



MINUTES

BOARD OF ZONING AND BUILDING APPEALS THURSDAY, JANUARY 17, 2019 6:30 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan, Darling, Armstead
ABSENT:

2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – December 20, 2018

Minutes stand approved

RESULT:	ACCEPTED
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3. APPROVAL OF AGENDA

Agenda stands approved.

Agenda was altered at the end of the meeting to add public comment and other business

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Rettke

B. NEW BUSINESS

1. 6555 E Livingston Avenue; Application #2018-12; Applicant D. Marie Hooper; Special Exception Use Permit - Adult Day Care Facility

Mr. Bowsher: This comes before you, this property is zoned CC Community Commerce District. The applicant is requesting BZBA Approval to operate an adult day care facility that will provide services to seniors and adults with disabilities in a community based group setting. The Board shall consider whether the proposed Special Exception is consistent with the standards contained in section 1145.09 of the zoning code. Based upon the above review of the proposed Special Exception Use Permit, staff recommends approval of the application.

Mr. Rettke: I the applicant or any agent here to speak on behalf of this? Seeing none, I'll open up to not really questions, but concerns, comments, discussion. Does anyone have any discussion on the matter?

Board member: If staff can.. I didn't get to go by there, but I was just curious, what was on either side of that space?

Mr. Bowsher: I believe Mrs. Butler is going to pull that up but that's sort of an existing space there at the Blacklick Plaza, a similar use is already existing in the space for a child care facility. It fits well with the use for the surrounding businesses already located in there with CC Community Commerce. It has enough parking to generate the excess for the accommodation and utilities are already at the site, its compatible.

Ms. Darling: What are the Hours of operation because I don't think it's on here unless I missed it.

Mr. Bowsher: I believe she outlines that in the extended write up that's in your packet.

Board member: yep, it is.

Mr. Bowsher: She gave a very detailed description in that process of the facility.

Pastor Linder: She indicated it was something along the lines of normal business hours which I took to mean 8-4, 9-5 or something. It's in paragraph number 2. I do have a question for staff, they mention meals, are they going to do, I mean there's not a commercial kitchen there. Do you think they're just going to do low-key type of food preparation?

Mr. Bowsher: yeah, I believe when I was talking to Emily about this, they were preparing to do sandwiches, or have it catered in for the day.

Mr. Rettke: I just wanted to let the record reflect that during the Swearing in, Mr. Armstead arrived. I neglected to mention that. Any other questions, concerns, or comments?

Pastor Linder: I guess I'm really enamored with this. Do you get a sense... they say 25-30 do you feel that volume, if they max out will be pretty comfortable in that space?

Mr. Bowsher: Yeah, it's a pretty decent sized space, we feel pretty confident. It's actually a double unit that they're in and they have ample enough parking that's not being utilized in the spot and plus, I think there's additional space in the rear for public waste as well as additional staff parking. So we feel confident that it should be able to handle it.

Pastor Linder: Thank you, you've done a wonderful job representing the applicant tonight.

Mr. Rettke: I had the same concerns, you can tell from the drawings you've prepared that it looks kind of small for 35 with a 1-6 ratio, so we'd be talking about 6 employees for 35 inhabitants, so, I didn't know what kind of activity, do you know what kind of activities?

Mr. Bowsher: I do not.

Mr. Rettke: Because it just looks like it's an open room and they have an enclosed bathroom and an enclosed employee bathroom and there's something in the lower left...

Ms. Darling: It almost looked like another room or closet type thing. It wasn't very big.

Mr. Rettke: but there wasn't any other.. There ya go. So I just didn't know if there are any more improvements they were going to make or..

Ms. Darling: Or make different rooms

Mr. Bowsher: My assumption, not having her here to explain it, my assumption would be that they're trying to make some additions, that this is really just to get the application. There's really no reason to put in sort of a building permit if they're not going to have approval to operate the business, so my assumption would be that they would come back to get a building permit to do the renovations that you would see that would be.. you know and potentially maybe a future kitchen addition as well. There happens to be a pretty large space that's in there. I know it's open right now, but I know it's pretty large from what I was gathering from previous conversations. So I think they're pretty much open to doing what they need to in this space.

Mr. Armstead: So with that being said, we technically couldn't approve anything if we don't know the design build-out because depending on how the design build-out is, will determine how many people could actually fit in there. Say they put in smaller rooms or bigger rooms..

Ms. Darling: Or they put a kitchen in it..

Mr. Armstead: Cause they take a majority of the space, with a kitchen..

Ms. Darling: Right because if they're going to put a kitchen in, to feed them and prepare meals, they're going to need room for that as well.

Mr. Bowsher: And all of those are great recommendations, but are dictated by ORC and the building department that would dictate that. This application is only to view if the Special Exception, their use for the zoning is in accordance with surrounding uses and the fabric of the Community. It actually has no tangible bearing on the inside, just trying to give you an abstract representation of what's going to be inside of it. If they do any exterior modification, it would go to Planning Commission, and then anything interior like that would go to the Building Division.

Ms. Darling: But if we do approve it, can they go in immediately and start?

Mr. Bowsher: No they're going to have to go through an elongated process. If they get approved tonight, whether they get approved or denied tonight, it will go to City Council, they can pick it up, most likely they will, so there is a 30 day wait period on that. Once they get approval, then they would submit building plan documentations so that would go back through building and zoning. They would take a look and see if it is in coordination with sort of what the actual building could handle personnel wise as well as anything that they try to do interior. And our inspectors would take a look at that as well as our plan reviews. So it would have multiple layers of red tape that they would have to go through.

Pastor Linder: Just to make a comment, with that explanation, I'm personally very comfortable with the use and I'm just going to trust the process for the things that they need to do to satisfy.

Mr. Bowsher: and if for whatever reason, this use were to change, they would need to come back here to get approval for something else, something different.

Pastor Linder: It's not immediately next to the virtual reality studio is it?

Mr. Bowsher: I actually don't know specifically where at in the building. Basically the center has one address and it's all broken up into multiple little boxes.

Mr. Rettke: Any other questions, concerns. The applicant was aware of tonight's meeting?

Mr. Bowsher: They were.

Mr. Rettke: I just wanted to make sure that was on the record. Any other questions, concerns, comments?

RESULT:	APPROVED PENDING COUNCIL REVIEW [UNANIMOUS]	Next: 2/11/2019
	7:35 PM	
MOVER:	Anthony Rettke, Commissioner	
SECONDER:	D'Juan Armstead, Board Member	
AYES:	Rettke, Linder, Donovan, Darling, Armstead	

2. 9144 Jackies Bend; Application #2019-5012; Applicant Shaun Jacobs; Residential Zoning Variance

No recording available.

Due to not having additional pictures the board was not able to make a decision. The board requested additional pictures of the property, land, grading, angels from the deck space, backyard, how much space is between the shed and house.

Rettke 1st Linder 2nd.

RESULT:	TABLED [UNANIMOUS]	Next: 2/21/2019 6:30 PM
AYES:	Rettke, Linder, Donovan, Darling, Armstead	

C. PUBLIC COMMENT

D. OTHER BUSINESS

No recording available

Mr. Rettke wanted to nominate Mr. Donovan as new Chair and he accepted. Mr. Donovan nominated Pastor Linder as Vice Chair, and he accepted. The committee nominated the secretary as Emily Wheeler.

Mr. Armstead brought up that 2046 Claystone Place has a fence violation.

The board is not in favor of the items the Escape Room on Main St. has in front of their building.

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator