

**MINUTES  
CITY OF REYNOLDSBURG  
PLANNING COMMISSION  
MARCH 5, 2009  
6:30 P.M.**

**A. CALL TO ORDER**

**1. ROLL CALL**

|                  |                                                                                                     |
|------------------|-----------------------------------------------------------------------------------------------------|
| Members Present: | Mr. Lucas Haire<br>Mr. James Comeaux<br>Mrs. Marlene Wirth<br>Mr. David Wall<br>Mr. Charles McGrath |
| Others Present:  | Mr. Aaron Domini, Planning Administrator                                                            |

**2. APPROVAL OF MINUTES OF DECEMBER 4, 2008**

**Mr. Wall:** Next item is we have the approval of the minutes of the December 4, 2008 meeting. Commissioners, did everyone receive a copy of the minutes?

**Mrs. Wirth:** Yes.

**Mr. Wall:** Excellent. Are there any changes to the minutes? (No response.) Hearing none, they will stand as written.

**3. APPROVAL OF AGENDA**

**Mr. Wall:** Do we have any changes to the agenda this evening?

**Mr. Domini:** No changes.

**Mr. Wall:** No changes. All right. That'll stand as written also.

**4. SWEARING IN OF SPEAKERS**

**Mr. Wall:** Do we have any speakers tonight to speak to us about the changes to the – or actually the ordinance to amend the code of the City, the “cordinance” of the City of Reynoldsburg? Sorry I stumbled through that.

**Mr. Haire:** Yeah. That's a misprint. It shouldn't say, “cordinance.” It should just say the Code of Ordinances.

**Mr. Wall:** The Code of Ordinance. Thank you. Okay, we'll note the change in the title of the topic of discussion for this evening. Any other changes? (No response.) All right.

5. PUBLIC COMMENT

**Mr. Wall:** Do we have any public comment tonight coming before the Planning Commission? (No response.) Seeing none, we'll move on.

B. UNFINISHED BUSINESS

**Mr. Wall:** Do we have any Unfinished Business this evening? (No response.) There is none.

C. NEW BUSINESS

1. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SUBSECTION (a) OF SECTION 1175.08 "SIDE AND REAR YARD REQUIREMENTS FOR NON-DWELLING USES ABUTTING RESIDENTIAL DISTRICTS." OF CHAPTER 1175 DISTRICT REGULATIONS.

**Mr. Wall:** And, Luke, can you talk to this a little bit—

**Mr. Haire:** Sure.

**Mr. Wall:** --or Aaron, or someone give a little bit of background on this?

**Mr. Domini:** Please, Mr. Haire.

**Mr. Haire:** Basically the changes that are being made, and we did have the joint Public Hearing where I explained this to – with Council and Planning Commission. The changes that are being made are to change the 1,000 foot requirement for all GI zoning districts. Currently we have a 1,000 foot setback on any properties that are developed in a GI district. What this is doing is changing that and moving that setback back down to 100 feet and, prior to 1999 when there was a number of code changes done, it was a 100 foot requirement. I've read through the minutes of those meetings when they held those and I can't find any reason why this specifically was changed. It never specifically talks about why it was changed. But it is still – what we're doing is taking that back to 100 foot for anything that's adjacent to residential that would be developed as general industry or restricted industry, but we're also leaving a 1,000 foot requirement in for any obnoxious or offensive uses that wouldn't be good neighbors to a residential district. So we've just specifically laid those out as junk storage and sales, refuse disposal facilities, mineral and sand, gravel excavation, mineral storage and processing, food processing, grain elevators, and feed mills. So anything that's going to cause dust, noise, odors, all that, we've said we're going to keep that at 1,000 feet. Most of the industrial uses that you see now are all contained within a building. There's not a lot that goes on outside.

The only noise you're really going to hear is the trucks backing into the loading docks typically with most of the industrial uses. They're more technology oriented and clean uses. This is to help facilitate some economic development in the City. We have very little ground left to develop and what we have that's zoned industrial is – we only have two properties that are apparently able to be developed that are zoned industrial. So, to put a 1,000 foot requirement on them renders them almost useless because both of them have residential adjacent to them.

**Mr. Wall:** Existing.

**Mr. Haire:** Um-um.

**Mr. Wall:** Very good. Thank you.

**Mr. Haire:** But the one item that did come up at the joint meeting we had with Council was a gentleman had stood up and mentioned that he had no problem with the setback, just a resident in the city, said he had no issue with the setback going down and he understands that the thinking behind it. He was concerned about us requiring a buffer if this were to go down, a landscape buffer. And, at that time, I stated that we did not have that ability in our code currently and I was incorrect. We've not developed any industrial properties in the City, so I was not familiar with the section of the code, but we do have a section in our code. It's 1180.10, letter B, number 4, that states, "A residential zone adjoining any industrial zone required buffer zone is 15 feet adjacent to all common boundaries except the street frontage and shall include one tree for each 40 feet of linear boundary or fraction thereof and a continuous 6-foot-high planting, hedge, fence, wall, earth mound, or combination thereof." So we do require, if industrial's next to residential, we do require a buffer.

**Mr. Wall:** Okay. Commissioners, any questions?

**Mr. Comeaux:** Was that the only comments you had at the Public Hearing?

**Mr. Haire:** That and there was some concern over whether we should handle this on a case-by-case basis with a variance rather than changing the code.

**Mr. Comeaux:** What brought you to trigger the change? I mean, just you noticed it and—

**Mr. Haire:** There is one particular property owner that has requested this change on numerous occasions. He is zoned General Industry. It's a property on Lancaster Avenue. Dynalab, Inc. is currently located there. That property is not able to be expanded on in any way because they're surrounded on three sides by residential, so that 1,000 foot buffer allows them to do no building expansion there. They just – just last fall they started manufacturing a new product that has now taken up all the space within their building. They have no more area to grow within the current structure. They've added about 70 employees – 73 employees I think is the new total that's

working in there as a result of that, so it's a great addition for the City and we'd love to be able to accommodate them to continue to grow.

**Mr. Comeaux:** So making this change they would be able to expand their building closer to the residential properties?

**Mr. Haire:** Yes.

**Mr. McGrath:** They appeared – excuse me, they appeared before us several years ago. I don't know if it was several years ago, but a few years ago they tried to do something like this.

**Mr. Haire:** Right. Just looking at the records it's been going on since 2003, I believe, was the first time that they brought this up.

**Mr. Comeaux:** Have they – and not that I want this to be specific to it personal, but have they gone through or thought to go through the variance process or they don't want to do – they'd rather – I guess, why, if that was brought up at the hearing, I'm wondering why a property owner wouldn't have gone through it if they've had this before.

**Mr. Haire:** There's not been a need for them to request a variance because they haven't expanded the building.

**Mr. Comeaux:** Yeah.

**Mr. Haire:** I mean, they've always – they've been the same size for a number of years now and they're just now to the point where they've – they don't have any more space within the interior of the building. But that's the one specific case. There are – we have three parcels that are zoned General Industry in the City and we have a number of other parcels that are zoned Restricted Industry. All the Limited Brands campuses is zoned Restricted Industry. General Industry is the State Department of Agriculture, Dynalab and parts of Civic Park.

**Mr. Comeaux:** So in changing this text they would be able to construct their building in close proximity to residential.

**Mr. Haire:** It'd be within 100 feet, yes.

**Mr. Comeaux:** 100 feet.

**Mr. McGrath:** The residential is mostly apartments next to it isn't it?

**Mr. Haire:** On two sides it apartments. The south side is – what is that neighborhood?

**Mr. Domini:** I don't know the name of that.

**Mr. Haire:** Black Oak? Black Oak Drive is on the south side.

**Mr. McGrath:** It's very well-kept property at Dynalab.

**Mrs. Wirth:** It is.

**Mr. Haire:** And that's the side that's adjacent to the single-family homes is wooded currently. I think that probably 90% of it's wooded. There's very few areas where you could actually see to the backyard. So if they did maintain at 100 feet that would be – the 100 feet would be wooded, I would imagine at that end.

**Mr. Comeaux:** The other question I had was, have you looked at what other communities are doing in the area and does this deviate much from what you see other communities, kind of in the Reynoldsburg ballpark do?

**Mr. Haire:** I think the biggest thing is the buffer and since we do require that, I'd—

**Mr. Comeaux:** Right. But what I'm saying is if you look, not so much at Columbus which has kind of a different character, but if you look at other communities that have kind of the character, is the buffer 1,000 or is the buffer 100 or is the buffer—

**Mr. Haire:** No, what I'm saying, more that the -- not so much the distance but the actual landscape buffer on the fencing and things like that is more the requirement that you tend to see in other communities that I've worked with anyway, is that it's not so much the distance, it's more the screening.

**Mr. Comeaux:** But we have that in our code as well?

**Mr. Haire:** Right. We do have the screening.

**Mr. Comeaux:** Yeah. Okay.

**Mr. Wall:** All right. Commissioners, any other questions?

**Mr. McGrath:** I move for approval.

**Mr. Comeaux:** I second.

**Mr. Wall:** All right. Aaron, will you call the roll, please?

(Mr. Domini called the roll. Mr. Comeaux voted "yes." Mrs. Wirth voted "yes." Mr. Wall voted "yes." Mr. McGrath voted "yes." Mr. Haire voted "yes.")

**Mr. Wall:** All right.

D. OTHER BUSINESS

1. ELECTION OF OFFICERS

**Mr. Wall:** We have election of officers for this year and I would like to nominate Mr. Comeaux, seeing his past experience of performing the roles as Chairman. I think he's perfectly qualified to take on the job and the increase in pay.

**Mr. McGrath:** I second that nomination.

**Mr. Domini:** Mr. Comeaux, do you want to serve as two Chairs?

**Mr. Comeaux:** Um-um.

**Mr. Domini:** Okay.

**Mr. Wall:** Good. All right, and we need to—

**Mr. Comeaux:** Call the roll on that?

**Mr. Haire:** Yeah.

**Mr. Wall:** Aaron, would you call the roll?

(Mr. Domini called the roll. Mr. Haire voted "yes." Mr. McGrath voted "yes." Mr. Wall voted "yes." Mrs. Wirth voted "yes." Mr. Comeaux voted "yes.")

**Mr. Wall:** And I think also we have to nominate a Vice-Chairman.

**Mr. McGrath:** Who's Vice-Chairman now?

**Mr. Haire:** I would like to nominate Mr. McGrath to serve as Vice-Chair. He is the senior member on the Board.

**Mr. McGrath:** No, I beg to differ.

**Mr. Haire:** Because you reside briefly?

**Mr. McGrath:** Mrs. Wirth was here before me.

**Mr. Haire:** Were you?

**Mr. McGrath:** Yeah, she was. She's been here 16 years and I missed four months.

**Mr. Haire:** Well, I would like to—

**Mrs. Wirth:** Well, then—

**Mr. Haire:** --keep with my motion that Mr. McGrath—

**Mrs. Wirth:** --he's very \_\_\_\_\_.

**Mr. Haire:** --serve as Vice-Chair.

**Mr. Comeaux:** That's right \_\_\_\_\_

**Mrs. Wirth:** He needs the experience.

**Mr. Wall:** Absolutely, with him being a junior then. Right.

**Mrs. Wirth:** I certainly agree.

**Mr. Comeaux:** Right. Well, I—

**Mr. Wall:** It's moved and seconded, so Aaron, please call the roll.

(Mr. Domini called the roll. Mr. Comeaux voted "yes." Mrs. Wirth voted "yes."  
Mr. Wall voted "yes." Mr. McGrath voted "no." Mr. Haire voted "yes.")

E. ADJOURNMENT

The meeting was adjourned at 6:52 P.M.

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David Wall, Chair

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Aaron Domini, Planning Administrator

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