So you're pretty much ready to go then?

Mr. Mathes: Yeah.

Mr. Rettke: A little paint and—

Mr. Mathes: It's already been painted, yeah.

Mr. Robbins: You're the owner?

Mr. Mathes: Yes.

Mr. Robbins: Where did the name come from?

Mr. Mathes: Actually, my name is Alford so they all call me Al and my girlfriend is Joyce Bigham. We all call her Toby so we just put Al & Toby together.

Mr. Rettke: Is this your first restaurant?

Mr. Mathes: No. We've done some catering and stuff for probably about three years as A&J Catering and I've got a big smoker that I've got on a trailer and we go around and do pizzas and stuff on the fire and smoke them over wood and stuff. We just had a lot of people telling us we ought to get a restaurant somewhere. We've looked several places. I mean, we've looked in Lancaster. We've looked basically all over and this place, I guess, was only in business for six weeks before it closed down and I went up, took a look at it and everything was there that I needed except for the pizza oven so I figured—

Mr. Rettke: Jump right in and it works out, get moving. Well, good for us and good for you. Any other comments?

Ms. Ray: Are you going to have a delivery service later or are you just going to feel it out right now?

Mr. Mathes: Just feel it out right now. I worked out with the guy who's got the lease. He wanted me to go for a three-year lease. I said, "Let's do a year-and-a-half to see what the business does first before" but after the year-and-a-half if it's taking care of itself, then we'll look into doing some deliveries. We might, myself without hiring anybody, might get into some business deliveries, you know—

Ms. Ray: Like lunches and stuff like that?

Mr. Mathes: Yeah.

Mr. Robbins: When do you guys propose to open?

Mr. Mathes: Last Saturday.

Mr. Rettke: You shouldn't have asked the question.

Mr. Mathes: Yeah. There was a mix-up. I went in to City Hall and the fire chief was there and I said, "I'm here to see what I need to do to open up a restaurant" and they handed me an application that said 80 bucks. I said, "Great. This is going to be easier than what I thought" and went back and said, "Hey, here's the application and here's my 80 bucks" and she says, "Well, no, you've got to go in front of the zoning and planning."

Mr. Robbins: March is a lousy month to open and so, yeah, the beginning of April will serve you well.

Mr. Mathes: The sooner the better, yeah.

Mr. Rettke: And if you did offer carryout – or delivery, where would that be? Would you send them out the back door or—

Mr. Mathes: Yes. If I'm going to do carryout, like I said, I'll start out doing it myself before I actually hire people to do it and we're just looking at business only, you know, lunchtime, stuff like that, if we even pick it up. That's just something we're talking about right now. It's a little expensive insurance to hire kids to go out there and drive around in their car to work under your name.

Ms. Ray: Do you have an umbrella already of insurance?

Mr. Mathes: Yes.

Ms. Ray: That would help cover their liability.

Mr. Mathes: Right.

Mr. Stoffel: Will you also have carryout or just dine-in only?

Mr. Mathes: No. We'll offer carryout. They can come in and pick it up also, yeah. I think it's equipped. I haven't really sat down but we're looking at 40 seats, I think, at the most.

Ms. Ray: Do you have a menu with you?

Mr. Mathes: No. I don't.

Mr. Rettke: Samples?

Mr. Robbins: I don't think I got one, no.

Ms. Ray: No samples?

Mr. Mathes: We've been – if you guys are familiar with Rubino's in Bexley, we've been told we're pretty close to them. We do our own sauces, we do our own -- everything's freshly made.

Mr. Rettke: Are you planning on using the smoker there on-site?

Mr. Mathes: No, not at this time. I'll approach you with that later on.

Mr. Rettke: I was going to say, would that cause any grief if you did.

Mr. Robbins: That's a tough one. That's something that we haven't really come across in my capacity yet.

Mr. Rettke: Just so he's aware.

Mr. Robbins: Yeah. I mean with them first. That'll be the best move and I think we would probably have you go through the Special Exception process again just to be clear and kind of on the record on that. So the same process that you're going through now, same timeframe keep that in mind if you do choose to go that route. We have kind of a different situation here just because the back of the property does abut the City of Columbus.

Ms. Ray: For a special occasion or something like that, he would need to check with you and the City of Columbus?

Mr. Robbins: Well, I mean, if he's doing it within Reynoldsburg property, I don't see that he would be required to contact the City of Columbus. I think that's a tough

one. Do you foresee any times in which you would be, for special occasions, using the smoker out back?

Mr. Mathes: No. If there was an occasion where I had to use a smoker-- When I use a smoker I always prepare at my home down in Lancaster. That's where my trailer and everything is so I would work out of it at that time.

Ms. Ray: And then just transport it.

Mr. Mathes: Right and we do offer a food challenge if you guys think you can handle it. We have the intimidator hamburger which is a two-pound hamburger with fries.

Mr. Rettke: No, thank you.

Ms. Ray: I ate the terminator at Thurman's. I ate it, the whole thing.

Mr. Rettke: Yeah. Even if he went out the back there he'd be far enough away from Columbus because that's a 500' lot.

Mr. Robbins: It's a pretty good size and there's a lot of space.

Mr. Rettke: It's not like you walk out the door and 10' later you're in Columbus.

Mr. Mathes: And the smoker is basically just a -- it's something I built that is just an oversized grill, is all it is and it just burns, what do you call it, the hardwood charcoal.

Mr. Robbins: I've got one, that's why I asked.

Mr. Mathes: Like I said, that's just something we use -- you know, we do hogs and everything on that thing so--

Mr. Rettke: Fire that thing up and you might have a lot of people coming.

Mr. Mathes: Yeah. I actually -- well, I worked for the City of Bexley. I've used vacation before and went in there one time with a smoker and I fed everybody in there at the garage.

Mr. Rettke: Yeah. We do at the tent ground, we've got a big one. A buffalo grill they call it and it's a big oil tank.

Mr. Mathes: Right. Yeah. That's basically what mine was.

Mr. Rettke: Anybody else have any issues or questions?

Mr. Feeney: You're making me hungry talking about it.

Mr. Rettke: Good thing I ate before I came. I'll go ahead and make a motion that we approve Item B3, Special Exception Use Permit #158948.

Mr. Feeney: I'll second.

(Mr. Robbins called the roll. Mr. Stoffel voted "yes." Ms. Ray voted "yes." Mr. Feeney voted "yes." Mr. Rettke voted "yes.")

Mr. Robbins: Just a quick side note. This isn't official until the minutes go before Council so there is a little bit longer. After that, we will issue a zoning certificate.

Mr. Feeney: Do you have any idea when _____.

Mr. Robbins: Off the top of my head, no. We will get the minutes transcribed as soon as possible and the Special Exceptions go first and we'll get those in the hands of Council as quick as we can.

Mr. Rettke: Any other business that needs to come before the Board?

Mr. Robbins: No, I don't think so.

Mr. Rettke: I'd like to thank Michele for joining us. She seems like a wealth of knowledge too, so that also complements us. We have a surveyor, engineer, AEP.

Mr. Robbins: I know that we were speaking with Nadine today and she said that we have a fifth member coming to the Board. The City changed the charter so it no longer has to be – I forget which position had to be open, but they switched it to a citizen. I don't know the selection process, but I know somebody was selected and I think they will be joining us at the next meeting.

C. ADJOURNMENT

The meeting was adjourned at 7:10 pm.

Anthony Rettke, Chair

Justin Robbins, Planning Administrator

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