

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
FEBRUARY 17, 2011
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Lucas Haire Mr. Patrick Feeney Mr. David Stoffel Mr. Norman Brusk Mr. Anthony Rettke
Others Present:	Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF DECEMBER 16, 2010 SPECIAL MEETING

3. APPROVAL OF THE AGENDA

Chairman Brusk: I do have one change that I'd like to make. I'd like to add in Other Business the election of the Chairman and Vice-Chairman. All right and we'll cover that in Other Business. Will we vote on the agenda?

Mr. Haire: So moved.

Mr. Hansen: Yes.

Mr. Brusk: Okay.

Mr. : Second.

Mr. Brusk: Do I hear any – I don't think we have to do it that way, with this voice vote. Any opposed?

Mr. Haire: Just say "all in favor"—

Mr. Brusk: What's that?

Mr. Haire: You just "all in favor" and that'll work.

Mr. Brusk: All in favor. (Response is "aye.") That's a good one. All opposed, same sign. (No response.)

4. SWEARING IN OF SPEAKERS

Mr. Brusk: Anyone who is out there that is planning on speaking today, two things. You should have signed in. If you haven't signed in you need to sign in after you speak or as you speak. The other is we're going to swear in the speakers.

(Mr. Brusk administers the oath.)

5. PUBLIC COMMENT

Mr. Brusk: Is there any Public Comment out there on issues not being covered on the agenda? (No response.) Hearing none, we'll go on to Unfinished Business.

B. UNFINISHED BUSINESS

Mr. Brusk: There being no Unfinished Business, we'll go on to New Business.

C. NEW BUSINESS

1. SPECIAL EXCEPTION USE PERMIT APPLICATION, 2051 BIRCHVIEW DRIVE SOUTH, REYNOLDSBURG, OHIO; PRESENT ZONING, AR-2; PRESENT OWNER'S NAME, SUCCESS KIDZ 24 HOUR E.C. – JENEA LOGAN; REQUESTING A SPECIAL EXCEPTION FOR A CHILD CARE CENTER. CONTACT: JENEA LOGAN (48-SE).

Mr. Brusk: Ms. Logan here or anyone representing them? Please step forward. Did you sign in?

(Michele Blake and Crystal Logan, representing the applicant stated their names)

Mr. Brusk: Okay, great. Come to the podium, state your name and your address and we will have a review of what your request is and then, if we need to, we'll ask you questions and so on.

Ms. Michele Blake: I'm Michele Blake here to represent Jenea Logan for Success for Kidz -- I am one of her employees -- over at 2051 Birchview Drive South.

Mr. Brusk: Thank you.

Ms. Crystal Logan: Crystal Logan on behalf of Success Kidz and representation for Jenea Logan in regards to the property at 2051 Birchview Drive South.

Mr. Brusk: All right. I guess at first is an overview of the request.

Mr. Snowden: Yes, I will present staff's report. Here you can see the property is located on the south side of Birchview and we've indicated the surrounding zoning districts. It's in an AR-2 district. Behind the property on the west side you can see there's some commercial that fronts Brice Road, gives you an aerial of the property here. Okay, here you can see the schematics that were provided to us by Ms. Logan where she describes much of the planned maintenance to the building itself and sort of outlines her scheme for the building's development. You can see the parking in the front. This is looking at the building from the east side and same basic view here, is the east side of the building. Applicant indicated that the Center is going to hold 65 children and it was purpose built as a day care facility. Here's the north side of the building. You can see the fenced-in playground area. She also indicated that the daily staff contingent will be about six or seven staff members per shift with three at night. This is a 24-hour facility. Here you can see the south side of the building, a service entrance and then additional playground on the south side, the dumpster enclosure on the south side. This is a view looking south of the parking area. Staff estimates that there's approximately 10 to 12 parking spaces available and the applicant indicated that all drop-off activities are going to be taking place on their lot. It just gives you an idea of the surrounding uses. After reviewing the materials, staff feels that the proposed Center is going to integrate well with the surrounding uses and that it meets the standards – or the requirements for all Special Exceptions that are indicated in Section 1145.09 of the Reynoldsburg Zoning Code. That's staff's report.

Mr. Brusk: Thank you. Could you go back to the picture of the – showing the streets?

Mr. Snowden: The aerial?

Mr. Brusk: Yeah—

Mr. Snowden: Okay. Here's the aerial view.

Mr. Brusk: Yeah. I was trying to place something.

Mr. Snowden: This is – north is the top here on the screen.

Mr. Brusk: Oh, that's the difference.

Mr. Snowden: Yeah. Brice is just off the shot there to the left of the screen there. It's west of the property. You can see there's also a tree line there directly behind the property that you can see in the pictures there.

Mr. Brusk: And that was a child care center before?

Mr. Snowden: Yes, it was.

Mr. Brusk: It was originally built this way?

Mr. Snowden: Correct.

Mr. Brusk: Good.

Mr. Haire: Yeah. I think it was until almost about a year ago maybe when they closed down, a year, year-and-a-half ago.

Ms. Blake: I think it was two.

Mr. Haire: Two years ago?

Mr. Brusk: Okay. Do we have any questions?

Mr. Feeney: I have a couple little questions about the lighting. Since this is a 24-hour-a-day operation, are you going to have outside lighting? I didn't see any in the pictures.

Ms. Blake: Currently the property's been abandoned due to a foreclosure two years ago. When we acquired the property several months back, the previous owners or someone had went in and totally gutted the outside and the inside of the property. We are currently working on the cosmetic which would include the lighting. Fire alarm system has been in place. We will also have indoors, as we have at our current facility, a 16-camera system that will run 24 hours a day on the exterior and interior of the building.

Mr. Feeney: I was just going to ask about the security since it is 24-hour.

Ms. Blake: Currently right now – we currently have a location out east which is also a – excuse me, out on the south end of Columbus which is also a 24-hour day are. That one currently is secured through ADT. ADT does our fire alarm, our smoke alarm and also our camera alarm system, which does run 24 hours a day, seven days a week. The directors, which is myself, Ms. Michele and the owner Jenea does have the ability to also view the camera system when we're off of the property. We are also the contacts in the event if there was a situation, whether it'd be a fire alarm or any type of alarm situation. ADT contacts us directly without even contacting the Center and then we advise them, going forward, how we want it to be handled.

Mr. Feeney: And how many staff are on the third shift or evening shift or whatever?

Ms. Blake: Three.

Mr. Feeney: Three.

Mr. Haire: You're open – is it five days a week?

Ms. Blake: Monday through Friday we open – we would open at 5:30 A.M. Monday morning and close Saturday morning approximately 7:00 A.M. – 7:15 depending on when the last family would leave.

Mr. Brusk: You have any intention, if there's a demand for it, to extend it into the weekend or not, despite the fact you need sleep sometime.

Ms. Blake: Right. Currently – that question has come up multiple times in the three years that we've been on the south end. The demand just has not been that great in terms of staffing. We do have most of our – the reason that there's a need for 24 hours is, is that we do find that with retail, fast food and the fact that Columbus is becoming a growing Call Center which is a 24-hour demand, seven days a week, that there's that need. But, on average, most of our families that are looking for the weekend care, that may happen maybe one, maybe two times out of a month. So we're looking at maybe 25 kids over a weekend and we look at the cost of keeping the facility open and staffing, it just hasn't gotten to that level yet where we see that need, but eventually that probably will be something we'll have to address.

Mr. Brusk: I'm pleased to see that we do have a 24-hour coming in because there is a crying need for that.

Ms. Blake: Yeah. Right now, currently in Franklin County there are only three existing 24-hour day care centers.

Mr. Brusk: Wow. Are you keeping your other Center open?

Ms. Blake: Yes.

Mr. Brusk: So, you'll the two of them.

Ms. Blake: We have to – at this point we have to expand. At that location, currently right now we can only accommodate 68 kids and the demand is getting even greater. We currently right now have kids at that location on every side of town. Most of our kids that require child care after 6:00 P.M. are parents who work either retail, fast food or they're in the nursing field; they're working those 10 to 12-hour shifts a day.

Mr. Brusk: Any other questions? (No response.) If not, I'll entertain a motion.

Mr. Stoffel: Well, I just have a quick question. As far as the lighting, would that – who has to approve that before they open as far as, you know, if there's adequate lighting for – I mean, will the kids be playing outdoors at night?

Ms. Blake: Only – no, no, no, no.

Mr. Stoffel: So--

Ms. Blake: No. They're—

Mr. Stoffel: Or if you want lighting and that kind of stuff, is that something—

Mr. Haire: It'll be part of the building.

Mr. Stoffel: The Planning Department?

Ms. Blake: It should be part of our building inspection.

Mr. Haire: Right, be building code reviewed.

Mr. Stoffel: Okay.

Ms. Blake: In order for us to get our building permit and also I think when the State actually comes out and does their inspection with us also, that will be--

Mr. Brusk: And I assume they're going to be more critical than ours is on that.

Ms. Logan: I'm sorry, I have a question. Talking about the lighting, I live next door in the apartments over there. Are you guys responsible, or is there a contact that's responsible for the lighting that goes down the street past the day care center going towards, I think it's Eastgreen Boulevard that goes out to Brice Road? Who would be responsible for the lighting if the lighting was to go out?

Mr. Haire: Like the street lights?

Ms. Logan: Yes.

Mr. Haire: Yeah, the City would be.

Ms. Logan: The City would? So, we just contact you? Also, another question, like you were stating behind the building the tree rubbage. Would we be responsible to trim that or would that be something that you guys, the City would be responsible for, because it is like a creek that separates there from I think the Home Depot and the old steakhouse that was back there.

Mr. Haire: Yeah, it would be those individual property owners.

Mr. Rettke: Yeah, that's on the property that's to the west of you guys. So by our GIS your property only goes up just to the tree line itself.

Ms. Logan: Right. Okay.

Mr. Brusk: With that said, I'll entertain a motion.

Mr. Feeney: I'll make a motion we accept Item C1 (48SE).

Mr. Rettke: Second.

(Mr. Snowden called the roll. Mr. Haire voted "yes." Mr. Feeney voted "yes." Mr. Stoffel voted "yes." Mr. Brusk voted "yes." Mr. Rettke voted "yes.")

Mr. Feeney: We have passed.

Mr. Brusk: Thank you very much. Best of luck.

Ms. Blake: Thanks a lot.

2. SPECIAL EXCEPTION USE PERMIT APPLICATION, 6161 RADEKIN ROAD, REYNOLDSBURG, OHIO; PRESENT ZONING, CC; PRESENT OWNER'S NAME, OXFORD REAL ESTATE – SCOTT SOLOMON; REQUESTING A SPECIAL EXCEPTION FOR A CHILD CARE CENTER. CONTACT: CONSTANCE DOWDY dba SUPREME CHILD CARE ACADEMY, LLC (49-SE.)

Mr. Brusk: You have signed in also? You can do it after if not. Be sure to sign in. Okay, please state your name and your address.

Ms. Constance Dowdy: I'm Constance Dowdy. My address is 3461 Oak Bend Blvd., Canal Winchester, Ohio 43110.

Mr. Brusk: Okay. Thank you.

Ms. Oberzt: We are here to get Special Exception Use Permit for a Child Care Center and I'm Rose Oberzt, the realtor.

Mr. Brusk: Oh, okay.

Mr. Andrew Delzeppo: I'm Andrew Delzeppo, Architect, 10067 Granden Street, Pickerington, Ohio.

Mr. Brusk: Thank you.

Mr. Hansen Okay, thank you, Chairman.

Mr. Brusk: Want to give an overview then?

Mr. Hansen: Sure. This is a proposal for a day care at a 3900 square foot office building. Here's the surrounding zoning, primarily Community Commercial on all four sides. In the adjacent area there is a Community Service District at the corner of Brice and Livingston. To the north across Radekin is the City of Columbus and here's the

surrounding aerial view. You can see the number of businesses on the east side of the property that front onto Brice. It's a collection of – it used to be a fast food restaurant, some retail establishments and the same also goes for the properties on the south. There are some auto oriented uses along Livingston Avenue. Then to the east are small office buildings with a number of users, personal service, office type uses. And then to the north are single-family residential.

So the applicant has indicated that they will have 46 children on the site between the ages of six weeks and 10 years of age. This Center will be operating Monday through Friday, the time – 6:30 A.M. to 6:30 P.M. There is going to be eight employees on the site. The applicant has provided some interior layout of the proposed use and they will be adding and removing a couple of the walls. To the east here you can see they'll be enclosing an area for an outdoor play space and if it wasn't indicated on – I wasn't sure if I marked all the applications, but the fence is only going to be extending 20 feet out from the building, 40 feet down, and return back to enclose the two entrances out there. Here's an image of what the proposed fence will look like. It'll be a 6-foot tall, wood privacy fence. Here's an image of the north elevation of the building. There is ample parking available on-site and I believe there are 18 spaces. So with the 18 spaces and the 8 employees, there should be adequate amount of parking for drop-off and pick-up to the location.

Here's an image to the west showing the grassed area that is being proposed to be fenced in. Here's a picture of the surrounding areas with the single-family residential across the street. This is a view looking east towards Brice Road and the adjacent commercial buildings. And, taking a look at how this meets the standards for approval for a Special Exception, we think the proposed use would be fitting for the building. It doesn't change the character of the district and we think it's a fitting use and staff recommends approval based upon the standards that are in Section 1145.09 of the zoning code.

Mr. Brusk: Prior to this usage, that was a warehouse and an office building, is that correct?

Mr. Hansen: This warehouse space was converted into offices at one point, so if you look on the interior layout plan you can see that.

Mr. Brusk: Then that section on the left-hand side—

Mr. Hansen: On the left-hand side.

Mr. Brusk: --is all the warehouse area?

Mr. Haire: It's open offices.

Mr. Hansen: It's offices now.

Mr. Brusk: I thought it was at one time.

Mr. Hansen: It was. It was a warehouse, yeah, originally.

Mr. Brusk: Now there'll be an exit to the outside at all roads, is that correct?

Ms. Dowdy: Yes. Well, indoor exits. Outdoor exits, there will be – no, there won't be an exit to some of the outside--

Mr. Brusk: You might want to check and see if the State requires that.

(inaudible)

Mr. Haire: You could just talk into the microphone, please. Just make sure we're picking you up.

Mr. Delzeppo: The code actually requires infants to have a direct egress out—

Mr. Brusk: Right.

Mr. Delzeppo: --30 months and under and they're going to go in that back room where that doorway will be.

Mr. Brusk: Okay.

Mr. Delzeppo: So they will have direct access.

Mr. Brusk: Okay. I thought there was more—

Mr. Delzeppo: Yeah. As they get older, they get a little more mobile.

Mr. Haire: Yeah. You have a little more distance, is what it's based on.

Mr. Brusk: Right.

Mr. Haire: Distance to the exit.

Mr. Brusk: To the exit, right.

Mr. Haire: I have one quick question about the enclosure. I saw a gas meter on that side of the building. Is that going to be enclosed—

Ms. Dowdy: No.

Mr. Haire: --or is that going to be outside of the fenced-in area?

Ms. Dowdy: That will be outside the fenced area.

Mr. Brusk : Yeah. Can you go – yeah, that’s what I was looking at because that looks like, where that is – what is that back there—

(inaudible)

Mr. Delzeppo: This in the partial enclosure.

Mr. Brusk: Yeah, in the center there.

Mr. Stoffel : Well, toward the front there, that partial enclosure. What is that?

Mr. Hansen: It’s just a sitting area. There’s a bench there.

Mr. Stoffel : Oh, so, that’s all getting removed?

Ms. Dowdy: Yes.

Ms. Oberzt: It’s just a partition.

Mr. Haire: Probably just a little break area for employees.

Ms. Oberzt: This building is not on Brice Road, so it’s not in the way of traffic area. It’s been kind of a problem area for the owner to lease because of where it’s situated and it would be a very good use for what she’s trying to do because I think the area would call for a Title 20 and mother’s around the surrounding area could use something like this and she is experienced and does a very good job. In her past, she’s provided letters to the owners of past businesses she’s had, so she’s not coming in off the ground. She’s very experienced in what she does. And the building is designed as such that there’s not going to be too much remodeling needed. There’s already ADA, some ADA compliances and the rooms are the right size for pretty much what she needs other than some demoing.

Mr. Brusk: I assume there’s no basement in this building?

(inaudible)

Mr. Haire: Is there a trash dumpster here or how are you going to handle trash?

Ms. Dowdy: There is a trash dumpster, yes.

Mr. Hansen: It’s in the corner here. No, right, that’s—

Ms. Dowdy: It’s next door.

Mr. Brusk: That's not their property.

Mr. Hansen: It's the adjacent property.

Mr. Haire: Right there.

Mr. Hansen: Right here, yeah.

Mr. Delzeppo: I think that _____.

Mr. Haire: We also need to insure that we get an enclosure on that.

Mr. : Um-um.

Mr. Haire: That's my only comment. Make sure that you design an enclosure for it.

Mr. Brusk: All right. Any other questions? (No response.) Any questions from anybody out in the audience? If not, I'll entertain a motion .

Mr. Stoffel: I'll move that that we accept Item C2, case (49-SE).

Mr. Rettke: Second.

Mr. Brusk: All right.

(Mr. Hansen called the roll. Mr. Stoffel voted "yes." Mr. Brusk voted "yes." Mr. Rettke voted "yes." Mr. Haire voted "yes." Mr. Feeney voted "yes.")

Mr. Brusk: Great. Thank you. Good luck with that.

3. VARIANCE APPLICATION, 6300 E. LIVINGSTON AVE., REYNOLDSBURG, OHIO; REQUESTING A VARIANCE FROM REYNOLDSBURG CODE SECTION 1195.11(b) TO PERMIT A GROUND SIGN TO EXCEED SIX (6) FEET ABOVE GRADE. CONTACT: JEFF STAVROFF – RED RAIDER CAPITAL, LLC (79-ZV).

Mr. Brusk: Give your name and address.

Mr. Jeff Stavroff: Jeff Stavroff here to talk about 6300 E. Livingston Avenue.

Mr. Brusk: Can we have an overview?

Mr. Hansen: The applicant is proposing to replace an existing ground monument-style sign at the shopping center here located at roughly Brice and

Livingston area that has the Valu King grocery store in it and a number of other vacant spaces. The sign is indicated here in blue, a blue dot, and as you can see, the surrounding area is primarily Community Commercial. It's been developed in the area as kind of large shopping center with some smaller outbuildings. Here's a close-up view of the area where the sign would be located. It's just to the east of the driveway curb cut here. You can see it in the blue line. There's no other ground signs on this location of the road where the frontage is for the development. Here's an image of the proposed sign. It's monument in style, but with dual posts and internally illuminated sign cabinet that'll be mounted to each one of the posts. The total height of the sign is 10 feet and the total area is 84.72 square feet. The posts will be in a beige color and the cabinet will be a darker brown and, like I said, they'll have internally illuminated faces for up to four tenants.

Staff's only other question was the location of the sign, if it's going to be placed exactly in the same spot or if it'll be maybe centered in the landscape area; the applicant will confirm that.

Mr. Stavroff: Yeah, it's going to be – we're going to replace it from where it sits today.

Mr. Hansen: In the exact same spot?

Mr. Stavroff: Exact same spot.

Mr. Hansen: Okay.

Mr. Brusk: And the sign you're replacing is the rectangular one that's there now?

Mr. Stavroff: Yeah, the eyesore.

Mr. Brusk: No. Okay, I was looking at the wrong side. What street is that on?

Mr. Hansen: This is Livingston.

Mr. Brusk: And this is Brice over here?

Mr. Hansen: Merchants.

Mr. : _____ that's the access to Valu King.

Mr. Hansen: Right. It's right across from Merchants Drive.

Mr. Brusk: Oh.

Mr. Hansen: Yeah.

Mr. Hansen: So, yeah, this is looking east towards Livingston and you can see the Family Dollar in the distance.

Mr. Brusk: That's what I thought. That's the same as the picture you have there.

Mr. Hansen: Yeah.

Mr. Brusk: And that's the only entrance into the main entrance into the Valu King? I really didn't have any idea that it'd be an eyesore, but that's okay. I thought it looked okay.

Mr. : I really like the new signs.

Mr. Brusk: Well—

Mr. : I like the new signs.

Mr. Brusk: Do you. Okay.

Mr. : Yeah.

Mr. Stavroff: Yeah. I mean, I think our overall goal has been, since we bought this property, is really to change the image of this area and we've been lucky enough to be able to bring Valu King into this area and I think it fits into what Reynoldsburg is trying to do with the Streetscape moving from Brice headed east on Livingston. Hopefully what we do here will prompt other property owners to follow along.

Mr. Brusk: Will Valu King keep the yellow color that they have on the sign?

Mr. Stavroff: I believe that that's what they're going to request that they do because it's kind of – and that's their – they need to brand themselves in order to do that.

Mr. Brusk: That's my kind of thought that that's why – that's the only part of the sign I don't quite like on the old one, but that's fine.

Mr. Haire: I don't have any problem with the variance request. We've worked with the Stavroffs in redeveloping that property and they've done a nice job so far. The sign that's out there now is much bigger and we approved a similar variance on Brice Road for the Brice Center. You remember the one that recently got hit by the car and was damaged. We approved a similar variance to get rid of the pole sign, so I'm happy to get rid of this one, too.

Mr. Brusk: Okay. Yeah. No one should object, I think, to making something look a little nicer and smaller and—

Mr. Haire: More in compliance.

Mr. Brusk: More in compliance with what we have. With that being said, is there anyone out there who has any comments or questions? Any other questions? (No response.) If not, I'll entertain a motion.

Mr. Rettke: Move that we accept Item C3 (79-ZV).

Mr. Stoffell: I'll second.

Mr. Brusk: Okay. Can we have a vote on that?

(Mr. Hansen called the roll. Chairman Brusk voted "yes." Mr. Rettke voted "yes." Mr. Haire voted "yes." Mr. Feeney voted "yes." Mr. Stoffel voted "yes.")

Mr. Stavroff: Great. Thank you.

Mr. Brusk: When do you think it'll be finished?

Mr. Stavroff: Well, we've got to go back, I think, in the first week of March. Then it'll probably take a couple of weeks. We've still got to get approval. We have to go through—

Mr. Haire: Building permits.

Mr. Stavroff: Building permits and all that.

Mr. Haire: Right. April.

Mr. Brusk: Okay. Great.

Mr. Stavroff: Thank you.

Mr. Brusk: Thank you.

4. MAJOR SITE PLAN REVIEW APPLICATION, 6445 E. MAIN STREET, REYNOLDSBURG, OHIO; PRESENT USE, AUTO PARTS RETAIL STORE; PROPOSED USE, AUTO PARTS RETAIL STORE EXPANSION; PRESENT OWNER, AUTO ZONE, INC.; CONTACT: JONATHON BURKHARDT – BURKHARDT ENGINEERING (23-MS).

Mr. Brusk: Can you come forward, name and address.

Mr. Jonathon Burkhardt: I'm Jonathon Burkhardt, 195 Byers Road, Miamisburg, here for Auto Zone, Inc. and Burkhardt Engineering.

Mr. Brusk: Can you give an overview then, Matt?

Mr. Hansen: The applicant is proposing a 5,157 square foot addition to the east side of an existing Auto Zone building. The existing structure is 10,879 square feet, so this'll bring the total enclosed area at roughly 16,000 square feet. So anything over 5,000 square feet of impervious surface improvement requires a major site plan approval and that's why they're here in front of you. This also just falls under the new Community Commercial Overlay standards, so none of those standards that were approved to bring the site and building up to the street would apply in the scenario because the addition doesn't constitute greater than 50% of the existing structure. Here's the area, the surrounding area zoning district, primarily CC with some adjacent RI (Restricted Industrial) and then to the south is an apartment development. Here's an aerial of the site. Right now what they are proposing is an addition to the east. They'll be relocating the dumpster from the east to the west side of the site. There's also an overhead door where they handle all their deliveries here and that'll be moving to the west side of the site also.

Mr. Brusk: Will they add parking places or are they going to lose any parking places with this addition?

Mr. Hansen: They will actually be losing-- I didn't get the exact count.

Mr. Burkhardt: Four.

Mr. Hansen: Four spaces after the -- okay. They'll be losing four spaces that are located here on this east side. Now, what we can enact, as part of the Community Commercial Overlay, is a Board-approved reduction of required spaces up to 50%. So right now they have 48 spaces on the site and they're only required to have, I think it was 44 so—

Mr. Brusk: They're just going to move it to the minimum then?

Mr. Hansen: Yes.

Mr. Brusk: So they don't need a variance on it?

Mr. Hansen: No, they don't.

Mr. Hansen: Well, with the building addition they'd be required to have more, but we can reduce that with our site plan approval because of the new zoning overlay that we did. So taking into consideration that this is on a bus line, shared parking and all those kind of things and, you know, the nature of the addition, it's not going to really require much more parking because it's not a retail area. It's warehouse.

Mr. Brusk: That was going to be my next question, was this going to generate a greater traffic flow or not. I don't see why it would.

Mr. Hansen: No. And our City engineer reviewed the application. He confirmed that there wouldn't be any additional traffic or he concurred that there would not be any additional traffic as staff had found. So we don't see there being a need for additional parking.

Mr. Brusk: And there's no problems that they're moving into someone else – too close to someone else or anything like that.

Mr. : Does that _____ a variance?

Mr. Hansen: No. All the setbacks are being met.

Mr. Brusk: Yeah.

Mr. Hansen: Yeah. So there's a 10 foot side yard setback and that'll be met. One of the concerns that staff did have with the building itself is that this addition will be creating a quite lengthy facade that'll be not interrupted by any architectural features and we proposed that to the applicant and they have returned with some revised site plans that have been passed out to you tonight in the 11 by 17 version. So what they're doing is kind of reconfiguring that parking area and they're eliminating those spaces that were directly in front of that addition so that they could put in a landscape planting bed. And they'll be proposing some tree plantings in order to kind of mitigate that blank façade with some plantings.

Mr. Brusk: Maybe get Nationwide to put one of those big signs like they did downtown, three dimensional.

Mr. Hansen: I don't know if that would meet our regulations.

Mr. Brusk: Will that change the signage at all, either allowing them to have greater signage or are they going to put any--

Mr. Hansen: Technically, it would. They would be allowed greater signage because they have a greater—

Mr. Brusk: Frontage.

Mr. Hansen: --frontage width. But what they're proposing is still within the code of requirements. That'll get reviewed at the Design Review Board, how they're going to execute the signage.

Mr. Brusk: Is this going to bring any new employees?

Mr. Burkardt: If it does, it may be just one or two. I'm not sure about that, but if it was it'd just be one or two I guess.

Mr. Brusk: Now, you said you were going to lose four parking places. Does that include the ones in the front that you're going to put the changes?

Mr. Hansen: That is the four in front.

Mr. Brusk: Okay.

Mr. Burkardt: Well, we're eliminating four to the east and then two of the standard spaces out front will be converted to handicapped parking spaces to stay within ADA compliance. So the total number will still be 44.

Mr. Brusk: Okay.

Mr. Hansen: One of the other things I should note is they are proposing some storm water detention on-site and there are two locations, one to the south of the building and then one coming from the northeast corner of the building. I just wanted to make sure that the Board is aware of that.

Mr. Brusk: Now, by detention, is that just in the event of an overflow or flooding? You know, temporary control

Mr. Burkardt: It controls storm events, yes.

Mr. Brusk: Yeah, but it's not one that has water standing or anything like that?

Mr. Hansen: Right.

Mr. Burkardt: No, no. It's a dry pond.

Mr. Brusk: What's the difference – what's the terminology difference between them?

Mr. Haire: Retention and detention?

Mr. Brusk: Is that what it is, detention?

Mr. Haire: Retention to hold the water. Detention's temporary.

Mr. Brusk: Good.

Mr. Haire: What's the depth of that pond in the front?

Mr. Burkardt: I think it's two feet.

Mr. Hansen: Yeah. And we may have to look at that at the Design Review Board stage to see if there may need to be some plantings around there to kind of screen it.

Mr. Haire: Well, I'm more concerned with it being wet in the center all the time. I'd prefer to see some type of under drain put in there.

Mr. Burkardt: Okay.

Mr. Haire: So that we can make sure that doesn't turn into just a muddy channel in the bottom, especially since it's in the front and it's going to be something that people see often.

Mr. Burkardt: That's not a problem.

Mr. Rettke: Good point.

Mr. Brusk: Where's the one – the detention pond in the front _____?

Mr. Feeney: _____

Mr. Hansen: Do you see?

Mr. Brusk: Oh, I see.

Mr. Haire: And that area is currently just a grassed area?

Mr. Hansen: It's grass. Let me run through the exterior pictures. Here's the building as it looks now and they'll be adding the addition over here. The addition will actually be taller than the existing structure so they'll be adding a parapet wall on the top of this building in order for the height of the building to match. This is the picture to the east where the addition will be constructed.

Mr. Brusk: I assume that on the west there's plenty of room to put the loading and unloading.

Mr. Hansen: Yes. There—

Mr. Brusk: For the trucks to get around and all that?

Mr. Hansen: Yes. They met the space requirements for unloading. This is to the rear of the site and—

Mr. Rettke: Is that the detention pond in there?

Mr. Hansen: Yeah. The detention pond will be proposed here, but there'll need to be some grading and we'll look at that.

Mr. Brusk: Is that storage lockers?

Mr. Burkardt: Yeah.

Mr. Hansen: Correct.

Mr. Brusk: Now, where's the – in that particular drawing, where's the extension going to be?

Mr. Haire: To the back.

Mr. Hansen: Yeah, on this wall.

Mr. Brusk: And going that way?

Mr. Hansen: Yeah, going that direction.

Mr. Brusk: Do those – lockers don't flood, do they, because I guess it's been there long enough that if they had a problem. Could it possibly cause a flooding problem for the lockers further down?

Mr. Haire: No. That's what the detention's there for.

Mr. Brusk: There's no detention pond there now?

Mr. Haire: Currently, no.

Mr. Brusk: And they've never had a real problem, or have they?

Mr. Hansen: No, those hook right into the storm water system.

Mr. Brusk: Yeah. That's a swale that's going down, or is that just the difference in elevation?

Mr. Haire: Right now the downspouts, I think, hook into the storm water in the parking lot.

Mr. Burkardt: Yeah, on the east side.

Mr. Brusk: They're going to still do that?

Mr. Haire: Yes.

Mr. Burkardt: Yes.

Mr. Brusk: On the new one?

Mr. Hansen: Or they'll be in one of the ponds.

Mr. Brusk: All right.

Mr. Rettke: I mean, it's more of a design problem as far as the grading, but what are the side slopes on that basin in the back?

Mr. Burkardt: 3 to 1 on everything.

Mr. Rettke: Are they?

Mr. Burkardt: It makes it legal.

Mr. Hansen: 3 foot rise over 1 foot run.

Mr. Brusk: I didn't know what to term meant, the side slopes.

Mr. Burkardt: Well, the side slopes come in the basin—

Mr. Haire: The slope, the grade.

Mr. Brusk: I get you.

Mr. Hansen: So, this is an area out front where the proposed pond would be with a dry pond.

Mr. Feeney: I just want to kind of get – so, you're building the large storage area on the east side, but your deliveries are going to be on the west side of the building?

Mr. Burkardt: Yes.

Mr. Feeney: You're going to hand carry everything through the building?

Mr. Stavroff: Yeah. Originally the site just had a standard Auto Zone retail store and if you walk into one of those stores you'll see the counter where you purchase things and then behind that they usually have some parts storage. Well, previously, I'm not sure what year they added this—

Mr. Hansen: This one?

Mr. Burkardt: --additional building to the rear side for more parts storage and now they just want to add more to the – or added it to the south side before another one added to the east, so we'll just carry parts all the way through the building to the new addition.

Mr. Haire: And if you look at the picture that's up there now, you can kind of see where the addition took place just to the left of that door. So that whole area in the back's already just storage.

Mr. Burkardt: Yeah, there's a big wall_____.

Mr. Brusk: I assume this is a larger Auto Zone.

Mr. Burkardt: It is.

Mr. Brusk: Okay. Are there any other questions?

Mr. Feeney: So, do we review the – what the new plot's going to look like because I didn't get a copy of that _____?

Mr. : I thought we did.

Mr. Hansen: It's on the screen.

Mr. Feeney: Oh, okay.

Mr. Hansen: I apologize that you didn't get that.

Mr. : Yeah. I couldn't make it out very well.

Mr. Feeney: Okay. So, you're going to raise the front up and it's going to go straight across.

Mr. Burkardt: Yeah. I think initially we had it shown with just the height difference but it looks ugly that way, so Auto Zone wanted to add the parapet wall at the top so it would make it look more uniform. Image is pretty important to them.

Mr. Feeney: Okay. Yeah.

Mr. Brusk: Any other questions? (No response.) If not, I'll entertain a motion.

Mr. Stoffel: I'll move that we approve Item C4 (23-MS).

Mr. Brusk: I'll second that, so I can get my name in there.

(Mr. Hansen called the roll. Mr. Rettke voted "yes." Mr. Haire voted "yes." Mr. Feeney voted "yes." Mr. Stoffel voted "yes." Mr. Brusk voted "yes.")

Mr. Brusk: Okay. Thank you very much.

Mr. Stavroff: Thank you.

Mr. Brusk: Good luck and I think that ought to make the street look a little nicer, too.

D. OTHER BUSINESS

1. ELECTION OF OFFICERS

Mr. Brusk: The first item is we need to have the Chairman voted on for 2011.

Mr. Haire: Chair and Vice-Chair.

Mr. Brusk: And the Vice-Chair. They both get voted on or does one get appointed?

Mr. Haire: Both get voted. As we've done in the past, we've just nominated a slate of officers so a Chair and a Vice-Chair, so I don't know if anyone has any nominations they'd like to propose.

Mr. Brusk: Do we have any?

Mr. Feeney: I think we should pass it on. Do you want it again? I think the Vice-Chair we should pass it on to one of these gentlemen. What do you want to do, Norm?

Mr. Brusk: I'd like to stay on, because it usually _____.

Mr. Hansen: In the past, we've always rotated back and forth. Mr. Kucera was here for years and we just rotated around, so.

Mr. Brusk: But usually it was two years, wasn't it? Yeah, because I started in _____.

Mr. Haire: So, whoever has a nomination, feel free, floor's open.

Mr. Brusk: All right. Well, I'm going to nominate me for Chairman and who wants it? Tony _____?

Mr. Rettke: (inaudible)

Mr. Brusk: Okay. I nominate Anthony Rettke as Vice-Chair.

Mr. Feeney: I'll second those.

Mr. Brusk: Can we have a vote?

Mr. Hansen: All in favor, just say "aye." (Response is "aye.") Any opposed?
(No response.)

Mr. Brusk: You get all the work _____.

Mr. Rettke: Yeah.

Mr. Brusk: Actually there's not a lot of work to it. It's only when I don't show.

Mr. Rettke: Rare, very rare.

Mr. Brusk: Okay. If there's no further business, I—

Mr. Hansen: I'd just like to make one announcement. We have a public meeting next Wednesday to present our concepts for the Olde Reynoldsburg Strategic Plan, so we'd love it if you could come listen to our thoughts and provide us some input on the strategies we'll be presenting.

Mr. Brusk: Is that the one that you have the strategic plan for Olde Reynoldsburg?

Mr. Hansen: Yeah.

Mr. Haire: Yeah. There's been a committee of eight business owners and residents from Olde Reynoldsburg that have been working on this plan since last summer so it's going to be the culmination of that.

Mr. Brusk: It's going to be in this room?

Mr. Hansen: Yes. We'll have a brief presentation and question and answer and then a number of boards set up outside in the atrium.

Mr. Brusk: Great.

Mr. Hansen: We'll start at 6:30, but feel free to come by whenever because we'll be around answering questions if you don't make the presentation.

Mr. Feeney: It's next Wednesday?

Mr. Hansen: Yes.

Mr. Rettke: There's a little flyer out there right before you go through the _____ of the door. There's one right there right beside it.

Mr. Brusk: I have it on my calendar already. You going to serve refreshments?

Mr. Hansen: We probably should.

Mr. Brusk: Be there then. I've got to know whether to eat or not, that's all. Yeah. I want to make sure there's no more notices here. No more announcements. That being said, I will adjourn the meeting at 7:16.

E. ADJOURNMENT

The meeting was adjourned at 7:15 o'clock p.m.

Norman Brusk, Chair

Matthew Hansen, Planning Administrator

This document was transcribed by:
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