



MINUTES

PLANNING COMMISSION THURSDAY, MARCH 7, 2019 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Bizjak, Furst
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – December 6, 2018

Minutes stand Approved

2. Planning Commission – Special Meeting – December 13, 2018

Minutes stand Approved

3. APPROVAL OF AGENDA

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 8077 E. Broad Street; App# 2019-5047; Applicant Kessler Sign Company; Certificate of Appropriateness - Signage (Hand & Stone Massage)

Ms. Wheeler: The first applicant is representing the Hand and Stone Massage going in at the Shoppes at East Broad Plaza. They are requesting approval of a 46 square foot wall sign on the front facade of the building. I would be happy to answer any questions you may have.

Mr. Zollars: Anything you would like for us to know?

Mr. Lynn: The landlord did give the approval for the client to have one foot on each side rather than the two feet on the edges from the brick.

Mr. Zollars: Any questions from the Commissioners?

Mr. Furst: Is the entire sign going to be illuminated? The channel letters, the bottom, and the round logo?

Mr. Lynn: The only part that is not is the black tag line. The letters are individually along with the logo.

Mr. Furst: Ok, great.

Mr Bizjak: I have a motion that we approve this application.

Mr. Furst: I second

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Bizjak, Furst

2. 6314 E. Livingston Avenue; App# 2019-5041; Applicant Kessler Sign Company; Certificate of Appropriateness - Signage (Urban Air Adventure Park)

Ms. Wheeler: I wanted to clarify a few things for the board. Planning Commission is being asked to review solely the wall sign. The applicant had also submitted to do a sign reface on the Brice Rd. entry way sign, currently there is a pole sign with the two tenant panels there will be a new ground monument sign with all three tenants. For tonight though, Planning Commission is just reviewing the wall sign. A second point of clarity is that the wall sign is actually smaller now to confirm with the zoning code, it's actually 240 square foot. So it's the same design and everything just a little bit smaller. I'd be happy to answer any questions you might have.

Mr. Zollars: Anything you would like to add to that?

Mr. Lynn: That is the updated version and we were able to get the client to come down in size a little. So the variance wasn't needed at the next stage.

Mr. Bizjak: I move that we approve this application.

Mr. Hicks: I'll second.

RESULT:	APPROVED [4 TO 0]
AYES:	Cullinan, Hicks, Bizjak, Furst
ABSTAIN:	Zollars

3. 8231 E. Broad Street; Application #2019-5050; Applicant Edward Brouch, CESO Inc.; Major Site Plan - Valvoline Instant Oil Change

Ms. Wheeler: Our next application is requesting approval for a major site plan for the construction of a new free standing Valvoline Instant Oil change. This will be an out parcel at the shoppes at East Broad in front of the Lowe's that's currently there. The site is currently

vacant and I will pull that up on your screen here. I believe the applicant is here as well to answer any questions you may have.

Mr. Aunt: We are here to represent Valvoline for this application. This is a two bay store on the site as a major site plan approval. We are here to answer any questions you may have. I can answer any corporate level questions and Jordan can answer any kind of engineering questions you might have regarding the site.

Mr. Hicks: Since this is a Major Site Plan, all the signage is all conceptual, a full signage plan will have to come later. Is that correct, staff?

Ms. Wheeler: Correct.

Mr. Hicks: Ok, so that's why there is no monument sign or anything like that in this? It's just the site plan and not the signage part?

Mr. Bowsher: Correct. Just for reference fro staff. The Valvoline will be directly east of the Tire Discounter's is currently. Then, I know we previously sent some paperwork, but the Moo Moo Car wash will take over the next parcel. They are allowing that functionality to the road and allowing that access between the units. That was attractive to us to ensure flow and traffic.

Mr. Zollars: Mr Bowsher, are those two projects going to fill that lot then?

Mr. Bowsher: It is not, there will be a third larger lot all the way to the East that will be open.

Mr. Zollars: Any question?

Mr. Bizjak: Mr. Chair, I have a motion. I motion that we approve and send to Council for approval.

Mr. Hicks: Just a technical question. Are we sending this to Council for approval, or are we approving it?

Mr. Bowsher: You are just approving the Major Site Plan.

Mr. Hicks: Ok

Mr. Bizjak: I would like to amend my motion to send the site plan to Council.

Mr. Furst: I second.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Bizjak, Furst

E. OTHER BUSINESS

A. Election of Officers

Mr. Bowsher: I want to make sure we can elect new officers. I think its fine the way that it is, but we need to make it official and legal that we elect another chairman and vice chairman for the Planning Commission for this year.

Mr. Bizjak: Mr. Chairman, I move that we nominate chairman Zollars to remain our chairman and vice chair Cullinan to remain our vice chair for this year for Planning Commission.

Mr. Hicks: I would like to second that.

All voters - Yes

B. ADJOURNMENT

Chairman

Planning and Zoning Administrator