

**MINUTES
REYNOLDSBURG BOARD OF ZONING
AND BUILDING APPEALS
JANUARY 17, 2008**

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. Duane White Mr. Thomas Kucera Mr. Norman Brusk Mr. Patrick Feeney
Others Present:	Mr. Lucas Haire, Planning Administrator

2. APPROVAL OF MINUTES OF NOVEMBER 15, 2007 MEETING

Chairman Kucera: Are there any changes, additions, corrections to the minutes of the last meeting for November 15, 2007? (No response.) Hearing none, we'll approve those.

3. APPROVAL OF AGENDA

Mr. Kucera: Are there any changes to the agenda tonight?

Mr. Haire: There are none.

Mr. Kucera: I should say at this time that we only have three Board members here. Normally we have the Development Director, and there is currently no one in that position, and we're missing one of the Board members, Mr. Brusk. So in order for your variance, or use permit, or whatever comes before the Board tonight to be approved, it has to be unanimous of all three of the Board members here. We normally make this announcement and if anyone wishes to, at any time prior to the vote, would like to move to have their item tabled until the full Board is here, please inform us of that prior to us taking our vote on your item. If your item should come up and it is not a unanimous vote tonight, the party bringing the matter before the Board also has the right to go before City Council to have their matter heard there as well. Just so we have the ground rules for tonight down, that's what's going on tonight.

4. SWEARING IN OF SPEAKERS

Mr. Kucera: With that, I would ask that anyone that plans to speak tonight, if you would stand and raise your right hand to be sworn in. (Mr. Kucera administers oath.)

5. PUBLIC COMMENT

Mr. Kucera: Is there any public comment on an item that is not on the agenda?
(No response.)

B. UNFINISHED BUSINESS

1. VARIANCE APPLICATION: 8301 E. BROAD STREET, REYNOLDSBURG, OHIO: REQUESTING A VARIANCE FROM THE REZONING TEXT OF ORDINANCE NUMBER 45-06 TO ALLOW THE CONSTRUCTION OF A BUILDING WITHIN SIXTY FEET OF THE EAST PROPERTY LINE. CONTACT: RUSS WHITE (28-ZV)

(Mr. Brusk arrived at 6:35 p.m.)

Mr. Kucera: Is there someone to speak to this issue this evening?

Mr. Jared Knerr: My name's Jared Knerr. I work for Geo-Graphics. We're a land surveying/civil engineering firm. We put together the drawings that are before you pertaining to the application. The client, Aldi's, is looking at a parcel to the west of The Limited in front of the new Lowe's project. In the agreement, if you will, between The Limited and the current property owner, they had some stipulations pertaining to the property setback on the adjacent line, 60' for a building setback. That was done, or taken into the City as an ordinance when the zoning passed for the property, and the client has gone to both Lowe's and The Limited and obtained letters from them that they are approving or acceptable of what we've got before you as far as the property setback.

Mr. Haire: With the packet that was sent out, you have a copy of the ordinance. It was a rezoning text that was included with the ordinance when it was passed to zone the property to CS, its current zoning district. That included a 60' side setback. Currently our side setback requirement is 20', so this differs significantly from-- If this was not subject to this ordinance, it would meet all other requirements. So, really, we're just asking for -- in the ordinance it sets forth that this Board is the—

Mr. Knerr: Because it was passed as an ordinance—

Mr. Haire: Right, the body to vary from any standards within that ordinance. So it would meet our requirements if it weren't for the ordinance.

Mr. Kucera: And I see in the packet here we do have a copy of an item from Limited Brands, indicating their concurrence with the site plan. I guess also someone from Lowe's here as well.

Mr. Haire: We actually went through a couple different site plans and ended up back at this one, which was the first one. So everyone, I think, is signed off on this plan.

Mr. Kucera: Is there any other Board comment?

Mr. White: Just out of curiosity, what was the reason for the 60'—

Mr. Haire: I think it was something The Limited put in the text. Their attorneys drafted the text and I think it's something that they put in there to protect their interests.

Mr. Russ White: I can speak to that. I'm Russ White with Aldi. To my understanding from what I've understood speaking with the current landowner's attorney, when they were originally designing the development, they were proposing some residential units there. And when they were initially talking with The Limited, The Limited asked for that 60' setback to help offset any noise concerns that the residents would have with what's going on over at The Limited. And when they changed that over to commercial use, it was simply just forgotten and left in there. It wasn't taken out. So it was an oversight. I've been apologized to many times from the attorney for the current landowner that it was left in, which made it a lot more work for Jared and myself. So that's why that setback was left in there, to my understanding.

Mr. Kucera: Any other questions from the Board? (No response.) Are there any public questions or comments? (No response.) Hearing none, I will entertain a motion.

Mr. White: I move that Item B1, Variance 28-ZV, be approved by the Board.

Mr. Brusk: I'll second that.

(Mr. Haire called the roll. Mr. White voted "yes." Mr. Kucera voted "yes." Mr. Brusk voted "yes." Mr. Feeney voted "yes." Motion carried.)

2. MAJOR SITE PLAN REVIEW APPLICATION: 8301 E. BROAD STREET, REYNOLDSBURG, OHIO; PRESENT USE, VACANT GROUND; PROPOSED USE, LIMITED ASSORTMENT RETAIL GROCERY (ALDI INC.); PRESENT ZONING, CS – COMMUNITY SERVICES. CONTACT NAME: RUSS WHITE (14-MS)

Mr. Kucera: Are there any questions or comments from the Board?

Mr. White: I have one question. With regard to the lot and the drainage, what plans do you have for that, for rain and the surface water?

Mr. Russ White: Currently there is a storm sewer that comes down the road, if you will, or I'll call it a private access drive in front of the Lowe's – comes up the private access drive, there's a couple of curb and gutter inlets right in this area with a stub provided to the site. Without knowing whether we'd get the variance, quite honestly, we didn't go into detailed engineering on the storm sewer, but I would envision, if you will, a catch basin here, one up front, one over here and they'll have, if you will, the sump area for the truck well. That all routes down to a detention pond provided by the overall development site near, I think it's Waggoner.

Mr. White: The reason I was asking that is I notice on the drain diagram you have here that you have, what is it, c-o-n-c-e on the back there where the drains will come off the roof in the back of the building?

Mr. Russ White: Those are overflows, if you will, emergency overflows. They have an interior roof downspout system that they can provide, again depending upon where the truck well is in this situation, it'll be an interior downspout that will come down in this location that I would tie into the storm sewer. So what you're looking at is really an emergency—

Mr. White: So it would not go out on the surface, but would actually go into the drainage?

Mr. Russ White: Correct.

Mr. Feeney: The parking lot lighting, is that going to match the Lowe's lighting, the same type of fixtures, or are you guys going to do your thing? Is the whole site kind of set up the same?

Mr. Russ White: Currently I guess I would say no, that it does not match the Lowe's. Aldi's uses a product that's called a wedge, which is – I've noticed from the Lowe's projects that I've worked on as well, that it's not the exact same fixture. I do know the photometric company that he uses is a, if you will, sub-consultant to the same firm that does the Lowe's work, so we could probably make some adjustments there if necessary, but I do know that they don't correspond.

Mr. Feeney: I would think that would make the site flow better. This is the third building.

Mr. Haire: Is it color or actual fixture that you think would—

Mr. Feeney: Kind of both, I would think.

Mr. Haire: It was a question I just received today from National City, whether they needed to match the light fixtures and what was approved didn't match. What was approved at National City does not match the overall development.

Mr. Feeney: I would think it would make it look nicer. We're going to have a lot of asphalt out there on the parking lot when it's all done. We're going to have more parking lot than building.

Mr. Russ White: Up until about a month, month and a half ago, we wouldn't have had the details of what Lowe's was actually doing.

Mr. Feeney: I don't know necessarily that Lowe's is going to set the standard either, but they were there first, I guess.

Mr. Haire: Well, maybe something that would – I mean you guys use the same fixtures, I imagine, at every unit you have, so maybe something where the color of the fixtures themselves could tie it in together.

Mr. Russ White: I don't recall. It's probably a darker color on the Lowe's. I don't recall.

Mr. Haire: It's a lighter gray.

Mr. Russ White: We could specify to match color-wise.

Mr. Feeney: I would think that – I don't necessarily want the same brand and wattage and everything else, but maybe the same color would make it look nicer. I would like that.

Mr. White: Just for the record, I referred to it as conce, actually it was the scoopers that was referred to in the back of the building.

Mr. Kucera: Any other Board comments? (No response.) Is there any public comment? (No response.) Hearing none, I'll entertain a motion.

Mr. Brusk: I move that we accept the major site plan on Item B2, 14-MS.

Mr. Kucera: I'll second.

(Mr. Haire called the roll. Mr. Kucera voted "yes." Mr. Brusk voted "yes." Mr. Feeney voted "yes." Mr. White voted "yes." Motion carried.)

C. NEW BUSINESS

1. TRANSFER OF SPECIAL EXCEPTION USE PERMIT: 6563 E. LIVINGSTON AVE., REYNOLDSBURG, OHIO; PRESENT ZONING, CC – COMMUNITY COMMERCE; PRESENT OWNER, HMV PROPERTIES OHIO, LLC; TRANSFER FROM, DAIRY QUEEN BRAZIER; TRANSFER TO, GREAT AMERICAN BBQ & RIB COMPANY (RESTAURANT); APPLICANT, ANDREW C. HALL, ESQ. (14-SE).

Mr. Andy Hall: Good evening, gentlemen. My name is Andy Hall, the general counsel for Great American BBQ & Rib Company. I just wanted to start off by apologizing for the fact that this store has been closed as long as it has. It was not our intention. We fully intended on operating this store as a Dairy Queen when the store transferred ownership and due to some, let's just say conflicts in personality, the person who ultimately was the authority in allowing us to operate that Dairy Queen, at the very last minute, decided not to allow that to happen. So, because of the timing of that, we could not get this application in because there was no December meeting, which is why

it has taken so long to get it before you now. I do want to apologize on behalf of my client. It as not our intent to have the place closed as long as it has.

I think you have the information. I did want to show you-- Really, all we're looking to do is change the signage and paint the building. I've shown here through our architect some before and after photographs. You can see really just changes -- the outward appearance of the building. In fact, these changes have already been approved by the Design Review Board and, again, we're just looking to -- excited about getting in there and getting the thing painted and getting the signs changed. I think the only other requirement, if I recall, Mr. Haire, was that on the back of the building. I think it's been a Dairy Queen for 35 or 40 years, if I recall. There is a dumpster enclosure that has been neglected and it only has two sides on it and I think your requirements mandate at least three sides on the dumpster. That's already been taken care of and we were granted approval of these changes at Design Review subject to the plans being submitted, if I recall, from the last meeting which we are going to take care of. So, again, we just ask your approval on this so we can get the store back open and the only difference is going to be the menu change and the signage and the color scheme that you see there.

Mr. Brusk: Now, you call this a drinking establishment. Is there going to be a beer and wine license applied for?

Mr. Hall: Absolutely not. It's going to be a Great American BBQ & Rib. It's going to be just -- the only difference is we're going to have some breakfast items that the Dairy Queen did not have.

Mr. Brusk: Will it be a drive-thru also?

Mr. Hall: Still have -- that's our intent is to have the drive-thru, yes, at least at this point. We'll have to see if that's going to be called for. It's a market demand. If it's not, then obviously, we'll think about moving that and cleaning that up but, as of now, our intention is to use the drive-thru.

Mr. Brusk: And this Great American, that's a franchise?

Mr. Hall: Yeah. It's a new -- my client came up with the concept. It's all natural, so there's no frozen foods. It's all like _____ maple syrup for breakfast. It's all fresh foods. It's not frozen, processed, any of that kind of stuff. So it's more of a -- I won't say organic because that's not really true but it's just -- it's fresh, real food, not the typical greasy fast food that you might expect at a fast food restaurant.

Mr. White: You indicate that you won't have anything new but paint, but I see on your diagram that there's an addition that has been added to the building? Is that true?

Mr. Hall: That addition was put on by the former owner, by Mr. Buck Adams. The plans that are -- that was put on the original -- the original building, I think was, but

don't quote me, was '67 or '68 and sometime in the '80s, I believe, he put an addition on the building that sits there today. I think, if you're looking at the front of the building it's – in the image it's on your left.

Mr. White : Okay.

Mr. Hall: That's already been done, approved, it's been opened.

Mr. White: Now, was -- the establishment was already there then I guess the same number of customers would probably patronize your business as it was before, or do you anticipate--?

Mr. Hall: We would hope at least or more, yes.

Mr. White: Now, will there be any parking lot problems of places for them to park?

Mr. Hall: I don't think so. There are – we think there's adequate parking. There's parking along the front, there's parking along the side. I believe there's parking along the back and then there's the lot. It's a fairly large parking lot between the building and the -- I call it a strip mall. It's not – I think it's mixed use. I think there's some office space, office as well as retail in there. I think there's more than adequate parking to meet what we consider to be our customer's.

Mr. White: If you – if we were going to the other parking lot, wouldn't you have right to use that parking lot for your customers?

Mr. Hall: I don't know, at this point, as I'm sitting here but obviously, that's something that we will certainly address with the strip center there, but I don't anticipate there being a problem with overflow parking. I think the parking there is adequate as it is, as it exists right now.

Mr. Brusk: It meets the current zoning, doesn't it?

Mr. Haire: It does.

Mr. Brusk: As you did say, that's a huge, open space there. There's way more parking places than there has ever been use in that part of the plot.

Mr. Hall: And I just want to say the reason why we're here, too, is the fact that this was run as a Dairy Queen for so long. I think it was built as a Dairy Queen before the CC zoning went in place. So, when we did all this, we – in fact, we had a letter from – I don't know if it was from Mr. Haire or from somebody else at the City that said, "If you're going to run it as a Dairy Queen, there's no need to transfer the Special Use." But since this all came about, we're not going to do it. It's going to be pretty much

exactly the same but not a Dairy Queen, so that's why we're here to hopefully get that permit transferred.

Mr. Kucera: Any other Board questions? (No response.)

Mr. Kucera: Is there any public comment? (No response.) Hearing none, I will move to approve the transfer of Special Exception Use Permit, 14 SE, which is our agenda Item C1.

Mr. Feeney: I'll second.

Mr. Kucera: If you'll call the roll, please.

(Mr. Haire called the roll. Mr. Brusk voted "yes." Mr. Feeney voted "yes." Mr. White voted "yes." Mr. Kucera voted "yes." Motion carries.)

Mr. Brusk: When do you plan on opening, out of curiosity?

Mr. Hall: As soon as we can get permitting done, get the work done and get the doors open. It can't happen soon enough. I know – the work _____ after all this, it has to go to City Council in a couple of weeks, so we're just obviously waiting for that to be finalized.

Mr. Brusk: Best of luck.

Mr. Hall: Thank you, gentlemen.

Mr. Kucera: All right. We can go on to agenda Item C2, please.

2. SPECIAL EXCEPTION APPLICATION: 2087 BALTIMORE-REYNOLDSBURG ROAD SUITE A, REYNOLDSBURG, OHIO; PRESENT OWNERS NAME, STONEY CREEK HOLDINGS, LLC.; PRESENT ZONING, CS – COMMUNITY SERVICES; EXISTING USE, VACANT; PROPOSED USE, COFFEE HOUSE WITH DRIVE-THRU. CONTACT PERSON: JASON HEITMEYER (15-SE).

Mr. Kucera: Yes, sir.

Mr. Jason Heitmeyer: My name is Jason Heitmeyer and on behalf of myself and my wife Tracy Heitmeyer, it is our intention to open up a coffee house facility at the end cap of that particular building. The request we're making is for the permission to have a drive-thru window and call box so we can provide drive-thru service for the coffee house. We're also looking at removing two parking spaces so we can create a little bit of an outdoor patio area, some outdoor seating area there.

Mr. Brusk: Where exactly is that? I'm trying to recall.

Mr. Haire: It's currently – it's the For Sale By Owner store. If you look, it's across kind of where the new plaza is, where the Outside Corner and Rotollo's and all that, it's directly across the street.

Mr. Brusk: Oh, okay.

Mr. Kucera: Plato's Closet is in there?

Mr. Haire: Yeah. It's right next to Plato's Closet. And you're just the end space only, right? The nails – the nail place will remain there?

Mr. Heitmeyer: That is correct.

Mr. Kucera: So, in that picture there, you're going to put a drive-thru window in that large white wall?

Mr. Heitmeyer: That is correct. It would be about 15' back from the front.

Mr. Kucera: All right. Okay.

Mr. Heitmeyer: And then the call box would be somewhere on that back corner right around there, or actually, as you come around the corner it will be right – so, it would be on the backside – yeah, it will be right around the corner there on that side wall.

Mr. Kucera: Okay.

Mr. Heitmeyer: And then we will, of course, do some re-striping and there will be some curbs that we put in, some greenery there to dress up that side of the building.

Mr. White: I have a question. Apparently there are other businesses right in that same building.

Mr. Heitmeyer: Yes.

Mr. White: And do you know how they get their supplies and goods delivered?

Mr. Heitmeyer: We went to every single one of the tenants in that building. They all do have a rear access door but every one of them, to a tee, does not use it. Every one of them basically said they have never used that rear access door. They don't use it for deliveries. It's not an issue, so we obtained their blessing and they were very favorable for us coming in.

Mr. White: In regard to – you are leasing – you will be leasing this building?

Mr. Heitmeyer: Does the landlord have any problems with using that side?

Mr. Heitmeyer: No. He's very much in favor of what we plan on doing.

Mr. White: The other question I have with regard to that side is that – okay, you indicated there will be no delivery on that side apparently?

Mr. Heitmeyer: Right.

Mr. White: Because I was just concerned with the amount of space with regard to with—

Mr. Heitmeyer: Yeah. There's 30' between the back of the building and the rear property line and I believe there's a fence line that's across the back side. And for those same concerns that you brought up, we had those same ourselves as far as making sure that, you know, how to stack the cars and at what peak times you would be stacking cars. Really, your peak times are first thing in the morning in your morning traffic rush, so we did not feel it was going to be an issue.

Mr. White: If a car went to exit the back of the stacked line, would he be able to do that space?

Mr. Heitmeyer: Yeah, there's 15' from the stack line, from where a car would be stacked to the rear property line that they would be able to exit the stack line and get out safely.

Mr. Brusk: Is there a safety issue involved in the event of an emergency of cars being lined up here?

Mr. Haire: There shouldn't be if that 15' is maintained. That should be ample access. Most drive lanes on streets are 11', 12' at the most.

Mr. Brusk: Yes, but you do realize that in the event of a fire at the front of the building, that rear would be the exit?

Mr. Haire: I imagine people will not be sitting in the drive-thru line if there's a fire, but there are a few doors—

Mr. Brusk: What I would be worried about is that there would be a pileup where people couldn't get out of the door.

Mr. Haire: But I don't believe that the people will be that close to the building if you give them a 15' lane.

Mr. Brusk: The other question I guess I have is, which way do the rear doors open in those buildings?

Mr. Heitmeyer: They open in.

Mr. Haire: They would open out. Are you asking which direction? The cars should be far enough away from the building that there wouldn't be an issue of them blocking the exits.

Mr. Brusk: ...either blocking or all of a sudden somebody opens that door and walks out and gets run over, and that would be a concern. You need to take precautions with your own door in that regard because you'll probably be using that to throw trash out and so on and that's your only exit. But, secondly, you've got neighbors whose doors will have that same issue where on occasion they may use that back door. Things change and people change. There's got to be some sort of means of ensuring that everybody knows it's there and that you don't have people getting run over. We hate that when that happens.

Mr. Heitmeyer: Yeah. I would hate for that to happen too. I think it could certainly be addressed through the striping on the back side and making sure that we have two -- a right and a left side striping so that the cars stay centered. From that standpoint, they would be, well, 15' minus the width of a car, distance between that and the actual building. If necessary, we could look at trying to do some other things to protect those doors.

Mr. Brusk: Including maybe signage for each of those doors.

Mr. Heitmeyer: Maybe signage, yeah.

Mr. Brusk: On the inside even though that's not your property—

Mr. Heitmeyer: Right.

Mr. Brusk: I think it might prove beneficial to get something for the other people.

Mr. Heitmeyer: That's a very good idea.

Mr. White: To follow-up on that idea of getting cars through the lines, double lines would probably be helpful if you could actually make sure that they are -- the first line is actually far enough for opening the door so somebody couldn't actually walk out there—

Mr. Brusk: In fact, I would propose that we put that as a requirement for this. Would that be problematic?

Mr. Heitmeyer: No.

Mr. Brusk: Okay. Great.

Mr. Haire: The only problematic issue is that any condition you put on here requires that it goes through three readings of Council for an approval, so that would be an eight-week approval procedure to get this.

Mr. Brusk: That being said, I'll withdraw that idea on that, other than I think the idea is still good and everything. I—

Mr. Haire: We can work with them on the striping.

Mr. Heitmeyer: It would my intention that I make sure I provide a safe environment for everybody in the facility because obviously, I'm renting there, I'm leasing the space there, I want to be a good tenant, good neighbor, and that sort of thing to do.

Mr. Brusk: Sure.

Mr. Kucera: Will you be adding any lighting back here on the building or anything like that?

Mr. Heitmeyer: I had not planned on that, no.

Mr. Kucera: Okay.

Mr. Brusk: What hours of operation will you be?

Mr. Heitmeyer: 6:00 A.M. to 6:00 P.M.

Mr. Brusk: Is there enough light back there for the cars in the darkness, because we do get darkness at 5:00 in the winter and we get darkness at 6:00—

Mr. Heitmeyer: Sure.

Mr. Brusk: --in the morning in the winter.

Mr. Heitmeyer: I honestly don't know the answer to that.

Mr. Haire: There's an apartment community directly behind this area that's pretty well lit.

Mr. Brusk: That is lit?

Mr. Haire: I haven't been behind the building, per se, in the evening but I know the apartment community is pretty well lit. There's a fence, a 6' fence there, but—

Mr. Kucera: My concern was actually the opposite. It was with putting lights on there that would shine into the apartments back there.

Mr. Haire: Right. But if he's not planning any additional lighting, the fence should take care of any headlight issues.

Mr. Kucera: Right.

Mr. Heitmeyer: We are doing renovations, you know, doing the build-out for the space ourselves.

Mr. Kucera: Sure.

Mr. Heitmeyer: If necessary, we could always put a light fixture on the side of the building or – I don't know. There's lighting, obviously, out in the parking lot, so--

Mr. Brusk: And I suppose the car lights themselves, if there's stacking should be –

Mr. Heitmeyer: And the call box, we'll have light with it too.

Mr. Brusk: It's not like it's pitch black out there when it's dark, is what you're saying.

Mr. Kucera: Okay. Any other questions or comments from the Board? (No response.) Is there any public comment? (No response.) Hearing none, I'll entertain a motion.

Mr. Brusk: I move that we accept Special Exception Application C-2 (15-SE).

Mr. White: I second.

Mr. Kucera: Call the roll, please.

(Mr. Haire called the roll. Mr. Feeney voted "yes." Mr. White voted "yes." Mr. Kucera voted "yes." Mr. Brusk voted "yes." Motion carries.)

3. VARIANCE APPLICATION: 6746 ROCKY DEN ROAD, REYNOLDSBURG, OHIO; REQUESTING A VARIANCE FROM SECTION 1175.03 OF THE REYNOLDSBURG PLANNING AND ZONING CODE TO ALLOW FOR THE CONSTRUCTION OF AN ATTACHED GARAGE WITHIN THE REQUIRED THIRTY (30) FEET REAR SETBACK IN AN R-3 DISTRICT. CONTACT: SHAWN McNEIL (29-ZV).

Mr. Shawn McNeil: I'm Shawn McNeil. I am the contractor representing the Marcums in building this project. Essentially Terry Marcum is the son of Elmer and his wife. The family's lived there for many years and, as they get older, they are requiring more and more assistance. Actually their children are moving home in order to help take care of them. It's going to require that they have a little more living space and also

some parking space as well, and that's why they hired me to construct the garage. Basically they need the variance for an attached garage, or an attachment to the house, there's a 30' setback. For a detached garage the setback, I believe, is only 12'. So a garage in the same position actually would be allowed if it was detached; but since there's living space above it, that requires the variance and that's why we're here tonight.

Mr. Kucera: The exit and entrance to this, to the living quarters, are within the garage?

Mr. McNeil: Yes. There is an entrance – there's a breezeway attaching the garage to the house and there's an entry door on the side that goes in and they goes upstairs into the living space, which is separate from the garage.

Mr. Kucera: Is there any requirement, code-wise, for two entrances, two exits?

Mr. Haire: I am unsure, but I'm sure that will be addressed when they do the plan review.

Mr. Kucera: Okay. I guess that's not really our purview, per se. It was just something that occurred to me that for a living space above the garage you may need a second means of egress.

Mr. Brusk: Are they planning, then, on the garage, to change that to building space?

Mr. McNeil: No, that will remain the one car attached garage as well.

Mr. Brusk: Okay. Now the attachment to the house-- is it like, in reality, a separate building and then there's a breezeway that's there?

Mr. McNeil: Yes.

Mr. Brusk: Okay, I assume you're going through all the requirements for living space?

Mr. McNeil: Yes. The breezeway is one of the requirements. It's one of the available options for attaching a garage to a house.

Mr. Brusk: Right, but the upstairs will be above a garage, so you have all the conditions for—

Mr. McNeil: Oh, the firewall separation and everything?

Mr. Brusk: Exactly. You have a vehicle underneath. So that will be built more like a house than it will a garage?

Mr. McNeil: Yeah, it will be build like a house with a garage below it.

Mr. Feeney: The plan doesn't show the driveway, but what's the plan for the driveway getting back to the back garage?

Mr. McNeil: Essentially it's going to continue on from the side of the house and just round out-- There's actually a deck that exists there now that's going to have to be reduced in order to allow for the cars to pull into the driveway there. It will be the width of the doors in front of the garage and then it will kind of -- I guess that's to the east -- it'll just kind of taper out and round off.

Mr. Haire: It will continue on past where the boat is currently stored to the rear.

Mr. Brusk: Will that be as wide as a normal driveway required -- driveway for getting a car out there?

Mr. Feeney: I was wondering, do we have a requirement for pavement on a lot like that? Do we have to have so many -- it can't be all concrete, can it?

Mr. Haire: We don't actually do anything with the concrete in relation to lot coverage. We just do building for calculating the lot coverage, which is 30%.

Mr. Feeney: And this lot is okay with that?

Mr. Haire: It will be, yes, even with the addition. The one thing I didn't realize was there until today is the shed in the rear. Is it the intention the shed will remain?

Mr. McNeil: I'm not sure. It doesn't have to stay, I guess.

Mr. Haire: I didn't consider that for plot coverage, so that may be something that if it causes it to go over, that may need to be removed.

Mr. McNeil: If it does cause a problem, it will be removed then.

Mr. White: Is there any requirement for a certain amount of green space to be on a lot?

Mr. Haire: Like I said, we don't actually consider the concrete. Even patios, there's no permitting procedure at all. You can cover up your whole backyard with a basketball court with a patio and there's not anything that the code addresses with that.

Mr. Kucera: Are there any other questions from the Board?

Mr. Feeney: I have one. The house is brick and you're going to put siding on this?

Mr. McNeil: There's brick and siding. You can kind of see a slight mixture, but most of it's going to be siding. The garage is going to be siding, the same siding, same color, same overhangs and stuff.

Mr. Feeney: I have no other questions.

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

Mr. Brusk: I have one question for Luke. The fact that it's a breezeway, walkway, is that considered to be attached? It meets all requirements on that?

Mr. Haire: Yes.

Mr. White: The proposed garage is on the left hand side of the building and the garage currently there is on the right hand side. Had you ever considered putting the garage addition on the right hand side as opposed to the left hand side? If not, why?

Mr. McNeil: You mean like a straight-in, or a continuation of the existing garage?

Mr. White: Or possibly stretching out to the right a little bit.

Mr. McNeil: You mean in the back right hand corner or something? I think when we walked it out and looked at everything, and staked it out this kind of gave us – because it had to be attached and have living space about it, this was the most feasible option. A long drawn out breezeway across the driveway didn't seem like that was the best idea or option for them.

Mr. Terry Marcum: Gentlemen, I'm Terry Marcum. I'm the only son of the residents. The only reason for the project to be done is my mother's been diagnosed with dementia and she has to be taken care of every day. I would like to move in to assist my father. He's 84 years old and I don't want them to go to a nursing home.

Mr. Kucera: Is there any additional comment? (No response.) I will move to accept agenda item C3, variance application 29-ZV.

Mr. Feeney: I'll second.

(Mr. Haire called the roll. Mr. White voted "yes." Mr. Kucera voted "yes." Mr. Brusk voted "yes." Mr. Feeney voted "yes." Motion carried.)

4. MAJOR SITE PLAN REVIEW APPLICATION: 7721 E. MAIN STREET, REYNOLDSBURG, OHIO; PRESENT USE, MEDICAL OFFICE (EYECARE ASSOCIATES); PROPOSED USE, MEDICAL OFFICE; PRESENT ZONING, CC-

COMMUNITY COMMERCE; PRESENT OWNER'S NAME, ROGER WILSON;
CONTACT NAME, KAREN SITES, P.E. (15-MS).

Ms. Karen Sites: I'm Karen Sites, the professional engineer doing this project. The project consists of adding 10 parking spaces into an existing medical building and that's the only change that we will have. We did remove some trees. We are going to put some new trees back in.

Mr. Kucera: Say that again, I'm sorry.

Ms. Sites: Say what, the whole thing?

Mr. Haire: As part of the project, they removed some trees. There was a tree line that was at the rear of the building kind of where the star is that was removed. That was prior to them submitting any type of plans. So they'll be replacing those with, I guess, trees that surround the parking area.

Mr. Kucera: Okay. And then I thought I understood you to say that you're adding 10 parking spaces?

Ms. Sites: Yes. Right on to the site of the existing parking where it is now. The only other change that we'll have is the existing building is not handicap accessible, so they will put in a handicap ramp off the new parking lot to make it accessible.

Mr. Kucera: So on the plan here you're showing on what would be the east side, up against the alley to the east, you're showing 12 spaces and then 8 spaces plus the handicap spaces. Are those existing? Is that going to be a new layout?

Ms. Sites: This is the new layout. The existing is shown underneath the demolition plan, because they will remove the existing asphalt because it's in really bad shape.

Mr. Kucera: Where are the 10 new spaces, then?

Ms. Sites: They're located pretty much right along through here.

Mr. Kucera: On the side where it says 13? I guess there's some existing asphalt there.

Ms. Sites: It might be 13 spaces that we're adding.

Mr. Haire: I think it's 13, because you have a loss of some of the spaces along the alley by putting the island area in.

Mr. Kucera: All right, I just didn't understand the 10 spaces.

Mr. Haire: I think it's probably 13 or more.

Mr. White: Are you going to replace the asphalt?

Ms. Sites: Yes. They're just taking it out because it's bad. They just want it more continuous looking new.

Mr. Brusk: Why did this have to go through for a major site plan review? What was the change that required that?

Mr. Haire: It's the addition of parking because of the landscaping plan and zoning requirements in regard to parking lot landscaping, setbacks, all those types of things. Anything that's not a single family residence is required to undergo a major site plan if it makes any type of changes. It's similar to the church that we expanded the parking along Graham Road not that long ago, the same expansion of parking area.

Mr. Kucera: And if I'm reading this right, along the west edge here it says "continuous evergreen hedge installed," and that's what you're talking about where the tree line was removed?

Mr. Haire: Our code calls for a tree every 40' along parking areas and that evergreen hedge is at least 36 inches at the time it's planted.

Mr. White: The site plan itself, is that accurate with regard to the – it's not only hedges here I see, but I think there are trees here, too? Like at the entrance here? That's all going to be part of the project?

Ms. Sites: Yes, and that's per code to match what they require. All the shrubbery and trees will be off the approved list.

Mr. Kucera: Any other Board questions?

Mr. Brusk: Is this going to be just medical offices?

Ms. Sites: They're not changing anything other than putting the handicap ramp in. They're not changing anything as far as the building goes. It's going to stay the same. The only thing this project is about is adding new parking spaces.

Mr. Brusk: The building isn't changing ownership or anything?

Mr. Haire: No. Formerly the owner of the building leased spaces from where the Mulholland Brewing is now. With them opening, they're no longer able to lease those spaces, so there's need for additional parking and that's why they've undergone this process to expand.

Mr. Kucera: Any other Board comment? (No response.) Any public comment? (No response.) Hearing none, I'll entertain a motion.

Mr. White: I move that Item C4, major site plan review application number 15-MS, be approved.

Mr. Feeney: I'll second.

(Mr. Haire called the roll. Mr. Kucera voted "yes." Mr. Brusk voted "yes." Mr. Feeney voted "yes." Mr. White voted "yes." Motion carried.)

D. OTHER BUSINESS

Mr. Kucera: The Other Business tonight is organization and, with that, I nominate Mr. Feeney to be Chairman of the next session.

Mr. Brusk: I'll second that.

Mr. Feeney: I'll accept.

Mr. Kucera: Anyone opposed? (No response.) Hearing no opposition, the motion carries, nomination carries, election carries. Mr. Feeney's in charge.

Mr. Haire: Do we need a Vice-Chairman as well? I should have read the by-laws, but I did not. I forgot all about it.

Mr. Brusk: Last year what we did was we voted for Vice-Chair.

Mr. Haire: I think we have a Vice-Chair as well.

Mr. White: I move that Mr. Kucera be Vice-Chair.

Mr. Kucera: I nominate Mr. Brusk.

Mr. Brusk: I was going to nominate Mr. White.

Mr. Kucera: I think it would be appropriate, since I've been Chairman, you've been Chairman, now Mr. Feeney has, that the Vice-Chairman be Mr. White.

Mr. Feeney: I agree with that.

Mr. Brusk: I would third that motion.

Mr. Kucera: All in favor? (All voted "aye.") All opposed? (No response.) Hearing none, Mr. White is now the Vice-Chairman.

Mr. Kucera: Is there any other business to come before the Board this evening?
(No response.)

E. ADJOURNMENT

The meeting was adjourned at 7:28 p.m.

Thomas Kucera, Chair

Lucas Haire, Planning Administrator

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