



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
April 18, 2024**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 3/21/2024

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers for the evening were sworn in by Mr. Furst.

PUBLIC COMMENT

UNFINISHED BUSINESS

NEW BUSINESS

App# 2024 - 0154; 7311 E. Main Street; Jim Tate for Governors Cigar Lounge East; Certificate of Appropriateness

Ms. Buathier noted that the applicant wasn't there. Mr. Furst has no objections to moving forward with the application.

Ms. Buathier read the staff report into the record.

Mr. Furst noted that Ms. Barnhart was present.

Mr. Furst asked if anyone had a motion or any questions for staff.

Ms. Ward asked a question, but it wasn't picked up on the recording.

Ms. Buathier pointed to an area on the screen explaining this area could have two seating areas. The ramp would come up, and a guardrail would be there. The area is two feet and two inches wide.

Ms. Ward was concerned about the cigar smoke going into the restaurant areas.

Ms. Buathier explained this application is to look at the building and the layout. The land use has already been signed off on.

Mr. Benner asked if staff had talked to the applicant regarding the stone change.

Ms. Buathier said that the applicant was sent an email regarding the meeting and a link to the packet, but they have not heard anything from them since the recommendation.

Ms. Alabi asked about the signs and Ms. Buathier confirmed the monument sign would be made into a wall sign.

Mr. Benner asked for clarification about the HDF sign and whether the code requires them to match the stone. Ms. Buathier explained that high-density fiberboard is technically compressed wood. Mr. Benner expressed that he is aware of that, but his question is more about when substituting stone, does that have to match the city's stone that was used.

The code doesn't address the base of the building. It can't be concrete masonry, but it doesn't address what is allowed regarding a retaining wall. Staff is suggesting it match the existing stone to be in harmony with the idea and look Reynoldsburg is going for.

Mr. Brusk asked about the ADA ramp and the extension into the sidewalk area.

Mr. Meyer explained that the staff understands that it meets ADA requirements.

Mr. Meyer explained that the building department will review the ADA requirements, but will not review anything until the Certificate of Appropriateness is issued. During the review process, if they need to revise their plan and change exterior features, they would be required to come back to the Planning and Zoning Board.

The applicant arrived at the meeting and Mr. Furst swore him in.

Mr. Tate discussed raising the front entry and putting a patio to make it

handicapped accessible.

Mr. Furst asked the applicant if they were in agreement with the staff's two recommendations.

Mr. Tate said he didn't have any problems but that he did look up where they had the sign made, and it has a polymer covering and with proper maintenance the sign should last five years.

Mr. Tate looked through the zoning code and saw that wood is an approved material. Ms. Buathier explained that the board does have the right in terms of design to make suggestions, comments, or conditions. Mr. Tate said if they were required to make the sign changes, they would be willing to do so.

Mr. Brusk asked if they are able to match the stone on the retaining wall. Mr. Tate said what he proposed was close to what is there. He isn't a fan of raising the wall, and it not be lined up with adjoining properties, but he could and will do what the board requests. Mr. Furst asked the applicant if it would be possible to get the stone more of a gray color that the city has. Mr. Tate said, absolutely. They will attempt to match the stone as closely as possible.

Mr. Brusk asked about the integrity of a solid wood sign versus this compressed. Ms. Barnhart explained it really depends on the type of wood, as some partial board looks better than some wood.

Ms. Kleckley asked if the applicant would be able to get the code for the brick from the city since this was a new project. Mr. Meyer offered to get that information from the contracts. Mr. Tate asked for that to be passed along, as he would like to use the exact stone. Ms. Barnhart warned the board to be cautious in the motion as the exact stone may not be available.

Ms. Barnhart: I'd like to make a motion, that we approve application 2024-0154 for the Certificate of Appropriateness for 7311 East Main Street, with the condition that the proposed concrete unit retaining wall be revised to a stone wall consistent with the retaining wall on East Main Street streetscape improvements.

Mr. Brusk: I'll second.

RESULT:	Approved
MOVER:	Barnhart
SECONDER:	Brusk
AYES:	Ward, Kleckley, Brusk, Benner, Barnhart, Alabi, Furst

Behavioral Health; Conditional Use

Ms. Buathier read the staff report into the record.

Mr. Furst asked the applicant if they had any plans to update the signage. They are currently using the landlord signage and don't have their own signage.

Ms. Barnhart asked how many square feet this suite was. It is 1990 square feet. Mr. Benner asked where the applicant came up with the square footage. He received it from the lease.

Mr. Benner: I will make a motion to approve the conditional use, without any conditions, since he has already provided the square footage.

Ms. Barnhart: I'll second.

RESULT:	Approved
MOVER:	Benner
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Ward, Furst

App# 2024 - 0176; 1604B Lancaster Avenue; Katie Wieber for Jyothi Puram; Conditional Use

Ms. Buathier read the staff report into the record.

Mr. Furst asked the applicant to clarify the use of signage and the square feet. They are using the landlords signage and it is 1200ish square feet. Mr. Furst asked if the applicant would submit the square footage to staff via email.

Mr. Brusk asked about parking in this area. Ms. Buathier did rough calculations and determined that most likely they have enough parking, but that will be addressed with their new business permit.

Mr. Benner: I would like to make a motion that we approve the conditional use with the conditions recommended by staff that the applicant provide the total square footage via email.

Ms. Kleckley: Second.

RESULT:	Approved
MOVER:	Benner
SECONDER:	Kleckley



AYES: Brusk, Kleckley, Ward, Alabi, Barnhart, Benner, Furst
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OTHER BUSINESS

Planning and Zoning Board Training

ADJOURNMENT

Planning and Zoning Administrator

Chairman