



MINUTES

PLANNING & ZONING BOARD THURSDAY, JANUARY 19, 2023 6:00 PM

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

A. CALL TO ORDER

PRESENT: Zollars, Furst, Barnhart, Benner, Kleckley, Bivens
ABSENT: Alabi (Excused)

Mr. Furst motioned to excuse Ms. Alabi.
Mr. Benner seconded.
All in favor.

2. APPROVAL OF AGENDA

Agenda Stands Approved

3. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 840 Rosehill Rd; Application #2022-5483; Applicant Bal Thapa; Conditional Use

Mr. Meyer read the staff report into the record.

Mr. Thapa from Antarastraya Nimbarka Adhyatmik Parisad (ANAP) was at the meeting to talk on behalf of the organization and application.

Mr. Benner asked about special events that will last several days and how many people are expected. Mr. Thapa stated it depends on the event, but they do not stay all day, they come and go. Mr. Thapa said they will have less than 100 people at a time at the facility with the maximum seating at 65 inside. Mr. Benner asked what the need for tents outside is if they will not exceed capacity. Mr. Thapa said they are not comfortable cooking inside so the tents are more for cooking.

Ms. Kleckley asked if they anticipated any events outdoors on the property and the applicant

said, no.

Mr. Furst: I move that we accept this application as submitted.

Ms. Barnhart: I'll second.

Ms. Barnhart. Yes. Mr. Benner. Yes. Mr. Bivens. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Furst, Board Member
SECONDER:	Amy Barnhart
AYES:	Zollars, Furst, Barnhart, Benner, Kleckley, Bivens
EXCUSED:	Alabi

2. 6430 Lexleigh Rd; Application 2022-5479; Applicant Timothy Stonerock; Request for Variance

Mr. Meyer read the staff report into the record.

Mr. Furst stated that this project seems to be a matter of preference or convenience and asked if he could build a structure that doesn't need a variance.

Mr. Stonerock explained that they are building this structure to store his in-laws items and camper due to their health issues that are requiring them to move in with Mr. Stonerock.

Mr. Furst asked if Mr. Stonerock thought that the city would be depriving him of the beneficially use of his property. Mr. Stonerock said, yes, because it is his family that is moving in. Mr. Furst explained that it is zoned for residential and it will still be used as residential. Mr. Stonerock explained that he needs to expand his house to accommodate his family.

Mr. Furst asked him what other remedies in the code they investigated prior to requesting a variance.

Mr. Stonerock said he needs the height, which is a variance, for the camper. The peak of the roof is 22 feet and the door is 14 feet. Mr. Zollars asked why he couldn't do a flat roof at 15 feet to avoid the variance. Mr. Stonerock didn't think he could to that and the board did tell him he could so a single pitch roof.

Mr. Bivens asked if the applicant has considered reducing the size of the building and taking the RV piece and storing it at an offsite location. Mr. Stonerock explained that the in-laws need to access the camper and keep it pest free, therefore they didn't explore storing off site.

Mr. Stonerock provided the auditors site printout showing large building on adjoining properties. The board and applicant went back and forth regarding what the major problems of the build are so Mr. Stonerock understands. Mr. Zollars suggested he talk to additional

builders to get other opinions on the building types.

Mr. Stonerock asked to table the application indefinitely.

Mr. Furst: I move that we accept the request to table this application indefinitely.

Mr. Benner: I'll second.

Ms. Barnhart. Yes. Mr. Benner. Yes. Mr. Bivens. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [5 TO 0]
MOVER:	Alex Furst, Board Member
SECONDER:	Keith Benner
AYES:	Zollars, Furst, Barnhart, Benner, Kleckley
EXCUSED:	Alabi
RECUSED:	Bivens

E. OTHER BUSINESS

None

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator