

MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
FEBRUARY 16, 2012
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

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

2. APPROVAL OF MINUTES OF NOVEMBER 17, 2011

Chairman Brusk: Do we have any changes, modifications, additions, etc.? (No response.) Hearing none, we'll approve the minutes as read -- as submitted.

3. APPROVAL OF AGENDA

Mr. Brusk: Are there any changes in this agenda, Matt?

Mr. Hansen: I have none.

Mr. Brusk: Okay. Hearing no changes on that, we approve the agenda as presented.

4. SWEARING IN OF SPEAKERS

(Mr. Brusk administers the oath.)

5. PUBLIC COMMENT

Mr. Brusk: Is there any public comment out there? Is there any public out there? (No response.)

B. UNFINISHED BUSINESS

Mr. Brusk: Is there any Unfinished Business?

Mr. Hansen: No.

Mr. Brusk: Any New Business? We just have one item, the Major Site Plan application. Can you please read that for us?

C. NEW BUSINESS

1. MAJOR SITE PLAN REVIEW APPLICATION, 9508 TAYLOR ROAD SW, REYNOLDSBURG, OHIO: PRESENT USE, CHURCH; PROPOSED USE, SEMI-PUBLIC USE; PRESENT OWNER, REYNOLDSBURG FREE WILL BAPTIST CHURCH; CONTACT: THOMAS W. COFFEY, AIA (27-MS).

Mr. Brusk: We do need to get that speaker system fixed one of these days. Those of you who are going to speak, please come forward, state your name and address and Matt will then go over a brief description of the request and then you'll be open to questions from this forum here.

Mr. Thomas W. Coffey: Okay. I'm Thomas W. Coffey, Architect, Architecture Design. I'm the project architect and next to me here is Jerry Sargent, the Pastor.

Mr. Jerry Sargent: Jerry Sargent, the Pastor.

Mr. Brusk: Thank you so much. Matt, an overview?

Mr. Hansen: I'll do an overview of the project. Proposed is an expansion to the Free Will Baptist Church to include a multi-purpose room. This is the property. It is zoned S-1, which is our Special District that allows for semi-public uses. Surrounding districts are the Community Services District as you see in blue and the Office & Institutions District you see in purple. Here is an aerial image of the site. Now your site plans that you have do not reflect a parking lot addition that was added to the north, but the site is largely open and there are not many surrounding structures. This is a plan of the existing site with grading. Here is the place of worship and here is a small accessory structure to the rear and you can see the large parking which wasn't shown in the aerial. This is the site plan of the proposed addition. It will be to the south of the existing structure. The addition is approximately 10,872 square feet over two floors. The bottom floor will be used for storage. It's not being programmed at the moment and the top floor will be multi-purpose event space and a place for the church to hold functions.

The addition meets all site plan requirements including setbacks and impervious surface coverage. There will be no additions to the parking with the proposed multi-purpose room. There will be grading that will be adjusted to the rear of the accessory structure to accommodate storm water for the new addition. Here are the elevations of the proposed addition. The height of the structure is not any larger than the existing church and generally the massing coordinates with the existing structure. Materials will be stucco and brick. This is a picture of the Taylor Road façade. This is to the north of the parking area. This picture is of the south lawn where the addition will be placed.

Mr. Brusk: Will that ramp be affected?

Mr. Hansen: No. It's behind there. This is looking north and the addition will connect to the building in this area. This is on the Taylor Road sidewalk looking south. The addition meets all zoning code requirements for a site plan as I mentioned. There are two ground-mounted service structures for HVAC that will be located at the south of the addition. According to our code, these need to be screened from view on at least three sides, the one side that's most accessible being available. So the applicant has a couple of options. They could move these potentially to the rear of the addition to help screen them from the road by using the building and then adding screening on two sides or they can leave them in place and add screening on the – I guess it would be the east and south sides of those structures. Now if we were going to add screening to where they – if they were to remain on the south side of the building and we were to add screening, I think we would want to coordinate how that screening matches up with the building so, as best as we could, maybe extend the materials from the building to create a screen wall that wraps around the surface structure and they would match and coordinate so that the appearance can blend in with the existing building. If it's moved to the rear, I think we have a little bit more liberty in the materials that we would want to see for screening. It could just be a simple wood fence like the other material being used on the other two ground-mounted HVAC units next to the entrance here. You can see there's a wood fence that they're using to screen. But, otherwise, we can discuss with the Board to see what's most appropriate. Our other requirement is that they provide some interior landscaping and, for institutional uses, it's required that there is 1 inch of trunk diameter of deciduous tree planting for every 1,500 square feet with a minimum of 2 caliper inches. And with their addition they're at 3.4 caliper inches that they're required, but since their minimum planting size is 2 caliper inches for a tree anyways, they'll need to plant two, 2 caliper inch trees.

So we recommend approval with the conditions that the ground-mounted mechanical units on the south side of the building are placed to the rear of the addition and screened accordingly or that screen walls that match the building are placed around the units, and the second condition would be that two, 2 caliper shade trees are planted on the site somewhere.

Mr. Brusk: Okay, gentlemen. Anyone have questions first?

Mr. Stoffel: I just have one question. With the additional square footage, does the existing number of handicap parking spaces accommodate that? Does that still meet code?

Mr. Coffey: Yeah. I've checked it out. I've talked to our civil engineer and we far exceed that. I mean we have plenty of parking there right now for handicap and it does meet it.

Mr. Hansen: I forgot to mention also that because the main worship area is not enlarging, our code doesn't require them to add spaces, so I just want to state that for the record.

Mr. Brusk: They wouldn't be in use at the same time I guess.

Mr. Coffey: No, they would not be using this new addition at the same time that there would be a service going on.

Mr. Brusk: Oh, okay. The only question I guess I have is in regard to the screening of those HVAC units. Are they going to cause you a problem?

Mr. Coffey: Well, we would like to screen them with tall arborvitae, with landscape rather than-- The problem would be is if we went with hard wall, the units would not be able to breathe. We would like to screen them with tall arborvitae landscaping. You wouldn't see them, but yet it would still allow the units to be -- rather than to dig a foundation and build a wall, then we'd have to support that wall and I was talking to my mechanical guy today and he said, "Well, you'd have to build a -- I mean, it'd have to be way out there. It'd be a massive structure in order for these units to breathe." These units breathe from the side. I would like you to approve a -- you've seen them, these tall arborvitae that we planted around, particularly the one on the west elevation or the east elevation that faces Taylor Road.

Mr. Feeney: The only problem I have with that is they have a tendency to die after a couple of years and then it's a -- I don't consider that a permanent screening. That'd be something that--

Mr. Hansen: Our code requires that it is either a solid, opaque fence, wall or earth berm--

Mr. Feeney: Earth berm. Okay.

Mr. Hansen: And you can use that in conjunction with evergreen plantings but it has to be either a solid, opaque fence, wall or earth berm.

Mr. Feeney: So does the earth berm have to be as tall as the units?

Mr. Hansen: Yeah, it would be. It's not a very practical solution.

Mr. Feeney: Right.

Mr. Coffey: How does it -- can we just the one unit that's on -- we almost have to leave the units where they're at. If we move them to the back, then it defeats the purpose of why we have them there because of the duct work and so the unit that would be really the east, southeast unit, is that the one that you want hard wall screening from Taylor Road or do we have to screen--

Mr. Hansen: I think I would recommend screening for both considering that the site is so open. I think views to both of those HVAC elements will be seen along Taylor Road--

Mr. Coffey: Because to the south I went—

Mr. Hansen: --and to the neighboring properties.

Mr. Coffey: I was there this afternoon and to the south there's a garage and if you're coming up – if you're coming from the south on Taylor Road you don't really see them.

Mr. Hansen: Well, it's not necessarily just from Taylor Road. It's also your neighbors that we have to take in consideration.

Mr. Coffey: Okay.

Mr. Stoffel: There's no chance of bringing those closer together for one kind of screening, two at one time, is there? Is there any chance of doing that? I mean, that would obviously save you some money if you could do that.

Mr. Coffey: Well, they are two separate units. If we bring them close, I mean, it's the duct work that we would have to – we will lose efficiency. If we have to, we can design either like we did for the back out of the treated wood, which you say would be acceptable, and that could be a, kind of a what I call like a peek-a-boo fence which is a – it does let air in.

Mr. Hansen: You could do a—

Mr. Coffey: --rather than a solid wall that we'd have to—

Mr. Hansen: --shadowbox.

Mr. Coffey: --put stucco and a foundation. I'd rather that be what we—

Mr. Brusk: And you could offset--

Mr. Coffey: We could offset—

Mr. Brusk: --the boards so that there's air circulated. I see no problem with—

Mr. Hansen: I'm fine with that as long as it's to the height of—

Mr. Coffey: It would be the height of where the brick ledge. I don't have my pointer on me, but the height of this screen wall could be to that – I mean, what are you saying, the height needs to be above the unit.

Mr. Hansen: It needs to be above the unit. I would recommend that it matches that material change.

Mr. Coffey: I mean, can we even put – if we put the fence, can we put landscape around—

Mr. Stoffel: Sure.

Mr. Coffey: Okay. I just – you know, those wood structures, I'm not a big fan of those but if that's – that's what we show on the other end.

Mr. Hansen: Yeah.

Mr. Coffey: I just—

Mr. Hansen: No, that's fine.

Mr. Brusk: I see no problem with that.

Mr. Coffey: Well, then that's – I believe that's what we'll do. That'll be part of the – that way we don't have to put in a wall, a footer, a wall and—

Mr. Brusk: It's solid insofar as visually.

Mr. Coffey: Right.

Mr. Brusk: Not solid insofar as having the offset, for instance, or some other method, but as long as it appears solid so that you just don't see through it.

Mr. Coffey: Okay. Yeah. I mean that's a compromise. If you don't allow landscaping, then we'll go with that if it has to be the solid.

Mr. Brusk: That's because of code. I can see positives. Now the only other question I have is concerning the noise that these units will make. Are they fairly loud or are they relatively quiet?

Mr. Coffey: They're just like your – it'll be like a residential type unit but it is—

Mr. Brusk: But it's a little bit bigger.

Mr. Coffey: It's a little bit bigger, yeah.

Mr. Brusk: A lot.

Mr. Coffey: Yeah, they are. I don't, Tim—

(speaking off mic)

Mr. Coffey: Yeah. We're back in – I—

Mr. Brusk: Yeah. There is no—

Mr. Hansen: And you have to consider our adjacent uses are commercial also.

Mr. Brusk: Yeah. Okay. I respect that.

Mr. Coffey: We just don't want to put these up on the roof. They would be ugly if we had them up on the roof. These are just ground-mounted rooftop units, but they're – and they're the smaller – they're not the real big large ones you might see on—

Mr. Brusk: I just had an air conditioner put in, replacement, and it's amazing how quiet the new unit is compared to my previous unit or any of my neighbors'. You can barely hear it, so that's something that you might see if they have a quiet unit if you so desire and it didn't cost me anything extra, which I was pleased about. That was a bonus there. Okay. Any other questions?

Mr. Feeney: Well, I just wondered about the trees.

Mr. Brusk: Oh, the trees.

Mr. Coffey: Is there a location? Those trees just need to be—

Mr. Hansen: On site somewhere.

Mr. Coffey: And I know—

Mr. Brusk: Two, 2 inch trees.

Mr. Coffey: --in fact, when we built the additional parking space we planted probably 15 or 16 smaller trees around there, so adding two more trees won't be a problem if there's no – if you want it someplace specific—

Mr. Brusk: No.

Mr. Coffey: --we can do that, but if not we'll certainly—

Mr. Hansen: They just have to be deciduous trees with about a 2 caliper inch trunk.

Mr. Coffey: We don't have a problem with that.

Mr. Brusk: Okay.

Mr. Feeney: Okay.

Mr. Brusk: Do I hear a motion then? I will entertain such.

Mr. Stoffel: I'll make a motion that we approve Item C1, (27-MS), major site plan review contingent upon the suggestions made.

Mr. Feeney: I'll second.

Mr. Brusk: May I have a vote?

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

Mr. Coffey: Gentlemen, thank you very much for your time.

Mr. Brusk: Thank you so much. If you have any questions, you can always get back with Matt. Nice drawings. I appreciate that you were very complete in the plans and so on, so that it made it a lot easier to get this done and best of luck with that. I think it'll look really good because right now your church looks so lonely out there.

D. OTHER Business

Mr. Brusk: Is there any Other Business? Yes, we have—

Mr. Hansen: Yes.

Mr. Brusk: --election of officers. I'm willing to take nominations. Do we have any nominations?

Mr. Stoffel: I'll nominate Anthony Rettke as Chair.

Mr. Feeney: I'll second.

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

Mr. Hansen: All agree, say "aye." (Response is "aye.")

Mr. Brusk: Do we have any dissention? (Hearing none) Do we have a nomination for Vice-Chair? Is that what it's called?

Mr. Hansen: Yes.

Mr. Rettke: I nominate Mr. Stoffel.

Mr. Feeney: I'll second that.

Mr. Brusk: I'll go with that. Can we have a vote? All those in favor say "aye."
(Response is "aye.") All opposed. (No response.) I want to thank everybody for last year. Glad to get back this year.

E. ADJOURNMENT

Thank you gentlemen for accepting that and I am now officially adjourning the meeting at 6:52:21.

Norman Brusk, Chair

Matthew Hansen, Planning Administrator

This document was transcribed by:
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