



**SERVICE COMMITTEE
MONDAY JANUARY 4, 2016**

COMMITTEE MEETING:

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

1. Call to Order

PRESENT: Clemens, Luzader, Spalding, Cicak, Joseph
ABSENT:

2. Approval of Agenda

Chairman Clemens: I would like to add to tonight's agenda, To Vacate an Easement at 1118 Briarcliff Road. Do I have a second. Seconded by Councilman Luzader. All voted Aye by voice vote. Motion Carried.

3. Approval of Minutes

- a. Service Committee – Committee Meeting – December 21, 2015
Minutes stand approved.

4. Election of Chairman; appointment of Vice Chairman

Motion to elect Mel Clemens as Chairman of the Service Committee by Councilman Luzader
Second by Councilman Cicak.

All voted Aye by Voice vote. Motion Carried.

Mr. Clemens appointed Councilman Luzader as Vice Chair.

5. Discussion

Mr. Snowden: Thank you Mr. Chairman, and good evening other members of council. The subsequent items A. through E., that originally went to Council back in December, are a series of zoning and related City code changes. Let me explain briefly what they are and highlight one important change for you and I will explain what the rest of the process entails. The ordinance under Item A. deals with our Building and Fire Prevention Code. The ordinance under Item B. Deals with our Zoning Certificate and General Procedures of the Zoning Code/Zoning Administration. Item C. Deals with the Design Review Board and BZBA Procedures, and our Historic District regulations. Item D. deals with plats and Property Maintenance and Nuisance Abatement Codes. And, Item E. deals with a variety of items related to city services in our Service Department. I am going to highlight what I believe to be the most significant change that you would see here as far as policy change. The majority of these changes involve mainly

texts, moving sections around for a little more consistency within the Zoning Code. But mainly, under the ordinance listed under Item B., under Chapter 1143, I am proposing to have our Planning Commission review Major Site Plans. Today, the BZBA reviews those. That has two advantages, one, it makes Reynoldsburg consistent with most other communities that have a Planning Commission review a site plan, because it is not an appeal, it is new development. And, secondly, it has an advantage that if you had a project proposed, and there were no Special Exception Uses for the project, there were no variances requested, the approval for it could happen in one evening with the Planning Commission and Design Review Board on the same night. So, there is a little bit more efficiency with the same amount of review. It is not changing any uses. It is not allowing or denying any existing use, any existing development standard or regulation. As far as procedures, that is the most significant change. The changes that involve the Zoning Code, need to be approved at a combined hearing that needs to be scheduled by the Council President. It will then be reviewed by our Planning Commission and then come back to City Council. Our Planning Commission has already made a preliminary review to assist me in drafting them. The ordinance listed under A., and the ordinance listed under Item E. will not need to be referred to the Planning Commission, and Ms. Beggerow is aware of this, because they do not deal specifically with the Zoning Code. So, you don't have that charter provision requiring the additional review. So, those could be reviewed along with the normal City Council process for any code change. With that, I would be happy to answer any questions.

Chairman Clemens: There are quite a few changes as far as moving from one chapter to another chapter, and word changes. But, as far as making a definite change, there is nothing in there that really would change what we are doing, other than to make it easier and similar to other cities. It is going to be a long process, so if there are any bad things in there, that you feel you want to change, look it over and read it thoroughly and bring it up at our meetings and also at our hearings. One thing that I have discussed with Eric is the Major Site Plan which is being worked into the Planning Commission to make it much easier and quicker to handle. I have always felt that it should go before Council. That is something after this is done, that we could discuss that possibly we could get it brought before Council. That has always been my feeling on Major Site Plans. That is something I would like to discuss later on. But, as it stands right now, this has to move on to the Planning Commission. Is there anything you would like to ask tonight, before I move it on to Council for its first reading?

Mr. Snowden: Chairman Clemens, if I could just respond to what you just said... that is something we could certainly discuss in the future, but the point I would like everyone to take from what is in front of you, currently these are being reviewed by BZBA, and BZBA approves them, so, what I am saying, or what I believe to be in the best interest of the City, would be to have Planning Commission approve them. Cities that are having Council manic review of site plans such as this also have them reviewed by Planning Commission first. So, in order to go to any other procedure like that, we would first need to do this first step. This is what is existing, and I am proposing to make that small change. If the Council wants to discuss a future policy change such as that, we can. But, regardless of that, this would need to happen first.

Chairman Clemens: Other cities have quite a few more people in their Planning Department than we do. So, that would be a little more difficult situation for him to handle, and this would

be much better. So, if there is anything that anyone would like to discuss, call him at work or come and see him. If you want to ask him anything this evening, feel free to.

- a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1301 Department of Building Inspection; Chapter 1305 Permits and Fees; Chapter 1325 Residential Code of Ohio for 1,2,And 3 Family Dwellings; Chapter 1335 Flood and Damage Prevention; Chapter 1339 Ohio Building Code; Chapter 1363 Swimming Pools; Chapter 1507 Open Burning; Chapter 1511 Fire Prevention Code; and Enacting Section 153.01 Definitions of Chapter 153 Fire Division; and Chapter 1501 General Provisions; and Repealing Chapter 1307 Appeals and Variances; Chapter 1351 Fences; and Chapter 1395 Multiple Dwellings, Dormitory Rooms, Rooming Houses and Rooming Units. (Second Reading 1/25/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/11/2016 7:30 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Luzader, Spalding, Cicak	

- b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions; Chapter 1143 Zoning Certificates; Site Plan; Plot-Grade-Utility Plan; Chapter 1155 Enforcement; Penalty; Chapter 1161 Zoning Districts; Chapter 1171 General Regulations for Lots and Yards; and Enacting Chapter 1159 Nonconforming Uses & Structures; and Repealing Chapter 1195 Nonconforming Uses.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/11/2016 7:30 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Luzader, Spalding, Cicak	

- c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1103 Design Review Board; Chapter 1139 Board of Zoning and Building Appeals; Chapter 1147 Variances; Chapter 1193 "HD" Historic Overlay District and Repealing Chapter 163 Village Commission; and Chapter 1194 Historic Commercial Overlay.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/11/2016 7:30 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Luzader, Spalding, Cicak	

- d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1111 General Provisions; Chapter 1115 Preliminary Plat; Chapter 1119 Final Plat; Chapter 1127 Standards; Chapter 1355 House Numbering; Chapter 1180 Landscaping and Buffering Standards; and Enacting Chapter 919 Trees; Part 17 Nuisance and Property Maintenance Code: Title 1 Public Nuisance and Title 3 Property Maintenance Code; and Repealing Chapter 543 Trees and Noxious Vegetation; Chapter 1367 Abandoned or Inoperable Service Stations; and Chapter 1369 Nuisance Abatement; Chapter 1389 International Property Maintenance Plan.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/11/2016 7:30 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Luzader, Spalding, Cicak	

- e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 174 Procedure for Selection of Design Professionals; Chapter 509 Disorderly Conduct and Peace Disturbance; Chapter 741 Solicitors; Chapter 905 Streets Generally; Chapter 909 Sidewalks; Chapter 913 Private Roadways; Chapter 960 Stormwater Regulations; Enacting Chapter 975 Refuse Collection; and Repealing Chapter 731 Garbage and Refuse Collection; and Chapter 732 Rates for Residential Collection and Disposal of Garbage, Refuse, Recyclables, and Yard Waste. (Second Reading 1/25/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/11/2016 7:30 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Luzader, Spalding, Cicak	

- f. Ordinance to Vacate Easement at 1118 Briarcliff Road

Mr. Snowden: Thank you Chairman Clemens. I was in contact with the citizen. Members of Council, the Planning Staff and our Service Department were contacted by Ms. Patricia Minor or Ms. Patricia Minor-Guitar, who is the property owner at 1118 Briarcliff Road. What she found during the process of attempting to sell her home was that there is a utility easement directly through an existing detached garage and a portion of her home. What this caused for her was a situation where several insurance and title companies were not willing to insure or work with her to sell the property. She attempted to sell the property and the buyers and insurers, and so forth were not willing to work with them. And so, in order to correct this problem, at the request of myself and Director Burd from Service, the City's consulting engineer reviewed the attached legal description and additional site plan which shows the easement. We also had the Ohio Utilities Protection Service visit the site to

confirm there were no other utilities that we are not aware of, and they have not provided us with any information indicating there are any utilities within that easement, therefore we are comfortable with carrying forward this petition to have this Council vacate the easement. You will see on the plot plan in front of you that there is an existing five foot utility at the rear of the property which gives utility access to her home and that will not be vacated as part of this. That will remain in place. It is vacating the two utility easements running from the back of the property to the Briarcliff frontage in front of the property. And with that, I will be happy to answer any questions.

Chairman Clemens: Are there any questions that pertain to this? Jed, do you see any problem with this is we pass it as an emergency?

Attorney Hood: It appears to me, through my review, that this was platted with a utility easement there. But, no utilities have ever been located or situated there. So the City has very little interest in maintaining this. We certainly do not want to stop her sale or being able to divest herself of the property. My concern was something that Mr. Snowden just shared with you is that there is still a way to service that area with the five foot easement to the rear of the property that exists, and we will not be vacating that. This is not something that we do normally, and I appreciate the question Mr. Clemens, the little Q and A that we do have from time to time. Requests for vacation of easements or right of way, we haven't really done much with in the past, so we do scrutinize these as they come in. But, in this case, the City's interest is very minimal, if any.

Chairman Clemens: Thank you. Are there any other questions for Eric? If not, I would like to send this to Council for first reading as an emergency. Do I have a second? Seconded by Councilman Cicak. All voted Aye by voice vote. Motion carried.