



MINUTES

PLANNING COMMISSION THURSDAY, FEBRUARY 13, 2020 6:00 PM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

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

2. APPROVAL OF MINUTES

Minutes Stand Approved

1. Planning Commission – Regular Meeting – January 9, 2020

3. APPROVAL OF AGENDA

Mr. Zollars Okay. Next is the approval of the agenda. We have an addition to that. We need to do the election of officers. And staff, if we could do that now, it would be best. We have to have a chair and a vice chair, correct?

Mr. Bowsher Correct.

Mr. Zollars Any nominations from Mr. Hicks?

Mr. Hicks I'd like to nominate Mr. Zollars for Chairman and Mr. Furst as Vice Chairman.

Mr. Benner I'll second.

Mr. Zollars OK. Can we can we a roll call on both of those at same time? Let's do it then.

Ms. Wheeler Mr. Benner. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None

C. NEW BUSINESS

1. Application #2020-5031; 2300 Baltimore-Reynoldsburg Rd; Applicant Andrews Architects (Galani); Certificate of Appropriateness - Exterior Modifications (Former Walgreens)

Ms. Wheeler Our first application this evening is for you a property at 2300 state route 256. This is the former Walgreens. The applicant is requesting planning commission approval for exterior building modifications to accommodate a stand-alone emergency department and primary care medical office. This will eventually be Mount Carmel. The scope of the work pretty much involves adding a couple of these overhangs you see up on your screen as well as a new entry way up and down the side of the structure fronting 256. With that, I know the applicants here this evening, if you do have any questions about those modifications.

Mr. Zollars Applicant if you would please come up just in case we have questions. Appreciate that. If you would, please state your name and address for the record.

Ms. Barnhurst Maggie Barnhurst Mount Carmel, 6150 East Broad Street.

Ms. Peugh Meg Peugh Mount Carmel, 6150 East Broad Street also disclose I'm also a resident of Reynoldsburg.

Mr. Nyktas Nick Nyktas 1359 Hunter Avenue.

Mr. Zollars Thank you. You guys want to tell us anything other than what we're looking at?

Mr. Nyktas Basically, you're looking at. Yes. The proposed modifications to the exterior. This the addition of two canopies, one in the front for drive access for a car. The one at the rear for an ambulance entrance. We're proposing a new entry at the side of the building fronting state route 256. You can see there. And then the other entry for the primary care is re-facing of the existing entry.

Mr. Furst Are there going to be any modifications to the curb cuts or anything like that?

Mr. Nyktas At this time, we are not proposing any additions to the curb cuts.

Mr. Furst OK. Thank you for that clarification.

Mr. Zollars I have a question for staff or Mount Carmel folks. Is there any ramifications traffic wise with this, positive or negative? Do we foresee any improvements infrastructure?

Mr. Bowsher Based on the current use of a retail, they get a higher traffic flow than what they would typically see at the emergency care facility. It's going to be a low impact, very similar to what we have as the Ohio health that is there here on Main Street. You'll see some ambulances, but they'll be on the back entrance using the

private drive kind of next to the new Starbucks that we have over there. They're utilizing a lot of the same parking lot. And according to our current zoning code, it would be over parked for their current use. So they have ample amount of parking to accommodate.

Mr. Zollars Very good. Thank you.

Mr. Hicks Just one clarification on the front facade. There's a lot of the brick material. What is the material of the sort of vertical elements near the entry ways?

Mr. Nyktas Sure. That vertical materials and arras craft likin stick stone. (Provided a sample). Manufactured stone product.

Mr. Furst The brick, Is it actual facing breaker?

Mr. Nyktas Yes, its brick to match the existing that's there on the facade currently.

Mr. Furst Fantastic.

Mr. Zollars Any other questions up here?

Mr. Hicks I would like to move to approve this as submitted, certificate of appropriateness, as submitted.

Mr. Furst I second.

Mr. Zollars Very good. We have a first and second. We get the call roll, please?

Ms. Wheeler Mr. Bennett. Yes, Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

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

D. UNFINISHED BUSINESS

1. An Ordinance to Repeal and Replace Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg, Ohio

Mr. Hicks OK. Thank you. Thank you.

Mr. Zollars We're going to go into unfinished business before we get into that discussion. I would like to state, any comments, public comments addressing this would be held three minutes and I'll give you about a 30 second call so we can get as much people as we can get through that want to speak and being aware of the state of the city speech. So we have smooth transaction from this to that. OK, with that, I'll hand it over to Mr. Bowsheer.

Mr. Bowsher Thank you, Mr. Zollars. So this comes before you, we started this back in November and pass. It's certainly been a work in progress that get us here. We've had several different iterations come before city council, several workshops and sort of amendments and changes that have been made. The latest and greatest is what you see before you down there. We have taken out the white portion that is just township land. We kept that in there just to show what we were proposing for those areas if they were to be annexed and into the future. Basically from the last workshop, some of the contentious areas were a couple of parcels on Waggoner Road and a couple of parcels on Taylor. We have since showed what would be basically coming before this planning commission and in the next few months, if left on Taylor Road. And then we have changed to the SR District as per the request of city council. So that is there. Those changes have been made. Outside of that, very few other changes have been made to this outside of just cleaning up some of the additional parcels, in addition to cleaning up some of the grammar and other instances in the ordinance themselves. You guys all have the latest copy from Calfee. I just want to make sure that after I'm done, if you could just put on the record that we are opening up this public hearing and just allow them to go ahead and make comments before you guys start to deliberate. That way we can make this official and make sure that we're doing everything by the book.

Mr. Zollars Thank you. Thank you very much. Okay, Mr. Bowsher, we'll do that. And with that, we are going. We're going to open this up to the public for comment. A public hearing. Thank you. Okay. I don't have a list of who's speaking, so if you would take upon yourself to either come up or. Mr. Charles Wilson, if you would, please state your name and address for the record.

Mr. Wilson 1224 Woodfield Circle East Pickerington, Ohio. Also, one of the owners of the property in question. I'm not used to speaking in front of such a small group. Let me talk a little bit about a bull. About the fifth grade Hannah Ashton came down in my classroom and said, Chuck your bulls loose again. It's up Waggoner Road and the police are there and they won't get out the cruiser. So I walk home, got a piece of rope, came back up, fastened to his nose ring and walking back into the pasture. That brings me to some things that have been bothered me for several years now about what's been said here. And that has caught everyone's attention, what kind of people will live in these apartments? Lower property values didn't happen to Jordan Cross from Quarry Cliff, but did affect their values any not a bit because they built the houses after the apartments were there. Trailer homes, apartments. They never caused me any trouble here because my mom any trouble. We had to break ins. One came down from the Messiah Lutheran Church they parked up there and sent a woman down over the hill to break into my mom's house. She caught them and confronted him in the kitchen and called the police at the same time. The other time she was pulling her car in the garage and heard somebody running upstairs. She didn't run but she walked up after them and they'd run out the back door and got away. She called the police and they tracked him across the property, across the graveyard, down into the VFW parking lot where they lost the scent because of his

car left and left. Wider roads? I don't care how wide you make the roads. I don't care how much you lower the speed limit. There's going to be more traffic on that road regardless what we do here, it's all coming down from Broad Street, North Waggoner Road. Someone said a thousand cars since last year. It's coming from the north. There's nothing we can do about stopping the cars. Build the medium density apartments and get better safety from sidewalks. That's what everybody wants safety. You can't walk down the road anymore. I used to. You can't do that, especially in winter time. You're going to be killed. Build the sidewalks and a bike path or both. I don't care. But that will help alleviate the safety problem. The traffic, well.... With medium density, you also can get access to 4.3 million dollars in TIF money. That's money available to build sidewalks on Waggoner Road and wherever else you want these sidewalks, I mean, that's what that money's for. It's a gift. Instead of TIF I say gift. All you got to do is apply for it. Access it. Apartments or generate foot traffic into the stores and shops and old Reynoldsburg. Everyone who moved to Waggoner like the country view out there, we did, when we were there and all of a sudden it's gone and we're the only ones left. So, you know, it's never come back, the view you've enjoyed for the last 70 years will never be the same. Zone for apartments and get your sidewalks and Save our children. Thank you.

Mr. Zollars Thank you, Mr. Wilson.

Mr. Hicks I think technically, do you need to close down the public hearing? And then we could have this discussion?

Mr. Bowsher This whole thing is the public hearing.

Mr. Hicks Will we be voting in the public hearing or do we close it and then vote? I've just seen it done a few different ways.

Mr. Zollars Any comments? Please approach the microphone. State your name and address. If you would least.

Mr. Luzader Bret Luzader 1116 Gibson Rd. I still have a question about a small section up off of Lancaster Avenue. It also takes in some homes that are on Wollam, Davidson, Gibson and Donald. Now, when this originally was proposed, supposedly all of the homes that were suburban residential were going to stay that way. There's a section over there, and I can understand possibly why you want to change that field, which I talk to Mr. Bowsher about. I can understand wanting to change that field to possibly medium density. I think the homes that are over there, right there. I think the homes that are over there should stay suburban residential. Instead of taking, you know, going all the way to the middle of the street or wherever that's exactly going, those homes over there have been suburban single residential homes since 1955. And you may have probably take a little creative drawing with art view or whatever you're using to draw this map. But we changed everything up on Waggoner Road to take out all the Truro Township and Jefferson Township portions and there's not whatever. I don't see why I'd be that hard to draw a line along their

back property lines and make those suburban residential.

Mr. Zollars Mr. Bowsher, you know, particularly why he's speaking of?

Mr. Luzader Those homes right there of ones we're talking about. I said that big field, I don't have a problem with. But all the homes that are back behind the Apostolic Church over on Donald and then again Gibson, David and Wollam

Mr. Bowsher When we drafted this up, we were in the process of working with a townhome developer working on the larger parcel. It's about six acres that are there. When taking a look at some of the homes, they were kind of dilapidated within the area and we saw the natural boundary line of the road and knowing that within medium density residential, it's already was a permitted use for single family home. So all of those homes that are currently there would be unaffected. The goal of that was to say if a developer wanted to come in there and buy up some of those dilapidated properties, they would not need to come back and get another zoning change. They could continue to expand with a better product that would be more in line with more of an older Reynoldsburg or just north of the old Reynoldsburg neighborhood district area. We're talking a very quality development. It's nothing that I was concerned about. It's something that we have been working for about a year and a half now. We could change it. Absolutely. But the goal of the zoning code at the end is to zone for the future, not for what it currently is now. I will leave this up to a planning commission. It's something that can easily be adjusted and changed to just the empty parcel. But that that's something up for planning commission.

Mr. Furst To be clear, Mr. Bowsher, there is no detriment to the existing property owners or their properties if it is changed to medium residential, correct? That's what I heard you say?

Mr. Bowsher Yes.

Mr. Hicks I just want to kind of distinguish something here and that if those single family lots come in under the new zoning as a medium residential, then somebody would have the entitlement of everything. You know, there's a difference between operating within a larger development and what you're going to have a lot of things that are all dealt with all at one time rather than individual lots being able to come in at a median residential distinction. So they would be entitled to a completely different set of rules and uses that are permitted on there. So I think I would feel more comfortable with those individual lots coming in as suburban residential. The two open fields that are next on main staying medium residential. And if somebody is interested in trying, which is difficult to do, to try to buy individual lots to aggregate parcels together, that they could apply for the zoning at that time. I just think it would be, you know, that that was all one subdivision, one neighborhood. I think there'd be an opportunity to buffer that any future use of the open space that's remaining there, that field from the rest of the neighborhood.

Mr. Bowsher So what I'm hearing you say is the three parcels that are currently there because they are broken into three parcels, basically the top portion would be those trees at the corner and then the church to basically to the south. We can we can clean those borders up and leave the single family homes as suburban residential. The other natural border would be Lancaster Avenue. We can absolutely do that, it's not an issue.

Mr. Zollars Good point, Mr. Hicks. Mr. Luzader, thanks for your input. Other comments up here? No other public comments?

Mr. Hicks I just wanted to make a few points.

Mr. Zollars For clarification. Do we need to close the public hearing?

Mr. Shook Inaudible.

Mr. Zollars OK, thank you, Mr. Shook.

Mr. Hicks I'll try to be brief. You know, we've spent a long time working on this and really kind of continues all the way back to working on a comprehensive plan for the city. This rezoning is probably the most important thing that any of us will do here on planning commission. And it we'll be very important for the city. I've been excited about this project, laid out some larger goals and objectives that I wanted to make sure were accomplished. You know, the zoning map, design guidelines. We spent a long time talking about old Reynoldsburg and trying to make it more historic feeling and an amenity for the rest of the city. I think in a lot of these ways, we have accomplished these goals. I'm very excited about this. I'm excited about the future of Reynoldsburg. We've got a lot of issues that we've got to be able to address. And people have probably heard me talking about retail and how retail is changing and how much retail we have in the city. This innovation district, especially for neighborhoods around Brice and Livingston, I think can completely change the dynamic of those neighborhoods and really improve those areas and find ways, sort of the first step, I think in a lot of steps, in order to redevelop some of those vacant retail and commercial properties to new updated uses that potentially could create income tax revenue for the city that we need. So I think there's a lot of really important things in the zoning code, and I'm glad that we're coming down in agreement on most of these items of what the objectives are. I think it's also exciting, I work in the development industry, in business that people are talking about Reynoldsburg now and really good companies that want to bring the products you're talking about Reynoldsburg. And that's really exciting. I know what my wife and I decided to move to Reynoldsburg. It was a different place. It's changed so much so quickly. And I think we're on track for a significant amount of really positive change here in the city. I think this rezoning is a really important tool that's going to help us achieve that. I'm just really excited for it and I think that, they'll still be more work. We'll still have things to do. We're going to work through this thing and next year and the year after and probably go back in need to fine tune some things to continue to

improve it. We shouldn't just put it on a shelf and forget about it. But I think that we're on the right track.

Mr. Zollars Thank you, Mr. Hicks, very well said. Any other comments up here? Any other public comments? Now, do we close the public hearing? A public hearing is closed. Any intentions of a motion one way or the other? Up here?

Mr. Hicks I think if we do a motion, do we need to make that change to the zoning map a condition?

Mr. Bowsher Since we discussed it here and it's not done because of what we presented, isn't what we're going to conditionally push to approval to city council, then that does need to be made as a condition of your recommendation.

Mr. Hicks And then this will continue to go to the city council for what, two more readings? Is that correct?

Mr. Bowsher Correct. There would need to go through two more readings. And I think if Mr. Shook knows the exact timeline of that and I think things have changed a little bit. Did you want to talk a little bit about that tonight or hold off?

Mr. Shook Well, we were going through some of the notices that were provided last year before the initial public hearing before city council. At that time, the city was operating under the charter notice provisions which required city council to give at least seven days' notice to the public in a newspaper of general circulation before holding a public hearing on a zoning change. Unfortunately, in last September, the Ohio Supreme Court issued an opinion that, although not on point regarding zoning amendments, certainly undercut the ability of a charter municipality to set their own procedures for planning decisions. There is a state code that requires a municipality to give at least 30 days' notice in a newspaper of general circulation before holding a public hearing on a zoning change. And so we will need to do a 30 day notice before at least one more public hearing before city council. So city council will be able to hold a second read at their next meeting and then they will hold a third read in a public hearing on March 24th.

Mr. Zollars Thank you for clarifying. Mr. Hicks, did that answer your question?

Mr. Hicks Yeah, I just have like one more. So, the zoning map and the accuracy the zoning map is one of the most important things for me. But we can look at this for hours here at this meeting. But ultimately, there's a chance that maybe something is supposed to be in one zone or the parcel and then accidentally been another one or some slight adjustments or modifications to the zoning map between now and when it gets its third reading at council. Is there anything that we need to do? So we're going to make a condition about specific parcels, these specific parcels that were identified in this meeting need to change from this to that. Is there anything else that we need to make in this condition to make sure it's not too restrictive for city council

to say if they see something that they need to tweak, that they have the ability to do that? How does that process work? I just want to make sure that there is the ability that it doesn't have to come back here for one small strip of land or whatever.

Mr. Shook No and I think to avoid having it come back to planning commission, what you would need to do this evening is make a recommendation to city council to approve these zoning amendments with the condition of the changes. And I think you need to be specific about where you're making those changes. So if I understand correctly, what Planning Commission intends to do at this point is zone those lots that are contiguous to David Gibson and Wollam to zone those as residential suburban. So you would make a motion to send this to city council with a recommendation for approval with the condition that those specific lots be zoned as residential suburban.

Mr. Zollars Good. Mr. Hicks? Feel free.

Mr. Benner I have a quick question. Mr. Shook. Obviously the map is the most important part of what we're doing here, but if there are grammatical errors or any other kind of errors, is that something that could be changed later? Or does that have to be identified and made as a condition now?

Mr. Shook First, I would note that several people have read this article, including myself. Members of the Planning Commission, I know Mr. Furst and Hicks particular went through this thing with a fine tooth comb and the zoning code itself was drafted by one of the leading experts in the field of zoning law. Having said that, because of how long it is, because its comprehensive nature, I couldn't stand up here and guarantee that there are no typos in that zoning code. But what I would say is that if there is a typo that affects the substantive application of any provision in that zoning code, we could certainly come back to city council and make an amendment, at that point.

Mr. Benner If I'm obviously the new guy here, these gentlemen, my colleagues have been here for quite some time. I'm not sure when I'm allowed to talk and when I'm not. So let's just be specific. I pointed out the other day there is an 1109 of code talks about the responsibilities of the planning commission, one of which is to approve certificates of appropriateness. It refers you to 1109.15, which is actually conditional useless 1109.21 is Certificates of appropriateness. So it's not a grammatical error as much as it is pointing you in the wrong direction for what our responsibilities actually are.

Mr. Shook We did talk about the other day. I didn't know if the text has been changed.

Mr. Benner I don't believe it did make it to the new one when I looked at it today.

Mr. Shook I believe that what planning commission would need to do then, as part

of your recommendation to city council is, at least on that particular issue that we talked about. Make a recommendation that that is changed to accurately reflect the section.

Mr. Zollars OK. Good question. All right. Mr. Hicks, you have something you want to....

Mr. Hicks I'd like to make a motion, but now that we've got two conditions here that we've each kind of picked out. Keith, would you mind? What was the sections again?

Mr. Benner 1109.05? Sorry, 1109.05 B4 points you to eleven 1109.15 should point you to 1109.21, certificates of appropriateness.

Mr. Hicks I think I just make a condition that's somewhat general to address that section and correct the typographical error or the reference in that section, because it's it says in there what's supposed to be referencing and then it just got references the wrong number. Yeah. So I think I'll just make a condition on that. Address that and then a condition on those lots.

Mr. Zollars Yes go ahead.

Mr. Hicks I'd like to move for a recommendation for approval of this rezoning with the following conditions. One that the single family lots along Wollam Avenue, David Avenue, Gibson Road and Donald Avenue be zoned as suburban residential and second condition that section 1109.05 B4 that the reference and included within that section be corrected to the appropriate section of the code.

Mr. Zollars Okay, we have a first. How about a second?

Mr. Benner I will second this.

Mr. Zollars Okay, very good. We have first and second we get the roll call, please?

Mr. Bowsher Was there was there another correction that needed amended?

Mr. Shook I do also want to make sure, I know we talked about when we met the other day, Mr. Benner, Mr. Bowsher and myself talked about putting in a density requirement in the residential medium districts. Is that in there?

Mr. Bowsher Yes.

Mr. Shook I just want to make sure.

Mr. Zollars We have a first and a second.

Ms. Wheeler Mr. Benner. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]
AYES:	Zollars, Furst, Hicks, Benner
ABSENT:	Cullinan

E. OTHER BUSINESS

Mr. Zollars Very good. Thank you, everybody. Good comments. Good discussion. And the other business,.

Mr. Hicks Do we need to talk about next month's meeting?

Mr. Bowsher That's a that's a great point. Mr. Hicks, I wanted to discuss, so we will just go ahead and fold next month's meeting as originally proposed. Now, in light of some of the new changes that attorney shook had brought up. Then we'll just hold the other meeting in a brawl the same time. That would be that special meeting that we were talking about that didn't need to be made. What I was trying to prevent was having another meeting where we would get an application that would be on an old zoning code when we're trying to work off of a new code. So we were trying to cancel that meeting and move to the next month. But given the timeline now we will hold the March meeting if there is something that's there that's applicable. And then we'll hold that April meeting. Any of those we can discuss that would be within that referendum period. So we would need to make any sort of conditions that would be appropriate if something were to come up during that time frame.

Mr. Zollars So we're off the 12th and we're back to the fifth then?

Mr. Bowsher Yes, March 5th, the first Thursday of the month. Back to our normal meeting, as we had originally discussed for March and then April as well, which is April 22nd.

Mr. Zollars Note that on the calendar, if you would, please. Nothing else. Meeting's adjourned.

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator