



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY FEBRUARY 27, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – January 23, 2017

Minutes stand approved.

b. Service Committee – Committee Meeting – February 13, 2017

Minutes stand approved.

4. Discussion

a. Liquor Permit Request- #9695635 Winking Lizard of Reynoldsburg

Chief O'Neill: Thank you Chairman Clemens, members of Committee. Given the location, we didn't see that there was any concern with any restrictions as it relates to proximity to schools, churches or day care, this is a, for lack of a better term, this is a chain and there was no issues that we saw and we checked with Liquor Control about them and we don't have any reason to contest this permit.

Permit request stands.

b. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 137 Waggoner Road, Reynoldsburg, Ohio, from R-1 Single Family Residence District to PCD Planned Commercial Development District, Applicant, United Dairy Farmers.

Mr. Snowden: Thank you Mr. Chairman. This is an application that was received by the Planning & Zoning Division for Zoning District Change. Current zoning district is R-1

Single Family residence that is kind of a place holder zoning, although there is an existing home on the property. PCD means that the zoning regulations will be uniquely tailored for this particular use at this particular site. I will turn you to the referenced re-zoning text that is in your packet. I am working with the property owner to revise that, mainly for the reason to have them all the same format as they are approved and retained in our records. So I will get you a revised copy of that. This will need to go to a combined hearing once it is approved by the full Council for first reading. I see in the absence of President Joseph, we'll be having the President Pro Tempore schedule. The earliest it could be scheduled is March the 27th and that could proceed to Planning Commission on April the 6th after which it would return to Council for the subsequent readings. I will prepare a full written report which I will provide to you in time for the combined hearing and as well as the Planning Commission. The applicant is here tonight if you have any questions.

Mr. Cicak: My question that I had looking at the plans I saw nothing to protect the water way that is right by that. It's pretty pristine area.

Mr. Snowden: Mr. Cicak, I'm going to request the applicant come up and respond to you on that, but as we discussed, they do have requirements and they do have to follow the storm water manual of the city and secondly I have been in discussions with the applicant to do what's called a preservation zone over a portion of the property that's not going to be developed and will not be developable given the constraints of the terrain. That can be done at this phase or that can be done at the Major Site phase. I'm still in discussion with the applicant about whether that's appropriate and meets their needs.

Mr. Hershberger: CESO Civil Engineers, 395 Springside Drive, Suite 202, Akron, Ohio. To answer your question, at this point, we don't have any details showed on the plans because they're preliminary plans, but we will have to meet Army Corp requirements for any filling in of stream, which we'll have to do a small portion of, so that goes through the Army Corps of Engineers and as part of that we have to meet their requirements. We'll have to meet the City of Reynoldsburg's storm water requirements through your Engineer department, part of that follows the EPA guidelines for storm water quality which I think most of your question is in regards too. So we will have to have some sort of water quality structure as part of our underground detention system whether it be an aquaform or whatever your engineer figures out.

Mr. Clemens: Thank you Nick, you will have this together for the Public Hearing?

Mr. Snowden: Mr. Chairman, could you clarify what you mean by "all this". If you mean a report, I will prepare a report that will make your packet for that particular meeting. Secondly, I already have a re-zoning text that just hasn't made it to your packet yet. These re-zoning texts are complex because they're unique to the site and I prefer to have them and it's helpful if they are in a similar format.

Mr. Luzader: I know the plans that you submitted with the application are basically concept drawings. When do we see the actual construction drawings?

Mr. Snowden: How the process works over all, the process gets more specific as it moves on. The re-zoning phase is typically a concept phase, the major site plan phase there is usually more detail and the plot utility grade phase, that is usually where the engineering detail gets reviewed in depth. How much specificity are you referring to? Are you referring to the exterior drawings?

Mr. Luzader: Well, just the actual construction drawings, once they break ground, the actual plans they will be following as to what goes here, what does there.

Mr. Snowden: So the specific answer to your question is, you're referring to the plot grade utility and the building plans. Those are reviewed at the very tail end of the entire process. But what you're being asked to approve now, the concept site, just to give you an example, if a building needed to move over 2 feet to accommodate some form of engineering, that would be acceptable given the process and the code. If something has to move 50 feet and add a bunch of new uses or additional requirements, that would require the applicant to rezone or get a new major site plan depending on what the project was. So the ultimate answer to your question is the official drawings, the building plans and the plot grade utility, but I review those as well as other city staff for compliance with the major site plan which is reviewed for compliance with the concept plan.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/27/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- c. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 913.04 Specifications, Permit Fee of Chapter 913 Private Roadways and Section 1127.09 Underground Electric and Telephone Lines of Chapter 1127 Standards. (First Reading 2/27/2017).

Mr. Snowden: Mr. Chairman with your permission I'd like to address items c and d together. We've been working to refine our zoning code and a lot of related engineering codes which represent our zoning code. Here are a couple places where there were some minor word changes. That's really the extent of it. There were a couple places where one number was represented incorrectly, one was where a portion said Section and another said Chapter and I'm doing those to be correct and the reason I'm doing that now is because we've worked through a series of changes, we've done a codification with our codifier and I had a chance to review a clean copy with more detail and saw where we could do better and where an item was missed and that is what's going on with this ordinance. There is no policy or regulation changes with those.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/27/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- d. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 905.03 Duty to Maintain Sidewalk and Tree Lawn of Chapter 905 Streets Generally; and Section 917.02 Plans and Specifications to be Attached to Permit of Chapter 917 Driveways. (First Reading 2/27/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/27/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	

- e. ORDINANCE AUTHORIZING MAYOR TO ENTER INTO AN AGREEMENT WITH EMH&T FOR THE ENGINEERING AND MANAGEMENT OF SEWER LINE CCTV AND MANHOLE INSPECTIONS. (Second Reading 2/13/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/27/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	