



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
May 2, 2024**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Benner, Alabi, Kleckley, Ward, Brusk
ABSENT:

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 4/4/2024

Minutes stand approved.

Planning & Zoning Board - Regular Meeting - 4/18/2024

Minutes stand approved.

APPROVAL OF AGENDA

The applicant for item seven would like to table until the first meeting in June.
Mr. Furst: I move that we table application 2024-017 until the date indicated by staff.
Ms. Alabi: I second.

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

SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

PUBLIC COMMENT

No public comment.

UNFINISHED BUSINESS

NEW BUSINESS

App# 2024-0219; EMH&T for M/I Homes; Spring Hill Farm - Final Plat Phase 6A

Ms. Buathier read the staff report into the record.

Mr. Furst confirmed that the final plat is consistent with the preliminary plat and asked the board if they had any objections to the conditions that staff listed.

Mr. Furst: I have no objections to approving it based on the staff's report noting those conditions. I so move.

Mr. Benner: I second.

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

App# 2024-0220; EMH&T for M/I Homes; Spring Hill Farm - Final Plat Phase 6B

Ms. Buathier read the staff report into the record.

Mr. Furst: Similarly to the last application, I have no objections to the application approval, given those staff conditions. Does anyone else have any objections? Any additional comments? Questions? Hearing none, I move for approval of the application with the conditions noted by staff.

Mr. Brusk: I second.

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

App# 2024-0217; 7324-7330 E. Main Street; Carter Bean; Certificate of Appropriateness New Main Building

Ms. Buathier read the staff report into the record.

Mr. Furst asked if the applicant would like to add anything. Mr. Bean from Bean Architects had nothing to add, just the changes noted in the staff report; windows, the stairs and electrical gear.

Mr. Furst: I do move that we accept the application as submitted.

Ms. Kleckley: Second.

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

App# 2024-0218; 7324-7330 E. Main Street; Carter Bean; Certificate of Appropriateness Comprehensive Sign Plan

Ms. Buathier read the staff report into the record.

Mr. Bean had a question regarding the polycarbonate on the projecting signs. The intent of the package was to have a metal cabinet on the building, and they would apply graphics, either metal or polycarbonate. He asked if the graphics were allowed to be part polycarbonate.

Ms. Buathier explained that only wood and metal are permitted materials on projecting signs.

Mr. Bean agreed to all the conditions. He did propose an alternate to the views of the fixture due to lead times of the proposed materials. Mr. Bean noted that the alternate may play well into the photometric comment because this fixture can be angled further back towards the building, so there would be less down lighting on the sidewalk.

Mr. Furst asked if the applicant would be amenable to some limitations such as;

number of colors, defining text, etc.

Mr. Bean told the board the fixtures and the cabinets would all be black. The graphics would be in Dorian gray with black text. The idea is to have a standardized sign program across the entire building. The only variation would be based on each tenant in the allowable graphic area.

Mr. Furst asked if they had any objections to limiting the number of colors for the logo to a certain number. Mr. Bean explained this would be difficult to set a limitation for each tenant. That is a challenge for each tenant.

Ms. Buathier explained that the sign code standard allows four colors, and one of those could actually be the logo. If the logo has multiple colors, that is considered one color. Then they have three additional colors to choose from.

Mr. Furst agreed this was acceptable.

With the new information regarding the lighting, Ms. Buathier asked if they would be amenable to staff requiring the light not extend over 36 inches out of the building. Mr. Bean agreed. Ms. Buathier confirmed the lighting will still face down.

Ms. Buathier: With this new information, that's something that we typically recommend at the time that it's coming before the board. However, by looking at this and this information, the applicant has identified that it is gooseneck lighting, which is a permitted exterior type of lighting, and that it will not extend more than 36in, which is what was previously suggested in their proposed lighting on the first sheet. So overall, looking at this, in this case, staff would be amenable to accepting this as long as a condition is added that the gooseneck lighting will not extend more than 36in from the wall, that it is gooseneck lighting, and that it will be in the same location as the proposed other gooseneck lighting.

Mr. Furst: I move that we approve this application with staff's recommendation as just listed. In addition, all the staff recommendations are listed in the staff report.

Ms. Kleckley: I second.

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

App# 2024-0210; 7330 E. Main Street; Stephen Zelahy of Advance Sign Company for Bruster's Real Ice Cream; Certificate of Appropriateness Signage

Ms. Buathier read the staff report into the record.

Mr. Zelahy: I'm from AdvanceD Sign Company. We're here today to talk about several signs at this new location. To answer the photometric plan, I guess will leave the balance of the burden of that to either Trivium members, or Mr. Bean. Then they'll give that to us. We will relay that to you with our drawings. I did have a new set of drawings I submitted to Phoenix, and John Haag submitted, and they do reflect a lot of these changes. We are missing the photometric plan. But we did show a clear vision of the nine-foot clearance for the projecting sign. There was a change in the graphic to the 33 square feet sign, and it was actually reduced to around 27-26 square feet. That was submitted. We did increase the panel border by two inches. We reduce both sides of the panels. The 24in square and reduced the projection down to six inches. We did add the right of way line, and that was also provided in one of Carter Bean's drawings with the right of way lines there. We have places on our drawings as well. And for the two code blocks, we redefine all the code blocks so that none of them are blurred out and everything's well-defined. So I guess, really at the end of the day, we're going to need that photometric plan, and we will be pretty much all good after that. And the revised gooseneck lighting.

Mr. Furst confirmed that if the landlord provided the photometric plan, if there were any conditions they would not be able to meet and the applicant agreed they could meet all the conditions.

Ms. Buathier made the applicant aware that until the comprehensive signing plan that was just approved, and all official documents are in order, this application will be on hold. That plan will be first and this second.

Mr. Benner: I don't see any questions. There is an extensive list of conditions and the applicant has agreed to meet all of these conditions. I move that this application be approved based on staff's recommendations, including the addition of the gooseneck lighting change.

Ms. Alabi: I second.

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

App# 2024-0231; 7574 E. Main Street; Karna Lamichhane for Mega Mobile

Tech; Certificate of Appropriateness Signage

Ms. Buathier read the staff report into the record.

Mr. Furst asked the applicant if they would like to add anything and they did not. Mr Furst asked the applicant if they were amenable to the condition that they change the sign lettering to white. The applicant agreed to the condition.

Mr. Furst: I move that we approve this application as submitted with staff's recommendations as a condition.

Ms. Barnhart: I second.

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

App# 2024-0172; 8050 E. Main Street; Bruce Sommerfelt & Kylie Cochran of Signcom, Inc. for Central Ohio Primary Care; Variance - Monument Sign

Item tabled to the first meeting in June.

App# 2024-0205; 1624 Brice Road; Aaron Shelton for Imagine Learning Academy; Conditional Use

Ms. Buathier read the staff report into the record.

Mr. Furst asked if the applicant would like to add anything. The applicant was not present. Mr. Furst noted that the previous Board of Zoning and Building Appeals Board frequently denied applications where the child care play areas are adjacent to parking lots due to the concerns listed in the staff's report.

Mr. Brusk agreed that it looks like a major problem as far as getting through without the cars going by, along with the cars that might be idling.

Mr. Furst: This application, based on the materials that were submitted here, does not meet the specific provisions and standards of the code. Speaking very frankly, when this application was submitted, and they mentioned that they were going to put 15 parking stalls on this property, I was scratching my head trying to figure out how that was even possible. I have concerns that this use would not be entirely safe for not only the patrons, but also the children who would be cared for at this facility. Given the layout here on the application.

Mr. Brusk also doesn't see any accessible parking spaces and feels that the layout is a prescription for disaster.

Ms. Barnhart expressed concern about the hours not being listed and potentially being outside of code requirements.

Mr. Furst moved to tabling the application to allow the applicant more time to present additional materials.

Mr. Benner expressed that he wasn't sure the board had to do that.

Mr. Furst asked Mr Shook for his input.

Mr. Shook explained that given the applicant is not present, it is not necessary if the board is inclined to deny the application.

Mr. Furst: I withdraw my motion and move that we deny this application based on staff's recommendation and the examination of the conditional use factors listed in section 1109.15D.

Ms. Alabi: I'll second.

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

App# 2024-0079; 5978 E. Livingston Avenue; Alsnaid Raed Mohammad for Quick Stop Market; Conditional Use

Ms. Buathier read the staff report into the record.

Mr. Scott: The client is prepared to do whatever is necessary for this property. They weren't able to commit financially until they knew if they could use this property for this usage.

Mr. Furst asked the applicant if they would be amenable to staff's recommendation that produce be defined as fresh fruits and vegetables.

Mr. Scott agreed and said they are willing to do whatever is necessary for the property to be upgraded, and they are prepared to do that.

Mr. Benner asked if a convenience store was permitted in the Innovation Zone, and it is not permitted. His concern is that the pictures look like a convenience store and not a small grocery store. He doesn't see the required fresh produce.

Mr. Scott assured the board this was an example of another store, but they would be fully obligated to the city requirements.

Mr. Benner asked if they would indeed meet the minimum square footage of actual fresh produce, not cold cuts. The applicant said, "absolutely".



Mr. Furst asked if the applicant would be amenable to the condition that, after a set number of days, they are subject to an inspection by code enforcement. The applicant is OK with that condition.

Mr. Benner: I recommend that this be approved with the conditions applied by staff, that fresh produce be defined as fruits and vegetables only, and that the applicant adhere to that definition.

Mr. Furst: I second.

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

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman