



MINUTES

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

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

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.

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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.

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III. ADJOURNMENT

Chairman



Planning Administrator