Reynoldsburg
OHIO • 1839

MINUTES

PLANNING & ZONING BOARD
THURSDAY, JANUARY 5, 2023 6:00 PM

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

A. CALL TO ORDER

PRESENT: Zollars, Furst, Barnhart, Benner, Alabi, Kleckley, Bivens
ABSENT:

2. Appoint Chair, Vice Chair and Secretary

Mr. Benner motioned to appoint Mr. Zollars as chair, Mr. Furst as vice chair and Mr. Meyer as secretary.

Seconded by Mr. Bivens.

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Keith Benner
SECONDER:	Lee Bivens, Board Member
AYES:	Zollars, Furst, Barnhart, Benner, Alabi, Kleckley, Bivens

3. Vote on Rules of Planning and Zoning Board

Mr. Furst moved to accept the rules as written.

Ms. Barnhart: I second.

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Alex Furst, Vice Chair
SECONDER:	Amy Barnhart
AYES:	Zollars, Furst, Barnhart, Benner, Alabi, Kleckley, Bivens

4. APPROVAL OF MINUTES

1. Planning & Zoning Board – Regular Meeting – November 17, 2022

Minutes stand approved.

2. Planning & Zoning Board – Regular Meeting – December 1, 2022

Minutes stand approved.

5. Approval of Agenda

Motioned to remove the swearing in of speakers. This is a housekeeping item where the speakers will be sworn in at each agenda item.

6. SWEARING IN OF SPEAKERS

Removed from agenda

B. PUBLIC COMMENT

None

C. NEW BUSINESS

1. 7315 E Main St; Application 2022-5480; Applicant Nathan Myers; Certificate of Appropriateness

Mr. Zollars swore the speakers in.

Mr. Meyer read the staff report into the record.

The applicant, Mr. Myers, explained that they will be removing the yard sign and the wall sign will be directly applied to the building and will not be sticking out. The color on the sign will match the shutters. He explained that they have trouble with visibility due to the traffic light and another pole.

Mr. Furst: I move that we accept this application with the condition stated by Mr. Meyer.

Mr. Benner: I'll second.

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Alex Furst, Vice Chair
SECONDER:	Keith Benner
AYES:	Zollars, Furst, Barnhart, Benner, Alabi, Kleckley, Bivens

2. 6523 E Main St; Application 2022-5416; Applicant Chris Huber; Zoning District Change

Mr. Zollars swore the speakers in.

Mr. Meyer read the staff report into the record.

Mr. Gunsorek explained the project in more detail and highlighted that the adjacent commerce center is owned by him and it has been a great place for businesses to start. While it has been a great start for businesses they have a lost a lot of tenants to surrounding areas due to the need of more space. Heart Food Pantry will be a major tenant in the new facility with 12,000 square feet. The other intended users would be dentist, orthodontist and other medical uses. Mr. Gunsorek stated that they have been back and forth with engineering and the Heart Food Pantry to make sure the flow of the site can accommodate Heart for any situation.

Cheryl from Heart Food Pantry explained that their business has been growing since covid. They run a nourished to flourish program where half of what they do is ensuring every household has nutritious foods in the house. The other half is to flourish and provide resources, training, classes, financially literacy, etc.; that will help the community move forward. Having this bigger facility will allow them to keep cars off Main Street and allow them to stay to utilize the wrap around services.

Mr. Furst offered to table or for the applicant to withdraw the application due to the number of variances that were identified. He is concerned that it could be a difficult process and wanted to give the applicant time to make some adjustments in order to avoid so many variances.

Mr. Gunsorek explain that there's no way to proceed without a few variances so he is not willing to withdraw the application.

Mr. Furst explained that the variance process can be very rigorous and what's to make sure that Mr. Gunsorek is prepared to commit to doing that.

Mr. Gunsorek said he will proceed as he is confident they will be ok in the variances.

Mr. Benner asked about the easements that are in place. Mr. Gunsorek explained they are trying to connect the commerce center to the light. He explained that is in the attorneys hands on both sides.

Mr. Benner asked if the board approves this does the applicant have to meet all the requirements? Mr. Meyer's understanding along with the city attorney's interpretation is that it is approved as submitted with minor deviations. A variance would not be a minor deviation.
Mr. Benner asked the applicant if he understood that he would be required to get those variances and a variance requires a hardship for each item.

Mr. Gunsorek explain the urgency of this site and that he is trying to push it forward for Heart that is in dire need of a site.

Mr. Benner expressed how concerned he was that this isn't all of the issues with the site and more are likely to come.

Mr. Gunsorek asked about the timeline for re-submittal if they were to table it and make some changes. Mr. Meyer explained the timeline and how it works with Council.

Mr. Furst offered to table indefinitely to allow Mr. Gunsorek the time he needs to update his site plan. Mr. Meyer explained the deadlines for submittal.

Cheryl explained that they had planned to break ground in March and is trying to prepare her staff. Mr. Meyer explained the submittal process and how the March timeline doesn't seem possible with the response times and submittal's.

Mr. Gunsorek asked about resubmitting and Mr. Meyer told him the engineering team would need time to review so this isn't going to be a quick process.

Mr. Leist explained that tabling indefinitely doesn't mean indefinitely, it just means ready to go when you are.

Mr. Gunsorek asked that the board table the application.

Mr. Furst: I move that we table this application indefinitely until the applicant brings it back to us.

Mr. Benner: Second.

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

RESULT:	**TABLED [UNANIMOUS]**
MOVER:	Alex Furst, Vice Chair
SECONDER:	Amy Barnhart
AYES:	Zollars, Furst, Barnhart, Benner, Alabi, Kleckley, Bivens

3. 1284 Brice Rd; Application 2022-5482; Applicant the Alliance; Major Site Plan

Mr. Zollars excused himself and Mr. Furst took over the meeting.

Mr. Furst swore the speakers in.

Mr. Meyer read the staff report into the record.

Mr. Stumbo, President of The Alliance talked about how they landed in Reynoldsburg and how big their organization is. They are in 70 countries and in 37 different languages in the United States. They have a large vision that includes events for people all over the world, the largest coffee shop in the region and many others that they want to host here in Reynoldsburg at this site. Their vision is to house their employees, but also build something that serves the city and citizens. Mr. Stumbo thanked the board for their serves and introduced OHM as the partnered architectural team.

Mr. Fay, from OHM went through the slide deck that was presented at the meeting that described the project in detail.

Mr. Bivens asked Mr. Meyer about the parking structure and if that would be a separate permit. Mr. Meyer explained that they are looking to receive major site plan approval on the office/ event center for now. As part of the major site plan they are required to submit elevations of the structure and they did not provide that for the parking garage. Mr. Meyer did tell the board they have the power to put restrictions, ask for more details and ask them to come back later if they wish.

They did discuss screening of the parking garage and that is in the plan, but it is not part of this submission. Mr. Childs told the board this parking garage will be parking for employees as well as other tenants of the building and guests to avoid surface parking.

Mr. Benner and Mr. Childs discussed the curb cuts and the one to the farthest north point on Brice Road will be going away and they plan to have a light at the south curb cut. This is as far south they are able to put the light because that's the furthermost south property line. The Main Street curb cut will stay.

Mr. Baker from American Structure Point told the board that the current traffic study is undergoing review by EMH&T, but if the Brice Road access does warrant a traffic signal one will be installed with phase one.

The board has questions about the 30 foot loading spaces and where bus parking will be. The Alliance is still working on bus parking spaces, but have the drop of spaces designated on the plans. They plan to temporarily use space in the back for event bus parking.

Mr. Furst asked the applicant to explain the calculations in regards to the parking spaces. In the slide show it indicates the parking stalls and Mr. Meyer has been working with the applicant to identify use and determine required stalls. Staff feels as if the parking is appropriate and the applicant can continue working with staff on those changes.

Ms. Barnhart asked about future phases and if the parking has been considered for that space. Mr. Fay told the board they are considering all future development and have looked at additional surface parking in future phases.

Mr. Furst: I move that we accept this application as submitted with the following conditions. That a detailed floor plan be submitted to confirm the parking calculations prior to any necessary permits being issued. That on the parking structure that the materials and character of the structure conform to as they've been presented here in this evening and in this application. That the structure be no taller than 40 feet and that elevations be provided to staff to confirm this prior to any necessary permits being issued, and that any issues outlined in the engineering report be resolved during the plot grade utility process.

Mr. Benner: I second.

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Alex Furst, Vice Chair
SECONDER:	Keith Benner
AYES:	Furst, Barnhart, Benner, Alabi, Kleckley, Bivens
ABSENT:	Zollars

D. OTHER BUSINESS

1. 2023 Meeting Calendar

Accepted as submitted

RESULT:	**APPROVED [UNANIMOUS]**
AYES:	Furst, Barnhart, Benner, Alabi, Kleckley, Bivens
ABSENT:	Zollars

2. Appoint East Main Housing Council Members

Ms. Kleckley showed interest in being on the housing council.

Mr. Furst: I do move to appoint Ms. Kleckley to the East Main Housing Council.

Mr. Benner: I second.

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Alex Furst, Vice Chair
SECONDER:	Keith Benner
AYES:	Furst, Barnhart, Benner, Alabi, Kleckley, Bivens
ABSENT:	Zollars

3. Ordinance 26-97 CRA Housing Council Appointment

Mr. Furst: I do move to appoint Ms. Kleckley to the Ordinance 26-97 CRA Housing Council.

Mr. Barnhart: I second.

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Alex Furst, Vice Chair
SECONDER:	Amy Barnhart
AYES:	Furst, Barnhart, Benner, Alabi, Kleckley, Bivens
ABSENT:	Zollars

E. ADJOURNMENT

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Chairman Planning and Zoning Administrator