



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY FEBRUARY 13, 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, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

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

Mr. Joseph requested that the minutes from the January 23, 2017 minutes be held.
Chairman Clemens held the minutes until the next meeting on February 27, 2017.

4. Discussion

**a. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio:
Amending Section 1171.06 Accessory Use; Accessory Structures of Chapter 1171
General Requirements.**

Mr. Snowden: Thank you Chairman Clemens, members of Council. Gentlemen, this item is something that I've worked on with Chief Building Official Mr. Paszke, this is a section that regulates what we call temporary portable storage devices. Those are currently known as pods, dumpsters, anything that is on a site that is not like a permanent structure but is holding some household or commercial goods. This section was originally enacted back in 2006, because what was happening at the time was several of these were being left on properties for a longer length of time and after a certain point, it becomes a permanent structure and we can't have folks leaving those out like that and that's why we regulate them. Mr. Paszke and I did some research and we found that our current system is not really working for us quite the way that we originally envision. Our current system requires a permit for any time that one of these is on site in addition, you can renew the 14 day permit for a total of 28 days. What John and I found in our research is that the vast majority of these devices is on site for less than 7 days, many are on site for less than a day, dropped off in the morning and picked up in the evening. What we're proposing is a system where they could be allowed without a permit for 7 days and then an additional 21 day permit issued for the total amount of time to be the

same. 28 total days. In addition I've clarified the requirements for when a project or something with a building permit going on, how these are allowed, secondly how the BZBA would permit additional storage devices as a Special Exception, for example if you had a reason to for example in this case Walmart or a large retailer needs to store something in their back for a period of time, I've clarified how that would work. It was something that was already in the Code but it was unclear. So basically, our thought process on this is a lot of folks don't realize they need a permit, and a lot of our permits are for a really short period of time and would be covered by the 7 day exemption and we just feel that a lot of times what's happening is Code Compliance is issuing a notice to come and get a permit and by the time they follow up on it, which is typically a 7 day follow up, the unit is already gone. So we'll still be able to force the permit requirements once the items have been on site for 7 days. We're just trying to be a little more efficient with how we handle these storage units and provide a little more flexibility to our residents and businesses.

Mr. Long: I have a real quick question. I understand we're trying to make things flexible and more convenient for home owners, but what I'm a little bit concerned of is the regularity that our Code Enforcement Officers, considering we only have 2 of them are going to be out in all neighborhoods in order to monitor how long a pod or dumpster or something back into some of these neighborhoods back into Huber or Briarcliff or Brookside, how long something has sit there so therefore doesn't the code enforcement officer have to go out on a continual basis and monitor this?

Mr. Snowden: They're monitoring it now. They're monitoring when the item is listed. John and I are working on having an administrative procedure where they might provide a notice at that point saying hey this is your 7 days. So again, we're just needing a little bit more flexibility but the fact is Mr. Long that they're monitoring it now for timing.

Mr. Long: I understand that they're monitoring it now for timing because they're being notified when one is put in. But without having a permitting process for the dumpster, I can bring the dumpster in and have it sitting there for how many days before a permit is needed?

Mr. Snowden: 7 days.

Mr. Long: Ok, but if Code Enforcement hasn't been by there, he has no idea where I am in that 7 days.

Mr. Snowden: You're absolutely correct, but that's true now. We're requiring a permit and we don't know if its been there...

Mr. Long: but you have the permit as to when it was put in.

Mr. Snowden: Not necessarily if they don't pull a permit when they actually..

Mr. Long: Well then you know you've got a violation. You're creating a situation that is going to be impossible to enforce.

Mr. Snowden: I would have to disagree with you there, but John and I felt that this was more flexible and convenient.

Mr. Long: I agree with you that it is flexible and convenient for a resident, but I think you're creating a situation that is going to be very difficult, I'll agree with you that it's not impossible hows that. It's going to be difficult with the square miles in the City of Reynoldsburg and we only have 2 code compliance officers to be able to effectively enforce that.

Mr. Snowden: So is writing one up every time they see it every time and then by the time they follow up on it, most of the time they're already pulling it off site.

Mr. Clemens: Thank you Chris. This will go to a public hearing, but Eric, as I read through the whole thing, once again, you're taking away regulations that are in our Ordinances and handling them by personnel and it seems like that's been going on quite a few of our changes in our regulations. I agree with what Chris said and I think its something we all should read through this there's quite a few changes as far as this is concerned plus it changes the regulations on how the B &Z can handle it and how they can handle special exceptions. We'll move it on but I think it's something we should look in to.

Mr. Joseph: Mr. Snowden, Mr. Clemens and I are the 2 people up here when this passed, I was serving as the chairman at the time I recalled this we spent a lot of time on this legislation creating the regulations for the pods and at the time I definitely think it was necessary. However, I think what you're proposing here is workable if we can come up with a system where we could have some kind of display on these pods of when the pod was first brought in that way the code enforcement people would know it came in on Tuesday the fourth and they could check back because there's a date on the pod itself. Is there something that we could incorporate into this legislation that would take care the issues that Mr. Clemens and Mr. Long brought.

Mr. Snowden: Council President Joseph, essentially they're doing that now, except they're instantly requiring a permit. I can go back and pull what the permitting numbers were from last year, but the dumpster permits were pulled based on complaints. So that means we have a large group of folks that either don't know about the permits or are not in compliance. Most of the permits are pulled following a complaint, typically. So that's the idea. So even if code compliance wrote a notice saying you have 7 days, we must follow up, they're doing that now they just require a permit. To answer Councilman Clemens's question, the BZBA already has the power, under the crossed out 1171.06 (d)(1), I've just flushed out how that power is going to work and I've explained that its going to be a Special Exception. The Code was silent on how they were supposed to approve it, were they approving it on a variance which would allow that right to go on forever? or where they approving it as a special exception which would have a time limit, what process were they supposed to use to approve it? And that's the point of sort of the longer expose on how the BZBA would approve the item, what system they would use.

Mr. Clemens: As I said before, I think you should read through the changes and see how much of a change it makes. We are here for permits and people that put them in and we find it later, that is a violation and they should be following through on that.

Mr. Snowden: Councilman Clemens, we have to ask ourselves, what is the purpose is this regulation? The purpose of this legislation is to make sure that these are not stored on the site too long. For an excessive amount of time in and unsightly manner. That is the purpose of this legislation. It is our opinion, and again if you disagree and that's fine, its the opinion of myself and our Chief Building Official and we've worked with other staff here, that this system which would have a little bit more flexibility on the front end and a longer, the same amount of time in which the permit can be issued still upholds the original intent of why this regulation was passed.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/13/2017 8:02 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- b. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1127.12 of the Subdivision Regulations.

Mr. Snowden: There is simply a word here that is incorrect and I need to make it a correct word. It should read "Section" and I believe it should read "Chapter".

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/13/2017 8:02 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- c. 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: 2/13/2017 8:02 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	