



Meredith Lawson-Rowe, President
Shanette Strickland, Ward 1
Louis Salvati, Ward 2
Bhuwan Pyakurel, Ward 3
Erin Hill, Ward 4
Barth Cotner, At-Large
Mildred Johnson, At-Large
Stacie A. Baker, At-large

City Council

Council Meeting

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Mollie Prasher, Clerk of Council
614-322-6836

Monday, June 10, 2024

6:30 PM

Council Chambers

1. CALL TO ORDER

2. INVOCATION - Reverend Dr. Toni Kleckley

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. APPROVAL OF AGENDA

6. APPROVAL OF MINUTES

- a. Regular Meeting Minutes of May 28, 2024

7. COMMUNITY COMMENTS

The Community Comments portion of the meeting is an opportunity for citizens to address Council. Citizens may wish to bring matters to the attention of City Council or discuss items on the agenda with the exception of legislation scheduled for a public hearing. Comments related to a public hearing may only be made during the Public Hearing portion of the meeting.

Before addressing City Council, members of the public are asked to complete a speaker's form and give it to the Clerk of Council. The Council President will invite speakers to step to the microphone and give their name and address. All remarks should be addressed to Council as a whole and not exceed three minutes.

8. APPEAL HEARING

- a. Appeal Hearing of Planning & Zoning March 21, 2024 Decision for Application #2024-0116 - 7372 East Main Street

1. Findings of Fact and Conclusions of Law

- b. Appeal Hearing of Planning & Zoning April 4, 2024 Decision for Application #2023-5486 for Variances and a Certificate of Appropriateness

9. COMMUNICATIONS

- a. May Treasury Board Meeting Minutes

10. MOTIONS

- a. A Motion to Reconsider Ordinance No. 20-2024 An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency to An Ordinance Authorizing the Auditor to Appropriate a Transfer of Funds from the General Fund to the Capital Improvement Fund, and Declaring an Emergency

11. REPORTS

a. Development, Parks & Recreation Committee

1. An Ordinance to Authorize the Mayor to Enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc. for the Purpose of Future Sale and Re-Development of Real Estate
2. A Resolution Authorizing The Mayor To Enter Into An Agreement With EMH&T For Engineering Consulting Services For Review Of The COTA Bus Rapid Transit Project
3. A Resolution Accepting, Approving, and Ratifying the Submitted Recommendations of Several City of Reynoldsburg Tax Incentive Review Councils

b. Public Safety, Law & Courts Committee

c. Public Service & Transportation Committee

1. An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency

d. Finance & Administration Committee

1. An Ordinance Unappropriating Funds from the General Fund to an Account in the Computer Department, and Declaring an Emergency

12. RESOLUTIONS - CONSENT AGENDA

- a. A Resolution Authorizing The Mayor To Enter Into An Agreement With EMH&T For Engineering Consulting Services For Review Of The COTA Bus Rapid Transit Project
- b. A Resolution Accepting, Approving, and Ratifying the Submitted Recommendations of Several City of Reynoldsburg Tax Incentive Review Councils

13. CONSENT AGENDA FOR EMERGENCY ADOPTION

- a. An Ordinance Authorizing the Auditor to Appropriate Funds to Various Accounts for the Police Department, and Declaring an Emergency
- b. An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency

- c. An Ordinance Adopting the Tax Budget for the City of Reynoldsburg, Ohio for the Fiscal Year Beginning 2025, and Declaring an Emergency

14. CONSENT AGENDA FOR FIRST READING

- a. An Ordinance to Authorize the Mayor to Enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc. for the Purpose of Future Sale and Re-Development of Real Estate
- b. An Ordinance Unappropriating Funds from the General Fund to an Account in the Computer Department, and Declaring an Emergency

15. CONSENT AGENDA FOR SECOND READING

- a. An Ordinance to Approve the Final Plat for the M/I Home Development at Spring Hill Farm Phases 6A & 6B
- b. An Ordinance Appropriating Funds from the Unappropriated General Fund to the Police Department for Donated Monies
- c. An Ordinance Authorizing a Change in Appropriations for Various City JEDD Agreements, and Declaring an Emergency

16. CONSENT AGENDA FOR THIRD READING

- a. An Ordinance to Amend Section 333.02 Reckless Operation of the Codified Ordinances of the City of Reynoldsburg
- b. An Ordinance to Amend Chapter 1335 Flood Damage Prevention of the Codified Ordinances of the City of Reynoldsburg
- c. An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2023 Juneteenth Event
- d. An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2023 Pride Event

17. OTHER COUNCIL MATTERS

18. UPCOMING MEETINGS

- a. June 14, 2024 Flag Day
June 19, 2024 City Offices Closed Juneteenth Celebration
June 20, 2024 Planning & Zoning Board
June 24, 2024 Council
July 4, 2024 City Offices Closed July 4th Celebration
July 8, 2024 Council
July 18, 2024 Planning & Zoning Board
July 22, 2024 Council

19. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
May 28, 2024**

CALL TO ORDER

INVOCATION - Pastor Renee Russell of City Church of Reynoldsburg

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESNET: Councilmember Hill, Councilmember Cotner, Councilmember,
Councilmember Baker, Councilmember Johnson, Councilmember
Pyakurel, Council President Pro Temp Strickland

ABSENT: President Lawson-Rowe, Councilmember Salvati

APPROVAL OF AGENDA

The May 28, 2024 agenda was approved as submitted.

APPROVAL OF MINUTES - There are no minutes for approval.

COMMUNITY COMMENTS

Clerk Prasher read the following comment into the record.

Patty McClain Evans

I am writing to Council to ask about the lack of community recycling in the City. Being seniors here at Reynoldsburg Mobile and living on a limited income, we can't afford the blue recycling bins, and they won't come into our park for just a few on the streets. I have to drive to East Refugee Road or Pickerington in Violet Twp. Isn't Reynoldsburg big enough to have its own recycling center?

Thank you for your help!

Mayor Begeny

Mayor Begeny shared that the next City event is the Artists and Makers Mart on June

1st from 10am to 4pm at the Livingston House, which is an open-air market of locally created fine art and premium hand-crafted goods, live music, and food.

Then, the next event is the former Thursday Farmer's Market, which is now called Market OFF Main on June 4th. This market offers a mix of local produce, baked goods, specialty foods, handmade items, and health and beauty products. There will also be live music and food vendors.

The Mayor also thanked members of Council, who attended the Memorial Day event on Monday. It was a beautiful day to recognize those individuals who served our country and lost their lives.

PUBLIC HEARING

An Ordinance Adopting the Tax Budget for the City of Reynoldsburg, Ohio for the Fiscal Year Beginning 2025, and Declaring an Emergency

President Pro Temp Strickland explained that this Ordinance was a Public Hearing to hear comments on An Ordinance Adopting the Tax Budget for the City of Reynoldsburg, Ohio for the Fiscal Year Beginning 2025, and Declaring an Emergency.

As no one appeared to speak, President Pro Temp Strickland closed the Public Hearing.

PROCLAMATIONS

A Proclamation to Recognize May as ALS Awareness Month

Councilmember Hill read the proclamation into the record.

Councilmember Baker moved to approve the proclamation. Second by Councilmember Hill. Motion carried.

REPORTS

Clerk of Court Report

Clerk of Court Report for April 2024

The Clerk of Court submitted monies collected from the courts held in April 2024 in the amount of \$35,049.00.

Liquor Permits

Liquor Permit La Cucina Di Stefania LLC

Deputy Chief Grizzell reported that Scali's was changing their name to La Cucina de Stefania, so they were requesting to transfer the permit to the new business.

Stephanie and Raymond Musselman would each hold 50% ownership. The statutory agenda would be Jeffrey Musselman. The permits were for a class D1, D2, and D3 category, which allowed for sales of beer, wine, and mixed beverages for on-premises consumption or carry out in sealed containers, and consumption of spirituous liquor on premises until 1am. RPD did not recommend requesting a hearing on this transfer.

Liquor Permit for 786 Livingston LLC

Deputy Chief Grizzell reported that this application was for a liquor permit transfer for Sunoco at 6101 East Livingston Avenue. The transfer was from Captain Abe Inc. (DBA Sunoco). Yousaf Chadhary has applied as 100% owner for C1 and C2 class permits. These permits allowed for carry out of only beer and sales of wine and pre-packaged, low-proof, mixed beverages until 1am. The Ohio Department of Liquor Control did advise that there was a current tax violation that would stop the new permit from being transferred and issued. However, there are no grounds for a municipal objection. RPD did not recommend requesting a hearing.

West Licking Fire District Report

Councilmember Baker stated that West Licking Fire District changed the format to submit their statistical data. This new information was included in Council's packet.

He also advised that he attended the grand opening of the new station on Taylor Road. The facility was very modern and would be a great asset to the community.

Development, Parks & Recreation Committee

An Ordinance to Approve the Final Plat for the M/I Home Development at Spring Hill Farm Phases 6A & 6B

Director Meyer explained that this result from M/I Homes for Phases 6A and 6B of their Spring Hill Farm housing development was the same as previously requested plat approvals. M/I advised that they were happy with the progress of the development and thanked Council for their previous support.

Councilmember Cotner moved to forward this Ordinance to Council for a First Reading. Second by Councilmember Hill. Motion carried.

Public Safety, Law & Courts Committee

An Ordinance Appropriating Funds from the Unappropriated General Fund to the Police Department for Donated Monies

Deputy Chief Grizzell stated that the Department received a generous donation of \$250 from Park National Bank. The funds need to be transferred from the General Fund and to the police department supply fund.

Councilmember Pyakurel moved to forward this Ordinance to Council for a First Reading. Second by Councilmember Hill. Motion carried.

An Ordinance Authorizing the Auditor to Appropriate Funds to Various Accounts for the Police Department, and Declaring an Emergency

Deputy Chief Grizzell stated that this Ordinance was a renewal request for the ARPA funds approved in 2023 for a Reynoldsburg Police Employee Retention program. The Department filed for a grant and received funds in 2023 and 2024 for this program.

Councilmember Pyakurel moved to forward this Ordinance to Council for a First Reading. Second by Councilmember Hill. Motion carried.

Public Service & Transportation Committee

An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency

Chair Strickland explained that this item has been returned to Committee to amend the funding source for this contract from the CIP Fund to the General Fund.

Mayor Begeny explained that the Auditor advised that funding for this project would need to come from the General Fund instead of the Capital Improvement Fund.

Chair Strickland moved to amend the Ordinance to change the funding source from the Capital Improvement Fund (410) to the General Fund (110). Second by Councilmember Johnson. Motion carried. The Ordinance was amended.

Chair Strickland moved to forward this Ordinance to Council for a Second Reading and emergency approval as amended. Second by Councilmember Johnson. Motion carried.

Finance & Administration Committee

An Ordinance Authorizing a Change in Appropriations for Various City JEDD Agreements, and Declaring an Emergency

Auditor Cicak explained that the City established revenue amounts for each of the City's five JEDDS. Occasionally, those funds needed to be adjusted depending on actual revenues received. This Ordinance would reduce revenue estimates for two of the JEDDS and increase revenue estimates for two other JEDDS.

Councilmember Baker moved to forward this Ordinance to Council for a First Reading. Second by Councilmember Pyakurel. Motion carried.

A Resolution Authorizing the Mayor to Enter Into a Debt Collection Agreement with the Ohio Attorney General's Office for the Collection of Delinquent Debt

Attorney Shook explained that this agreement with the Ohio Attorney General's office was brought to the City by our Tax Manager Lori Gischel. It is an agreement with the Attorney General that would allow the City to use their services for the purposes of various forms of debt collection that include unpaid taxes, unpaid fees, permit fees, and things of that nature. In addition, property damage caused to the City sustained from accidents by vehicles could also be collected. The only cost, which is not attributed to the City, would be borne by the debtors themselves. The

AG's office could charge up to 10% for collection fees based on this agreement with the debtor. We have done a lot of research in terms of looking at the positives and negatives associated with this agreement.

Tax Manager Gischel reported that she researched two other cities currently using the program. They have been using the AG's service for a couple of years. The village of Asheville in 2022 received just over \$87,000 from this program. Attorney Shook mentioned we could utilize this program for other categories of eligible debt. With the tax piece of the program, there are really two different groups that were looking at - one group is accounts that we have already received a judgment for through either Franklin, Licking or Fairfield Counties. Most of those accounts are already with a third party collection agency. At this time, we know we have 397 accounts with that collection agency. We don't know the total dollar amount, because some of those are in a payment plan situation. However, if we use that number of accounts, even using a low amount for that group, the total liability could be just under \$14,000. We should be able to successfully claim the liability due to us for 75 accounts, amounting to roughly \$130,000. The second group that we're looking at has not been taken through Small Claims or Civil Court. Using preliminary numbers, there are 265 accounts with a liability of just under \$105,000. Those are the cases we would like to use as test cases to start.

President Pro Temp Strickland asked how long the program had been in existence and where these funds would be deposited when received. Tax Manager Gischel responded that the program has been operational for 12 and 1/2 years. This year alone, local government collections were up 5 million dollars. Any funds received would be deposited into the General Fund, then distributed accordingly to the Charter.

Councilmember Pyakurel asked for a total overall revenue that could be collected through this program. Tax Manager Gischel stated did not have a total overall dollar amount. The City is just looking at these particular situations. For those that have a small tax balance with penalty and interest only that was right around \$100,000. The City has other accounts are currently not valued. RITA is currently working some accounts. We would like to allow RITA the opportunity to continue to exhaust that program first. This program would be an additional tool. RITA collection program includes filing civil suits followed by a third party collector post judgment. The City does not have a value amount on those as of yet. That is going to take more of a manual effort for that third party to sort those back out and tell the City which accounts are currently not active with either liens or garnishments.

Councilmember Hill asked how this program would be different from the current debt collection process. Attorney Shook explained that currently the City used

RITA, at least in terms of unpaid taxes. Rita does use a law firm that will file legal actions against the taxpayers, who have not filed or have not paid their tax obligation. However, RITA is sort of hamstrung in a way that the AG's office is not. RITA collects deb through typical routes, which are wage garnishments and bank attachments. The AG's office has the ability to attach other forms of income such as federal tax refunds.

Councilmember Baker asked if the issue mentioned about the 10% fee could be reexplained. Tax Manager Gischel stated that the Ohio Attorney General will get 10% of the collected amount. If the tax liabilities is \$100, then the bill the taxpayer would receive is \$110. The City would recover the full liability of \$100 and the fee is borne by the taxpayer.

Councilmember Baker moved to forward this Resolution to Council for approval. Second by Councilmember Pyakurel. Motion carried.

RESOLUTIONS - CONSENT AGENDA

RESULT:	6 - 0 (UNANIMOUS)
MOVER:	Councilmember Baker
SECONDER:	Councilmember Johnson
AYES:	Cotner, Baker, Johnson, Strickland, Pyakurel, Hill

A Resolution Authorizing the Mayor to Enter Into a Debt Collection Agreement with the Ohio Attorney General's Office for the Collection of Delinquent Debt

CONSENT AGENDA FOR EMERGENCY ADOPTION

RESULT:	6 - 0 (UNANIMOUS)
MOVER:	Councilmember Baker
SECONDER:	Councilmember Johnson
AYES:	Cotner, Baker, Johnson, Strickland, Pyakurel, Hill

An Ordinance Approving and Authorizing the Execution and Delivery of a Joint Economic Development District Contract by and between Harrison Township and the City of Reynoldsburg, Ohio, and Declaring an Emergency

An Ordinance Granting American Electric Power (AEP) an Utility Easement (0.00207) acres), and Declaring an Emergency

An Ordinance to Amend Chapter 160, Section 160.02 Authorized Positions, Personnel, Classifications and Pay Grades (a) Administration and (g) Service Department for the City of Reynoldsburg, Ohio, and Declaring an Emergency

An Ordinance Authorizing an Appropriation from the General Fund for the New GIS Position, and Declaring an Emergency

An Ordinance Authorizing the Mayor to Enter into a Contract with CivicPlus for CivicPlus Pay Software, Appropriating Funds Therefor, and Declaring an Emergency

An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency

CONSENT AGENDA FOR FIRST READING

These Ordinances stand for a First Reading.

An Ordinance to Approve the Final Plat for the M/I Home Development at

Spring Hill Farm Phases 6A & 6B

An Ordinance Appropriating Funds from the Unappropriated General Fund to the Police Department for Donated Monies

An Ordinance Authorizing the Auditor to Appropriate Funds to Various Accounts for the Police Department, and Declaring an Emergency

An Ordinance Authorizing a Change in Appropriations for Various City JEDD Agreements, and Declaring an Emergency

CONSENT AGENDA FOR SECOND READING

These Ordinances stand for a Second Reading.

An Ordinance to Amend Section 333.02 Reckless Operation of the Codified Ordinances of the City of Reynoldsburg

An Ordinance to Amend Chapter 1335 Flood Damage Prevention of the Codified Ordinances of the City of Reynoldsburg

An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2023 Juneteenth Event

An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2023 Pride Event

An Ordinance Adopting the Tax Budget for the City of Reynoldsburg, Ohio for the Fiscal Year Beginning 2025, and Declaring an Emergency

CONSENT AGENDA FOR THIRD READING AND APPROVAL

RESULT:	6 - 0 (UNANIMOUS)
MOVER:	Councilmember Baker
SECONDER:	Councilmember Johnson
AYES:	Cotner, Baker, Johnson, Strickland, Pyakurel, Hill

An Ordinance to Amend Ordinance No. 102-18, as Amended by Ordinance No. 174-2021 and Ordinance No. 124-2023, to Authorize the Use of Service Payments for Public Improvements in Support of Urban Redevelopment

An Ordinance to Amend Ordinance No. 137-98, as Amended by Ordinance No. 123-2023, to Authorize the Use of Service Payments for Public Improvements in Support of Urban Redevelopment

An Ordinance to Amend Chapter 351, Sections 351.01 Police Removal of Vehicles and 351.02 Prohibited Standing or Parking Places of the Codified Ordinances of the City of Reynoldsburg

OTHER COUNCIL MATTERS

Councilmember Baker wanted to express his appreciation for the men and women who have serviced in the United States Armed Services that lost their lives for our country.

Memorial Day is a time to remember those lost and be grateful for their service. He also congratulated the graduating seniors and hoped the teachers enjoyed their summer. He also thanked RPD, doctors, nurses, and retail workers for all of their hard work.

UPCOMING MEETINGS

June 6, 2024 Planning & Zoning Board
June 10, 2024 City Council
June 14, 2024 Flag Day
June 19, 2024 Juneteenth
June 20, 2024 Planning & Zoning Board

June 24, 2025 City Council

ADJOURNMENT

As there was no further business, Council President Pro Temp Strickland adjourned the meeting.

Meredith Lawson-Rowe, President of
Council

Mollie Prasher, Clerk of Council



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: Appeal Hearing of Planning & Zoning March 21, 2024 Decision for Application
#2024-0116 - 7372 East Main Street

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

Mr. Dino Herbert has appealed the Planning & Zoning Board decision of March 21, 2024, of application 2024-0116 for 7372 East Main Street. He is requesting that Council review this decision.



HERBERT ARCHITECTURAL CONSULTING

PO Box 2031
Columbus, Ohio 43216-2240
Phone: 614-585-9229
Email: dino@herbertArchitecture.com

April 18, 2024

Ms. Mollie Prasher
Clerk of Council
Reynoldsburg City Council
7232 East Main Street
Reynoldsburg, Ohio 43068

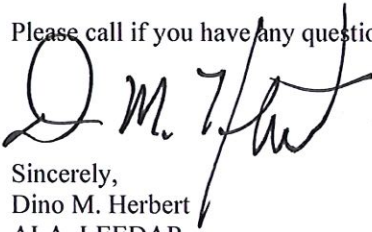
Re: NOTICE OF APPEAL

App#2024-0116 – 7372 East Main Street, Reynoldsburg, OH 43068 (parcel #060-000055)
Owner: Vets M-Tec, LLC (Sheryl Marrero)

Ms. Prasher:

The applicant, Vets M-Tec, LLC (Sheryl Marrero), hereby provides notice of its appeal of the Reynoldsburg Planning and Zoning Board's decision on March 21, 2024, denying its application for 11 variances to the Reynoldsburg Zoning Code.

Please call if you have any questions.



Sincerely,
Dino M. Herbert
ALA, LEEDAP

Cc: Sheryl Marrero – Vets M-Tec, LLC
Robert Wood, Esq. - Wood Law Limited

“Here 2 Help : Conception 2 Completion”

March 5, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Dino Herbert; 7372 E. Main Street: Variance Application

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. The subject site is located at 7372 E. Main Street, with access off of an ally-way. The 0.1 acres is currently vacant, however it was previously being used as an office. The previous building on site has since been torn down. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District.
- b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the west, east and south of the site, with a beauty salon to the west, a bridal retail store to the east and real estate and law office to the south of the subject site. The French Run River is to the north of the site, with ORD-N, Olde Reynoldsburg Neighborhood District zoning and a multi-unit building across from the river.
- c. The applicant is requesting eleven variances:
 - i. To reduce the required side setback from 5 feet to 6 inches. Section 1103.11.C.Building Placement. Setback
 - ii. To reduce the required rear yard setback from 30 feet to 5 feet. Section 1103.11.C.Building Placement. Setback
 - iii. To reduce the required lot width of 40 feet to 30.52 feet. Section 1103.11.C.Builidng Placement. Building Form
 - iv. To reduce the required lot frontage from 40 feet to 20 feet. Section 1103.11.C.Building Placement. Building Form
 - v. To reduce the required number of 9 parking spaces to 3 parking spaces. Section 1105.01.E.i
 - vi. To not require a public right-of-way access onto the lot, but to all access via established path. Section 1105.01.G.iv
 - vii. To not require vehicles leaving the premises to be traveling in a forward motion, but to allow them to leave in reverse. Section 1105.01.G.iv
 - viii. To not require 1 designated ADA parking space, but to allow 1 unmarked 12' space. Section 1105.01.G.v
 - ix. To not require 1 loading space on the site. Section 1105.01.G.vii
 - x. To not require interior lot landscaping for the residential land use. Section 1105.07.H.i.1
 - xi. To not require interior lot landscaping for the commercial land use. Section 1107.H.i.2

- d. The applicant has submitted a preliminary site plan showing the proposed layout of the building, parking and elevations of the building. The applicant has also provided a proposed floor plan, along with additional information such as images of the site currently.
 - e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg District be a “blend of historic buildings, walkable retail and restaurants, small offices and government buildings”. It recommends sidewalk café seating, ground floor retail with large windows and a pedestrian feel with sidewalks. The Comprehensive Plan also recommends a true mixed-use approach for this area with retail, office and residential.
2. Project Review
- a. The applicant is seeking 11 variances to permit a 2,000 square foot building that has 1,000 square feet of office space with two units located above the office space with external access. The applicant is also proposing a possible outdoor seating area, 3-shared parking spaces and 2 bike parking spaces on the site. This development is intended to be an infill development located in the Olde Reynoldsburg Commercial District, which prioritizes mixed-use developments that promote walkability in the downtown area.
 - b. The following variance factors are considered below:
 - i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 - 1. Granting the variances would not be detrimental to the public welfare. The layout of the building and the intended land uses would strengthen the mixed-use pedestrian-oriented nature of the existing historic district.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 - 1. The applicant identifies the land uses as two-family dwelling, a corporate office or possibly retail, as the intended land uses. All three land uses are permitted land uses within the ORD-C, Olde Reynoldsburg Commercial District.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 - 1. The parcel on which the applicant intends to place the development is unique in that it does not have direct access to E. Main Street, and is a very narrow lot, at 30.52 feet wide. Almost all parcels located along with area, that abut the French River have frontage

along E. Main Street. This parcel is also unique in that it would be the only parcel with enough land, to propose some type of development on it, which would not be located along E. Main Street, but also in the floodway/floodplain. Without the requested variances this property would not be able to use the site for any development, which would deprive the property owner of the reasonable use of land.

- iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 - 1. The hardship is created due to the unique shape, size and location of the parcel. This parcel was created in 1904, and existed prior to the City's 2020 zoning code change. With the strict limitations of the code, this parcel would not be able to be developed. The applicant would suffer a direct hardship as a result of the Zoning Code.
- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 - 1. The applicant states that they are requesting the minimum variances, which it appears to be accurate.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 - 1. Granting the variance would not impair the surrounding properties in any manner. This parcel is located in the downtown area, where buildings are intended to be located closely together to help provided a more walkable environment for residents to enjoy. The public safety would not be affected if the requested variances were granted.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 - 1. Granting the variance would allow this property owner to use their property. The parcel itself is non-conforming and developing this parcel would not be possible without granting these variances.
- viii. No non-conforming use of neighboring land or structures in the same district and no permitted or non-conforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - 1. The surrounding non-conforming land uses and parcels are not the rationale used to request the variances. The requested variances

are being asked in an attempt to develop the parcel.

- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 1. The variance request does not appear to be a matter of convenience, since the layout of the proposed land uses and site, is limited by the small width, location, access and floodplain/floodway on the subject site. Staff has met with the applicant multiple times regarding this parcel, to help ensure that the requested variances are due to the limitations of the parcel and its location, not a matter of convenience.
3. The applicant clearly states in their letter of hardship, why certain zoning standards can not be met. The applicant is trying to meet the intent of the Olde Reynoldsburg design standards, intended land use and overall downtown feel on a parcel that has multiple limitations. Some of the limitations mentioned above are the floodway/floodplain present on the parcel, the fact that the parcel was split in 1904, that the 2020 Zoning Code development standards in place for district would not allow the applicant to meet required lot width, building width, plantings, setbacks as the parcel currently is. Finally that in trying to meet the development standards, the parcel would not actually be able to be developed without granting the variances. Based on these reasons, staff recommends approval of all 11 variances requested.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: March 14, 2024

To: Ms. Phoenix Buathier, Planning & Zoning Administrator - City of Reynoldsburg

From: Scott Shaffer, PE

Subject: Staff Report for: 7372 East Main Street

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director;
Eric Meyer, Director of Development; Ryan Andrews, City Engineer

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review as part of variance requests of the private development plan for the project located at 7372 East Main Street. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. The site plan is proposing a mixed-use building which will house office or flex use on the ground floor and two (2) studio living spaces on the second floor.
2. Access to the building is provided by the existing private alley which runs along French Run, located at the rear of the property. There is no access directly to East Main Street.
3. An existing barn/garage structure will be removed to provide space for parking spaces. The site is proposing 3 dedicated parking spaces at the rear of the property. As labeled, one space will be designated for use by the ground floor and one parking space each designated for the studio living spaces on the second floor.
 - a. City Code requires a minimum of 9 parking spaces based on the uses, but only 3 dedicated spaces are provided. Given the limitations of available space, this appears to be the best solution available.
 - b. The site plan shows the ground floor parking space to be 12-feet wide and should be considered the ADA space, but is not labeled/stripped/signed as such. The minimum dimension for ADA spaces is typically an 8-foot space with a 5-foot loading zone.
4. A concrete walk/plaza is shown on three sides of the building to provide walkable space from the parking area to each of the three sides. There is not a direct pedestrian connection to East Main Street based on the parcel and surrounding parcels' configuration.
5. Pavement composition shall meet the requirements as shown in the City's standard drawings.
6. Per the comment response provided, we understand the fire department has reviewed and does not have concerns with the proposed development.
7. Based on the proposed uses and size, a traffic study is not required for the project.

UTILITIES

8. As there was an existing building in this location, it is assumed that the site is already served with water and sanitary sewer and will re-use those services in place. City GIS does not show this information.

STORMWATER

9. An existing catch basin is located near the north east edge of the driveway/parking area. This catch basin is to remain in place to collect localized stormwater. It can be adjusted to grade as necessary.
10. The project site previously had almost entirely all impervious area (pavement or roof). The proposed site plan appears to be similar. With minimal to no change in impervious area, stormwater quantity treatment will not be necessary.
11. As the project construction will disturb less than one acre, and per #8 above, no stormwater quality treatment will be necessary.

DETAILS / SPECIFICATIONS

12. Where applicable, refer to Reynoldsburg Standard Construction Drawings on PGU plans.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7372 East Main Street	Parcel ID#(s): 060-000055-00
--	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Vets M-Tec, LLC 060-000055-00 Sheryl Marrero	
Contact Email: smarrero@savkon.com	Contact Phone Number: 614-372-5069

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

III. APPLICANT INFORMATION

Applicant Name: Dino Herbert	Applicant Address: 850 Twin Rivers Drive #2031 Columbus, OH 43216
Applicant Phone Number: 614-585-9229	Applicant Email: Dino@HerbertArchitecture.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)
☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

The proposed building is a 2-story wood framed building with office or small retail on the 1st floor and a two studio apartments on the 2nd floor. The 2nd floor is accessed via an exterior stairway.

The zoning variances being sought are indicated on the attached sheet.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: _____ Date: _____

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Additional Approval Required</u>	<u>PZB Meeting</u>
	Zoning District: _____ ☐ Olde Reynoldsburg District ☐ Other: _____	☐ Major/Minor Site Plan	Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Administrator: _____ Date: _____			

Reynoldsburg

Department of Development
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

*All Applications are submitted in person,
through mail or to the Building
Department by email at
permit@reynoldsburg.gov.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

*Please know that an application will not be
processed until payment has been received.

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7372 East Main Street	Parcel ID#(s): 060-000055-00
--	---------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Vets M-Tec, LLC 060-000055-00	
Contact Email: smarrero@savkon.com	Contact Phone Number: 614-372-5069

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use:	

III. APPLICANT INFORMATION

Applicant Name: Dino Herbert	Applicant Address: 850 Twin Rivers Drive #2031 Columbus, OH 43216
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PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

The proposed building is a 2-story wood framed building with office or small retail on the 1st floor and a two studio

apartments on the 2nd floor. The 2nd floor is accessed via an exterior stairway.

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Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: [Signature] Date: 2-12-24

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information Additional Approval Required

Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____ Date: _____

Exhibit "A"
Legal Description
For File: 52164308

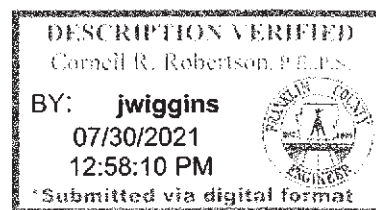
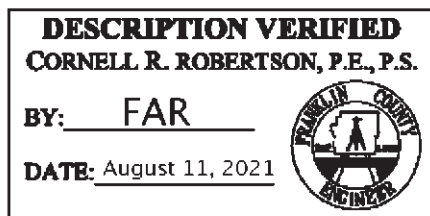
Situated in the County of Franklin in the State of Ohio, and in the City of Reynoldsburg and bounded and described as follows:

Being the east half of Lot No: Eleven (11) in the said City of Reynoldsburg, Ohio, as the same is numbered and delineated on the recorded plat of said City of Reynoldsburg, in the Recorder's Office, Franklin County, Ohio, and being the same premises conveyed to Charles Harmon by Administrator's Deed by Jacob Pickering, Administrator of Edward Dickenson, deceased, and dated November 14, 1982, excepting therefrom a part of said east half of Lot Number Eleven (11) conveyed by James D. Kenney and wife to the Reynoldsburg Bank Company by deed dated June 17, 1904, being more particularly described as follows:

Beginning at the southeast corner of said Lot No. Eleven (11) thence north along the east line of said Lot No. Eleven (11) a distance of fifty (50) feet; thence west parallel with the north line of Main Street in said City of Reynoldsburg a distance of thirty (30) feet, thence south parallel with the east line of said Lot No. Eleven (11) 50 feet to the south line of said Lot No. Eleven (11), thence east along the north line of Main Street in said city, a distance of thirty (30) feet to the place of beginning.

Parcel No: 060-000055-00
Known As: 7372 E Main St, Reynoldsburg, OH 43068

ALL OF
(060)
000055



Zoning variance application – 7372 East Main Street, Reynoldsburg, OH 43068

In regard to the variance above, the following intends to address the standards noted in 1109.11 (D) of the Reynoldsburg Zoning Code. Due to this building not having Main Street frontage, the Planning and Zoning Administrator has determined the building front is north.

Variance(s) to Sections(s):	Required	Provided
1103.11(C) Building Placement		
Setback		
Side yard setback	5'-0"	0'-6"
Rear yard setback	30'-0"	5'-0"
Building Form		
Lot width	40'-0" min	30.52' existing
Lot frontage	40'-0" min	20'-0"
1105.01 Off-Street Parking and Loading		
1105.01(E), Required Parking Spaces		
Table 1105.01A	Retail 1/200 sf = 5 Residential 2/unit = 4 Total required = 9	Total provided = 3
1105.01 G, Parking and Loading Design Standards		
iv. Access	Public ROW ingress	Access via established path
iv. Access	Enter/ leave in forward	Leave in reverse
v. ADA parking	1	1- unmarked 12'-0" space
vii. Loading spaces required	1	Building will not customarily receive/distribute material or services by motor vehicles)
1105.07 H, Interior Lot Landscaping		
i.1. Residential	2" total trunk diameter	None provided
i.2. Commercial	2" total trunk diameter	None provided

- i. *The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.*

The proposed design is consistent with the primary intent of the Olde Reynoldsburg Commercial District (ORD-C), which is to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. The plaza/ walkway on the west side of the building will have sidewalk seating and large ground-floor windows have been provided. Furthermore, a residential component has been added in order to help bolster and support the vibrancy of the downtown.

- ii. *The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.*

The ORD-C district allows the proposed uses: two-family dwelling, corporate office or small format retail.

- iii. *There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures, and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.*

The existing parcel is narrow and, though having an East Main Street address, it does not have direct access to East Main. This parcel is unique in this city block and in most of the Olde Reynoldsburg Commercial District

- iv. *There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.*

The practical difficulty is a function of the parcel itself and was not created by the Owner. The hardship was created when the parcel was split in 1904.

- v. *The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.*

The variances being sought are the minimum required in order for the Owner to use this parcel in any productive manner.

- vi. *The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.*

The adjacent existing building at 7374 East Main is a two-story building with windows on all sides. This variance will not substantially increase public street congestion. The exterior walls will have a fire rating in compliance with the Ohio Building Code and will therefore not increase the danger of fire more than previously. The safety of the public will not be endangered. This building will not diminish or impair the property values of the adjacent area. Adding this building to the existing urban fabric of this area will enhance the vibrancy of the district.

- vii. *The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.*

Given the circumstance of this parcel, this request is not an unusual one and will not provide a special privilege to this particular land owner.

- viii. *No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.*

Nonconforming neighboring land is not the rationale for this zoning variance. This variance request is based solely on the proposed building in an attempt to utilize this parcel in a productive manner and to assist the Owner in becoming an active participant in the continued improvement of the district.

- ix. *The variance is not a matter of convenience when other remedies are available within the provisions of this Code.*

Many design considerations were explored for this proposed building design in order to comply with the Reynoldsburg Zoning Code in all respects as far as physically possible. These variances are being sought as a matter of necessity and not a matter of convenience.

SECTION 1103.11 OLDE REYNOLDSBURG COMMERCIAL DISTRICT (ORD-C)

ALLOWED BUILDING TYPES
Small Flex Retail Building

A. INTENT
Mixed-use building - 1st floor office space with sidewalk cafe area,
large ground-floor windows with residential development on 2nd floor

B. BUILDING TYPE
Small Flex Retail Building

C. BUILDING PLACEMENT
Commercial District (Not E Main St Fronting)

	REQUIRED	PROVIDED
Build-To-Zone		
Front	NA	
Side Street	NA	
Setback		
Front	5'-0" min	45'-0"
Side Street, corner lot	10'-0" min	NA
Side	5'-0" min	0.5'
Rear	30'-0" min.	5'-0"
Lot Coverage	70%	20% (1000 sf/ 5046 sf)
Building Form		
Primary Street built to BTZ	NA	
Side Street, Corner Lot built to BTZ	NA	
Lot Width	40' min	30.52'
Lot Depth	NA	
Lot Frontage	40' min	20'-0"

Notes
All floors must have a primary ground-floor entrance facing the primary or side street.

D. BUILDING FORM		
1. Encroachment into setback		
Front	10'-0" max	1'-6"
Side Street	8'-0" max	NA
Rear	0'	Balcony allowed

2. Height		
Building maximum	2-1/2 stories	2 stories
	30'-0"	30'-0" max
Ancillary Building maximum	2 stories	NA
	24'-0"	
First floor ceiling height	9'-0"	9'-0"
Upper floor ceiling height	8'-0"	8'-0"

E. Parking Placement		
Distance from property line		
Front setback	20'-0" min	60'-0" +
Side setback	0'-0"	0'-0"
Side Street setback	5'-0"	NA
Rear setback	5'-0"	40'-0" +

Parking Drive Width 15' Or as required by Fire Department

Parking may be provided off-site within 1,300' or as shared parking.

Bicycle parking (1 per 1000 sf)	2	2
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F. Frontage Types
See this Chapter 1103.31 (Frontage Type Standards) for detailed standards for each frontage type.

Shopfront	Allowed 1103.31 (A)
Patio	Allowed 1103.31 (B)

SECTION 1105.01 OFF-STREET PARKING AND LOADING

E. Required Parking and Loading Spaces.
I. Required Parking Spaces. Except as otherwise provided herein, the number of off-street parking spaces provided for a use shall not be less than set forth in the table identified as Table 1105.01A: Required Parking Spaces

III. Calculation for Certain Uses. For uses for which required parking is based on number of dwelling units, floor area, seats, or beds, the number of required parking spaces shall be determined from drawings provided by the applicant and may be further confirmed by measurement of the actual built floor area. When calculation of required parking results in a fraction, then the fraction shall be rounded to the next higher whole number.

IV. Calculation for Mixed-Uses. For properties having mixed or multiple uses, the number of required parking spaces shall be the sum of those required for the various uses computed separately, except as otherwise provided.

F. Minimum Off-Street Parking Space Requirement Reductions.
I. The minimum number of off-street parking spaces required by Table 1105.01A may be reduced for a land use or land uses upon approval of an application demonstrating one or more of the off-street parking space reduction conditions set forth under Sections (F)(II), F(v), F(vi), or F(vii) below; provided however, under no circumstances shall the cumulative reduction of minimum parking spaces exceed 30% of the minimum number of off-street parking spaces required for a land use.

vi. Transit Proximity. The required minimum number of off-street parking spaces for a land use or land uses may be reduced by up to 10% if more than 50% of the subject property is located within 1,200 feet of any public transit stop. If an existing transit stop is subsequently eliminated, any previously permitted parking reduction shall remain valid, provided that an active transit route remains within 1,200 feet of the development.

G. Parking and Loading Design Standards
I. Location. A parking space required for a dwelling unit shall be provided on the same lot as the dwelling unit. The standard size for a parking space installed in accordance with these provisions shall be 9' X 18'. A parking space required for a use other than a dwelling unit shall be located on the same lot as the use, except that some or all of such required spaces may be located on another lot within three hundred feet (300') of the use if authorized in the approval of the site plan.

Parking or loading facilities shall not be permitted on the right-of-way of any publicly dedicated thoroughfare, except as provided by a public authority.

II. Setbacks. Off-street parking and loading facilities, with the exception of driveways leading from the public right-of-way to aisles or spaces, shall be located as follows:
4. In any commercial district, parking shall not be located in the area between the frontage and the front setback. The area between the frontage and the front setback shall be improved as a grass and or planting area. Ingress and/or egress through this planting area shall be restricted to a driveway or driveways not to exceed thirty feet (30') in width. Under no circumstances will service roads and or driveways parallel to the right of way be permitted. the grass and/or planting area and driveways are to be made a part of the plot- grade-utility plan and are to be approved by the Service Director and City Engineer.

IV. Access. Adequate ingress and egress from the public right-of-way and within the lot shall be provided for all parking and loading spaces. Access for all parking and loading facilities (except those required for Attached Single-Family, Detached Single-Family and Two-Family dwellings) shall be designed to permit any vehicle entering or leaving the premises to be traveling in a forward motion. Driveways shall be located to minimize conflict with vehicular and pedestrian traffic in the public right-of-way. Driveways and service roads shall not be located parallel to the right-of-way. Driveways for non-residential uses shall not exceed thirty feet (30') in width at the right-of-way line nor more than thirty feet (30') at the curb cut line of the street unless otherwise approved by the individual or administrative body reviewing the site plan for the subject property.

v. ADA Requirements. All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces are specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal Americans with Disabilities Act (ADA). The following standards apply:
1. The closest parking spaces to the main entrance shall be devoted to the required accessible parking spaces; and
2. At least one accessible parking space shall be 12 feet (12') wide to accommodate an accessible van or paratransit.

vi. Minimum Aisle Width. Minimum aisle width to access parking spaces shall be as follows:
I. Minimum Aisle Width (feet)

ANGLE OF PARKING	ONE-WAY	TWO-WAY
Parallel	13 ft.	20 ft.
Up to 50 degrees	13 ft.	22 ft.
50 up to 80 degrees	17 ft.	22 ft.
80 degrees or more	N/A	22 ft.

vii. Loading Spaces
I. Every building or lot used for non-residential purposes which customarily receives or distributes materials or services by motor vehicles shall provide sufficient space for all loading and service purposes. A loading space shall be provided as an area exclusive of required parking spaces, driveways, and aisles. Access to loading spaces shall be designed to prevent interference with the public right-of-way.
2. At least one (1) loading space shall be provided for every building having a floor area of up to ten thousand (10,000) square feet and one (1) additional loading space shall be provided for each additional ten thousand (10,000) square feet, or major fraction thereof.
3. Each loading space shall have minimum dimensions of twelve feet (12') in width, fifteen feet (15') in height and forty-five feet (45') in length for tandem trailers, or thirty feet (30') feet in length for two-axle trucks.

ix. Lighting. Lighting may be installed and arranged as to direct the light away from adjoining properties and public rights-of-way.
H. Maintenance of Parking Lots Required. All paved areas shall be maintained free of holes, litter, trash, and other debris. Within thirty (30) days of the date on which a non-residential use of a lot is terminated, the owner shall install a barricade at all points of vehicular access in a manner approved by the Zoning Administrator.
I. Reserved Parking Lot. In conjunction with the site plan and design review, the applicable reviewing individual or administrative body may approve, upon request of the applicant and review of the site plan, construction of fewer parking spaces than required by Table 1105.01A for a proposed use and site development. In making such determination, the reviewing individual or administrative body shall nevertheless require that the additional area needed to accommodate the required number of parking spaces be reserved as landscaped open areas on the lot. The layout and design of the parking spaces, aisles, and drives of such reserved parking lot shall be indicated on the approved site plan and shall comply with provisions of this Zoning Code.

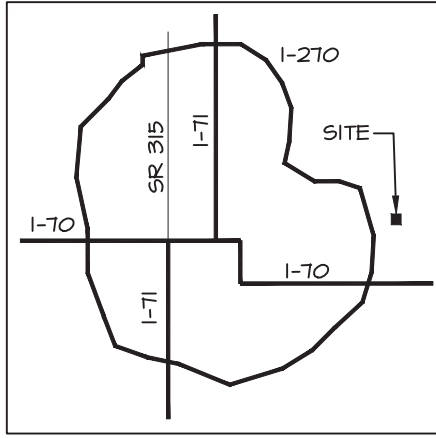
TABLE 1105.01A - REQUIRED PARKING SPACES

USE	OFF-STREET PARKING SPACES REQUIRED
Retail - Small Format	1 for each 200 s.f. of floor area 1000/200 = 5 required
Dwelling - Two-family	1 enclosed space and 1 unenclosed space per dwelling 2 units * 2 = 4 required

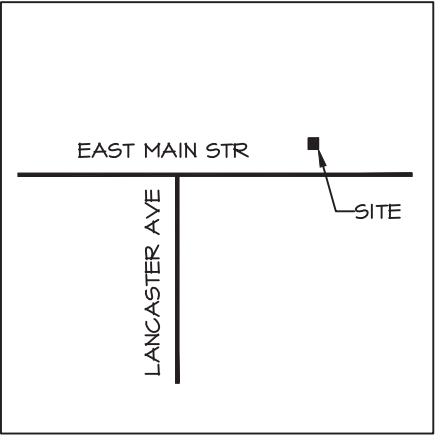
Parking spaces provided: 3

PROPOSED MIXED-USE BUILDING

7372 EAST MAIN STREET
REYNOLDSBURG, OHIO



VICINITY MAP



LOCATION MAP

VARIANCES SOUGHT

Code Section	REQUIRED	PROVIDED
1103.11 (C) Side yard setback	5'-0"	0'-6"
Rear yard setback	30'-0"	5'-0"
Lot width	40' min	30.52'
Lot frontage	40' min	20'-0"

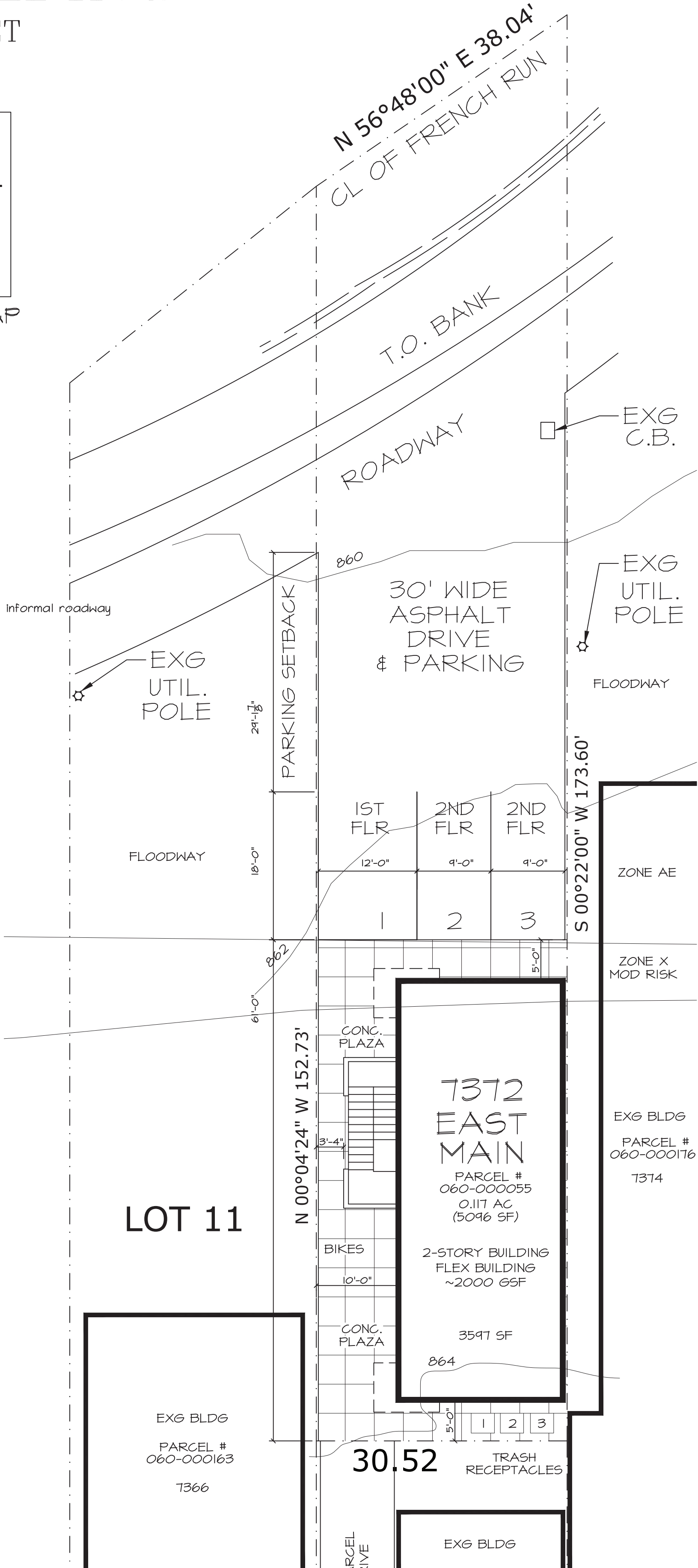
Table 1105.01A Required parking spaces	Retail 1/200 sf = 5 Two-Family 2/unit = 4 Total 9	1 2 3
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1105.01 (6) iv. Access Access	Public ROW ingress Entering/ leaving premises traveling in forward motion	Access via existing informal roadway Vehicles leave premises in backward motion
-------------------------------------	--	--

1105.01 (6) v. ADA parking	1	1 - unmarked 12'-0" space without aisle
-------------------------------	---	--

1105.01 (6) vii. Loading space	Not required because building does not customarily receive or distribute materials or services by motor vehicles	
-----------------------------------	--	--

1105.01 Landscape and Buffering (4) Interior Lot Landscaping		
11 Residential - 2" total trunk diameter		None provided
12 Commercial - 2" total trunk diameter		None provided



SITE PLAN
SCALE: 1" = 10'

NOT FOR
CONSTRUCTION

REVISIONS

HERBERT
ARCHITECTURE
CONSULTING
DINO M. HERBERT, AIA
Phone 614-585-9229
Dino@HerbertArchitecture.com

MIXED USE
BUILDING
7372 E. MAIN STREET
REYNOLDSBURG, OH
2202.00

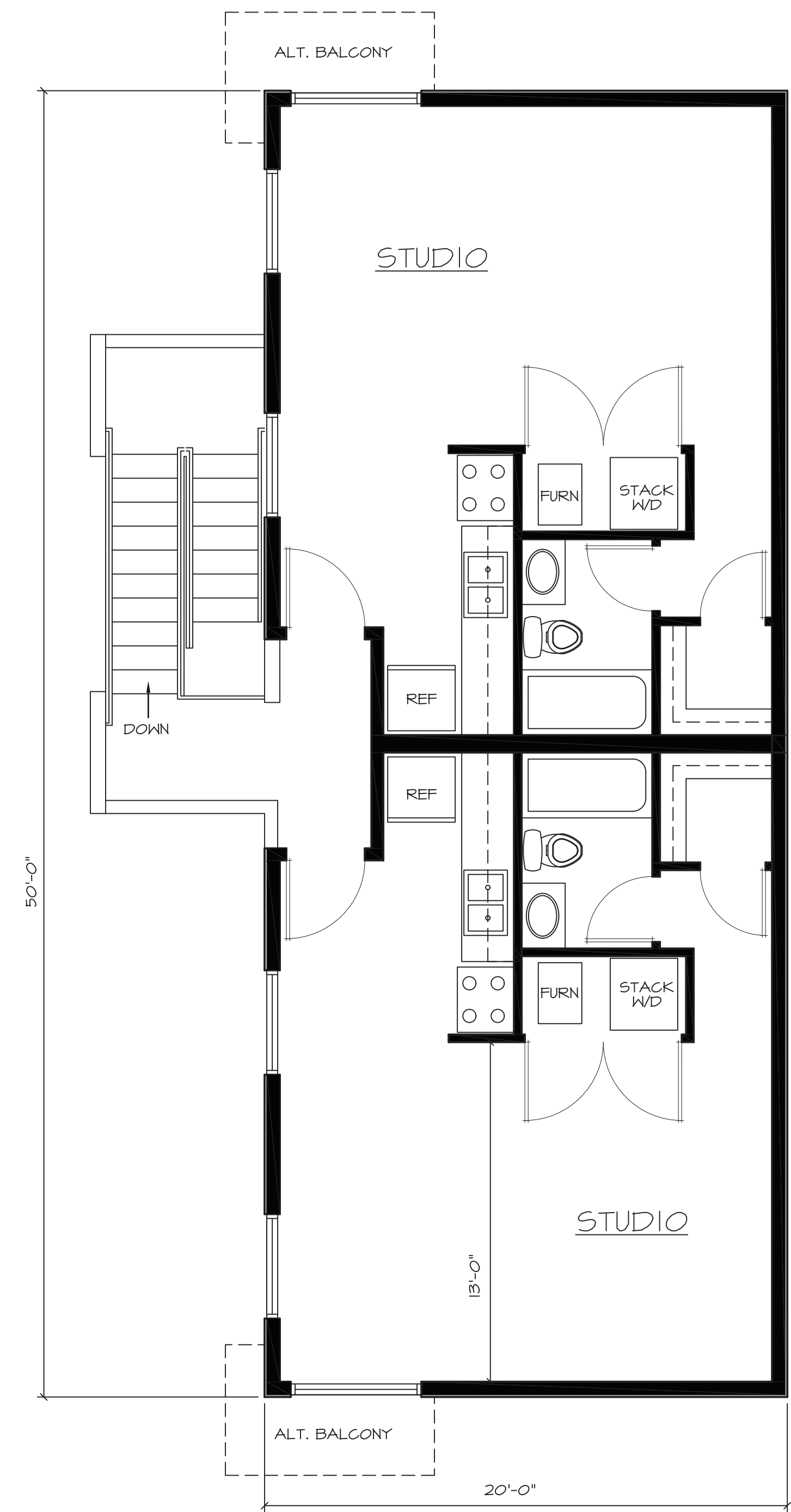
SITE PLAN/
PROJECT

NOTES

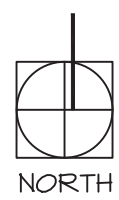
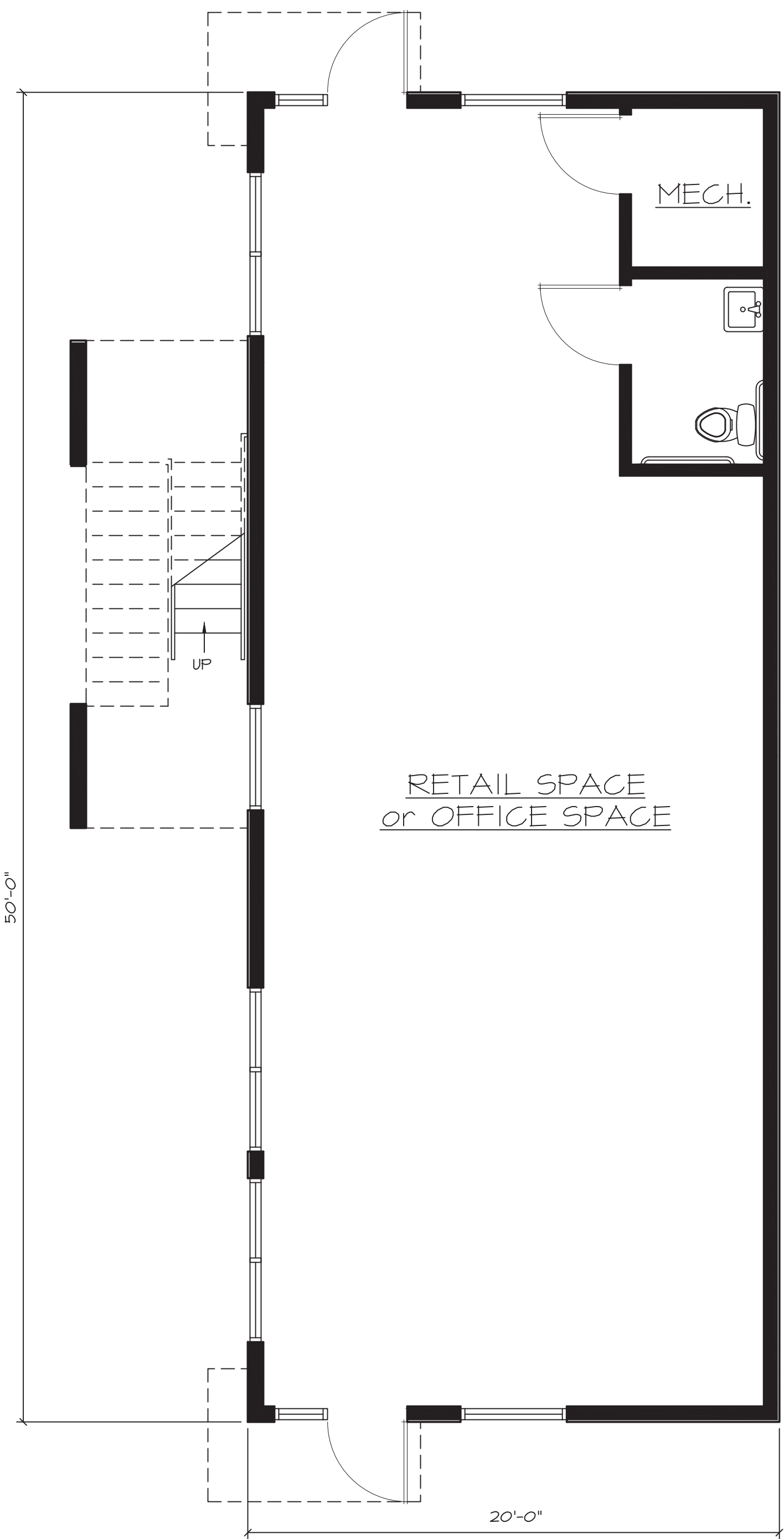
1" = 40'-0" SD
02-28-24 1 OF

SP-1

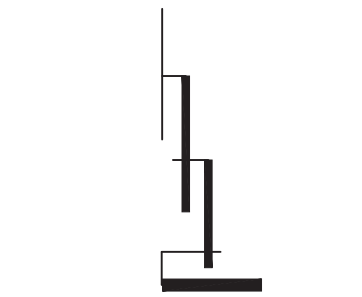
NOT FOR
CONSTRUCTION



PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISIONS	
1	2022.00
2	2022.00
3	2022.00
4	2022.00
5	2022.00
6	2022.00
7	2022.00
8	2022.00
9	2022.00
10	2022.00
11	2022.00
12	2022.00

HERBERT
ARCHITECTURE
CONSULTING
DINO M. HERBERT, AIA
Phone 614-585-9229
Dino@HerbertArchitecture.com

MIXED USE
BUILDING
7372 EAST MAIN STREET
REYNOLDSBURG, OH
2202.00

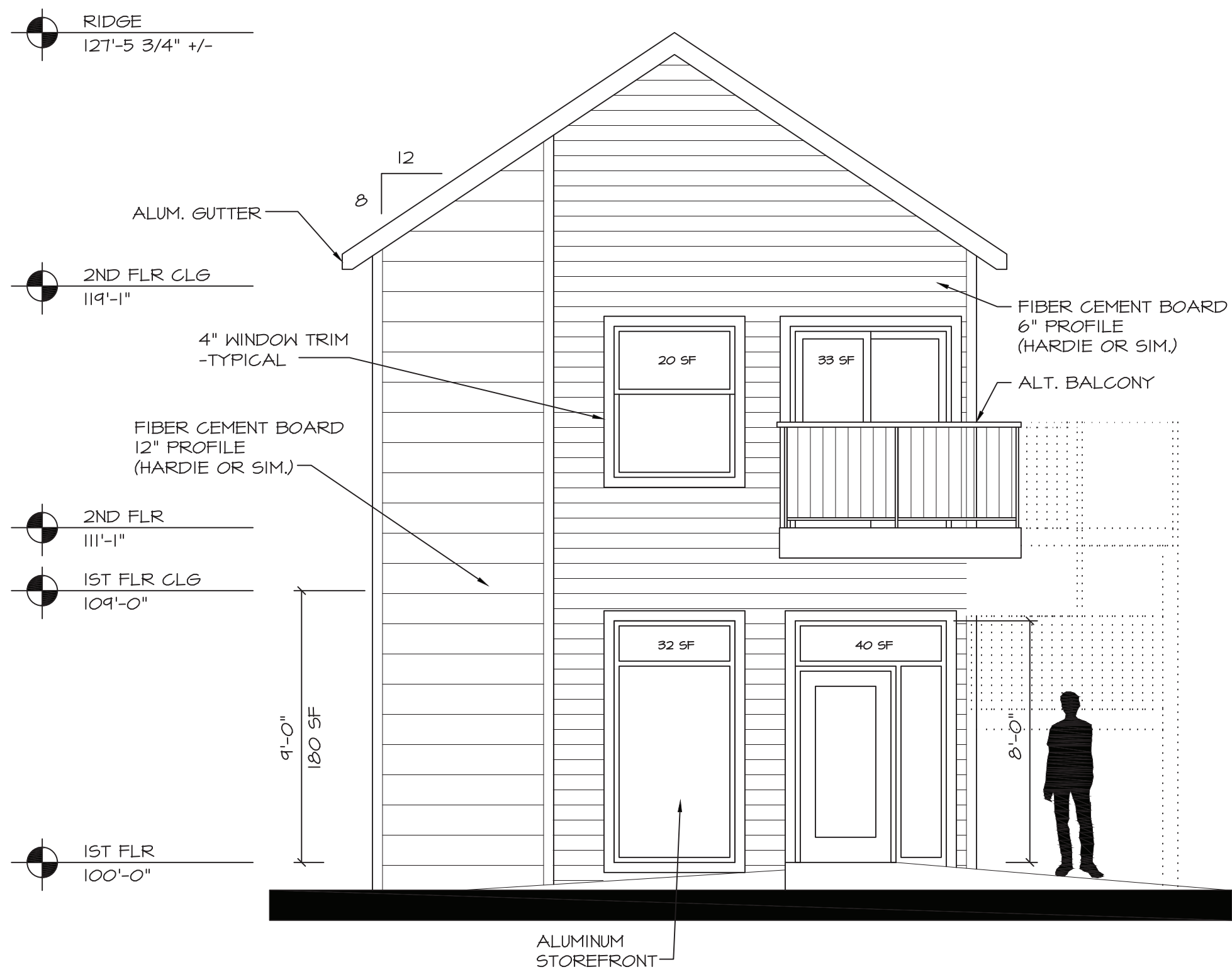
PROPOSED
FLOOR

PLANS

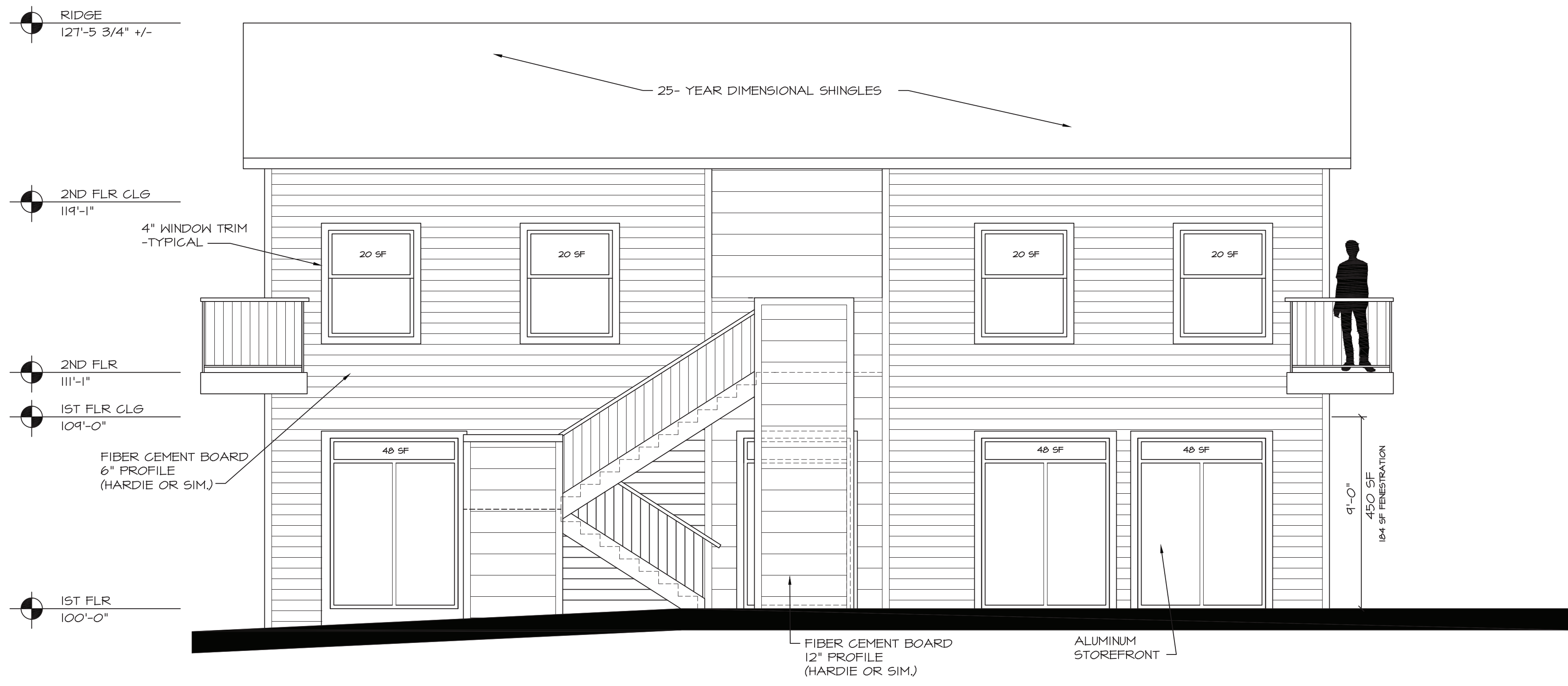
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02-28-24 2 OF

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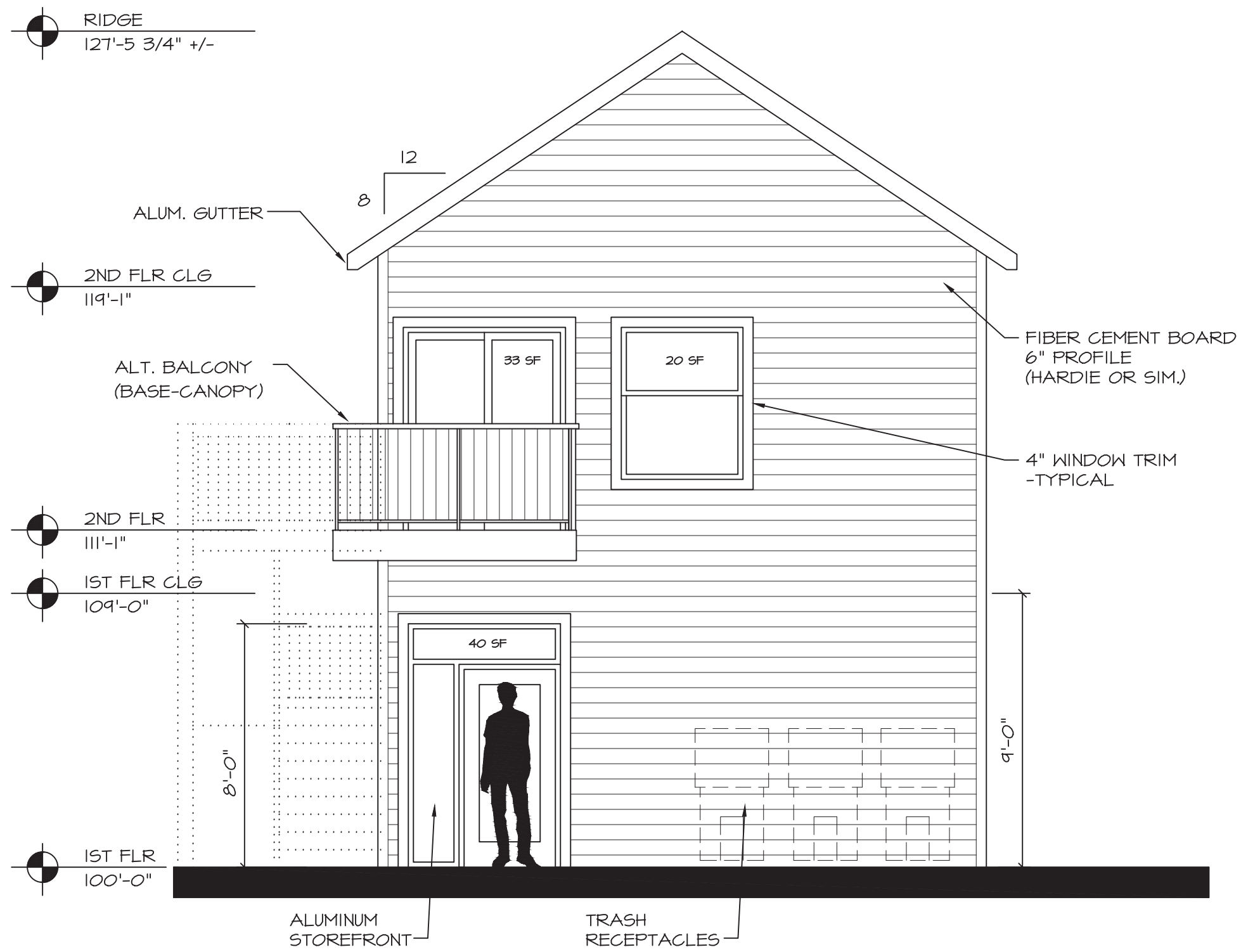
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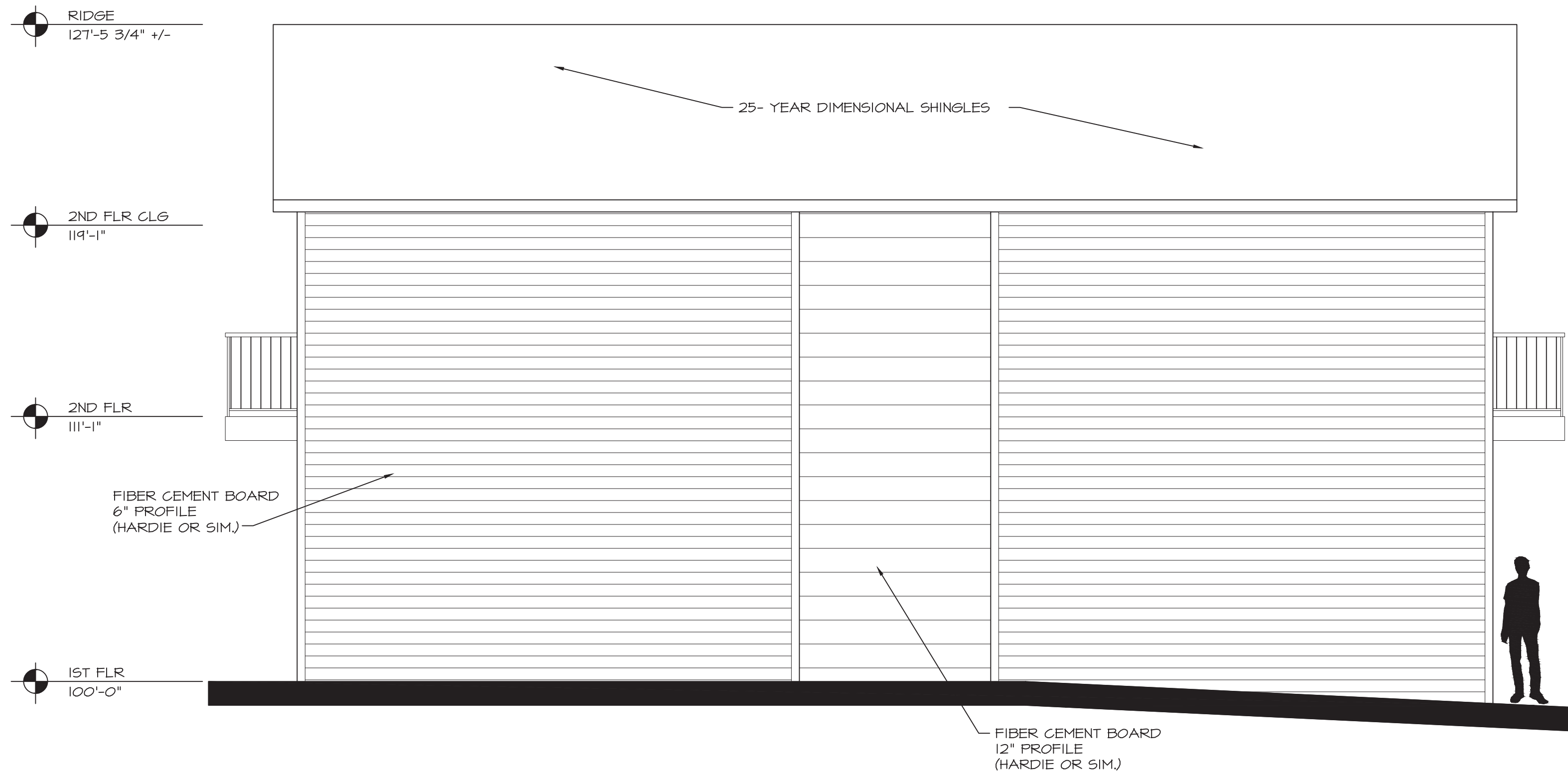
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



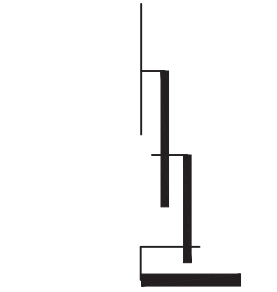
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS

4'-0" ATTC STAIRS ATTC HABITABLE AREA



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CONSULTING
DINO M. HERBERT, AIA
phone 614-585-9229
Dino@HerbertArchitecture.com

MIXED USE
BUILDING
7372 EAST MAIN STREET
REYNOLDSBURG, OH
2202.00

PROPOSED
EXTERIOR

ELEVATIONS

1/4" = 1'-0" SD
02-28-24 3 OF

A3-1

From: [Phoenixx Buathier](#)
To: ["Lieutenant Schmidt"](#)
Cc: [Shaffer, Scott](#)
Subject: RE: 7372 E. Main Street New Building
Date: Tuesday, March 12, 2024 8:28:00 AM
Attachments: [image001.png](#)

Thank you!

From: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Sent: Tuesday, March 12, 2024 8:25 AM
To: Phoenixx Buathier <pbuathier@reynoldsburg.gov>
Cc: Shaffer, Scott <sshaffer@emht.com>
Subject: Re: 7372 E. Main Street New Building

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Thanks, I was just checking.

Currently we don not have any objections with this project.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Phoenixx Buathier <pbuathier@reynoldsburg.gov>
Sent: Monday, March 11, 2024 5:11 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Shaffer, Scott <sshaffer@emht.com>

Subject: RE: 7372 E. Main Street New Building

Lt. Schmidt,

There will not be guaranteed access from the parcel in front of it, that is owned by someone else. The ally way behind the lot does not have an access easement, but is private ally that is used as an access from all the people connected to it. They are currently working on having the alleyway along French Run turned over to the City for it to be maintained by the City. This will happen at a later date. There is not way for the private property owner to get access to main street, because the drive is private and owned by somebody else.

Best,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Lieutenant Schmidt <LTSchmidt@trurotwp.org>

Sent: Monday, March 11, 2024 3:07 PM

To: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Cc: Shaffer, Scott <sshaffer@emht.com>

Subject: Re: 7372 E. Main Street New Building

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Shaffer,

Good morning.

The only question that we have is will we have access to this structure from E. Main Steet?

I know that we won't be able to drive the fire engine or medic down the rear alley way. Will our crew members have the ability to get to hose lines and ground ladders, and EMS equipment to the property via the driveway / alley that is next to 7370 E. Main St. without any obstructions.

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068

614-729-1921 (Office)

614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Sent: Tuesday, March 5, 2024 12:24 PM

To: Lieutenant Schmidt <LTSchmidt@trurotp.org>

Cc: Shaffer, Scott <sshaffer@emht.com>

Subject: 7372 E. Main Street New Building

Lt. Schmidt,

I am sending you a variance application for a new building to be built off of E. Main Street at 7372 E. Main St, along with related items that are scheduled for the March 21st Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments you may have by March 13th so that we can incorporate them in the staff report that goes out first thing on March 14th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | **F** 614-322-6830

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**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
March 21, 2024**

CALL TO ORDER

ROLL CALL

PRESENT: Alabi, Brusk, Ward, Kleckley, Furst

ABSENT: Barnhart, Benner

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 03/07/2024

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

**App# 2024-0052; 2220 Baltimore- Reynoldsburg Road; Kessler Sign Co.;
Variance**

Ms. Buathier read the staff report into the record.

Mr. Kessler explained that they went back to the drawing board after the last meeting and made it all one continuous sign, which in their opinion, doesn't look good. Mr. Kessler explained that their undue hardship is the way the building is built. They attempted to make the sign contiguous, but the building wouldn't allow

it. They want the sign to look nice while keeping with the branding and the only way to do this is by asking for the variance.

Mr. Brusk is worried about setting a precedent for the area and other tenants that have awnings. Mr. Brusk personally likes the way it is presented now as opposed to before.

Mr. Furst thanked the applicant for making a good faith effort to comply with the law. Mr. Furst shares the concern of the precedent. They have denied applications previously based on branding, so they don't want to make this decision based on branding. However, in his opinion, they have been sympathetic to unique structures. Mr. Furst asked the applicant to describe in a little more detail the buildings' uniqueness.

Mr. Kessler explained that when this was built, the awning was placed there as one piece to protect customers from slipping on the snow, ice and rain. They built it for safety reasons. As the sign company, they have made their best effort to make this one piece aesthetically pleasing.

Mr. Brusk asked if the awning was solid. Mr. Kessler said it was solid.

Mr. Brusk asked staff that since the overhang is solid could you count it as the wall, therefore one wall sign? Ms. Buathier explained that you can't consider a wall sign as the same square footage as the canopy sign. These are individual signs. Mr. Meyer expressed that staff's interpretation is this is two signs.

Mr. Furst reminded the applicant that they will need four votes for an affirmative and we have two board members missing. He did give the applicant the opportunity to table the application if they would prefer to have more votes.

Mr. Furst: I certainly understand that you're trying to make it look as nice as possible. And frankly, I do think that what you propose does look esthetically pleasing. You know, I still have the same objections that I voiced previously that, I'm just not certain how there's deprivation of beneficial use just by not having the canopy signage. I think certainly, if we were depriving of the use to put the Duchess signage there. But, just speaking for myself, I'm quite aware of the products that are sold in convenience stores, and I would venture to guess that most of the patrons would be familiar with them. So, you know, I'm not sure how that would have any impact on the convenience stores business.

Mr. Kessler explained that this is from a marketing and branding standpoint. They are trying to keep up with the times and keep the brand fresh for existing and new customers.

Mr. Furst: Thank you. Unfortunately, there is no room in the code for us to consider those factors, in that manner. There's no weight given to esthetics as far as variances are concerned. At least from my perspective. I am not satisfied that multiple factors have been met. Namely that, 1109.13D, subsection three, the special circumstances or conditions. I'm not convinced that those fully exist on this site. I am also not particularly convinced, subsection four, that there's proof of hardship, nor subsection five that the variance is necessary for the reasonable use of the land or building. At least in my view, the structure and the site is virtually identical to any other gas station in the current district. I do also have the concern of establishing precedent. Especially understand this in a busy commercial district that that may be detrimental. Any other questions? Comments from the board? Well, seeing as how we have duly considered the variance factors listed in section 1109.13D, of our code. I do move that we deny this variance application.

Ms. Kleckley: Second.

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

App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance

Ms. Buathier read the staff report into the record.

Mr. Furst asked Ms. Buathier to state the four variances they are requesting.
Ms. Buathier: They are requesting additional signage, so it's to have three signs instead of the permitted two signs. They are requesting internal illumination for one of the north signs, and one of the signs in the rear. They are requesting to allow one of the materials of the projecting sign to be glass, which is not listed, and then they are requesting a specific type of front lit external lighting, which is not listed as the type of external lighting permitted in the code. It recommends external lighting, but it does not specifically call out that type.

Mr. McCash asked that, due to not having a full board, that the application be tabled as they prefer to have a full board present. He did want to clarify that they are not asking for internal illumination on any Main Street signs. The only internal illumination is the barber pole.

Ms Buathier explained that internal illumination is not permitted in the ORDC district, so it is still a big request.

Mr. Meyer asked Mr. Shook to verify that as staff we can't commit to a full quorum at any meeting. Mr. Shook agreed and asked if we have any indication as to any board members absent at the next scheduled meeting. Ms. Buathier said, not that they are aware of.

Mr. Furst: At the applicants' request, I am moving that we table the application until out next regularly scheduled meeting.

Mr. Brusk talked with local barbershops about external barber poles and expressed his concern for poles getting damaged, destroyed or stolen at a tremendous rate. He explained a lot of shops put their poles inside to prevent damage and explained that they may want to talk to their client regarding this. Mr. McCash explained they can address that as part of their presentation.

Ms. Alabi: I second.

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

App# 2023-5487; 7305 E. Main Street; Richard Holmes; Certificate of Appropriateness

Mr. Furst asked if the applicant would also like to table the conditional use. Mr. McCash said, yes.

Mr. Furst: I understand the applicant would like to table this item. I do so move.

Mr. Brusk: I'll second.

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

NEW BUSINESS

App# 2024-0116; 7372 E. Main Street; Dino Herbert; Variance

Ms. Buathier read the staff report into the record.

Mr. Herbert is the architect for the applicant. He explained that they are requesting quite a few variances, but they are all due to where this particular parcel is located and the situation that arose in 1907 when the property was sold.

The building placement is the first. Then off street parking and loading are the next five. The last two are interior lot landscaping. The owner wanted to utilize the existing office building, but the building was not structurally sound. They would also have to rebuild the whole building to meet the Ohio building code. Based on these factors, the decision was made to demolish the existing building and attempt to use this parcel.

Mr. Brusk asked if the board should look at these as a whole or individually. Mr. Furst explained they could do it either way, but asked the board to speak about them individually, if that is the path the board chooses to go.

Mr. Herbert explained that this is one of several steps that need to be taken due to the vicinity of the flood plain and the tiny parcel. After this, a major site plan will be submitted that will show the first floor elevation in relation to the base flood elevation, as well as, as part of that process, they will go through the Certificate of Appropriateness to address the exterior, materials and percentage of fenestration, the slopes, etc. That will be a separate process that will come back to the board.

Mr. Meyer wanted to address the hydrology report because it is not something that typically comes up. Our Chief Building Official, who is also our Floodplain Administrator, will review these documents as part of the building permit process.

Mr. Brusk asked for clarification of the parcel in question. Mr. Furst pointed out there is no Main Street frontage for this structure.

Mr. Brusk asked about the parking and Mr. Herbert explained the three spaces would be in the striped area on the plans. The building will be south of the orange piece. The southern part of the building is actually right about, elevation 864. If you look at the site plan on the right-hand side, just north of where the three trash receptacles are shown, you see the number 864. That is kind of where the existing contour line is. As I understand from the FEMA format, I believe base flood elevation is at 863, which is where I think the finished floor elevation will be, but that will be determined further down the road. So, those three parking spaces are, indeed, within that floodway. It is not part of this variance, but I know there are several other buildings that are on that floodway and the flood administrators typically will allow parking on a floodway where there is more of a hesitancy to allow buildings to be within that jurisdiction.

Mr. Brusk asked if the city had planned to put parking back behind the building. Mr. Meyer explained that these parcels extend into the creek and the parcels are privately owned. The city has been meeting with property owners to have them sign over areas back there, but right now the city is not planning on getting to that until 2025. There is a lot to that project with multiple owners, design work and budgeting. The city would like to do that in the future, but we cannot say for sure that this will happen. Mr. Herbert explained that currently the alleyway is an informal access for all those parcel owners between the Trivium development and the public alleyway, which lines up with Jackson.

Mr. Furst understands that when the property was purchased, there was a structure that had to

be demolished for safety reasons. He asked the applicant what other avenues the property owner consider when rebuilding, as the proposed structure seems to be about the same size. Mr. Herbert explained it is about the same footprint as the existing building.

Mr. Furst asked if the property would still be developed if the board were not able to grant the variance, or would there essentially not be much use.

Mr. Herbert says they have complied with everything else in the zoning code and, because of the location, it is boxed in on the Main Street side. He does not think they could develop anything else here because of a lot of challenges.

Mr. Furst is not aware of any other parcel in this district that has even a few of these challenges. Certainly the lack of Main Street Frontage and the proximity to other parcels.

Mr. Brusk asked if the area to the north could be used for parking. Mr. Herbert explained that the parking shown butts up to the private roadway, and then it drops into the creek, so they cannot go any further back.

Ms. Alabi asked if the only access was through the private road. They confirm that is correct.

She then asked if cars would be required to drive forward and reverse on the private drive.

Mr. Herbert: Because we are 30ft wide. In order to have two-way traffic onto the parcel, we would have to, at least be 38ft. That is tight with an 18-foot-long space with a 20-foot aisle. That is two way. That is all we could do in order to have two way traffic, to be able to park and then back out, to go back out in a forward motion. That is the reason for that particular request.

Ms. Alabi asked if the intent of this build was to be both residential and commercial. Mr. Herbert confirmed, yes, it is a mixed-use building. Ms. Alabi asked if many people will be visiting this commercial space or if it is intended for only a few people. Mr. Herbert said they originally planned for it to be an office space for a single company. The zoning code does allow it to be retail space, but the parking will only be for the people that work there.

Ms. Buathier explained the drivers would back out onto the drive and then continue forward.

Ms. Alabi confirmed that the requested setbacks are from the lot line.

Mr. Furst: I don't have any concerns. This clearly means that the variance factors according to how I read them. Based on the materials that you presented here, in addition, I cannot think of any parcel that even comes close in the historical district that presents a number of these challenges like this.

Mr. Brusk: It looks like you have covered everything that you can. I haven't seen anything that I would say you could do better, or you could find an alternative to, or that it's better not to do this. I think this is a good use of this particular property. I think, though, that whoever moves in both into residential and the commercial needs to know what their limitations will be. Parking is the thing that is a killer for this particular lot. Is there walking distance to a parking lot?

Mr. Herbert thanked Mr. Brusk for bringing that up. There is a parking lot at Lancaster and Main with about 40 spots. Also, the Trivium development is also required to have some public parking as part of its development. Both of these are in walking distance.

Ms. Kleckley asked why they took out the ADA options. Mr. Herbert said they didn't meet the width. It would have to be 13ft as opposed to 12ft. In addition, the owner is currently not ADA required person and asked for the ADA space to be removed. Even if they labeled it as ADA, it

is not quite compliant with what the code says.

Ms. Ward asked if the tenants of the building would be using the alleyway to Main Street to access that property. That is part of the parcel that fronts Main Street, and currently they park a vehicle there to keep people from coming and going. There is no easement and the owner of our parcel has no rights to cross that parcel at that location.

Ms. Ward asked if there is anything about trash or emergency vehicles as part of the Major Site Plan. Ms. Bauthier said the fire department will be notified and have the chance to review. Mr. Herbert said fire did review, and he did not have any issues with this particular situation.

Anne Rouault is the property owner of 7370 East Main that sits directly in front of this parcel. She has concern with the 15-foot easement in place with access to her property. She is concerned with a 1000 sq ft commercial and two residential units with only three parking spaces. She is also concerned with the dumpsters because it is commercial, not bins, so her concern is with who will pick these up.

Mr. Shook explained that the city doesn't have the authority to enforce a private deed restriction, and he can't give them legal advice regarding enforcement of that deed restriction. Last year, sometimes, the trash receptacle code was amended, and he believes that this square footage may require a dumpster, but that will come up in the building review.

Ms. Ward asked the applicant if they has considered a smaller project than the one they proposed.

Mr. Herbert said they couldn't access the upper floor if they were to put that building in the middle. They believe they are meeting the intent of the zoning code by adding mixed-use properties. They believe they are doing the best they can regarding this parcel. Ms. Ward suggested a smaller retail space and maybe one unit on top, and then they would have the parking. Mr. Herbert said they could not get any more parking. He is not aware of the 15-foot easement the neighbor was talking about, but this building's footprint is no larger than what was previously there.

Mr. Herbert is not sure how trash is picked up currently, but they will address that through the building process.

Mr. Herbert: Once upon a time, when this parcel was first sold to Reynoldsburg, they had written in there to actually leave a ten-foot driveway, but that kind of fell away over the years, and it no longer got recorded. I think they intended for it to have access to Main Street, but it just fell away. The person that bought it from the Kennedys bought it in 1915. By the time he passed away in 37, it was no longer being recorded with this parcel. That I think stopped in the early 70s for the southern parcel.

Mr. Furst noted that this lot split predates the existence of any zoning code, let alone zoning in this city.

Mr. Furst: Having considered the variance factors laid out in section 1109.13D of our code. I do move that we accept the application and grant all the variances based on staff's recommendation with all of the attendant conditions they identified. Do I have a second?

Mr. Brusk: I second.

Ms. Buathier told the applicant that they will need four out of five votes and if it is denied, there is a-year waiting period.

Mr. Furst offered to withdraw the motion if the applicant wished to table the application until there are more board members.

Mr. Herbert thinks they have done all they can do given the constraints of this parcel and wishes to proceed.

Mr. Furst: My motion is acceptance of the application granting the variances with any conditions listed in the staff report.

RESULT:	Application was denied
MOVER:	Furst
SECONDER:	Brusk
AYES:	Brusk, Furst
NAYS:	Alabi, Klackley, Ward

OTHER BUSINESS

Future Training Dates

Staff asked the board members to coordinate with staff to identify what meetings they would be available to stay after for training.

ADJOURNMENT

Planning and Zoning Administrator

Chairman

IN THE COUNCIL OF THE CITY OF REYNOLDSBURG

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Variance Application #: 2024-0116
Applicant: Vets M-Tec
Address: 7372 E. Main Street
Variance Request: Multiple in the Olde Reynoldsburg Commercial District (ORD-C)

I. PROCEDURAL HISTORY

Vets M-Tec, LLC (hereinafter referred to as “Applicant”) filed an application with the City of Reynoldsburg on February 12, 2024 for variances related to the property located at 7372 E. Main Street, Reynoldsburg, Ohio 43068, Franklin County Parcel No. 060-000055-00 (the “Property”). The Property is located in the Olde Reynoldsburg Commercial District (ORD-C). The variance requests are as follows:

1. To reduce the required side setback from 5 feet to 6 inches. Reynoldsburg City Zoning Code (the “Zoning Code”) Section 1103.11.C.Building Placement. Setback
2. To reduce the required rear yard setback from 30 feet to 5 feet. Section 1103.11.C.Building Placement. Setback
3. To reduce the required lot width of 40 feet to 30.52 feet. Section 1103.11.C.Buuildng Placement. Building Form
4. To reduce the required lot frontage from 40 feet to 20 feet. Section 1103.11.C.Building Placement. Building Form
5. To reduce the required number of 9 parking spaces to 3 parking spaces. Section 1105.01.E.i
6. To not require a public right-of-way access onto the lot, but to all access established path. Section 1105.01.G.iv
7. To not require vehicles leaving the premises to be traveling in a forward motion, but to allow them to leave in reverse. Section 1105.01.G.iv
8. To not require 1 designated ADA parking space, but to allow 1 unmarked 12’ space. Section 1105.01.G.v
9. To not require 1 loading space on the site. Section 1105.01.G.vii
10. To not require interior lot landscaping for the residential land use. Section 1105.07.H.i.1
11. To not require interior lot landscaping for the commercial land use. Section 1107.H.i.2

The Planning and Zoning Board (“PZB”) for the City of Reynoldsburg conducted a public hearing on the application on March 21, 2024. Notice of the hearing was posted and published in accordance with Section 1109.11(C) of the Zoning Code. The PZB hearing testimony from Dino Herbert, an architect for the Applicant, as well as Anne Rouault, who indicated she is the property owner for the property located at 7370 E. Main Street that sits directly in front of the Property.¹

PZB Member and Chair Alex Furst moved to approve the variances with conditions listed in the staff report included with packet of consideration. PZB Member Norm Brusk seconded the motion. The motion failed by a vote of 2-3, with the application being denied.

On April 18, 2024, the Applicant filed a Notice of Appeal of the PZB decision to the Council of the City of Reynoldsburg. This Council conducted a public hearing on the appeal on May 13, 2024. Notice of the hearing was posted and published in accordance with Section 1109.11(C) of the Zoning Code. The Council received testimony from Dino Herbert, the architect for the Applicant.

This matter has been fully submitted to the Council for the City of Reynoldsburg, who has considered all of the testimony presented, before both the PZB (through its minutes) and Council, as well as the application and supporting documents. The Council has also considered the staff reports prepared by the Development Department and EMH&T.

II. FINDINGS OF FACT

The Property is a landlocked, vacant land parcel encompassing approximately 0.10 acres of land. The Property currently has no access to any public right of way but does have access to a commonly-used, shared access road at the north rear of the Property, which borders French Run creek. To the south, the Property borders Franklin County Parcel No. 060-000182, which is a 0.03-acre parcel of land with building improvements along E. Main Street. The Property is directly adjacent to private property on the east and west.

The Applicant seeks the construction of 2,000 square foot, two-story, mixed use building that will house office and/or flex use on the ground floor and two (2) studio living spaces on the second floor with three available parking spaces to the north rear of the proposed building. According to Mr. Herbert, the proposed building would have a similar footprint to a building that was recently on the Property but demolished for safety reason related to the condition of the building.

The Property is located in the ORD-C District, for which the 2018 Comprehensive Master Plan recommends a “blend of historic buildings, walkable retail and restaurants, small offices and government buildings.” The proposed building is intended to be an infill development located in The ORD-C District prioritizes mixed-use developments that promote walkability in the downtown area. The proposed building is intended to be an infill development, which is consistent with the recommendations and priorities of the ORD-C District.

¹ Franklin County Auditor records indicated that 7370 E. Main Street is owned by My Ohio Home Store, LLC.

The ORD-C District requires frontage, rear and sideyard setbacks, public right of way access, interior landscaping, and loading requirements that would impair the viability of any use of a unique landlocked parcel such as this Property. Such impairment would frustrate the purpose of the 2018 Comprehensive Master Plan as it relates to the ORD-C District.

The Applicant presented the testimony of Dino Herbert, who prepared and presented the schematic design for the proposed building. Mr. Herbert testified that the unique constraints of the parcel required the requested variances in order for the Property to put to any reasonable use.

The variance request for which Council required some clarification was the requirement for one (1) designated ADA parking space. Mr. Herbert testified that, given the proposed uses, they will provide an ADA parking space if one is necessary based on a tenant or resident of the mixed use building.

III. CONCLUSIONS

This Council has considered the documents and testimony presented, as well as the variance factors set forth in Section 1109.11 of the Reynoldsburg Codified Ordinances (“RCO”) and makes the following Conclusions with regard to those factors:

1. Whether the variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare

Council finds this factor weighs in favor of the requested Variances. The purpose of the ORD-C District is for mixed-use development such as that which has been presented. The Council recognizes that such development does have an impact on adjacent properties; however, such impact is to be anticipated with the unique positioning of the parcels, and in consideration of the fact that a building had previously, and recent, been on the Property that had a similar footprint.

2. Whether variance will permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.

Council finds this factor is neutral as the requested variance is not a use variance. The proposed uses are consistent with the allowable uses in the ORD-C District.

3. Whether there exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to a mere loss in value as justification for the variance.

Council finds this factor weighs strongly in favor of approval of the requested variances. The Property in question is landlocked and it would be nearly impossible to construct any type of building without variances related to frontage, setbacks, right of way access, interior landscaping, and loading. Council finds the Applicant would be deprived of reasonable use of the land without the requested variances.

4. Whether there is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing a greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.

Council finds this factor weighs strongly in favor of approval of the requested variances. There is a clear hardship with this particular parcel of land, which Council finds was created over a century ago prior to the adoption of the current Zoning Code. Whether this Applicant or any other prior or subsequent owner of the Property was aware of the restrictions is granted little weight under the circumstances given the nature of the hardship imposed.

5. Whether the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

Council finds this factor weighs in favor the approval of the requested variances. As discussed, the variances are necessary for the reasonable use of the land in question. Council has considered alternatives to these variances and finds such alternatives would impair the viability of any use of the Property.

6. Whether variance will impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

Council finds this factor is mostly neutral. The proposed uses for the property are not retail uses that are expected to generate significant traffic. As part of the documents submitted, the Truro Township Fire Department indicated no objections to the project based on any safety concerns.

7. Whether the variance will confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

Council finds this factor weighs in favor of approval of the requested variances. This is a unique parcel of land and the variances so approved would not likely apply to other parcels in this District.

8. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

Council finds this factor is neutral and inapplicable.

9. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

Council finds this factor weighs in favor of the requested variances. As discussed in this decision, the Applicant would be denied reasonable use of the land without the variances requested.

IV. DECISION

Based upon this Council's findings of fact and conclusions of law, the appeal for Variance Application #2024-0116 is **GRANTED** in entirety, with the sole condition that the parking variances shall not run with the land but rather shall be conditioned upon building and uses proposed. If the Property should include retail uses, the parking variances shall be revoked and the property owner must apply for a new variance.

THOMAS M. McCASH
ATTORNEY AT LAW

55 SOUTH HIGH STREET, SUITE 210
DUBLIN, OHIO 43017
614-408-8367
Fax: 614-408-8282
Web: www.mccashlaw.com

April 29, 2024

Chris Shook
Reynoldsburg City Attorney
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

RE: 7305 E. Main St. Variance and Certificate of Appropriateness
hearing of November 16, 2023 and April 4, 2024

Dear Chris,

Pursuant to Reynoldsburg City Code §1109.23(B) we hereby appeal the decision of the Reynoldsburg Planning Commission of April 4, 2024 denying ALL 4 variances before the Board and request that we be scheduled on the next available date on council agenda for consideration of our appeal.

As you are aware, these same variances were on the planning and zoning commission agenda for November 16, 2023. At that hearing, without my client having the ability to present their argument for the basis for primarily the third sign variance, Chairman Pat Zollars, moved to deny that variance which was seconded by the vice chair and summarily voted by the Board to deny that variance. The remaining variances: Allowing a different lighting type for the wall sign; allowing glass and metal to be used for a projecting sign; and allowing the projecting sign to be internally illuminated were all approved at that hearing.

Subsequent to the hearing I was informed by my client that the chair, Pat Zollars had been in previous discussions with my client to perform work on the subject property in late 2022 and had submitted a proposal for performing work on the property. Subsequent to the November 16, 2023 hearing, Mr. Zollars contacted my client to get updated drawings based on the November 16, 2023 hearing in order for him to update his bid to do the work for my client. Mr. Zollars failed to disclose that interest at the hearing and should have recused himself from hearing the case.

Mr. Zollars resigned or was removed from the Board and the Board moved to reconsider my client's variance applications in order to allow us to present our arguments in support of the variances, particularly for the "third sign" variance. After presenting our arguments, the Board denied ALL 4 variances, including the three they previously approved in November. This was even after your noting that if they were going to now deny the variances approved on November 16, 2023, they should note their reasons in the April 4, 2024 hearing, which they did not. Mr. Zollars apparently attended the April 4, 2024 hearing, sitting in the back of chambers and the current chair and vice chair appeared to be relatively antagonistic toward our case.

After the hearing, we were in the lobby and Mr. Zollars walked out and stated to my client "How did that work out for you?" Alluding that he somehow had something to do with the outcome as a retaliatory measure. In fact, you noted that the chair was not likely to continue the case if we requested based on member absences, which adds further to my client's suspicion that Mr. Zollars was somehow involved in the outcome.

In regard to our variance request, my clients request dealt with two signs facing Main St, a wall sign and a projecting sign, and what has been viewed as a sign, barber pole, being placed on the rear of the building. Not all of these elements can be seen together.

1. Main St Signs

a. Wall Sign:

Reynoldsburg Coty Code §1105.03(5)(a) provides in part that "A. Wall sign. One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable."

My clients building is 36 feet wide facing Main St which would permit a wall sign of 72 square feet. The proposal for the wall sign is 16.67 square feet located at the eave of the building. This sign is 77% smaller than permitted. Additionally, because of the city's Main St renovations, the decorative street light/traffic signal for the southbound traffic from Lancaster Ave partially obscures the view of this sign unlike other properties in the area resulting in a somewhat less effective sign for my client, however an important sign due to Main St. being the primary thoroughfare adjacent to my client's property.

b. Projecting Sign:

Reynoldsburg Coty Code §1105.03(5)(B) provides in part that "B. Projecting sign. One (1) projecting sign constructed of wood or metal, including its mounting structure, may be mounted upon and be perpendicular to the wall of a building at a ninety (90) degree angle. The surface area of each face of such projecting sign shall be a maximum of six (6) square feet."

My client's proposal is to provide a 4 SF projecting sign, 33% smaller than permitted. Nearly every business along Main St. has either a projecting sign, ground mounted sign perpendicular to Main St or as in the case of 7360 Main St. Additional wall signs facing the direction of traffic flow.

These two signs, provide the direct advertising of my client's business with his business name and comply with the requirements of the Sign Code. As noted above, these combined areas of these signs are significantly below the permitted area which we would have liked to have pointed out as part of the discussion regarding the rear "sign". These signs afford my client equal marketing/advertising opportunity as other business along Main St. even with the impact of the partial obstruction.

Along with the decorative street light/traffic signal, my clients curb cut for this property was removed, requiring access to his site solely from the rear from Broad Alley. The city renovations also impacted the ability to provide handicapped access to the Main St.

porch/entry such that the buildings main entry is now at the rear west side corner of the building.

2. Broad Alley “Sign”

My client proposed what has been classified as a third sign by the Planning Department, that being an internally illuminated barber pole. Under the requirements of the Ohio State Cosmetology and Barber Board and the Revised Code §4709.13(A)(7) it is a violation of the licensing regulations for a barbershop to not display “a recognizable sign or barber pole” indicating that it is a barber shop, and the sign or pole is clearly visible at the main entrance to the shop.”

The requirement is a recognizable sign, i.e. a sign with the business name **or** a barber pole visible from the main entrance to the shop. The main entrance to my client business is on the rear west side of the building. The Main St. signs are not visible from the main entrance, thereby requiring my client to have a sign or barber pole at the rear of the building.

Instead of a brand sign with his business name, my client elected to propose to use the iconic barber pole, which the Revised Code does not necessarily designate as a sign, though your zoning code does. The proposed barber pole is 1.78 SF in area and internally illuminated (approx. 60 watt) only when the business is open, similar to various “Open” signs that exist in the area and appear to not be regulated in the Sign Code other than perhaps as a Window Sign.

The barber pole is unique to this specific use as a barber shop similar to the Sign Code regulations for gasoline stations advertising the price of gas as an industry standard. In the case of a barber pole it cannot be used by other businesses and if my client’s business were to leave, the barber pole would have to be removed unless another barber shop would propose to be located there.

This barber pole is unique to this specific use similar to the electronic signs for gas stations and approving the barber pole, its material and internal illumination, would be limited to only this particular use thereby avoiding establishing a precedent for three signs, providing for a permanent 3 sign approval for this property or providing approval for internally illuminated signage for the property.

As noted, the board on November 16, 2023 approved the barber pole, material and internal illumination as well as the lighting for the wall sign at the front but would not approve having three “signs” for fear of establishing precedent and/or creating a situation where this property would have 3 signs approved. At the April 4, 2024 hearing they, without noting their reasons for reversal, denied these variances as well as the third sign variance.

My client desires to provide tasteful and well-integrated signage into his project. He is not asking for the maximum area of wall sign, maximum area of projecting sign AND a third sign. His proposal is significantly less than what he would be permitted in size for two signs on Main St. We believe the Board acted arbitrarily, potentially in bad faith to punish him for Mr. Zollars being removed from the Board, and would ask city council to review this matter and consider overturning the Boards April 4, 2024 denial of the requested variances.

We have provided to the city the encroachment agreement for the existing front porch which was a condition of the certificate of appropriateness in this case but at this point, he can only be issued a building permit for the work on the building but won't be able to put any signs on the business and therefore could not operate a barbershop here due to state regulations on licensing.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. McCash', with a stylized, sweeping flourish extending from the end.

Thomas M. McCash



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
April 4, 2024**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

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

PUBLIC COMMENT

None

UNFINISHED BUSINESS

App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance

Ms. Buathier read the staff report into the record.

Mr. Furst: Thank you. I'll now invite the applicant to the podium and add anything they'd like to. For anyone who wishes to speak. The applicant included. Please state your name and address for the record before speaking. Mr. McCash, did you swear in?

Mr. McCash: Do you ask attorney's to swear in?

Mr. Shook: We have, in the past, asked attorneys to swear in if they're presenting evidence, in the form of testimony. If the attorney is only speaking in terms of arguments or to ask questions of a witness, then the attorney would not need to be sworn in.

Mr. McCash: Argument and asking Questions. I am here representing 1833 French House, LLC, and the tenant, Profilers Grooming Company. They purchased this property in August 2021, and he is proposing a high-end spa barbershop here. What we have asked for and what we have presented to staff are two signs on the front. Main Street is the main thoroughfare, but he also has other signs on it. So he would like to have the two signs on the front, the projecting sign and the wall sign. Both those signs are actually because of city projects partially obstructed. One wall sign at the top is partially obstructed by the streetlight that's on there. The projecting wall sign is also partially obstructed by the traffic light itself. While he used to have a ground projecting sign for this site, when the adjacent property owner put their sign up, they took the ground sign out, and he really can't put a ground sign anymore. So he stuck with actually doing a projecting sign on it. It's also obstructed. As I said, Main Street is the main thoroughfare, the main advertising component. Everybody else has their signs on Main Street. That's what they're advertising their businesses on. So that's why he would like to have the two signs on the Main Street side to give him the same economic advantage as everybody else on Main Street. Having the projecting sign and the wall sign that's on it. The lighting. While it technically doesn't meet the way that it is in the zoning code, it provides the external illumination, and it's hidden up in the soffit area itself. So you don't see the lighting, but it gives you the same effect as the external lighting component itself. So from a permitted sign standpoint, if we were standing here with just the two signs in the front. We would be meeting the zoning code requirements. What we have in this particular instance is because of all of the work that's been done along Main Street the renovations, the sidewalk work and things like that. His entrance is actually on the backside of the building to meet ADA. He can't meet it in the front area itself. Doesn't have enough space to put any of the ramping components. It's not tied into where the handicapped parking is at, which is in the back. So his handicapped access is in the back of the building. That is his main entrance. What we run into in this particular instance is the revised code for barbers requires that he will have a sign or a barber pole at his main entrance, specifically says at his main entrance. So that means he has to have a sign or a barber pole at the back door. It doesn't really give him any advantage as far as marketing, because that's a pretty much a dead end area back there, and there's not a lot of high traffic back there. But he needs that because that's what the state regulation is. So he's proposed a barber pole, not a sign. The revised code actually says sign or barber pole. So he's not proposing you put a sign that says Profilers Styling Salon or anything back there. He's just proposing to put a traditional barber pole back there, which is basically a symbol. I don't necessarily treat it, as a sign, and I don't think the revised codes, looking at it necessarily as a sign. I know your zoning code treats it as a sign, but it's really an iconic symbol of a profession, just like, scales of justice for lawyers. It doesn't say which lawyer. It just says this is a lawyer. In this case, this is saying this is a barber, but didn't say which barber that's on it. The barber pole itself is similar to an open sign. The only time that it would be

internally illuminated is when the barbers open. When the barbers closed, it's turned off. It's a 60W, I think. So it's no real different than a porch light from an illumination standpoint itself. It's unique to a barber itself. If he moves out, this sign goes away. Nobody else is allowed to have it. It's unique to a barber. So setting precedent, I don't believe that you would be setting precedent, because I think you could tie it directly to the barbershop or the barber itself, and the requirement of the revised code that he has it. He is trying to be as esthetically pleasing as possible with his other signs. He could have up to 79ft² in the front for the wall sign. He's nowhere close to that. He can have, I believe it's six square feet for the projecting sign, and he's only proposing four square feet, so he's not trying to maximize all of his signage along the Main Street area there. He's trying to do it very esthetically, integrated into the building itself. So we believe that he needs to have the sign in the back. That's a given. He has to put that sign back there because that's his main entrance. What we feel is that by him giving up a sign on the front puts him at a different level of economic marketing along Main Street than any other of the other properties along Main Street that have and are allowed to have the two signs on Main Street, which is the main marking. That's where you want to spend your marketing dollars. So we believe that he should be allowed to have that same economic advantage of the two signs on Main Street, and that this barber pole is not advertising his business. He's advertising a profession with an iconic symbol that used the historic symbol for barbers. In addition, it is required by the revised code. Again, it goes just with the barber use itself. It's not going to be there as a precedent for anything else. Because that his rear entrance. I think you can clearly put this to a point where. It doesn't set precedent for other people in the area. That's kind of, where we're at.

Mr. Furst: Before I open up the board for questions, Mr. Cash, did you state your name and address for the record?

Mr. McCash: I believe I did, but I'll say it again. Thomas McCash 0059079 55 South High Street, Dublin, Ohio.

Mr. Furst: Thank you. Is there anyone else who would like to speak in support or against this application? If so, I invite you to come forward now. Please state your name and address for the record and you may speak your piece.

Mr. McCray: Alexander McCrary, 7305 East Main Street. I wanted to add that the wall sign is blocked by the traffic light, which we can't do anything with that. The projecting sign, traveling east on Main Street is blocked by the front of the porch. I was forced to put a projecting sign up on the building because my sign when I bought the building, I had like a real estate sign on the bottom half that was four foot by three foot. I also had a 46 diameter sign that was citywide on the sidewalk. They took my sign up while I was going through the process to get my COA. My

neighbor put his realtor sign right next to mine. The ideal thing would have been for us both to have sign, like one on top of the other, but I couldn't do that. So I had to do what I had to do to put it on the building itself. I wouldn't be asking for two signs if I still had my realtor sign in the front. Like I said before, the wall sign is being blocked by the traffic light itself and the projecting sign. So you are looking at like 45%. Even though I'm asking for two signs, I'm getting to like 55%. Then traveling west going east bound, you can see the sign clearly, but west going east the porch blocks a portion of the sign until you get past the porch on my projecting sign.

Mr. Furst: Thank you. I will now open up the floor for questions or comments from the board.

Mr. Brusk: One of the things you didn't address that I think you might want to is the fact that it's only a rear entrance, and that rear entrance is very difficult to figure out where you are, at because the building back doesn't look like the building front and other buildings that are there. I think it's the only way that you'd be able to identify that, that's the main entrance is through that. And I understand the need for two signs in the front. If you had a parking lot on the side or parking lot in the front, you wouldn't need to worry about the backside.

Mr. McCash: All of our parking is in the back. There used to be a curb cut off Main Street to get to the back, but that was all taken away with the cities, improvements along there. They have to go around and go through; I want to say what the Wall Street. The alley behind it is the only way to get to the parking area. From there you don't see the door because it's slightly around the corner. So that's why he's put it up a little higher on the back section. This is to say, hey, this is where the entrance is. You did mention that the last thing something about barber poles being stolen and things like that. Yeah, sometimes they get stolen. One, that's why he has it high, you also mentioned something about putting it in the window. We could put it in a window there. Then it becomes a window sign, which we're not allowed to have except for out on Main Street. So that would change our variance around to a completely different variance.

Ms. Barnhart: Just to confirm, back in November we approved the barber pole in the rear, correct?

Ms. Buathier: You approve the internal illumination of the barber pole only. You approved the external illumination in the front. The different type of external illumination, the front lit, and you approved glass as the material. The only think you denied was increasing the signs from two permitted signs to allowing three permitted signs.

Ms. Barnhart: Okay.

Mr. Benner: Should you get this open anytime soon? What kind of marketing plan do you have for that?

Mr. McCrary: So my marketing scheme, this is the new going thing now, where men want to be pampered these days. Women have always done it kind of sort of situation. It's a new where men want to be pampered. They want to come lounge, hang out, and get a manicure, pedicure. I got guys to get their hair braided, dreaded or got longer hair and they go over here to go to this spot. They want like a one stop shop. You come you get braided; you get edged up, camouflage your beard.

Mr. Benner: I appreciate you. I don't mean to cut you off, but I'm not really interested in the actual operation. I'm talking about marketing. What is your plan to get customers? How are you going to let them know that you're there when you open up? You're going to open and just hope they come in because they see a sign on Main Street?

Mr. McCrary: I'm the barber guy. I've been doing this for three decades. My daddy was a barber.

Mr. Benner: Do you have a clientele already?

Mr. McCrary: For sure. I have another locations; this is my second location.

Mr. Benner: So, word of mouth?

Mr. McCrary: Word of mouth, social media, Facebook, LinkedIn.

Mr. Benner: I guess my point would be the. Whether or not they see a sign out on Main Street or not, they're going to know that you're there.

Mr. McCrary: Well, when I meet contractors there, they park in the animal clinic and they park in cigar bar. They never park in my lot because they couldn't find the right location. It's been done more than ten times. You know what I mean?

Mr. McCash: Other business along Main Street also use social media and things like that. They have the two signs.

Mr. Benner: I think we've covered that. Those two signs for any other business on Main Street were done under a different law, a different code.

Mr. McCash: There still allowed to have two signs under your current code.

Mr. Benner: Yes, two. Not three.

Mr. McCash: We're talking about a third sign on the back that's not necessarily a sign it's a symbol.

Mr. Benner: It's still math. It's two or three.

Mr. McCash: This is specific to this type of use. I understand where you're coming from.

Mr. Benner: Good. I guess my problem is I understand it'd be great if you could have a projecting sign in the front, and your barber pole in the back, or a sign, whichever, the code doesn't make it be a barber pole. I guess is your contention that someone someday will be driving down the street and see your sign and stop to be pampered and get a haircut? Or you have a clientele already? I'm trying to figure out how denying you the third sign, which is a law passed by our city council, not by us. We don't pass laws. We enforce them or we decide whether they're right or wrong. Is that really something that's going to happen?

Mr. McCrary: I mean, to be truthful, honest with you, I would go with the one realtor sign and put it right next door to his realtor signs right here and mine right here, but that'd be tacky. So I'm trying to be neighborly. Or we could do two signs. I would just have one sign in the front, east and west and leave it alone. However, due to the situation I can't put a realtor sign up there. I can't put an awning sign because it sits too low. I went to all signs I'm allowed to do and even choosing these signs, I'm telling you, you still have obstacles that were facing that you can't see a clear sign, even with the signs that we're choosing. You have traffic light that's blocking partial sign. I have portion that's blocking a sign also.

Mr. McCash: The sign in the back you don't see at all from the front.

Mr. Benner: I understand that. I appreciate that.

Mr. McCash: It's his required sign. He's going to have to put that one up.

Mr. Benner: A barber pole or a sign, correct?

Mr. McCash: A barber pole or a sign, right. He is choosing a small barber pole.

Mr. Benner: So the hardship that you have is that everybody else has one?

Mr. McCrary: No, the hardship we have is it's being partially blocked by the porch

and the traffic light.

Mr. McCash: He is allowed to have two signs. He would put two signs on the front of the Main Street, if his entrance was on Main Street, and we wouldn't have necessarily the issue here. Because his entrance is on the back. He's required to have a sign back there, which means if he loses a sign on Main Street and doesn't have the same economic advantage to advertise his business along Main Street as everybody else that's allowed to have two signs on Main Street. Because the revised code requires him to have a sign or a barber pole at his main entrance. His main entrance, unlike others along Main Street, his main entrance is in the back of the building.

Mr. Benner: I have one more question. When did this all start in 22 or later?

Mr. McCrary: July of 2021.

Mr. Benner: Were you aware of the code at that time?

Mr. McCrary: When I bought the building, I had a realtor sign in the front of my building already. That had been there for years. When the City of Reynoldsburg came through with the improvement and widened the sidewalk, they removed my sign. So I'm thinking I'm going to use that sign, at that time. But when my neighbor put his realtor sign out, on the property line, I can't put a sign next to that.

Mr. Benner: I understand that completely. Thank you. I don't have any further questions.

Mr. Furst: So I understand your argument is that the rear entrance is functionally the main entrance. It is that how it is defined under the Ohio Revised Code? Are you just treating it for argument's purpose? How does the Ohio Revised Code define main entrance?

Mr. McCash: The main entrance that the public goes in, and that would be the rear.

Mr. Furst: How are we to know what the main entrance of the public would go in? Are we just presuming that it's because parking is adjacent to it?

Mr. McCash: No. It is required to have that entrance be handicap accessible and that is the only entrance that is handicapped accessible under the Americans with Disabilities Act and federal law. That's also required to be part of the accessible route from the parking spaces under the building code requirement. So he's complying with both federal law and the building code by having that entrance at the back be his main entrance.

Mr. Furst: The main entrance is required to follow those requirements or a entrance?

Mr. McCash: Which thing? The barber pole?

Mr. Furst: So if we're treating the rear entrance is the main entrance. You said it's required to be handicap accessible. Is it that the main entrance is required to be handicap accessible, or an entrance is required to be handicap accessible?

Mr. McCash: The accessible route has to coincide with the route that the general public takes, that's the entrance, that the general public would take, that's the entrance that has to be handicapped accessible under the federal law and under the building code.

Mr. Furst: Okay. So your argument is that because most patrons are going to be arriving by vehicle, they will be parking in the lot at the rear of the property and therefore entering via that route?

Mr. McCash: Yes. If anybody is walking on the sidewalk, they're going to have to; A - get over the curb that the city put in and walk to the entrance that's at the rear corner of the property.

Mr. Furst: Oh, so you won't be utilizing the entrance that fronts Main Street in any way?

Mr. McCash: You mean to drive? There is no way. The front entry that's on Main Street, no, we can't cannot make that handicapped accessible. That's not being used.

Mr. Furst: Right, I understand you can't make that handicap accessible, but not able to be functional use as an entrance for pedestrians?

Mr. McCash: No, that is not going to be used as an entrance.

Mr. Furst: Okay.

Mr. Benner: He's not planning to use that door, but the front door to that building does work, does it not?

Mr. McCash: So do the windows. (People talking over each other and unable to hear all the comment.)

Mr. Benner: If someone was walking down the sidewalk from one of the parking spaces that Reynoldsburg provides public for businesses on Main Street. They could enter through the front of that door, though? Is that accurate or not?

Mr. McCash: No, they're not going to be entering through that. The way his salon is set up on the inside. That is one of his salon workstations. That are on those areas right there.

Mr. Benner: That was my question. Thank you.

Mr. McCash: It's not a door that's going to be an entry. His reception area and all that is back in the back area.

Ms. Alabi: I have a couple questions. Looking at the, sketch that you showed us earlier. The one of the back. Okay, so I'm a little confused as to which entrance is the usable entrance in the back.

Mr. McCash: The entrance is not on the back back. Just around the corner there where you see the note that says new standing seam, aluminum awning, nil finish, non-glare silver, which is going to be black. That awning is over the door where the main entrance is at.

Ms. Alabi: Like Mr. Banner said that looks to me like that's the side entrance, but you're putting the barber pole on the second floor window. Is that correct according to that

Mr. McCash: Yes.

Ms. Alabi: My next question is with the front signage. You stated that the wall sign is blocked by the stoplight and the protruding sign is also blocked while driving west.

Mr. McCash: East.

Ms. Alabi: Driving east, okay. Also confuses because I'm seeing these images and I also drive by there quite frequently, I'm not seeing how it's blocked. So do you have some other images that support that better, or are we just using these renderings.

Mr. McCrary: From the renderings right here you can see where Styling Profiles Men's Grooming Lounge is partially blocked just in this image right here.

Mr. McCash: When you're driving down Lancaster and you're looking at that wall

sign, you do have that partial blockage.

Ms. Alabi: The top sign? Driving down Lancaster?

Mr. McCash: Lancaster driving east on Main is partially blocked by the porch. If you are sitting at the traffic light right now, you couldn't see my projecting sign. If you looked at the building, you would see the porch. You might see a portion of the sign, but you won't see the whole thing. If you are traveling west, going towards downtown, you can see everything. That's the image that you see. If you go back to where you can see the two renderings, you can see everything clearly on the top half. If you are traveling east, it is blocked. The porch will block the projecting sign and the arm of traffic light will block the wall sign.

Ms. Alabi: That's all. Thanks.

Mr. Furst: I'm not convinced of the hardship here. I think there are other remedies available, such as incorporating a barber pole into the signage the applicant wishes to place on the building frontage. The Ohio Revised Code would allow that. However, you have chosen to not use an entrance, and therefore, this seems like a self-created hardship to me. Additionally, I feel like you could have selected any other site that would not suffer these alleged hardships, and therefore this should have been factors that were known to the applicant before the purchase of the property. As I'm sure you're aware, our code does not allow self-created hardships to be a factor.

Mr. McCash: It is not a necessarily a self-created, hardship. This is, in part, hardships created by the city's own improvements along Main Street. The revised code requires the sign to be at his main entrance, the sign of the barber pole, his main entrance, in order to comply with accessibility requirements, is at the rear.

Mr. Furst: Demonstrably, it's not at the rear. You just did, or, I'm sorry it may have been Mr. McCrary.

Mr. McCash: It's in the rear corner of the side. It's the back section. I mean, it's right where the door that was made handicapped accessible.

Mr. Furst: I'll be honest, Mr. McCash, I live in this neighborhood. I walk past the property very frequently. I was not aware that there was a door where you're proposing to place the barber pole. I don't know that your clientele would know that either. I don't know that anyone parking in that parking lot would necessarily see the barber pole and think to themselves that must be where the door is.

Mr. McCash: That's your opinion.

Mr. Furst: Yes.

Mr. McCash: They would be parking back there. They would get out; they would have to walk down that side to see the barber pole is the symbol that's supposed to be at the main entrance.

Mr. Furst: I hope, for the sake of the business and for Mr. McCrary that would be how things would function. I am just not convinced that that would be the case. I yield the floor for any additional questions, comments, or obviously would entertain a motion.

Ms. Kleckley: I have a question. Is there only one way in and one way out? Is there other entrances since you blocked the one in the front?

Mr. McCash: For vehicles the only way in is off...

Ms. Kleckley. No, for customers.

Mr. McCash: For customers, yes, that door itself.

Ms. Kleckley: Because you blocked the other one. I was looking for a report from the fire department about blocking the main entrance.

Mr. Meyer: Ms. Kleckley, this is a Certificate of Appropriateness, there's not a site plan. They have to meet all building codes and thing of that nature. The fire departments review is part of a building permit being issued. So that would be looked at and obviously, the applicant would have to meet while doing renovations or site work as part of that process.

Ms. Kleckley: I'm sorry. I brought that up because you brought up the fact they are setting up to block those double doors.

Mr. McCash: There's a requirements for travel distances and things like that that are in the building code. So we'll be addressing that through the building code process.

Mr. Brusk: My feeling is that because of this unique situation and the uniqueness of this is you can't get to the lot without knowing where it is. You can't get to the barbershop without knowing that there's something there. And that's only because there's no parking on the side or in the front that where you would know it. Every other does this. At least all the businesses I've seen. You get to the business from the parking lot and that's what you expect. And that's why I see how you set that

up. I'm not going to make any comments on the side or back. It's the back corner at any rate. So my feeling is this is a special, unique situation and that such a situation needs to be addressed. I think an exception of variance would be appropriate because it is a hardship if you can't have the third side because that means, like you say, the hardship there is, and you don't have the ability for people to know that you're even there from Main Street. No one would realize what was going on. I know if you look on Facebook, it says the address, fine. But that doesn't tell you anything without those two signs in front.

Mr. McCash: We specifically chose the barber pole as opposed to a sign so that it is unique to a barber. So if somebody else goes in here, there is no precedent for a third sign. This is really a symbol of a barber.

Mr. Brusk: Even if it wasn't, if it was just the sign, or considered a sign, that's immaterial. I'm not arguing that at all. I understand why you have to have either the barber pole or big sign. A big enough sign that people in the parking lot would identify the place. I'm not arguing the fact that it's a barber pole or not. That's your decision, and I don't have any say one way or the other on that.

Ms. Barnhart: I will make a motion. I make a motion that we approve the variance. To section 1105.03.c.v to allowing a third sign, that is a barber pole. So that being the condition for this applicant.

Ms. Buathier: Just so you know, approving a third sign that is a barber pole in perpetuity that sign will always have to be a barber pole, even if the barber shop is not there any longer.

Ms. Barnhart: So they wouldn't be allowed a third sign if it were not a barber pole?

Ms. Buathier: No, a barber pole would then have to be there for forever based on the wording. The third sign would always have to be a barber pole.

Mr. McCash: You want to clarify that the third sign is there only because of it being a barber. Nobody else can have that sign. If there's no barber there, that sign can't be there

Ms. Barnhart: Yes, that's my intent.

Ms. Buathier: Okay. That is the intent. So you're requesting to approve section 110503 CV to permit a third sign that is only a barber pole, while there is a barbershop there?

Ms. Barnhart: Correct.

Mr. Furst: We have a motion on the floor. Is there a second?

Ms. Kleckley: Second.

Ms. Buathier: One more thing. Are we voting on each one individually?

Ms. Barnhart: That's the only one that's outstanding, right?

Ms. Buathier: All four of them are up for consideration.

Mr. Meyer: We voted to reopen the case previously. So there are, I believe four variances on here that were submitted. So you could vote on each variance individually if you would so choose.

Ms. Barnhart: Let's vote on this one by itself.

Mr. Furst: Could you please call the roll?

Mr. Meyer: I apologize just because we had some discussion there. Could we just, for a clean record restate the motion that was made?

Ms. Barnhart. The variance is that we approve a third sign for section 1105.03.c.v. We approve the use of a barber pole while the property is being used as a barbershop.

Ms. Buathier: For an additional third sign.

Ms. Barnhart: For an additional third sign.

Mr. Shook: So here's what I'm going to do. I'm going to state the motion as intended. Then if I state it correctly, you can say, then I so move, as stated by the city attorney.

I believe the motion here is to approve a variance for a third sign. Pursuant to section 1105.03 cv2 for a barber pole, so long as the premises is used as a barbershop.

Ms. Barnhart: So moved, as stated by the city attorney.

Ms. Kleckley: Second.

Mr. Furst: We have a first in a second. Would you please call the roll?

RESULT:	Failed - Third sign to be used as barber pole while the premises is used as a barber pole
MOVER:	Barnhart
SECONDER:	Kleckley
AYES:	Brusk, Kleckley, Barnhart
NAYS:	Benner, Alabi, Furst

Ms. Barnhart: Being that there are three yeses and three no's, that motion fails. Open it up for a second motion or discussion.

Mr. Furst: There are three other variances that the applicant has requested. I will respectfully request that someone else make the motions as I am in the habit of doing so.

Ms. Buathier: Before we move on, Mr. City attorney. Because there was three yeses and three no's, does there need to be another motion for a denial or is it officially denied?

Mr. Shook: The application did not receive, or at least that particular portion of the application for that specific variance did not receive sufficient votes to pass. Therefore, it fails. It does not require a second motion.

Mr. Benner: Since we're doing these separately, I will make a motion according to section 110503 C3 to permit internally illumination based on the lights that we deny that variance also.

Mr. Furst: We have a first. Is there a second?

Ms. Alabi: I'll second.

Mr. Furst: Would you please call the roll?

RESULT:	Passed - To deny Internal Illumination on sign
MOVER:	Benner
SECONDER:	Alabi
AYES:	Benner, Furst, Alabi
NAYS:	Kleckley, Barnhart
ABSTAIN:	Brusk

Ms. Buathier: Three yeses, two no's, and one abstain.

Mr. Shook: That's not going to be a clean way to deal with that particular variance.

So it sounds like we had two votes of no on that particular motion. Correct. The cleaner way to deal with it is that one of the individuals who voted no makes a motion to approve, and then we revote.

Mr. Furst: Would any of the members who voted no care to do that?

Ms. Barnhart: I'm confused at what we are trying to do here.

Ms. Buathier: Mr. Benner made a motion to request denial of internal illumination of the of the sign. At which point you, Ms. Barnhart and Ms. Kleckley, voted against it. It's my understanding the city attorney is asking that somebody who voted opposite of that motion to then make a motion for approval.

Ms. Barnhart: Can I ask a quick point of information question? Was this one of the ones that was approved in November?

Ms. Buathier: Yes. The other three were approved by the board in November. The external illumination, the external down lit and the glass.

Ms. Barnhart: That's what I thought.

Mr. McCash: You had one member that abstained. Usually you abstain because you have a conflict and you wouldn't be hearing the case.

Mr. Furst: Our rules require no reason for abstention.

Mr. Shook: Let's stop for just a second. This is part of the reason we're going to be doing a training. If this board is inclined to vote differently than it had voted on this particular variance in November, there's going to need to be some articulation on the record why they are voting differently now, as opposed to how they voted then, because otherwise that's a very difficult thing to explain to a reviewing court.

Mr. Brusk: That was the reason that I abstained on it because I don't understand exactly what would happen on this, because the barber pole unfortunately is not an issue anymore. That's the only thing that was internally illuminated, as I understand.

Ms. Buathier: Mr. Brusk, they are permitted two signs. Whichever two signs they choose to do. That could be a barber pole and a wall sign, a barber pole and a projecting sign, a projecting sign and a wall sign.

Mr. Brusk: I'm talking about the motion here where internally illuminated, is it moved because the other was voted down?

Mr. McCash: No because you voted to not allow three signs. He has to agree sign in the back. You've just made him make a choice between a wall sign or a projecting sign on the front.

Mr. Brusk: Can I revise my vote?

Mr. Shook: Let's not revise the vote. So the vote to deny it did not have a majority support. A vote to deny does not necessarily need to have a majority support. A vote to approve does. Because we appear to have members of the board who voted against the denial. The cleaner way to handle at least this specific variance request would be to have one of those members make a motion in the affirmative to approve of the variance, and then we can revote.

Ms. Barnhart: Okay, I'm with you. I will make a motion that we approve the variance for 1105.03.C.3. Allowing the interior illumination of the Barber pole sign. Do them all?

Mr. Shook: You could make a motion to approve the remaining three variances in one bundle, recognizing, of course, that there could be members who support one of those, or two of those, but not all three. And they may vote against that motion. But that is a proper motion if you want to make it so.

Mr. McCash: Mr. Chris, when that was approved in November, it was also conditioned upon it only being lit during the time that the barbershop is open.

Ms. Barnhart: I do recall that.

Mr. Furst: If we're going to bring that up, there is also an additional condition that glass, as it relates to the sign material, only apply to the barber pole as a sign. That was an additional condition that was in our previous motions.

Ms. Barnhart: All right. I make a motion that we, and I'm going to go ahead and tackle all three of these variant requests. The remaining three. 1105.03.C.3. Regarding the internal illumination. That that be allowed for the barber pole. With the condition that the illumination only takes place during times where the business is in operation. Business hours.
The next variance. 1105.03.C.V.2. That the glass is appropriate for the barber pole. And what's the third one?

Ms. Buathier: It is 1105.03.C3 for what we consider front lit external lighting. As an approved external illumination type.

Ms. Barnhart: So moved, as Ms. Buathier stated.

Mr. Furst: Before I ask for a second I'll ask that you restate them please Mr. City Attorney.

Ms. Buathier: Mr. Attorney, before you start, two are 1105.03.C3.

Mr. Shook: The motion is. I'm going to start with the glass. The motion is to approve, glass as a material for the barber pole. Pursuant to section 11055.03 CV2. Second is to approve the internal illumination. Pursuant to 1105.03 C3. During hours in which the business is open. For the barber pole only. Third is for the exterior illumination pursuant to 1105 .03 C3. and that is for the front sign. Is that correct?

Mr. McCash: Yes.

Ms. Barnhart: So moved, as stated by Mr. City Attorney.

Mr. Furst: We have a first. Do we have a second?

Mr. Brusk: Second.

Mr. Furst: Would you please call the roll?

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

Mr. Furst: Thank you. I believe that concludes item C1.

App# 2023-5487; 7305 E. Main Street; Richard Holmes; Certificate of Appropriateness

Item C2 is also for the property located at 7305 East Main Street. A certificate of appropriateness.

Mr. Shook: I'm sorry. Mr. McCash, we still have the application for the Certificate of Appropriateness.
(Talking in the background, but not recorded.)

Mr. Meyer: You wouldn't be able to do any other exterior modifications to the building. The COA covers more than just the signage.

Mr. Furst: I'll also ask if you'd like to withdraw your Certificate of Appropriateness application to step up to the podium, and please do so.

Mr. McCash: You can take a vote on the Certificate of Appropriateness as presented. The only condition they had was to change the awning to black, and we agree to that.

Ms. Buathier: Can I present? Would you like me to present?

Ms. Buathier read the staff report and presentation into the record.

Mr. Furst: Thank you. Is there anything the applicant would like to add?

Mr. McCash: My client will be providing the black metal roof. As far as signage, he has no external illumination of his wall sign. There's obviously no projecting sign. We don't know what we're going to do as far as the barber pole.

Mr. Furst: So do I understand that you would be supportive of staff's recommendations as it relates to this application.

Mr. McCash: As it relates to the metal roof?

Mr. Furst: Yes.

Mr. McCash: Yes.

Mr. Furst: As it relates to metal roof. I will, open up the floor for questions or comments from the board.

Ms. Buathier: Staff does have obey clarifying question in terms of the signage. Are you requesting that any of those signs be considered as part of the Certificate of Appropriateness?

Mr. McCash: We're not sure what signs we're allowed to have, because it sounds like we're not allowed to have a barber pole, so he may be out of business.

Mr. Furst: Would you like to withdraw your Certificate of Appropriateness application and resubmit at a time when which you'll have more information available?

Mr. McCash: No, we would like to vote on this tonight.

Mr. Furst: I am not certain how we can vote for signage, not understanding exactly what signage is being proposed. Therefore, I would suggest that if anyone is inclined to submit a motion for this application, that they do so removing the signage portion of staff's recommendations, if they are inclined to support such recommendations.

Mr. Benner: Without reading through the entire thing. Leaving the signs out I would recommend that we would, approve the Certificate of appropriateness with the following conditions already agreed to by the applicant that the metal roof on the porch side, and entrance have a finished

color of black. To provide a photometric plan meeting all lighting requirements found in section 1105-09 for exterior lighting. To provide a hold harmless letter with regards to the porch overhang and to the City of Reynoldsburg right away that the city attorney's office deems acceptable. And to revise your drawings and any other materials to show the final set of plans that meet the approved Certificate of Appropriateness. I left out the signs.

Mr. Furst: We have a first. Do we have a second?

Ms. Barnhart: I will second.

Mr. Furst: Would you please call the roll?

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

NEW BUSINESS

App# 2024-0120; 6672 E. Main Street; Prestige Signs for Chase Bank; Varaince

Ms. Buathier read the staff report into the record.

Mr. Furst stated he is in agreement with staff's recommendations to deny this variance. Additionally, he stated that rejection of this variance for the purposes they identified would be consistent with previous votes that this board has held for similar sites that have occurred in other and this district.

Ms. Sherry with Prestige Signs was present for the applicant.

Ms. Sherry: We are proposing that there are going to be an additional wall sign. That is what we're asking to be added as the west elevation, which would be the public entrance of this business. I would say that being able to see the wall sign, you'll be able to see the wall sign at a further distance than saying the monument as proposed by the staff, that the monument sign would be enough. For that elevation. This is a corner lot. So, therefore, preparing to turn to this business. The main entrance will be from the Kroger parking lot off East Main Street. So there is not a main entrance off of East Main Street or Rosehill Drive or Rosehill Road. This will allow eastbound traffic to be able to see where they are going for Chase. They will either need to turn quickly, once they see the monument sign at that elevation, or they will have to go down, turn left onto Rosehill Drive, heading north, and there is an entrance if turning left. So we're going west, from Rosehill Drive and then coming in from the north side of Chase, where there is not a wall sign being asked on the north elevation for Chase. I would propose that this wall sign be added because it is a public entrance and being able to see it. We don't see any hardships of illumination or disturbance of residential areas due to it being surrounded by commercial

businesses. I would propose that the wall sign be added. Due to better visualization and being able to see it from a distance, heading east on East Main Street. I would like to propose that if this being at a higher elevation, you do not going to have obstructions from the road. I would propose that we are allowed to have a wall sign there. From the allowed two signs to allow proposing to have a third wall sign on this elevation. Therefore, my hardship is traffic. It is a busy intersection. Therefore, this will allow customers to be able to see where they're going and where they need to turn ahead of time.

Mr. Furst explained that our code requires the applicant in a variance application to articulate how the hardship about traffic concerns is unique to this site, and not surrounding properties. Ms. Sherry explained that this site would suffer due to not having an entrance off East Main Street, or off Rosehill Road. Having a wall sign would better prepare customers and clients. In order to get to the main entrance of Chase. They do have to turn into the Kroger parking lot or gas station parking lot.

Mr. Furst asked how this is not a self-created hardship, given the applicant chose this site layout. Ms. Sherry explained this is due to the corner lot and obstructions at the corner, such as the brick wall, city plantations and a bus stop. Mr. Furst was asked to clarify how this is unique to this site and not self-existing. Ms. Sherry explained this is a corner lot and the wall already exists.

Ms. Barnhart asked if the third sign was denied if they would keep the signage over the entrance on the west facade. Ms. Sherry said they would have to talk to the client, but they would ask to use the east and west elevations instead of the east and south elevations. Ms. Buathier wanted to clarify that they are permitted a wall sign along the two public roads, not the western elevation. If the variance was denied, it could not go there. Where a building is located on a corner lot. One additional wall sign may be permitted on both walls, which parallel the intersecting streets. That is only the south and the east elevation would be permitted. Unless the variance is approved.

Ms. Sherry moved onto the monument sign where they are asking for an increase in size, to withhold Chase brand visibility and their branding. The sign meets the six-foot height requirement and has a brick base. The sign is acrylic that is internally illuminated. She feels, as this is necessary to withhold the brand because when you start shrinking channel letters, it gets harder to read. The hardship is for branding and visibility.

Mr. Benner: I would like to make a motion that we deny both variances in accordance with 1105.03C 7.1 and 1105.03C 7.4.

Mr. Brusk: I will second.

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

App# 2024-0121; 6580 E. Main Street; Zoning Resources for Kroger Co.;

Variance

Ms. Buathier read the staff report into the record.

Ms. Green explained that the proposed wall sign is a newer part of the Kroger business. The pickup business began during Covid, and continues to be very popular today. At this location, the pickup is in the northwest corner of the building. The small indicators tell staff what lane you are parked in and where to bring the groceries. That indicator is the proposed wall sign. This sign would not have a blue backer, just a white illuminated sign. This is just to keep the flow of traffic for the pickup on the west side of the building and not in the front of the building.

Mr. Furst asked if the applicant contemplated any other remedies such as placing the sign on a parking lot pole. Ms. Green was not sure if they contemplated other signage, but this was the sign chosen for this site largely due to the western parking area.

Mr. Benner asked about the previous set precedent for this and Mr. Meyer referred back to the 2022 BZBA meeting for the Target signage.

Mr. Brusk feels as if this is a self-generated hardship because they chose to put this parking there and does not see a compelling reason to allow this variance.

Ms. Green explained that the nature of the market has changed. This store was built in 2019 for in-person shopping. Now we have a new demand on us for pickup. Thankfully, this store has parking on the side that to prevent the store from putting these spots in the front. They do not feel as if they generated this hardship, that this is just the nature in the change of the business. Additionally, the refrigeration units are in the back, so it makes sense to have this near the back. They also want to keep the site safe.

Ms. Alabi explained that she uses this service weekly and does not see how this this sign will help because you cannot see it from many places. Ms. Green said it is more of a wayfinding to guide people to that part of the store to pick up their groceries.

Ms. Barnhart wanted to note that when they looked at the Target previously it is worth noting that this service was not required when the building was built. The code has changed and this is a very large building. This size building could have 18 different storefronts, and each storefront could have a sign. With this large of a storefront, she feels as if we should allow adjustments to keep up with businesses as they evolve and change.

Mr. Brusk is still concerned about the precedent this sets. Mr. Benner explained that the precedent has already been set by allowing Target to do this exact thing.

Mr. Furst agreed that this is functionally similar to any other large format grocery and ones we have previously approved.

The board confirmed the Target was approved with the same zoning code, with minor modifications.

Mr. Shook: The concern that the board has to have when you make your decisions is that they cannot be arbitrary or capricious. Unless you can articulate a functional difference between this specific application and one that was approved in the past, it probably is going to be an arbitrary decision to deny it.

Ms. Alabi asked if there had been any thought to amending the drive-thru sign in the front of the building. This sign was intended for the pharmacy. Ms. Buathier explained that these signs are legal nonconforming and if they were to remove or alter that sign they would need to come before the board for a variance.

Mr. Benner: I am going to make a motion that we approve this variance, based on staff's recommendation.

Ms. Barnhart: I will second.

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

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman

November 7, 2023

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Richard Holmes; 7305 E. Main Street: Variance Application

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. The subject site is located at 7305 E. Main Street. The 0.25 acre site is currently a vacant building. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant states the requested variance is for signage.
- b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the north, west, east and south of the subject site. The surrounding land uses consist of parking lot to the north, a veterinary to the west, retail – small format to the east and dwelling – multi-unit building to the south.
- c. The applicant is requesting four (4) variances to the sign regulations. The requests would allow one projecting sign to be made of glass and be internally illuminated. It would allow a wall sign and another projecting sign to be externally illuminated, via front lit. The fourth variance would allow for three (3) signs total on the site.
- d. The applicant did submit a site plan showing layout of the site, parking areas, drive aisles, location of the building, etc. The required number of parking spaces, drive aisle and parking space dimensions all meet the zoning code requirements.
- e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.
- f. The applicant states they are requesting 4 variances with regards to signage. There are currently no signs on the existing building, except for a wayfinding sign on the front.

2. Project Review

- a. The applicant is seeking four (4) sign variances. Below are list of the following variances:
 - i. Section 1105.03.C.iii, “The following types of lighting shall be permitted in the ORD-C: exterior illuminated, gooseneck lighting, shadow lit, bulb

surround – non-flashing or blinking, and bulb surround – flashing or blinking.”

1. The applicant is proposing to have the north elevations wall and projecting sign to be externally illuminated via front lit wall lighting. The zoning code does not call out front lit wall lighting as a permitted type of exterior illumination.
 - a. The applicant identifies needing front lit external illuminated signage to enhance the aesthetics and safety of the establishment. That the light itself will be concealed, helping to maintain the original architectural character of the building, while allowing the illumination of the proposed signage.
2. The applicant is also proposing to allow the south elevation projecting sign to be internally illuminated. The zoning code does not permit internally illuminated signs in the ORD-C district.
 - a. The applicant identifies the need for an internally illuminated projecting sign to adhere to modern visibility standards.
- ii. Section 1105.03.C.v, “A maximum of two (2) of any combination of the following sign types shall be permitted per lot in the ORD-C...”
 1. The applicant is proposing three (3) signs total, two (2) projecting signs and one (1) wall sign. The zoning code only permits a total of 2 signs on each lot.
 - a. The applicant identifies the need for 3 signs to inform customers where the entrances into the business/location of the establishment is. That the rear entrance is their main entrance, along with an entrance located at the front of the building.
- iii. Section 1105.03.C.v.2, “One (1) projecting sign constructed of wood or metal, including its mounting structure, may be mounted upon and be perpendicular to the wall of a building at a ninety (90) degree angle. The surface area of each face of such projecting sign shall be a maximum of six (6) square feet. It shall not project more than three feet (3’) from the building façade, and shall not use a guy wire or angle iron support structure unless within the plane of the sign. A projecting sign shall be located no less than nine feet (9’) above the sidewalk or ground level. Any applicant requesting a permit for a projecting sign which REYNOLDSBURG ZONING CODE 113 extends over a public right-of-way shall provide for a hold-harmless agreement with the City”.
 1. The applicant is requesting the south elevation projecting sign material of a glass cylinder be permitted. The zoning code only allows projecting signs to be made of wood or metal.
 - a. The applicant identifies the hardship of needing glass as a

permitted projecting sign material due to the iconic Barber Pole sign used when operating a barbershop.

- b. The following variance factors are considered below:
- i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 1. The external illumination variance request is in accordance with the general purpose and intent of the regulations of the zoning code and the ORD-C zoning district. The internal illumination, additional signage and different material for a projecting sign are not in accordance with the general purpose and intent of the regulations of the zoning and the ORD-C zoning district.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 1. All requested variance would not permit the establishment of a land use that is not already permitted. The site plan states that the intended land use is for “Personal Care and Beauty Services”, which is a permitted land use in the Olde Reynoldsburg Commercial zoning district.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. The applicant states in one of the hardships that they need a total of 3 signs, with 2 signs on the front and 1 sign on the rear of the building, due to two sides of the building not easily distinguished from each other. The Zoning Code allows two signs to be placed on the parcel/site. There are currently no existing signs on the subject site/building, except for a wayfinding sign. Staff is of the opinion that placing one sign on the front and rear of the building would allow the applicant to sufficiently identify the building, and would not be deprive the property owner of the reasonable use of land, and would still allow the building to be identified with only two signs. The permitted number of 2 signs per lot applies to all parcels zoned ORD-C, Olde Reynoldsburg Commercial District. All requested signage could be externally illuminated, to help illuminate and identify the signage at night.

2. The zoning code does allow external illumination, and the applicant is requesting an additional type of external illumination requested. This type of external illumination while not listed, should be permitted, due to the unique nature of the building, in that it is already an existing structure. Due to the location of the roof overhang, second story windows and limited room along the front of the building, front lit lighting should be permitted. Staff is of the opinion that the use of a barber pole with glass cylindrical material should be permitted in this instance only, since this signage is a specific identifier of barber shops, and would not apply to other businesses in the area that are not barbershops.
- iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 1. While staff is not aware if the applicant was knowledgeable about the sign requirements for this site, the applicant was made aware of these requirements after starting the Certificate of Appropriateness process in March of 2023. Staff is of the opinion that requesting an additional sign and requesting internal illumination for signage are self-created hardships. The variances are self created, due to the reasons stated above in Project Review.b.iii. The applicant could identify their building both on the front and rear of the building using one sign for each entrance. The applicant could also illuminate their signage externally, instead of internally, meeting the intended code requirement.
 2. Due to the uniqueness of a barber pole sign, and that the material is generally made of a glass cylinder, staff is of the opinion that requiring metal or wood for this projecting sign would not be a self created hardship, but is unique to barbershops only. Staff is also of the opinion that while front-lit lighting is not a listed external illumination method for signage, it is still a type of external illumination. That properties with signage located in the ORD-C, Olde Reynoldsburg Commercial District are intended to be externally illuminated. Allowing an additional type of external illumination, based on the existing design of the building should be permitted, due to the Zoning Code not specifically identifying front lit as a permitted external illumination type.
- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish

this purpose.

1. Staff is of the opinion that allowing an additional sign, along with internal illumination for signage are not necessary for the reasonable use of the land or the building. The applicant can identify the building, one sign on the front and one sign on the rear of the building for patrons to identify the building. The applicant can also externally illuminate the signage, so that it is easily identifiable.
 2. Staff is of the opinion that due to the uniqueness of the land use being a barbershop, and that a barber pole is generally made out of glass cylindrical material used to identify a barber shop, that it would be the minimum request to have a barber pole as signage. Staff also believes that requesting a different type of external illumination would be the minimum variance needed to reasonably light all signage on the subject site. That granting this variance would be reasonable for the use of the building.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
1. The requested variances will not impair an adequate supply of light or air to adjacent properties. The requested variances will also not increase congestion, increase the danger of fire, endanger the public safety or diminish or impair property values of the adjacent properties.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
1. Granting a sign to be internally illuminated, allowing an additional sign on site, or allowing projecting sign materials to be anything other than metal or wood, would allow this property owner special privileges unduly denied by this Code to other land, structures or buildings in the same district. Allowing an additional type of external illumination, font-lit, would allow the owner a different type of external illumination, however all land owners in this district are permitted external illumination. The type itself is just not listed, therefore staff does not believe granting this variance would give the owner special privileges, since the overall type of lighting, external lighting, is a permitted type of sign lighting.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

- 
1. Granting the variances would not permit a non-conforming land use, since the variances requested are for signage and not the use of land itself. The proposed land use of a barbershop is a permitted land use under personal care and beauty services in the zoning code.
 - ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 1. Staff is of the opinion that the requested variances for a different type of external illumination, and to allow a barber pole with glass cylindrical material are not a matter of convenience. That the applicant is trying to meet the zoning code requirements of external illuminated signage, and that a barber pole itself is a unique form of signage only requested for barbershops and would apply to barbershops.
 2. Staff however is of the option that an additional sign requested and internal illumination are a matter of convenience. The additional signage would allow two signage along the front façade of the building, which is not necessary based on their statement of hardship. That a sign in the front and a sign in the rear could identify both entrances into the existing building. The illumination of any sign could be done through external illumination, which is what the zoning code requires.
 3. Recommendations
 - a. Staff recommends denial of the following variances, Section 1105.03.C.v to permit one additional sign, and Section 1105.03.C.iii to permit internally illumination based on the following reasons:
 - i. The request for an additional sign, for a total of three signs appears to be a matter of convenience, since a sign can be placed at both the front and rear entrance of the building under the current zoning regulations. The applicant has also not demonstrated a hardship with regards to needing a third sign for the subject site. Allowing the applicant to have more than the permitted number of signs, would set a future precedent to allow more than the permitted number of signs, which other surrounding properties with the same zoning are required to meet.
 - ii. The request for internally illuminated signage appears to be a matter of convenience. The applicant does not state in their statement of hardship why the proposed sign is required to be internally illuminated, when it could easily be externally illuminated on the site. Staff is of the opinion granting internal illumination of a sign on the subject site, would set a future precedent to all internal illumination on other properties, when the intent of the zoning code is for external illumination only in the ORD-C zoning district.
 - b. Staff recommends approval of the following variances, Section 1105.03.C.v.2 to

permit glass as a permitted projecting sign material, and Section 1105.03.C.iii to permit front lit external illumination based on the following reasons:

- i. The request to allow glass as a permitted projecting sign material is not consistent with the permitted materials found in Section 1105.03.C.v.2, however staff is of the opinion that in this instance, due to the unique nature of the sign, in that is specifically a barber pole, that the material of glass be permitted. Glass is also not a standard sign material generally used for signage, however a barber pole consistently is made of glass, and in and of itself is a unique identifier as a sign. Due to the sign being a barber pole, and the land use being a barbershop, staff would recommend approval of the requested glass material for this specific projecting sign.
- ii. Staff also recommends approval of front lit external lighting for proposed signage on the subject site. The zoning code identifies different types of external illumination, however it does not identify front lit lighting. With the unique architecture of the existing building and location of signage, staff recommends approval of front lit external lighting. Staff is of the opinion that external lighting in the ORD –C zoning district is the intended lighting for this district. That allowing front lit external lighting would be consistent with the intended lighting of the zoning code.



App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7305 E. Main St. Reynoldsburg, OH	Parcel ID#(s): 06-00022600
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): 1833 French House Holding Company, LLC	
Contact Email: profilerscars@gmail.com	Contact Phone Number: (614) 499-1479

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Styling & Profiling Men's Grooming Lounge	Contact Name: Alexander McCrary
Contact Email: profilerscars@gmail.com	Contact Phone Number: (614) 499-1479
Description of Use: Barber Shop/Spa	

III. APPLICANT INFORMATION

Applicant Name: Richard E. Holmes, AIA	Applicant Address: 14 West First Street, Suite 306, Dayton OH 45402
Applicant Phone Number: (937) 223-2500 x 23	Applicant Email: holmesr>taguit.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):

SEE ATTACHED

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: _____

Date: **10/19/23**

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

****OFFICE USE ONLY****

Additional Notes:

Zoning Information Zoning District: _____ ☐ Major/Minor Site Plan ☐ Olde Reynoldsburg District ☐ Other: _____	Additional Approval Required ☐ Major/Minor Site Plan ☐ Other: _____	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Administrator: _____ Date: _____		

FRENCH HOUSE7305 East Main St.
Reynoldsburg, Ohio

October 19, 2023

VARIANCE REQUEST

(a) Section 1105.03.C.v to increase the number of signs from 2 to 3.

#1 24" x 24" Metal Projecting Sign (Front Elevation)

#2 8" High x 25 FT Long Wall Sign @ 16.66 SF

Individual Metal Letters (Front Elevation)

#3 36" High Glass & Alum. Projecting Sign (Barber Pole)

(b) Section 1105.03.C.iii to permit an internally illuminated Barber Pole projecting sign on
the building's South Elevation. Sign #3(c) Section 1105.03.C.v.2 to permit clear material to be used for the Barber Pole sign
that is not wood or metal. Sign #3

(d) Section 1105.03.C.iii to permit a front lit, (non-flashing) wall sign. Sign #2

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Section 1109.13 (D)

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.

The variances will provide enhanced signage and permit the operator to attract customers to his business. The signage will be "low-key" and compatible with the architecture. No glaring or flashing lighting will be used. The Barber Pole is required by the State of Ohio.

- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

The variance will not revise the underlying zoning or permitted uses on the property.

- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.

The property contains existing parking to the rear, the lack of signage on the rear of the building would deprive the operator of important visibility from the parking lot.

Signage facing traffic on East Main St. and from the intersection and Lancaster Dr. will improve the visibility of this business.

- ☐ There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

As stated, the long -term viability of this business requires visibility to the public.

- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the

restrictions. he hardship results from the application of this Code and is suffered directly by the property in question.

The Owner is aware of the restrictions and seeks these modest variances to improve the appearance of his building. The proposed signage is compatible with the surrounding neighborhood.

- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

Signage is a fundamental part of every business' publicity.

- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

The signage will be low-key, tasteful and will have no negative impact on the public safety.

- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

Other buildings on East Main have similar amounts of signage. Most are integrated into the architecture of the building.

- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

No such assertion is made for consideration.

- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

The variances are requested primarily to permit the inclusion of the Barber Ple which is a requirement of the State of Ohio Licensing.

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068
October 20, 2023

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Variance Request Hardship Letter- Section 1105.03 C.v

To Whom It May Concern,

I am writing to formally request a variance under Section 1105.03 C.v of the Reynoldsburg Zoning Code. The purpose of this letter is to explain the specific hardship that necessitates the increase in the number of signs from 2 to 3 at 7305 E Main St.

The nature of the business and the property layout make it challenging for customers to locate us. The existing two signs are not sufficient to adequately direct potential customers to our establishment, especially from different angles of approach, such as Water St, Apple Alley and Broad Alley. This limitation has had a detrimental impact on our visibility and accessibility, may result in a decline in foot traffic and sales. In addition, The French Country House style has an unusual layout in which the front of the building looks totally different then the rear of the building.

Other businesses in the immediate area have both wall signs and ground mounted signs. Our Main St. frontage is proposing a wall sign and a projecting sign which is similar type signage to the wall sign/ground sign combination. Our building is located such that a ground sign is not feasible to be installed due to setbacks and visibility.

Our third sign, the barber pole is a requirement from the state of Ohio. Ohio Administrative Code Rule 4713-1-12 Business Sign Requirements states "All businesses licensed or permitted by the Board shall have a sign stating in English the name of the business as submitted in the business application to the Board. The sign or barber pole shall be displayed at the main entrance and be clearly visible from the street. A barbershop may display a barber pole in lieu of a sign."

Our main entrance from our parking is on the south side. This also provides our handicapped access which we are required to provide under the Americans with Disabilities Act and the Ohio Building Code. By our licensing requirements as sign or a barber pole is required to be at our main entrance. Without it, we can lose our ability to operate.

We firmly believe that granting a variance to increase the number of signs from 2 to 3 does not adversely impact the community and allows us to have similar signage along Main St as other business and provides for a minimal sign on our south side main entrance in compliance with our licensing regulations. All three signs are not visible at one time.

We assure you that we will comply with all other relevant zoning regulations and requirements in our signage design, location, and aesthetics.

We kindly request your consideration of our variance request and hope that you will find our case compelling. We are committed to maintaining the visual character of the area while addressing our unique hardship.

Thank you for your time and consideration. We look forward to the opportunity to discuss our request in detail at the upcoming hearing.

Sincerely,

Alexander McCrary
profilerscars@gmail.com

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068
October 20, 2023

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Variance Request Hardship Letter- Section 1105.03.iii
Variance Request Hardship Letter- Section 1105.03.C.v.2

To Whom It May Concern,

I am writing to formally request a variance under Section 1105.03.iii and Section 1105.03.C.v.2 of the Reynoldsburg Zoning Code. The property located at 7305 E Main St., Reynoldsburg, OH 43068. The purpose of this letter is to explain the specific hardship and the necessity to use the iconic Barber Pole sign. The “why” and “what” the Barber Pole it is required to be on display.

Ohio Administrative Code Rule 4713-1-12 Business Sign Requirements

All businesses licensed or permitted by the Board shall have a sign stating in English the name of the business as submitted in the business application to the Board. The sign or barber pole shall be displayed at the main entrance and be clearly visible from the street. A barbershop may display a barber pole in lieu of a sign.

Ohio Revised Code Section 4709.01 (G)

Barber Pole means a cylinder or pole with alternating stripes of any combination including red and white, and red, white, and blue, which run diagonally along the length of the cylinder or pole.

*The Barber Pole has a shiny chrome metal top and bottom. A clear glass cylinder with a light bulb in the center for illumination so the red, white and blue candy cane can be easily noticed from a far!

The current zoning regulations prohibit internally illuminated signs on the south elevation of the building, which is ideal location of our proposed Barber Pole sign. The front of the building and the rear of the building look totally different, which could cause confusion and potential traffic hazards. My parking an main entrance is on the south side and Ive chosen a barber pole in lieu of a sign as provided in OAC 4713-1-12. Placing barber pole sign on the south elevation gives customers from Water St, Broad Alley, and Apple Alley a more efficient way to locate the barbershop. Our request for a variance stems from the need to maintain the historical and classic appearance that is synonymous with barbershops while adhering to modern visibility standards of our barber pole sign.

The barber pole, as a sign is not visible with the other signs at the front of the building. Other businesses immediately adjacent to our area have both wall signs as well as ground signs along E. Main St. Our wall sign and projecting sign is no different than a wall sign and ground sign combination other businesses utilize. The rear main entrance for our business provides to handicapped accessibility, which we are required to provide under the Americans with Disabilities Act and the Ohio Building Code. By our

licensing requirements as sign or a barber pole is required to be at our main entrance. Without it, we can lose our ability to operate.

We kindly request your consideration of our variance request and hope that you will find our case compelling. We are committed to maintaining the visual character of the area while addressing our unique hardship. Thank you for your time and consideration.

Alexander McCrary
Profilerscars@gmail.com

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Hardship Variance Request from Section 1105.03.C.iii

To Whom It May Concern,

I am writing to formally request a hardship variance for Styling and Profiling Men's Grooming Lounge, located at 7305 E Main St, Reynoldsburg, OH 43068. We are seeking a variance from Section 1105.03.C.iii of the zoning regulations to permit the installation of a front-lit non-flashing wall washer light.

The installation of a front-lit non-flashing wall washer light will enhance the aesthetics and safety of our establishment. It will contribute to the overall visibility and security of our premises, making it more welcoming and secure for our customers. We choose this very popular light source but was not listed as one of the lighting options used in the Building and Zoning Code. The front-lit non-flashing wall washer light which is very common and popular light source is also known as "Can Lights".

We wish to emphasize that the proposed wall washer light will not be in violation of any other zoning regulations, and it is in alignment with the character of the neighborhood. Furthermore, it will not cause any adverse impact on the surrounding properties or the community. The fixture is concealed in the soffit and minimizes the "business" that visible type lights can have on the building elevation. A concealed light maintains more of the original architectural character of the building, while allowing illumination of the sign.

In conclusion, we kindly request that you consider our hardship variance request favorably. We are committed to complying with any conditions or restrictions imposed by zoning board and the ensuring that the installation of the wall washer light is done in a manner that is in harmony with the neighborhood.

Thank you for your attention to this request. We look forward to your favorable response and the opportunity to further discuss the details of our requested if needed.

Sincerely,

Alexander McCrary
Member
Profilerscars@gmail.com

THE FRENCH HOUSE

ALTERATIONS

7305 E MAIN ST
REYNOLDSBURG, OHIO 43213

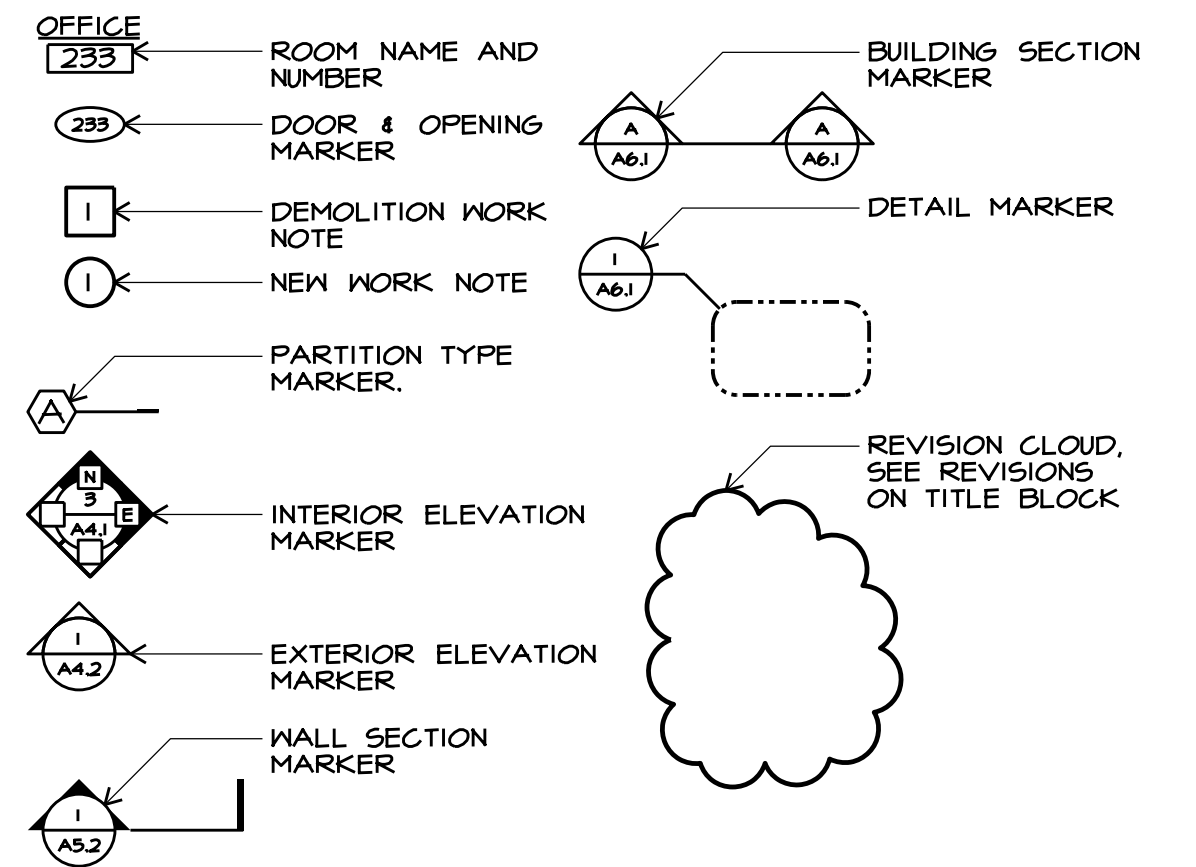
CONSTRUCTION DOCUMENTS

ABBREVIATIONS:

AB	ANCHOR BOLT	HDR	HARDWARE	R	RADIUS, RISER
AC	AIR CONDITIONING	HGT	HEIGHT	REF	REFERENCE
ACoust	ACOUSTICAL	HM	HOLLOW METAL	REFR	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	HORIZ	HORIZONTAL	REIN	REINFORCED
ALUM	ALUMINUM	HT	HEIGHT	REQD	REQUIRED
ASPH	ASPHALT	HVAC	HEATING, VENTING, AND AIR CONDITIONING	REV	REVISION
		INDN	FOUNDATION	RH	RIGHT HAND
BD	BOARD	IN	INCH	RM	ROOM
BLK.G	BLOCK(S)	HHW	HOT WATER HEATER	RO	ROUGH OPENING
BM	BEAM	ID	INSIDE DIMENSION	ROM	RIGHT OF WAY
BO	BOTTOM OF	INSUL	INSULATION	S	SOUTH
BRG	BEARING	INT	INTERIOR	SC	SOLID CORE
BSMT	BASEMENT	JST	JOIST	SCHED	SCHEDULE
		JT	JOINT	SECT	SECTION
CJ	CONTROL JOINT	KIT	KITCHEN	SF	SQUARE FOOT
CF	CUBIC FEET	LAM	LAMINATE	SH	SHEET
CL	CENTERLINE	LAV	LAVATORY	SHWR	SHOWER
CLG	CEILING	LB	POUNDS	SH	SHOWER
CLR	CLEAR	LF	LINEAL FEET	SM	SHEET METAL
CMU	CONCRETE MASONRY UNIT	LG	LONG	SPEC	SPECIFICATIONS
COL	COLUMN	LH	LEFT HAND	SPKR	SPEAKER
CONC	CONCRETE	LL	LIVE LOAD	SO	SQUARE
CONT	CONTINUOUS	LT	LIGHTWEIGHT	SQFT	SQUARE FEET
CU FT	CUBIC FEET	MAINT	MAINTENANCE	SOIN	SQUARE INCH
CT	CUBIC YARD	MAS	MASONRY	SS	STAINLESS STEEL
		MAX	MAXIMUM	STD	STANDARD
DIA	DIAMETER	MFR	MANUFACTURER	STL	STEEL
DL	DEAD LOAD	MECH	MECHANICAL	STOR	STORAGE
DN	DOWN	MIR	MIRROR	STRUC	STRUCTURAL
DR	DOOR	MIS	MISCELLANEOUS	SUSP	SUSPENDED
DS	DOWNSPOUT	MO	MASONRY OPENING	SYS	SYSTEM
		MTD	MOUNTED	T	TREAD
E	EAST	MTL	METAL	TEL	TELEPHONE
EA	EACH	N	NORTH	TG	TEMPERED GLASS
EF	EXHAUST FAN	NA	NOT APPLICABLE	THK	THICKNESS
EJ	EXPANSION JOINT	NOM	NOMINAL	THRU	THROUGH
ELECT	ELECTRIC	NTS	NOT TO SCALE	TO	TOP OF
EG	EQUAL	OA	OVERALL	TOC	TOP OF CONCRETE, TOP OF CURB
EXIST	EXISTING	OC	ON CENTER	TOF	TOP OF FOOTING
EXP	EXPANSION	OD	OUTSIDE DIAMETER	TOP	TOP OF STUD, TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB
EXT	EXTERIOR	OH	OVERHEAD, OPPOSITE HAND	TPD	TOILET PAPER DISPENSER
		OPNS	OPENING	TYP	TYPICAL
FD	FLOOR DRAIN	OPP	OPPOSITE	V	VINYL
FF	FINISHED FLOOR	PERP	PERFORATED	VB	VAPOR BARRIER
FIN	FINISH	PERP	PERPENDICULAR	VERT	VERTICAL
FIN FLR	FINISHED FLOOR	PL	PLATE, PROPERTY LINE	VOL	VOLUME
FLR	FLOOR	PLAM	PLASTIC LAMINATE	VOL	VOLUME
FNDR	FOUNDATION	PLBS	POUNDS PER LINEAL FOOT	VOL	VOLUME
FO	FACE OF	PSF	POUNDS PER SQUARE FOOT	W	WEST, WIDTH
FT	FOOT, FEET	PSI	POUNDS PER SQUARE INCH	W/TH	WITH
FTG	FOOTING	PT	PAINTED	WC	WATER CLOSET
FURR	FURRED(ING)	QTY	QUANTITY	WD	WOOD
				WGL	WIRE GLASS
GA	GAUGE, GAGE			WGT	WEIGHT
GALV	GALVANIZED			WN	WATER HEATER
GFI	GROUND FAULT INTERRUPTER			WR	WATER RESISTANT
GL	GLASS			WV	WATERSTOP
GLULAM	GLUE LAMINATED			WV	WATERSTOP
GRD	GROUND			WV	WATERSTOP
GWB	GYPSON WALL BOARD			WV	WATERSTOP
GYP	GYPSON			WV	WATERSTOP
				WV	WATERSTOP
HB	HOSE BIB			WV	WATERSTOP
HDBD	HARDBOARD			WV	WATERSTOP
HDR	HEADER			WV	WATERSTOP

SYMBOL LEGEND:

NOTE: FOR REFERENCE ONLY. ALL MAY NOT APPLY.



CODE REVIEW:

NARRATIVE: THIS PROJECT WILL PROVIDE EXTERIOR ALTERATIONS TO AN EXISTING BUILDING TO CREATE A BARBER SHOP, REPLACE WINDOWS, ADD SIGNAGE, REPLACE FRONT PORCH, AND INSTALL BI FOLDING DOORS ALONG THE SOUTH WALL.

PERMIT #2021-1989 WAS ISSUED FEBRUARY 2ND, 2022 AND ADDRESSES INTERIOR ALTERATIONS.

BUILDING DATA
SECOND FLOOR: 1031 SF
FIRST FLOOR: 1393 SF
BASEMENT: 906 SF
PORCH: 124 SF
TOTAL: 3454 SF

OCCUPANCY (OBC CHAPTER 3):
B (BUSINESS) - 2,424 SF
S-1 (BASEMENT STORAGE) - 906 SF

HEIGHT AND AREA LIMITS (CHAPTER 5)
ALLOWABLE HEIGHT: TWO STORIES / 40 FEET (TABLE 504.3 AND 504.4 PER B)
ALLOWABLE TABULAR AREA: 9,000 SF (TABLE 506.2 PER B)

CONSTRUCTION TYPE (OBC CHAPTER 6):
V-B (UNPROTECTED WOOD FRAME)

FIRE PROTECTION SYSTEMS (OBC CHAPTER 9)
FIRE PROTECTION: NOT REQUIRED (OBC 903.2.9 AND 903.2.9.1)
2. B BUSINESS FLOORS < 5,000 SF
4. S-1 BASEMENT STORAGE < 5,000 SF
FIRE ALARM: NOT REQUIRED PER OBC 907.2.2

EGRESS (OBC CHAPTER 10)
OCCUPANT LOAD (OBS TABLE 1004.1.2)
B (OFFICE): 2,424 SF / 100 = 24
S-1 (STORAGE): 906 SF / 300 = 3
TOTAL 27

NUMBER OF EXITS REQUIRED (OBC 1006.3.1): 2 PROVIDED: 2
MAXIMUM TRAVEL DISTANCE (OBC TABLE 1017.2): 200 FEET
MAXIMUM COMMON PATH OF TRAVEL (1006.3.2.2): 75 FEET

ACCESSIBILITY (OBC CHAPTER 11)
COMPLY WITH ICC A117.1 (ADA)
HANDICAP PARKING AND ACCESSIBLE ENTRANCE PROVIDED ON SOUTH SIDE OF EXISTING BUILDING
TWO ACCESSIBLE TOILETS ARE IN THE EXISTING BUILDING
VERTICAL AND HORIZONTAL GRAB BARS PROVIDED
5 EXISTING DOORS ARE 36" NOMINAL WIDTH
2 EXISTING DOORS ARE 72" NOMINAL WIDTH
2 EXISTING FRONT ENTRANCE DOORS ARE 30" IN NOMINAL WIDTH
ALL REAR BI-FOLDING DOORS TO BE 60" IN NOMINAL WIDTH

ENERGY EFFICIENCY (OBC CHAPTER 13)
COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE (IECC - 12)
WINDOWS U-VALUE: .32-PROVIDED
ATTIC: R-38
WALLS ABOVE GRADE: R-13 CAVITY + R3.8ci

PLUMBING FACILITIES (OBC CHAPTER 29)
REQUIRED: 1 WC / 1 LAV / 1 DF / 1 SERVICE SINK
PROVIDED: 2 WC / 21 LAV / 0 DF / 1 SERVICE SINK

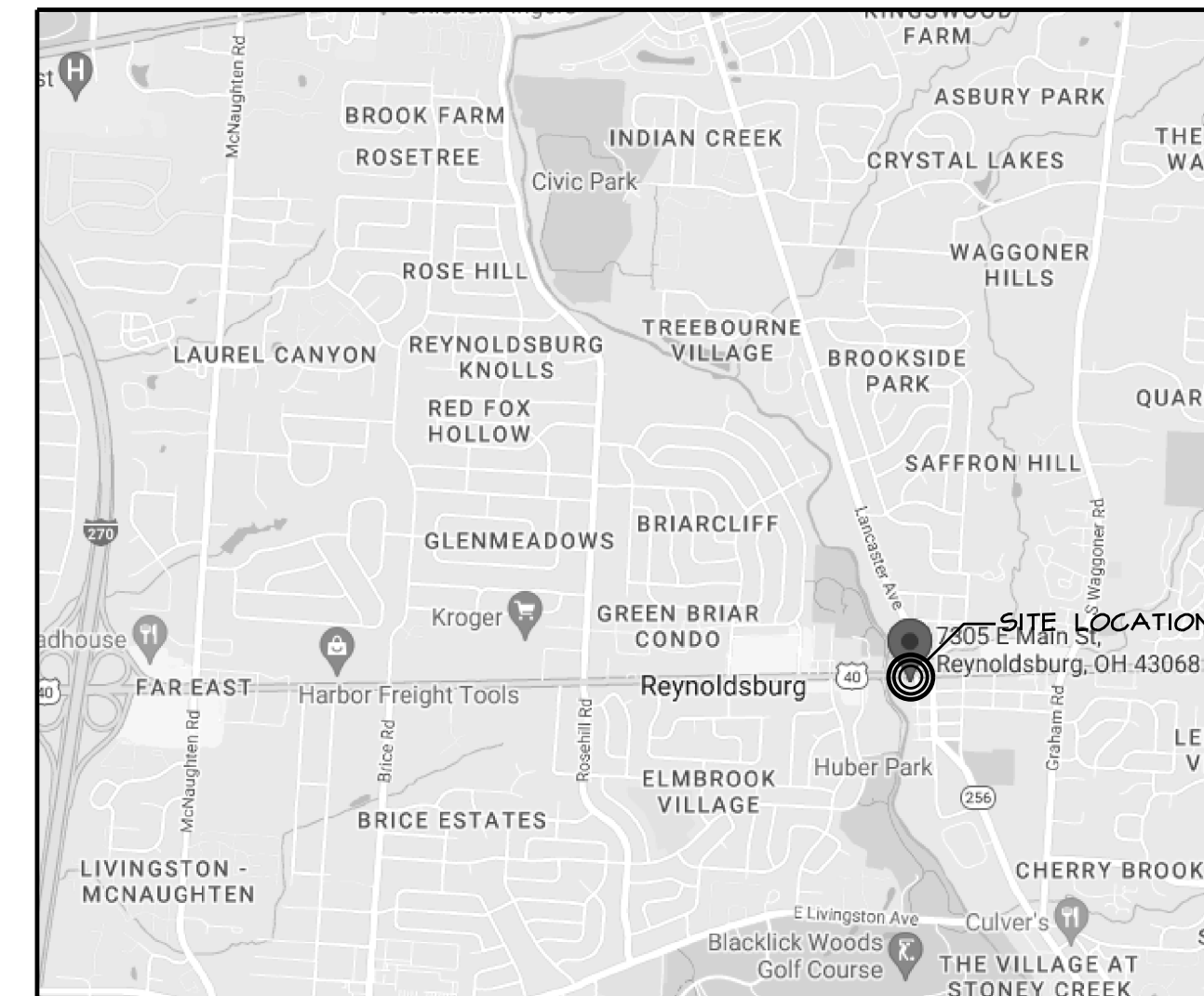
GENERAL NOTES:

- WORK SHALL NOT START UNTIL CONTRACTOR RECEIVES WRITTEN NOTICE TO PROCEED FROM THE OWNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING, ZONING, AND TRADE PERMITS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF DOCUMENTS VARY FROM THESE REGULATIONS.
- ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- MECHANICAL WORK SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO BUILDING CODE, THE OHIO MECHANICAL AND THE OHIO PLUMBING CODE.
- CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AND STORAGE AREA. OSHA SAFETY REQUIREMENTS SHALL BE IMPLEMENTED AND ENFORCED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR COMPLETION OF THE WORK, UNLESS OTHERWISE NOTED IN AGREEMENTS.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR CONSENT OF OWNER AFTER EVALUATION BY THE ARCHITECT.
- THE CONTRACTOR SHALL PREPARE AND PRESENT A SCHEDULE FOR THE COMPLETION OF THE WORK PRIOR TO COMMENCING CONSTRUCTION.
- BARRICADES AND DUST BARRIERS SHALL BE INSTALLED BY THE CONTRACTOR TO PROTECT THE PUBLIC, OWNER'S PERSONNEL AND ADJACENT PROPERTY FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE DRAWINGS AND OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND OBSERVE CONDITIONS OF THE WORK RELATED TO THE CONTRACT DOCUMENTS. THE ARCHITECT SHOULD BE NOTIFIED PROMPTLY OF ANY INCONSISTENCIES FOR CLARIFICATION AND COORDINATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL WARRANT ALL LABOR AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THIS REQUIREMENT SHALL NOT SUPERSEDE OTHER SPECIFIC MATERIAL WARRANTIES WHICH MAY BE LONGER.
- CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS AS APPLICABLE. NO WORK SHALL COMMENCE ON THIS PORTION OF THE WORK UNTIL REVIEWED BY THE ARCHITECT & THE GENERAL CONTRACTOR.
- IN PREPARATION FOR A SUBSTANTIAL COMPLETION INSPECTION, THE CONTRACTOR SHALL PREPARE A PUNCH LIST. THE CONTRACTOR SHALL COMPLETE THIS WORK WITHIN ONE MONTH OF DATE ISSUED AND PRIOR TO FINAL PAYMENT.
- SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING FROM THE GENERAL CONTRACTOR AND DISTRIBUTING TO OTHERS CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY. ANY AND ALL COPIES OF THE DOCUMENTS OF PORTIONS THEREOF MUST CONTAIN THE STATUTORY COPYRIGHT NOTICE OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS.
- CONTRACTORS PROVIDING DESIGN/BUILD SERVICES SHALL PREPARE DESIGN DOCUMENTS FOR REVIEW BY THE TENANT, THE GENERAL CONTRACTOR, AND THE ARCHITECT. DRAWINGS SHALL BE TO SAME SCALE AND FORMAT AS ARCHITECT'S DRAWINGS. (NOTE: ARCHITECT MAY PROVIDE ELECTRONIC BASE SHEETS TO CONTRACTORS AT ARCHITECT'S CUSTOMARY AND REASONABLE COSTS.) CONTRACTOR SHALL INCLUDE THE SEAL OF A LICENSED DESIGN PROFESSIONAL AND OBTAIN ALL PERMITS REQUIRED BY JURISDICTION WITH AUTHORITY OVER THIS PROJECT.
- DESIGN/BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR SYSTEMS WITH OTHER TRADES. SPECIFIC REQUESTS FOR ARCHITECTURAL AND STRUCTURAL MODIFICATIONS NEEDED TO ACCOMMODATE SYSTEMS SHALL BE MADE TO THE ARCHITECT VIA THE GENERAL CONTRACTOR IN WRITING. REQUESTS MADE AFTER THE ARCHITECT'S DESIGN DOCUMENTS ARE ISSUED FOR CONSTRUCTION MAY RESULT IN ADDITIONAL DESIGN AND COORDINATION CHARGES TO THE CONTRACTOR.

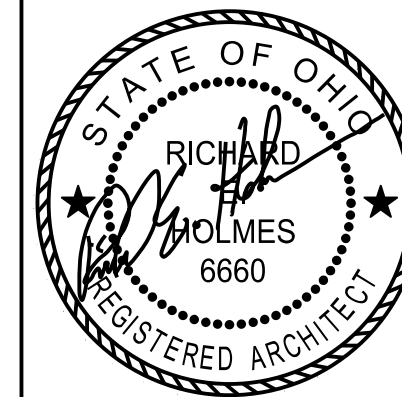
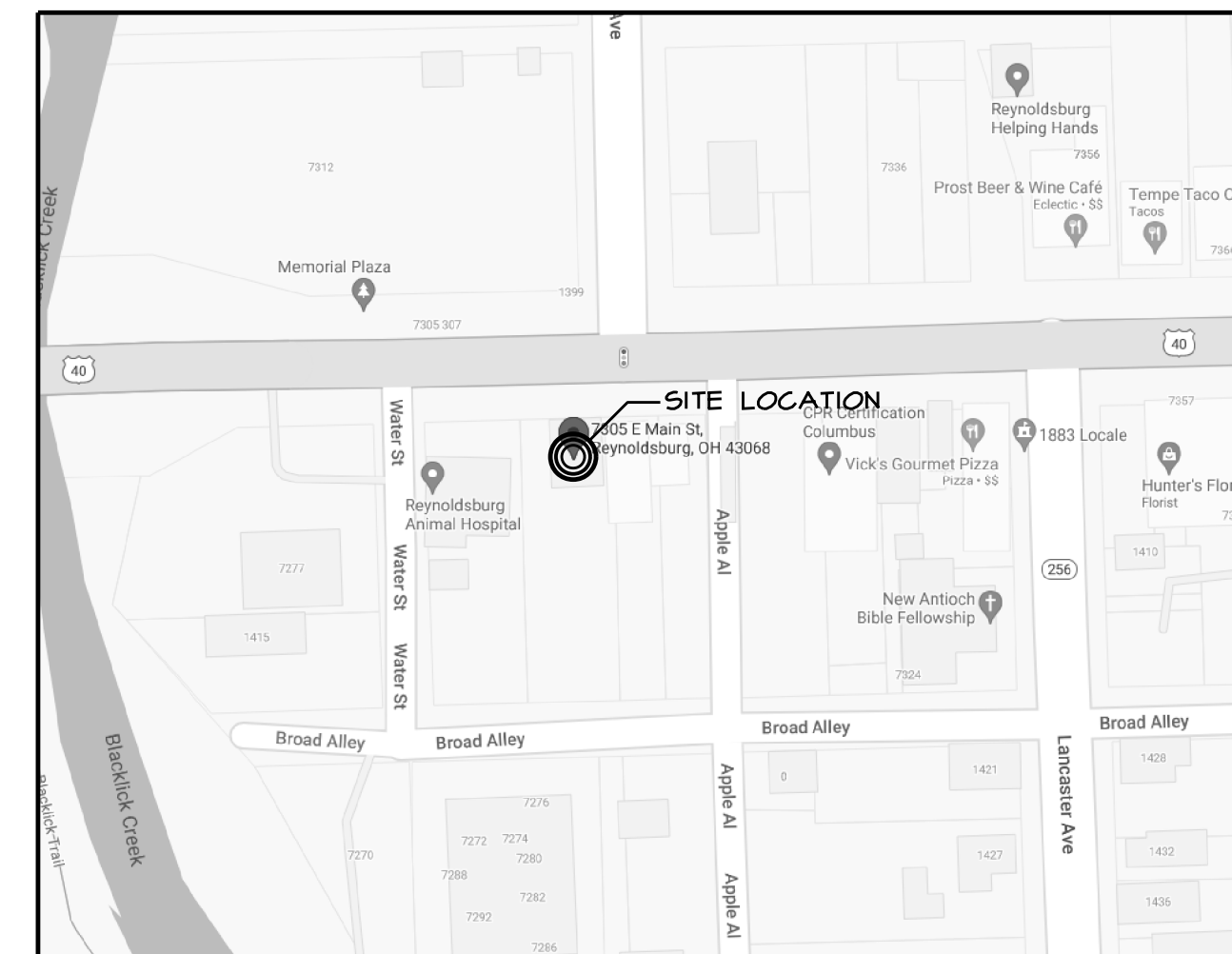
DRAWING INDEX:

TI.1	TITLE SHEET
TI.2	SITE PLAN
DI.1	DEMO PLANS
AI.1	FLOOR PLANS
A2.1	CEILING PLANS
A3.1	ELEVATIONS
A4.1	DETAILS

LOCATION MAP:



VICINITY MAP:



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

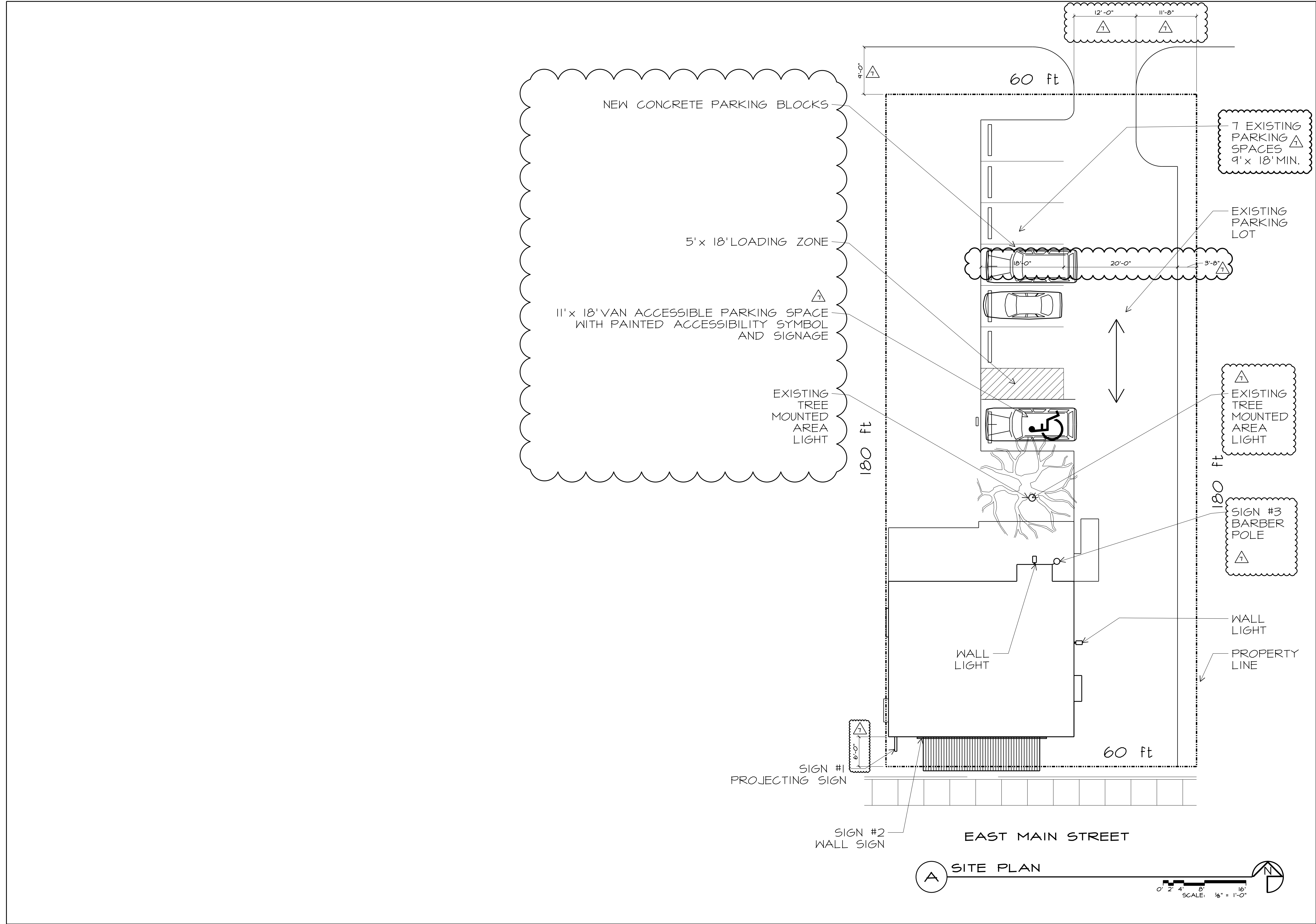
the architectural group
14 west first street, suite 306
dayton, ohio 45402-1730
tel 937.223.2500
fax 937.223.0888
web www.taquil.com

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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2301
DRAWN BY: REH, ACH
REVISION DATES:
MAY 22, 2023
OCT. 19, 2023
DATE: 01/16/23
SHEET TITLE: TITLE SHEET
SHEET NO: TI.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 TI.2 SITE PLAN.DGN



STATE OF OHIO

RICHARD HOLMES

6660

REGISTERED ARCHITECT

REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

the architectural group

937.223.2500
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dayton, ohio
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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
FIRST ISSUE
09/27/2023
10/26/2023

DATE:
01/16/23

SHEET TITLE:

SHEET NO:
TI.2



7305
FRENCH
HOUSE
B-USE
3,330 SF

WALL
LIGHT

● Pole
Light

ONE
HDCP
SPACE

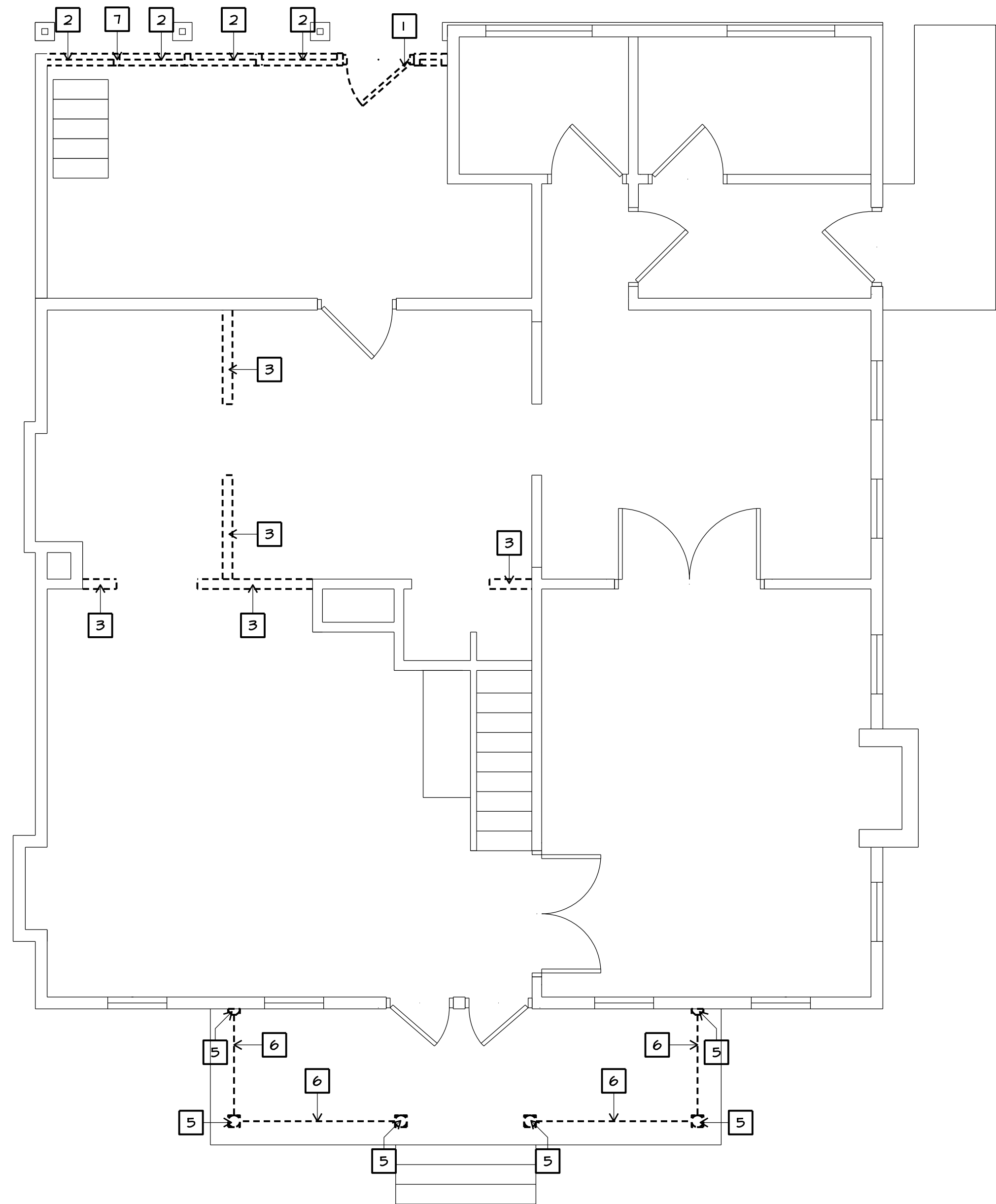
7 SPACES

FRENCH
HOUSE



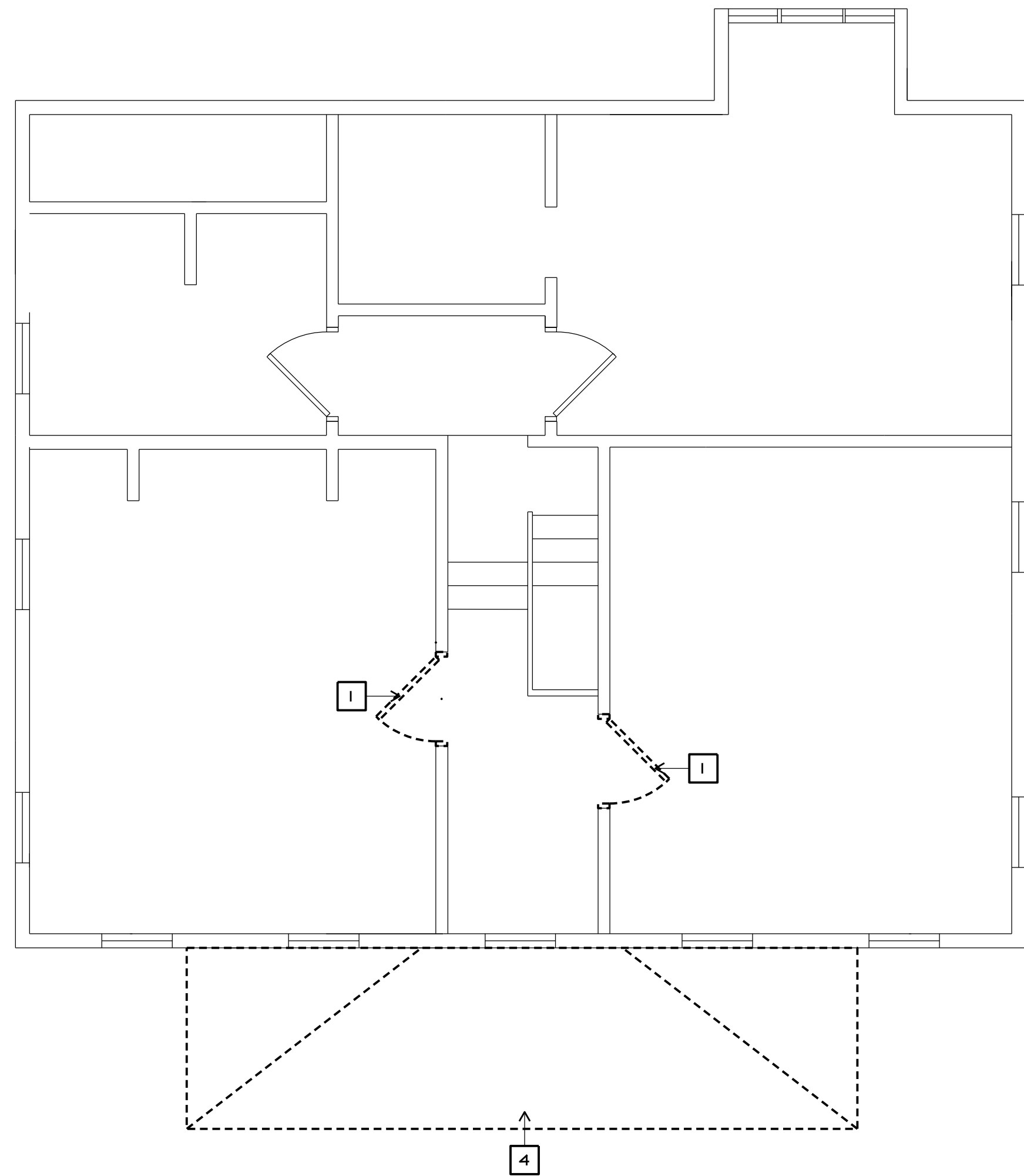
7305 EAST MAIN ST
REYNOLDSBURG, OHIO

P:\2301 FRENCH HOUSE\2301 DRAWINGS\2301 D.I.1 DEMO PLANS.DGN



1 FIRST FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



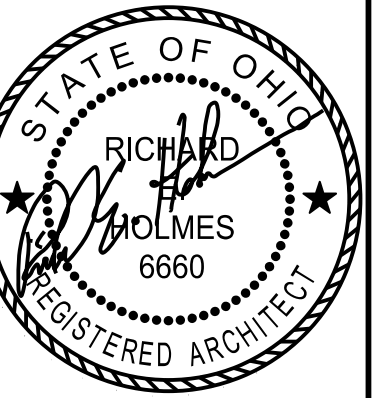
2 SECOND FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. REMOVE EXISTING DOORS
2. REMOVE EXISTING WINDOWS
3. REMOVE EXISTING WALL SEGMENT
4. REMOVE EXISTING PORCH ROOF
5. REMOVE EXISTING WOOD COLUMNS
6. REMOVE EXISTING BALLUSTRADE
7. REMOVE EXISTING WALL. SEE I/A-4.1

NO CHANGE



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

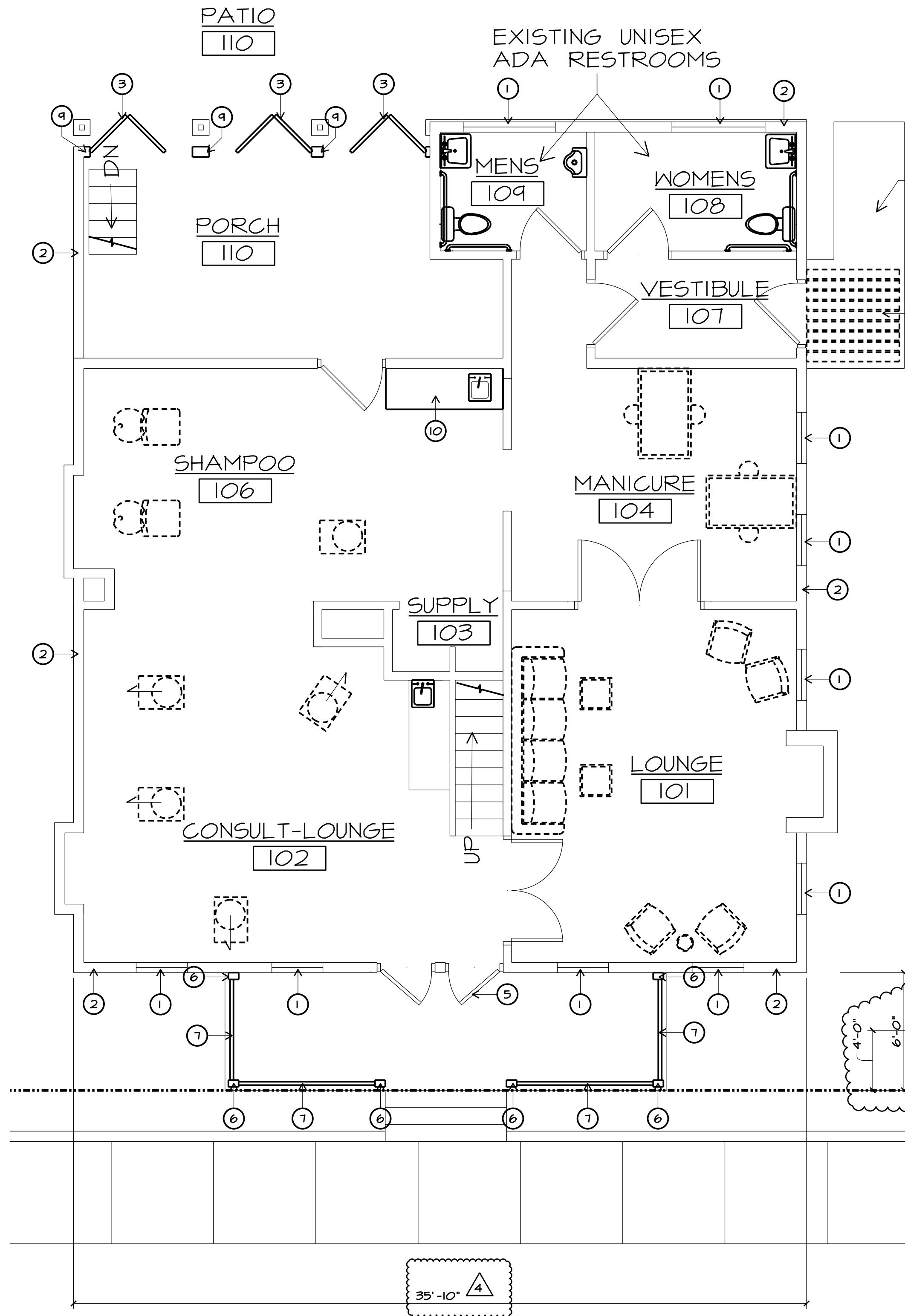
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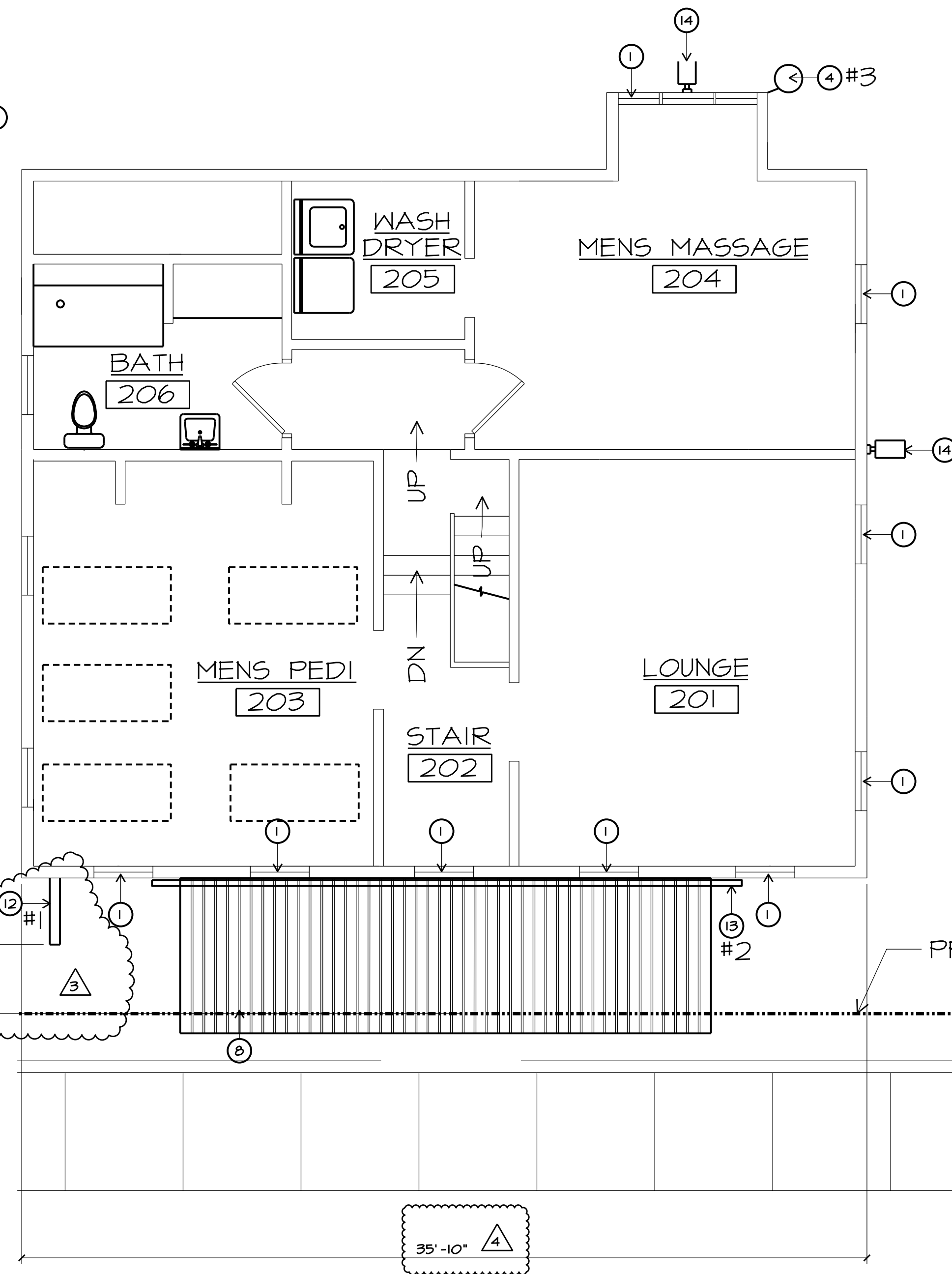
THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:	2301
DRAWN BY:	REH,ACH
REVISION DATES:	05/22/23 10/19/2023
DATE:	01/16/23
SHEET TITLE:	DEMOLITION PLANS
SHEET NO.:	D.I.1

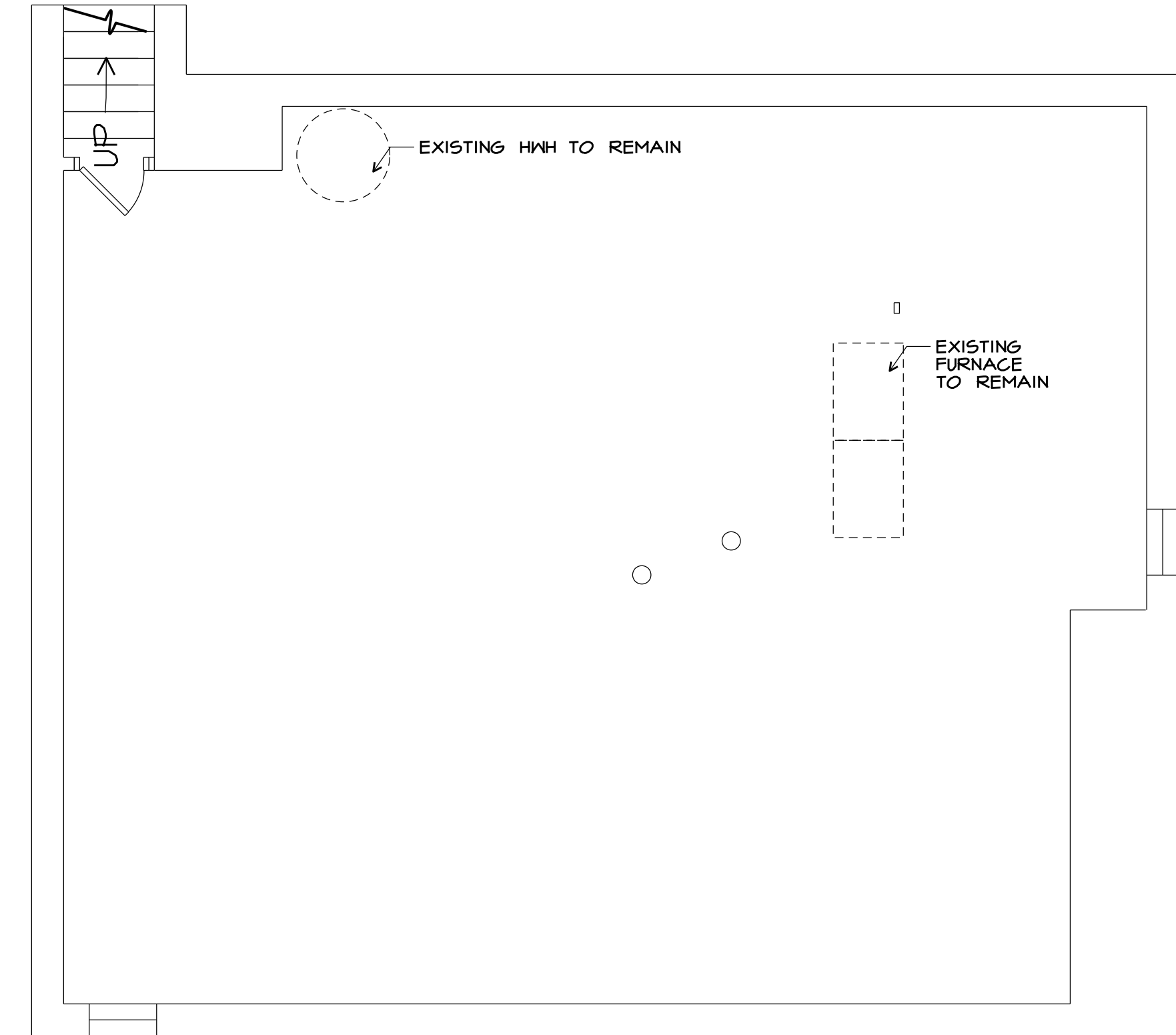
P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A.I.1 FLOOR PLANS.DGN



C FIRST FLOOR PLAN



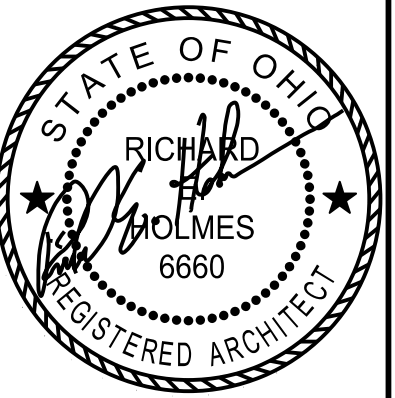
B SECOND FLOOR PLAN



A BASEMENT FLOOR PLAN

NEW WORK NOTES:

- NEW VINYL DOUBLE-HUNG WINDOWS (JELD-KEN #V4500 W/ ARGON INSULATED LOW E GLAZING, U=24, SHG=50, AIR INFILTRATION: < 0.3)
- NEW 3/4" (R-13) MIN BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
- NEW PAINTED (BLACK) FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
- NEW INTERNALLY LIT BARBER POLE GLASS CYLINDER WITH RED, WHITE AND BLUE "CANDY CANE" STRIPES WITH POLISHED ALUMINUM CAPS.
- PAINT EXISTING WOOD DOORS BLACK
- NEW T5 6x4 STEEL TUBE (PAINTED BLACK) COLUMN
- NEW T5 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
- NEW STANDING SEAM MILL FINISH (NON-GLARE SILVER) ALUMINUM ROOF
- RECONSTRUCT WALL - SEE A-4.1
- PROVIDE AND INSTALL NEW CASEWORK
- NEW MILL FINISH (NON-GLARE SILVER) ALUMINUM AWNING
- NEW 24" x 24" FRONT LIT PROJECTING METAL SIGN
- NEW 25 FT L X 8" H X 1/2" T. FRONT LIT (NON-FLASHING) WALL SIGN (INDIVIDUAL METAL LETTERS)
- NEW WALL MOUNTED AREA LIGHT



REGISTERED DESIGN PROFESSIONAL
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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

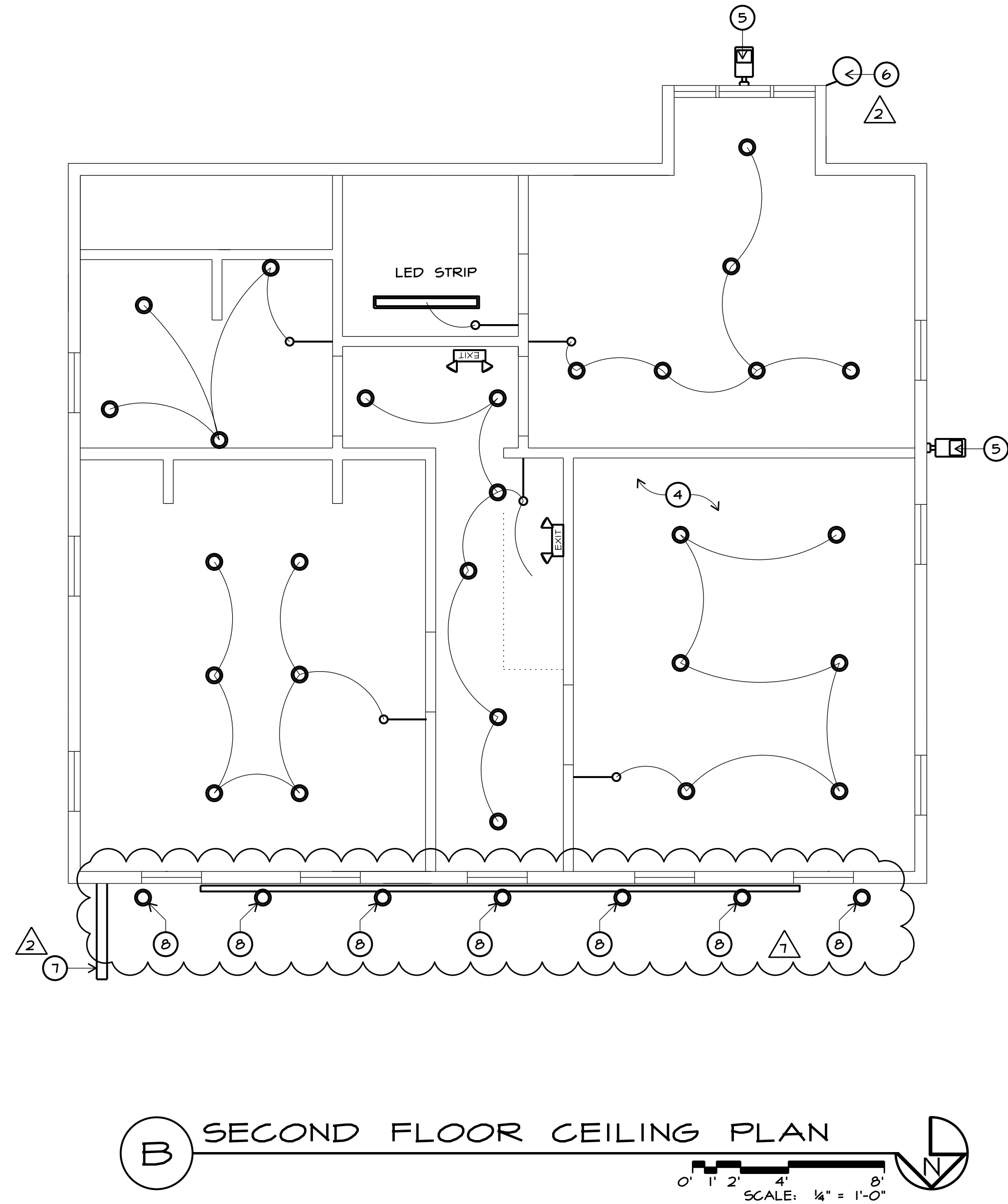
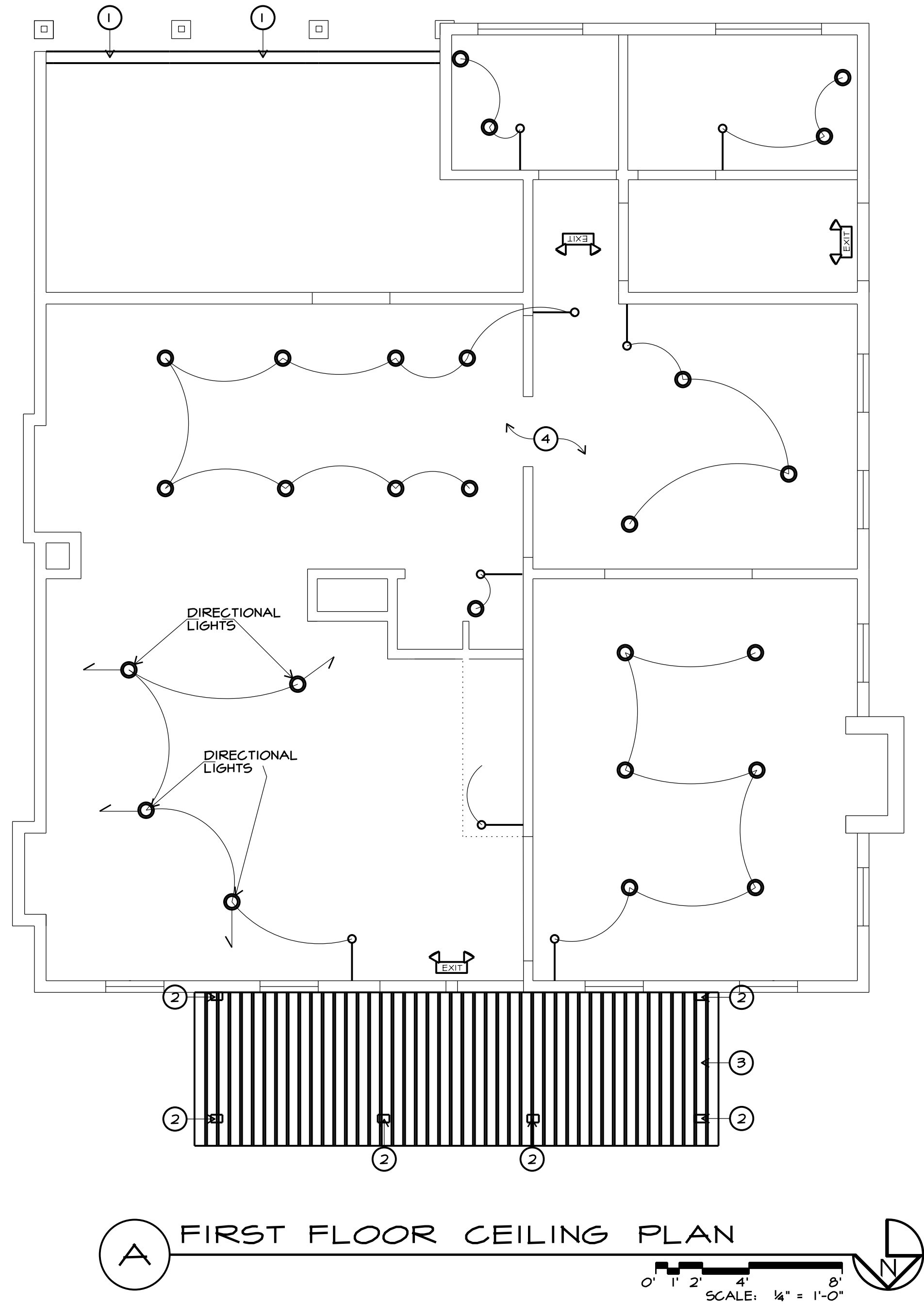
REVISION DATES:
1 04/05/2023
2 04/14/2023
3 05/22/2023
4 06/12/2023
5 08/21/2023
6 09/27/2023
7 10/19/2023

DATE:
01/16/23

SHEET TITLE:
FLOOR PLANS

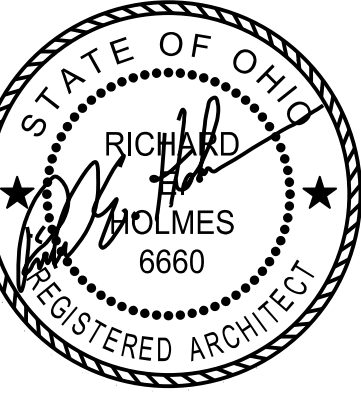
SHEET NO:
A.I.1

P:\2301 FRENCH HOUSE\2301 DRAWINGS\2301 A2.1 CEILING PLANS.DGN



NEW WORK NOTES/ NEW LIGHTING NOTES

1. RECONSTRUCT WALL AND PLACE 2" - (2x6) HEADERS
2. NEW TS 8x4 STEEL TUBE (PAINTED) POSTS
3. NEW STANDING SEAM METAL PORCH ROOF
4. LIGHTING PER PREVIOUS PERMIT
5. NEW LOW CUT-OFF WALL LIGHT (ON TIMER) "BEGA" MODEL 24 352
6. INTERNALLY ILLUMINATED BARBER POLE (ON TIMER) 2
7. FRONT LIT PROJECTED SIGN (ON TIMER)
8. LIGHT FIXTURE "BEGA" MODEL # 1



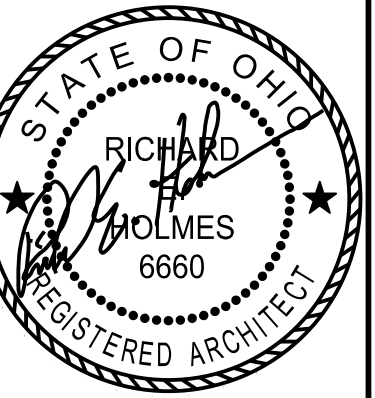
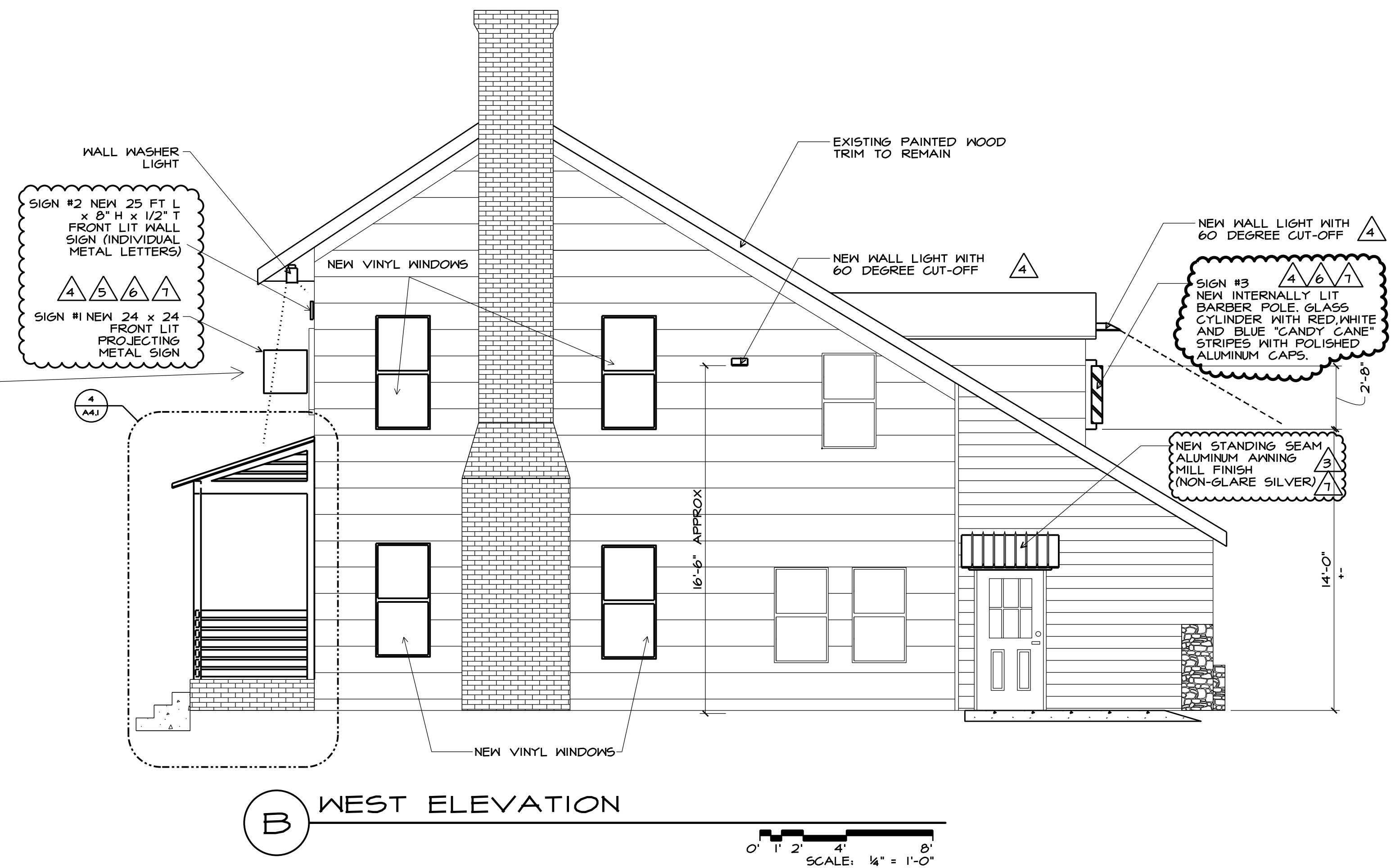
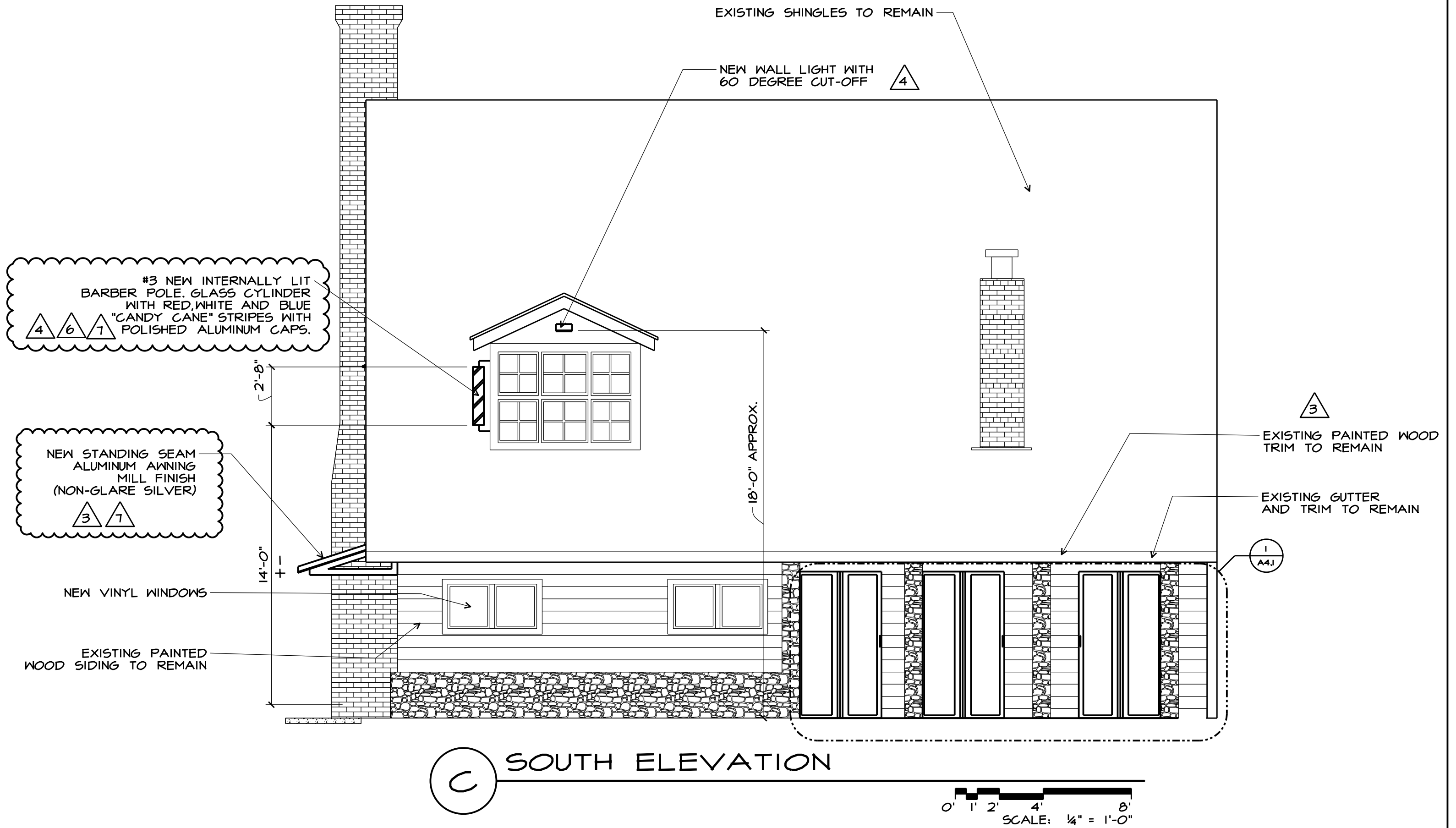
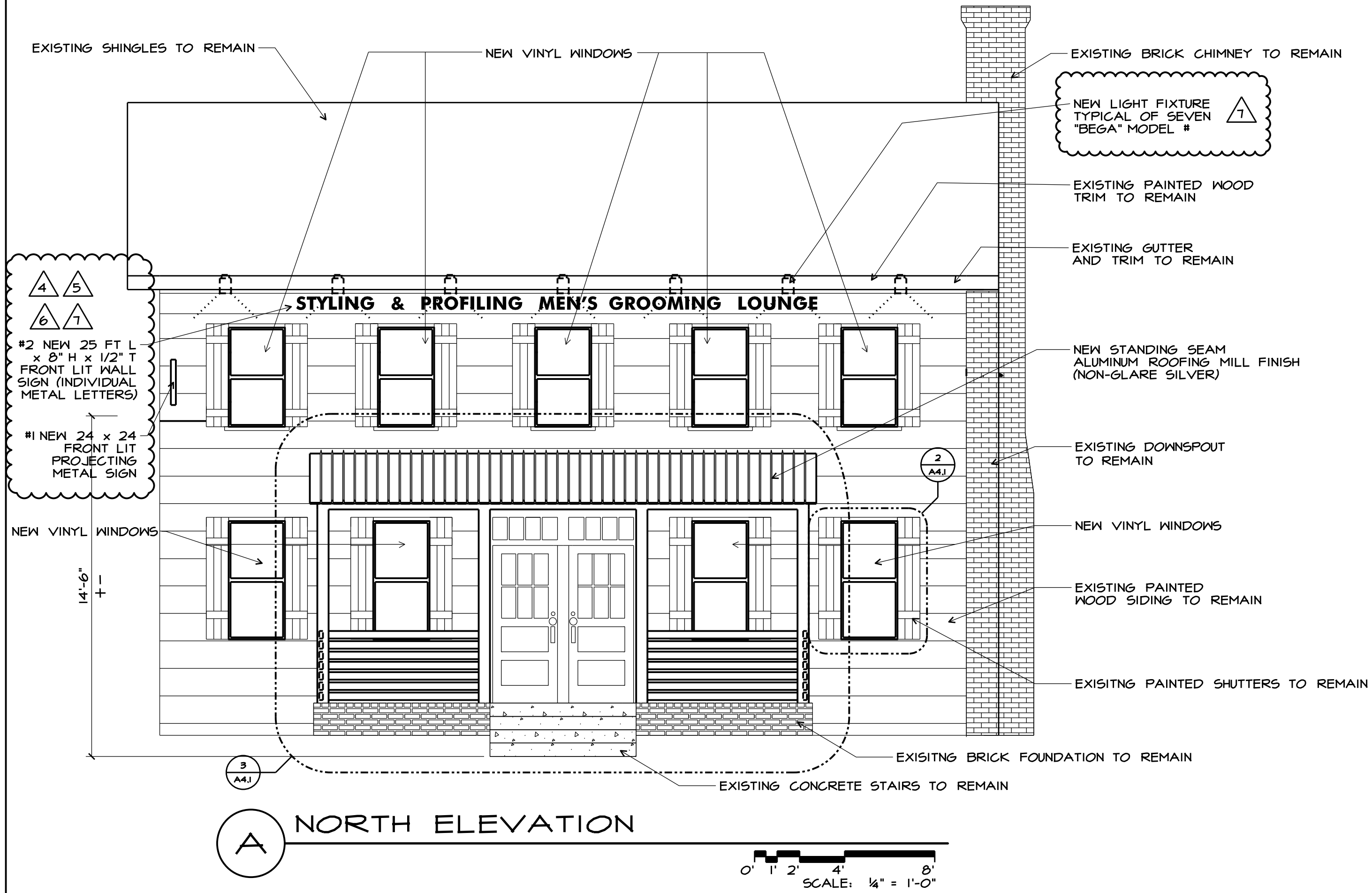
REGISTERED DESIGN PROFESSIONAL
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SEAL EXPIRES 12/31/2023

the architectural group
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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:	2301
DRAWN BY:	REH, ACH
REVISION DATES:	1 04/14/2023 2 05/22/2023 3 10/19/2023
DATE:	01/16/23
SHEET TITLE:	CEILING PLANS
SHEET NO.:	A2.1



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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
04/05/2023
04/14/2023
05/22/2023
06/12/2023
08/21/2023
09/27/2023
10/19/2023

DATE:
01/16/23

SHEET TITLE:
ELEVATIONS

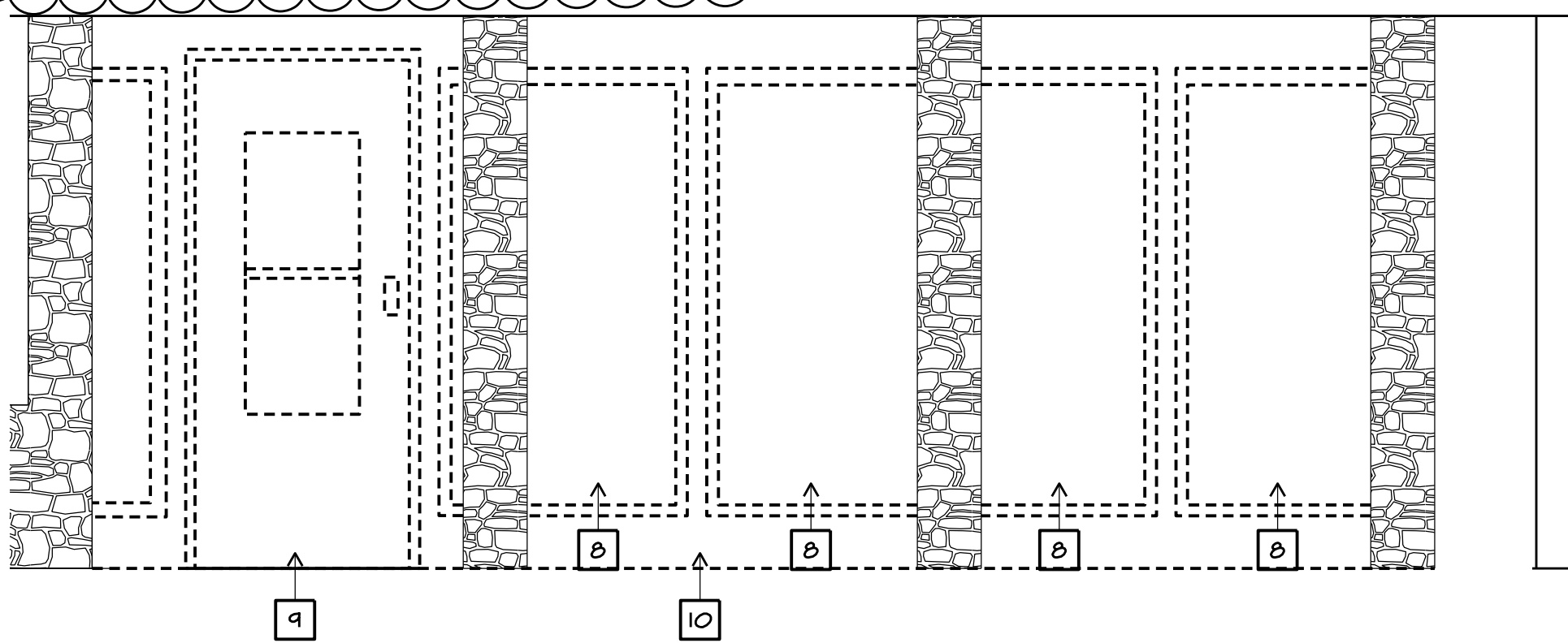
SHEET NO:
A3.1

NEW WORK NOTES:

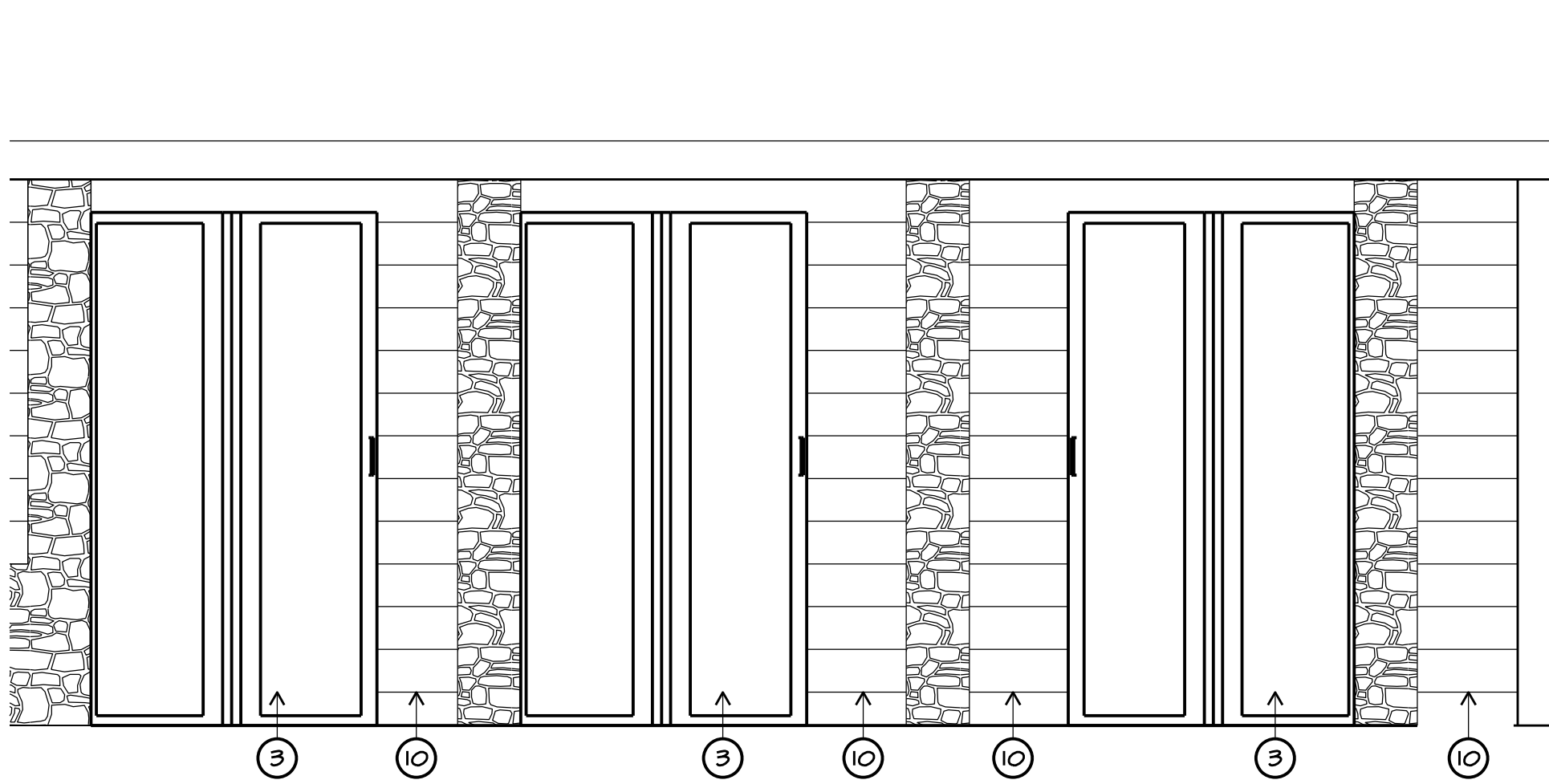
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON-INSULATED LOW E GLAZING, U-29.5Hq: 50, AIR INFILTRATION: < 0.3)
2. NEW 3 1/2 (R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (BLACK) (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. EXISTING SHUTTERS TO REMAIN
5. PAINT EXISTING WOOD DOORS (BLACK)
6. NEW STANDING SEAM MILL FINISH (SILVER) METAL ROOF (SEE A-3.1)
7. NEW TS 6x4 STEEL TUBE (PAINTED BLACK) POSTS
8. NEW TS 8x4 STEEL TUBE (PAINTED BLACK) HEADER
9. NEW TS 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
10. RECONSTRUCT WALL w/ 2 x 4 FRAMING, INSULATED SHEATHING AND PAINTED WOOD SIDING TO MATCH ADJACENT.

DEMOLITION NOTES:

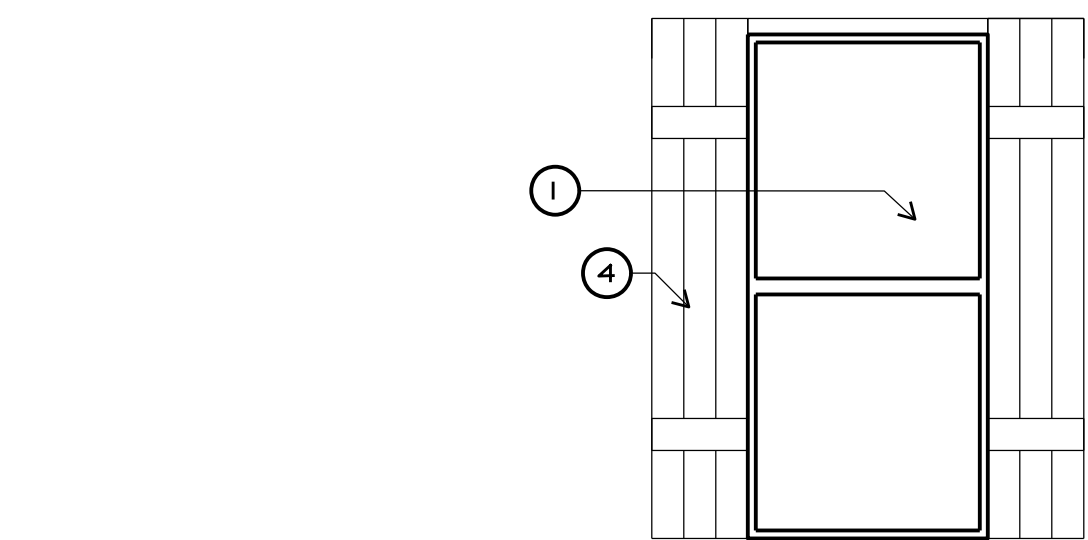
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING DOOR
10. REMOVE EXISTING WALL



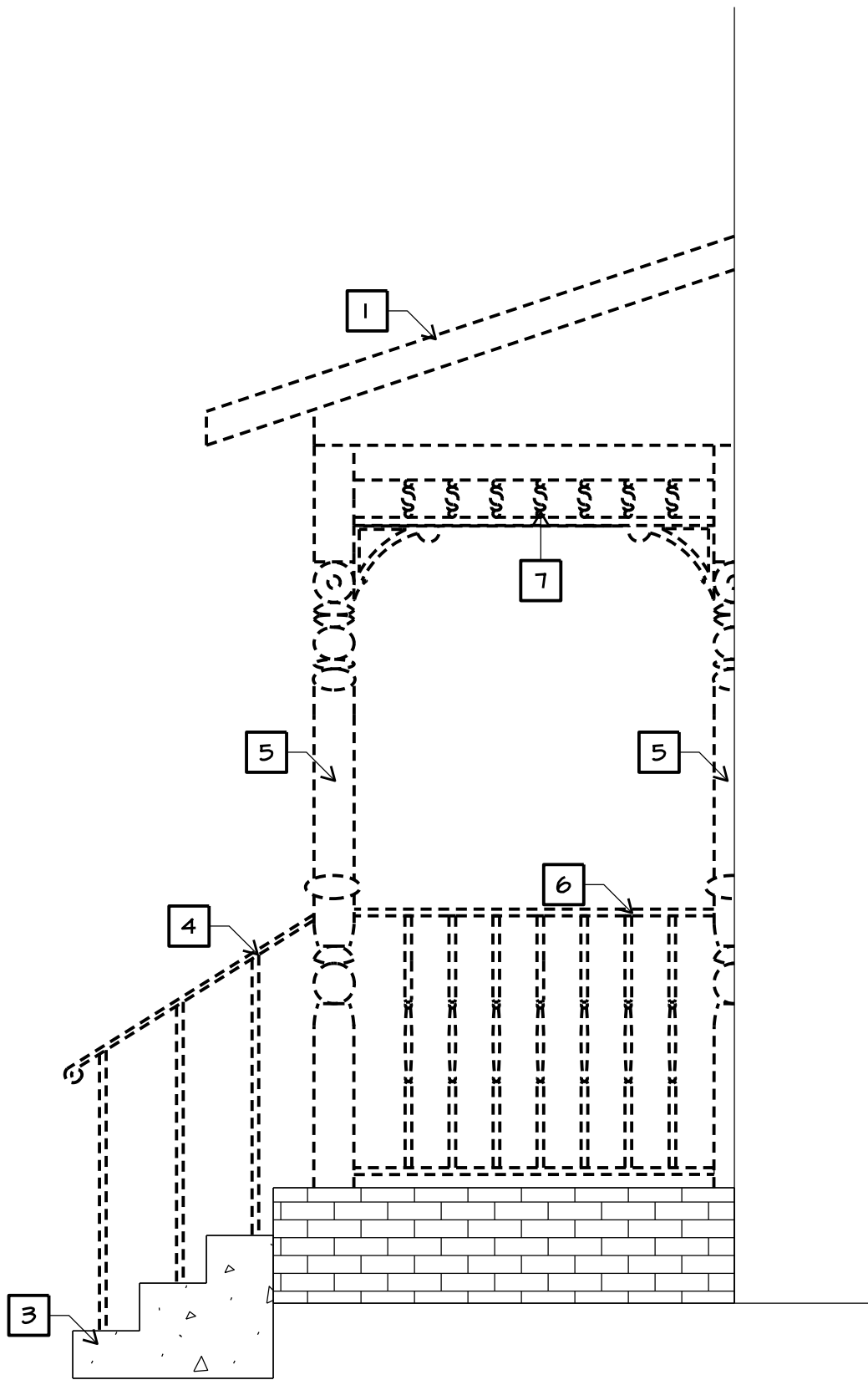
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



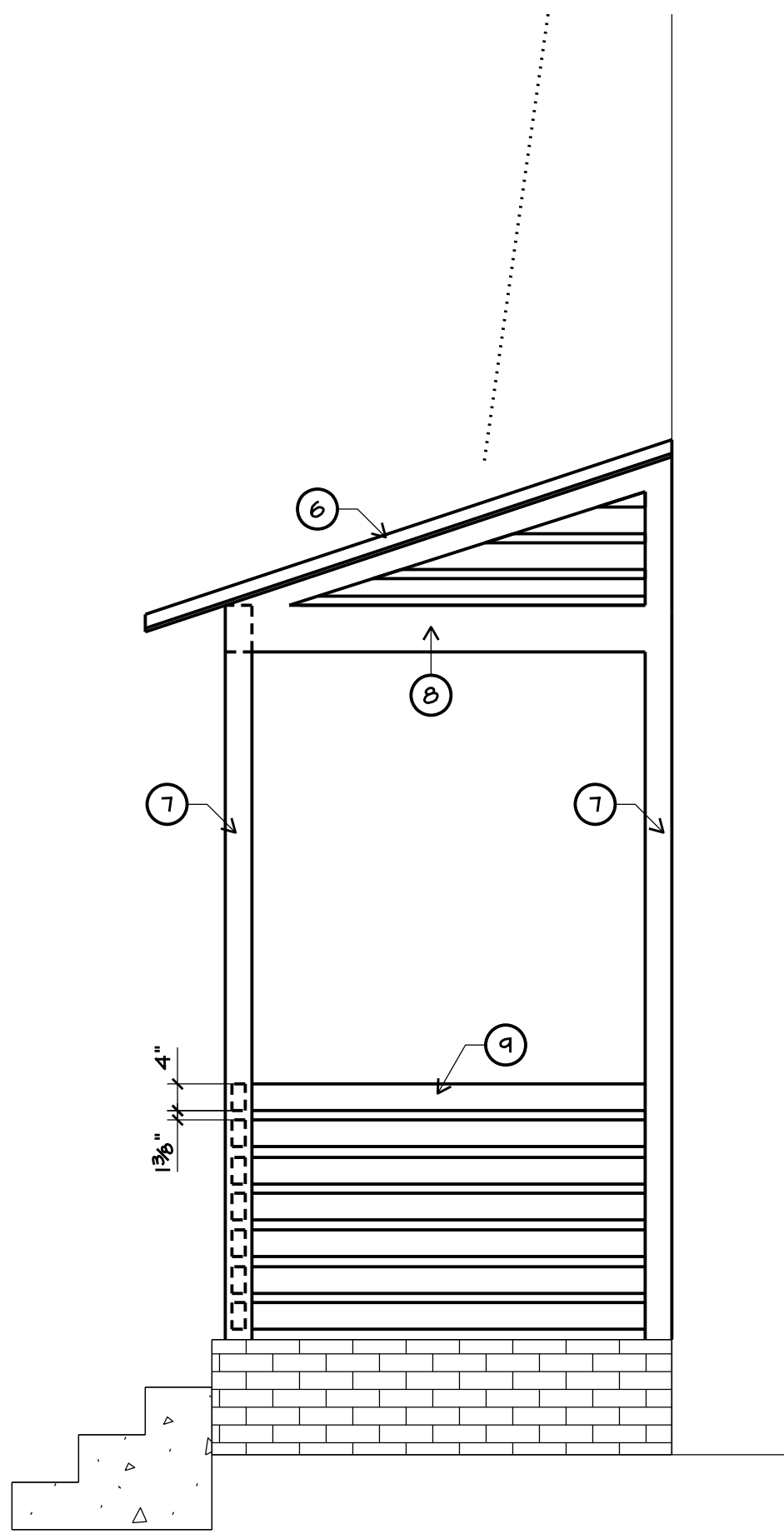
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



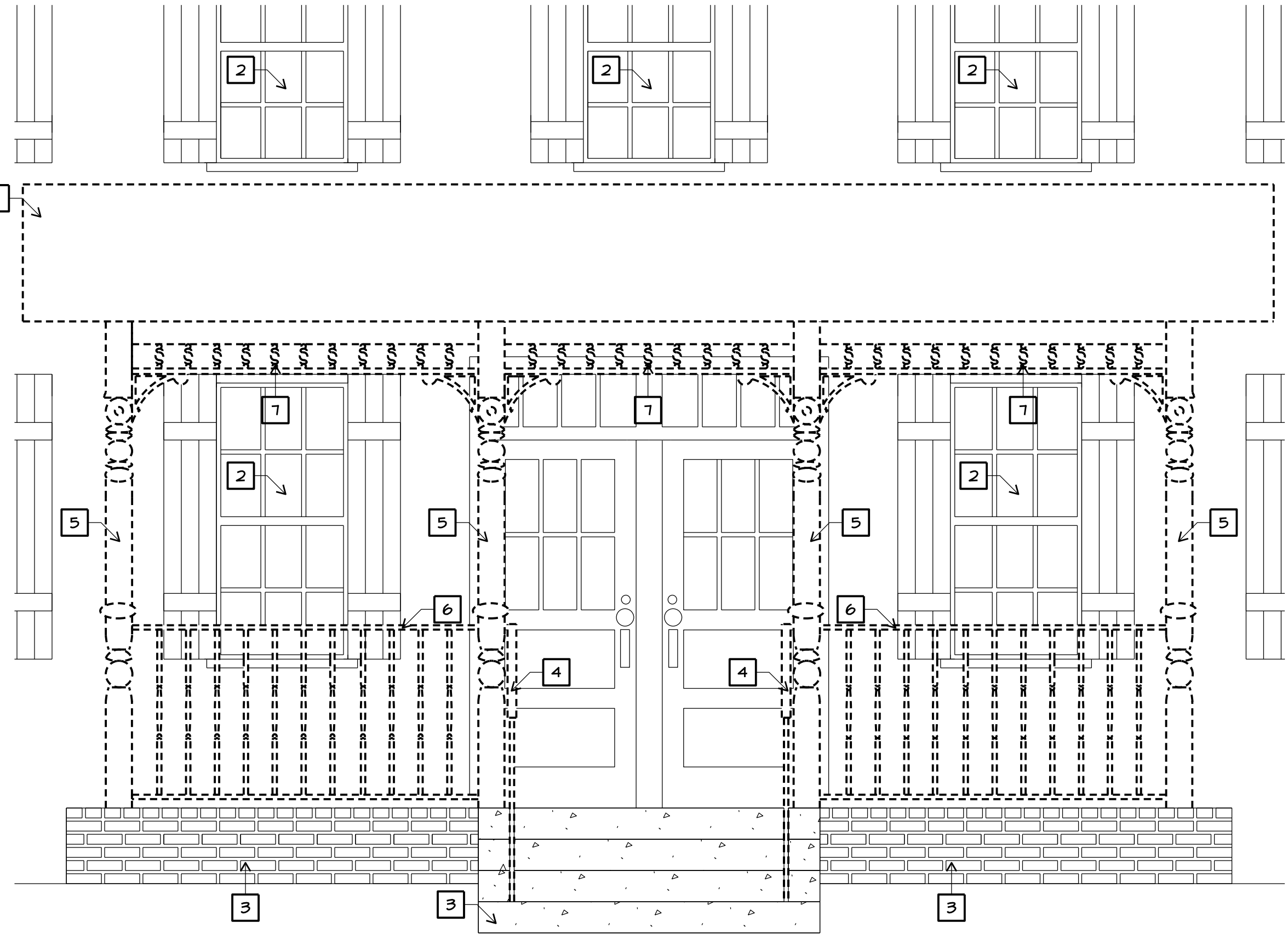
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



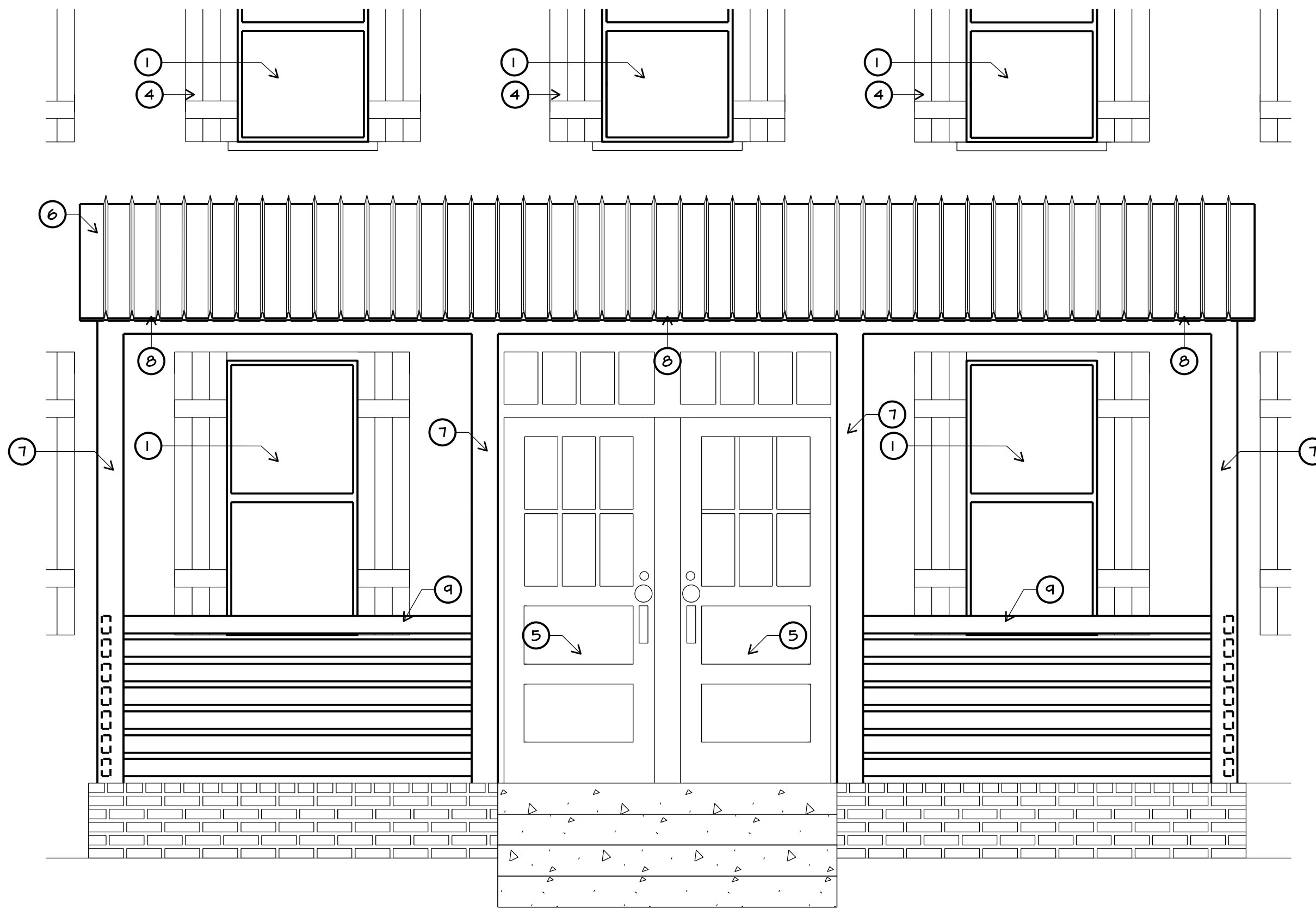
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



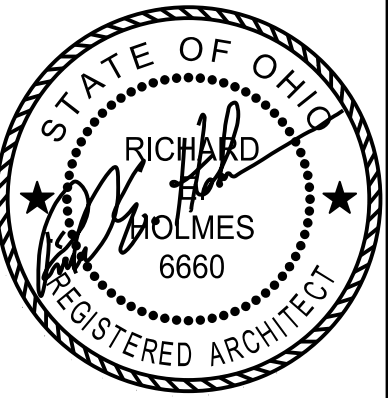
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



4 NORTH ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



4A NORTH ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



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SEAL EXPIRES 12/31/2023

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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
04/14/2023

05/22/2023

10/19/2023

DATE:
01/16/23

SHEET TITLE:
DETAILS

SHEET NO:
A4.1



STYLING & PROFILING MEN'S GROOMING





STYLING & PROFILING MEN'S GROOMING LOUNGE

7305



Minerva 32" Barber Pole

Description

Our basic barber pole is an affordable way to display your barber heritage! Features a 7" globe, 2 lights (pole and globe), and separate switches for lights and rotation. Indoor use only. 22W/120V.

Specs

SKU	1115
Color	White
Manufacturer	Minerva Beauty
Warranty	1 Year Warranty
Assembly Notes	Minor assembly required



PARKING IN REAR

7305







MINUTES

CITY OF REYNOLDSBURG TREASURY INVESTMENT BOARD MEETING

May 21, 2024

The May meeting of the Treasury Investment Board (T.I.B.), was called to order at 10:03 a.m. by Chairman Begeny. Members present were, Mayor Joe Begeny and City Auditor Stephen Cicak.

The Auditor presented:

- 1) Meeder Monthly Investment Report dated April 30, 2024.
- 2) Meeder Public Funds Monthly Commentary, May 2024.
- 3) U.S. Bank Custodial Account for April 1, 2024 – April 30, 2024.
- 4) Star Ohio Summary Account Statement.
- 5) Earned Interest for April 2024, \$179,027.47

The next meeting of the T.I.B. will be Tuesday, June 18, 2024 at 10:00 a.m. in the Mayor's Conference Room.

There being no further business, this meeting adjourned at 10:13 a.m.

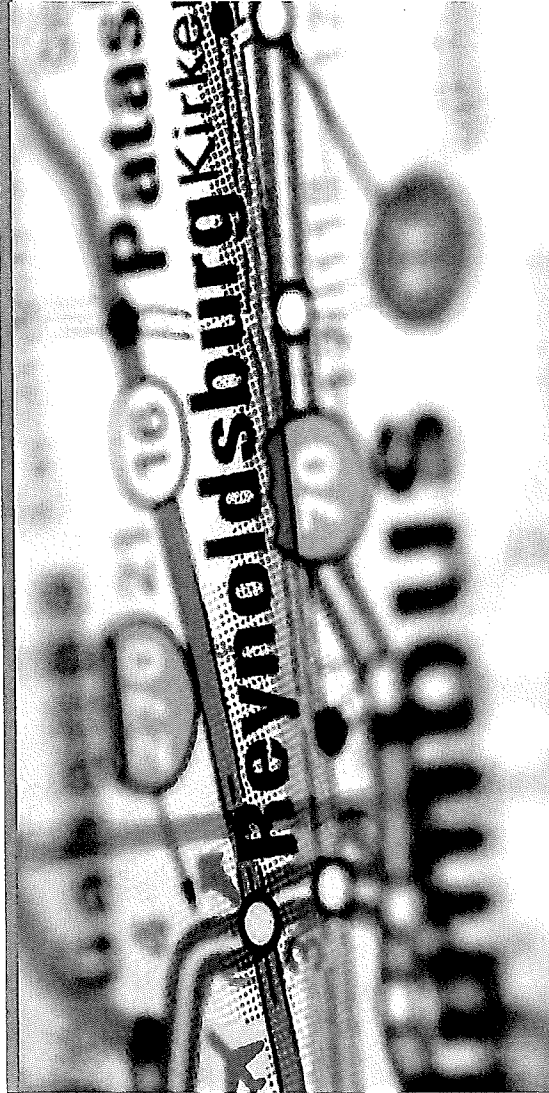
Respectfully submitted,


Joe Begeny, Secretary *Pro Tem*



City of Reynoldsburg Operating Account

Monthly Investment Report
April 30, 2024



Your Investment Representative:

Eileen Stanic
(440) 662-8268
estanic@meederinvestment.com

For questions about your account please contact your investment representative or contact publicfundsoptions@meederinvestment.com
Dublin, Ohio | Lansing, Michigan | Long Beach, California | Austin, Texas | 866-633-3371 | www.meederpublicfunds.com

City of Reynoldsburg Operating Account
PORTFOLIO SUMMARY

As of April 30, 2024



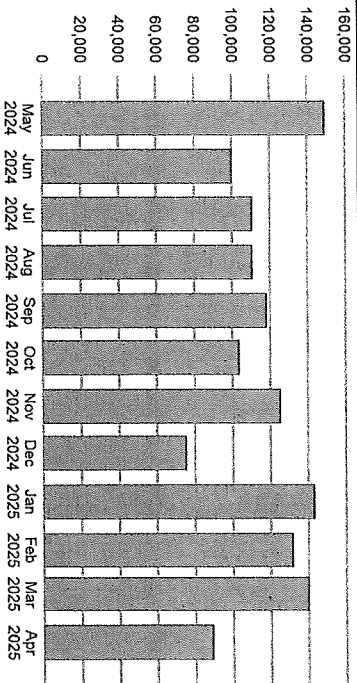
MONTHLY RECONCILIATION

Beginning Book Value	59,028,581.30
Contributions	
Withdrawals	
Prior Month Management Fees	(10,982.90)
Prior Month Custodian Fees	(482.00)
Realized Gains/Losses	18,303.60
Purchased Interest	(2,651.39)
Gross Interest Earnings	121,591.95
Ending Book Value	59,154,360.56

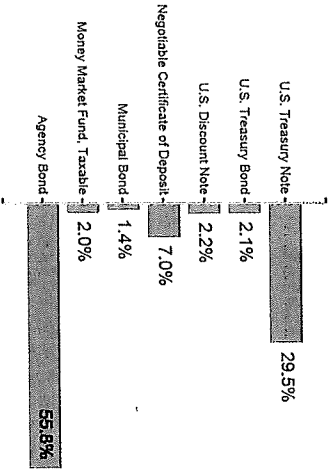
PORTFOLIO CHARACTERISTICS

Portfolio Yield to Maturity	2.81%
Portfolio Effective Duration	2.08 yrs
Weighted Average Maturity	2.25 yrs

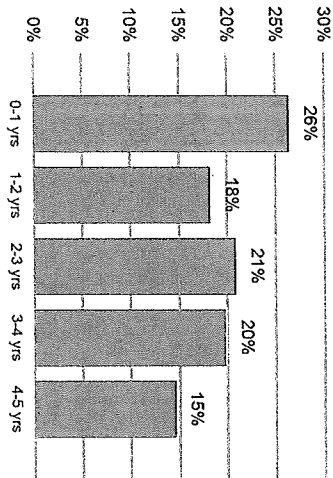
PROJECTED MONTHLY INCOME SCHEDULE



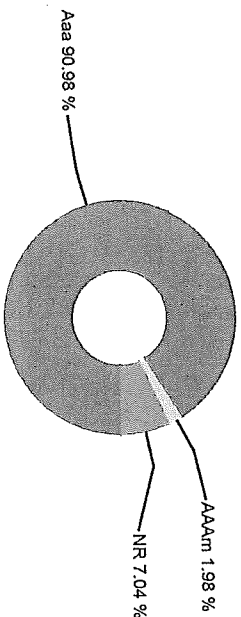
SECTOR ALLOCATION



MATURITY DISTRIBUTION



CREDIT QUALITY



City of Reynoldsburg Operating Account

PROJECTED INCOME SCHEDULE

As of April 30, 2024



CUSIP	SECURITY DESCRIPTION	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025
02589ABQ4	American Express National Bank 2.000% 03/09/2027					2,490						2,450	
066519RW1	BankUnited, FSB 1.350% 12/08/2026	847				847			838			829	
09582YAF9	Blue Ridge Bank Inc. 4.200% 02/28/2028				5,110						5,166		
14042RTS0	Capital One, National Association 3.400% 08/17/2027				4,154						4,199		
14042TJN8	Capital One Bank (Usa), National Association 3.400% 08/17/2027				4,154						4,199		
227563DC4	Cross River Bank 4.500% 06/30/2028	5,490							5,490				
27002YFE1	Eagle Bancorp, Inc. 3.300% 08/18/2025	675	698	675	698	698	675	698	675	698	698	630	698
3130A9YY1	FHLB 2.125% 12/11/2026		5,313						5,313				
3130AFBC0	FHLB 3.250% 09/13/2024					12,690							
3130AGWK7	FHLB 1.500% 08/15/2024				7,815								
3130AKJR8	FHLB 0.570% 12/16/2025	2,166							2,166				
3130AKM45	FHLB 0.600% 10/29/2026			1,650						1,650			
3130AKXB7	FHLB 0.580% 02/11/2026				725						725		
3130AKXXD3	FHLB 0.750% 02/17/2026				2,063						2,063		
3130AL2X1	FHLB 0.850% 02/17/2027				2,125						2,125		
3130AL5X8	FHLB 0.650% 02/24/2026				813						813		
3130AMSB9	FHLB 0.700% 06/16/2025	875							875				
3130AN3E8	FHLB 0.520% 07/12/2024			1,450									
3130AN4T4	FHLB 0.875% 06/12/2026	3,281							3,281				
3130ANDX5	FHLB 0.500% 08/16/2024				1,875								
3130ANH41	FHLB 0.750% 08/26/2025				825							825	
3130ANK58	FHLB 0.450% 08/26/2024				1,665								

City of Reynoldsburg Operating Account
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CUSIP	SECURITY DESCRIPTION	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025
3130ANN71	FHLB 1.050% 08/26/2026				3,413						3,413		
3130ANW89	FHLB 1.050% 09/17/2026					2,625						2,625	
3130ANNYN4	FHLB 1.000% 09/30/2026					2,125						2,125	
3130AQKJ1	FHLB 1.700% 01/28/2027			3,273									
3130ATTUS4	FHLB 4.250% 12/10/2027		10,413										
3130AUZC1	FHLB 4.625% 03/14/2025					9,250							
3130AWC24	FHLB 4.000% 06/09/2028		5,100										
313384WY1	FHLB 05/17/2024	28,930											
313384YNN3	FHLB 06/24/2024		21,419										
3133ELJPN3	FFCB 3.300% 05/17/2028	10,065						10,065					
3133EK4Y9	FFCB 1.650% 11/01/2024	4,125						5,980					
3133EK6J0	FFCB 1.625% 11/08/2024	4,063						6,518					
3133EK6P6	FFCB 1.900% 11/12/2027	4,085						4,085					
3133EL4J0	FFCB 0.470% 08/19/2024				235								
3133EL5Y6	FFCB 1.000% 03/02/2028					3,750						3,750	
3133EL7K4	FFCB 0.550% 09/16/2025					2,063						2,063	
3133EMBH4	FFCB 0.530% 09/29/2025					2,849						2,849	
3133EMCP5	FFCB 0.520% 10/14/2025						195						195
3133EMHF2	FFCB 0.600% 11/24/2025	975						975					
3133EMNDO	FFCB 0.570% 01/20/2026			285							285		
3133EMSJ2	FFCB 0.430% 03/03/2025					1,075						35,530	
3133EMTQ5	FFCB 0.700% 03/17/2025					1,750						2,125	
3133EMUK6	FFCB 1.050% 03/25/2026					2,625						2,625	
3133EMZW5	FFCB 0.730% 05/19/2025	913						913					
3133EN3H1	FFCB 4.000% 11/29/2027	5,500						5,500					

City of Reynoldsburg Operating Account

PROJECTED INCOME SCHEDULE

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CUSIP	SECURITY DESCRIPTION	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025
3133ENHA1	FFCB 1.500% 12/14/2026		750						750				
3133ENHV5	FFCB 1.390% 06/22/2026		2,780						2,780				
3133ENKNS8	FFCB 1.125% 01/06/2025			2,813						33,257			
3133ENQ29	FFCB 4.000% 09/29/2027					18,280						18,280	
3133EP4A0	FFCB 4.250% 02/28/2029				12,750						12,750		
3133EPA47	FFCB 4.875 11/01/28	15,844						15,844					17,500
3133EPFU4	FFCB 3.500% 04/12/2028						17,500						
3133EPHT5	FFCB 3.625 05/03/28	9,063						9,063			17,500		
3133EPJE6	FFCB 3.500% 08/09/2028				17,500								
3133EPN50	FEDERAL FARM 4.25% 12/15/2028		10,413						10,413				
3133EPPE9	FFCB 4.375% 07/06/2026			10,938						10,938			
3133EPQD0	FEDERAL FARM 4.25% 07/17/2028			17,000						17,000			
3133EPUD5	FFCB 4.750% 05/28/2026	17,813						17,813					
3133EPW84	FFCB 3.875 01/18/29			11,625						11,625		22,500	
3133EPWK7	FFCB 4.500% 09/22/2028					22,500							
3134GWN44	FMCC 0.450% 09/11/2024					1,125						1,875	
3134GWP91	FMCC 0.500% 06/16/2025					1,875						688	
3134GWW93	FMCC 0.550% 09/30/2025					688							325
3134GWZV1	FMCC 0.650% 10/22/2025						325						
3135G06G3	FNMA 0.500% 11/07/2025	313						313					
3135G0W66	FNMA 1.625% 10/15/2024						21,207						
3135GA2Z3	FNMA 0.560% 11/17/2025	672						672					
3136G43H4	FNMA 0.400% 09/16/2024					1,000							
3136G4Z71	FNMA 0.450% 08/26/2024				1,988								

City of Reynoldsburg Operating Account
PROJECTED INCOME SCHEDULE

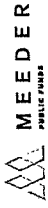
As of April 30, 2024



CUSIP	SECURITY DESCRIPTION	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025
313812EG0	The Federal Savings Bank 4.500% 06/28/2028	921	952	921	952	952	921	952	921	952	952	860	952
32110YUD5	First National Bank of America 0.650% 09/08/2025					816						803	
353172TV5	Franklin County Board of Commissioners 0.600% 06/01/2025		1,035						1,035				
549104VF1	Luana Savings Bank 0.450% 12/30/2025		562						562				
680616X95	Orientangy Local School District 0.521% 12/01/2024		1,303						1,303				
732329BD8	Ponce Bank 3.500% 09/15/2027	716	740	716	740	740	716	740	716	740	740	669	740
742651DZ2	PEFCO 3.900% 10/15/2027						7,995						7,995
75472RAK7	Raymond James Bank, National Association 1.800% 11/08/2024	2,217						2,735					
856283S31	State Bank of India 0.600% 02/25/2026				747						747		
856285Q95	State Bank of India 3.450% 08/16/2027				4,226						4,226		
880591EW8	TNNLL 0.750% 05/15/2025	1,875						1,875					
880591EZ1	TVA 3.875% 03/15/2028					9,688						9,688	
89235MKY6	Toyota Financial Savings Bank 0.900% 04/22/2026						1,119						1,113
910286GN7	United Fidelity Bank, FSB 4.500% 06/29/2028	921	952	921	952	952	921	952	921	952	921	890	952
9128283V0	UST 2.500% 01/31/2025			3,438								8,014	
912828U24	UST 2.000% 11/15/2026	9,500						9,500					
912828V98	UST 2.250% 02/15/2027				4,500							4,500	
912828X88	UST 2.375% 05/15/2027	10,688						10,688					
912828Y95	UST 1.875% 07/31/2026			4,688								4,688	
912828YQ7	UST 1.625% 10/31/2026						3,453						3,453
912828Z78	UST 1.500% 01/31/2027			4,125								4,125	

City of Reynoldsburg Operating Account
PROJECTED INCOME SCHEDULE

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MEEDER
 PUBLIC FUNDS

CUSIP	SECURITY DESCRIPTION	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025
912828ZL7	UST 0.375% 04/30/2025						1,509						8,585
91282CAB7	UST 0.250% 07/31/2025			625						625			
91282CAJ0	UST 0.250% 08/31/2025				663						663		
91282CCF6	UST 0.750% 05/31/2026	1,313						1,313					
91282CCG4	UST 0.250% 06/15/2024		2,773										
91282CCJ8	UST 0.875% 06/30/2026		1,094						1,094				
91282CCL3	UST 0.375% 07/15/2024			1,016									
91282CCT6	UST 0.375% 08/15/2024				1,855								
91282CCW9	UST 0.750% 08/31/2026				1,875						1,875		
91282CCZ2	UST 0.875% 09/30/2026					3,281						3,281	
91282CDZ1	UST 1.500% 02/15/2025				5,625						42,158		
91282CEF4	UST 2.500% 03/31/2027					10,938						10,938	12,719
91282CEN7	UST 2.750% 04/30/2027						12,719						
91282CET4	UST 2.625% 05/31/2027	3,938						3,938					
91282CEW7	UST 3.250% 06/30/2027		10,563						10,563				
91282CFB2	UST 2.750% 07/31/2027			12,788						12,788			
91282CFH9	UST 3.125% 08/31/2027				7,813						7,813		
91282CFU0	UST 4.125% 10/31/2027						7,941						7,941
91282CFZ9	UST 3.875% 11/30/2027	6,781						6,781					
91282CGC9	UST 3.875% 12/31/2027		9,591						9,591				
91282CGE5	UST 3.875% 01/15/2026			8,719						8,719			
91282CGH8	UST 3.500% 01/31/2028			15,750						15,750			
91282CGP0	UST 4.000% 02/29/2028				12,100						12,100		
91282CGV7	UST 3.750% 04/15/2026						15,000						15,000
91282CJF9	UST 4.875% 10/31/2028						10,725						10,725

City of Reynoldsburg Operating Account
PROJECTED INCOME SCHEDULE
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CUSIP	SECURITY DESCRIPTION	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025
91282CJN2	UST 4.375% 11/30/2028	6,563						6,563					
91282CJW2	UST 4.000% 01/31/2029			6,500						6,500			
949764HE7	Wells Fargo Bank, National Association 5.050% 10/31/2028	1,064	1,029	1,064	1,064	1,029	1,064	1,029	1,064	1,064	961	1,064	1,029
TOTAL		149,529	100,136	110,977	111,016	118,699	103,986	125,501	75,861	143,639	132,130	140,566	89,921

City of Reynoldsburg Operating Account
POSITION STATEMENT
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CUSIP	Security Description	Trade Date/ Settlement Date	Par Value	Principal Cost/ Purchased Interest	Total Cost	Yield at Cost	Maturity/ Duration	Market Price/ Market Value	Unrealized Gain/ (Loss)	% of Assets	Moody's/ S&P Rating
Cash and Cash Equivalents											
31846V567	First American Funds, Inc.	4/30/2024 4/30/2024	\$1,142,609.81	\$1,142,609.81	\$1,142,609.81	5.19%	0.003 0.003	\$1.00 \$1,142,609.81	\$0.00	1.63%	AAAm
STAROHIO	STAR Ohio XX812	4/30/2024 4/30/2024	\$12,513,349.50	\$12,513,349.50	\$12,513,349.50	5.47%	0.003 0.003	\$1.00 \$12,513,349.50	\$0.00	17.83%	AAAm
	Sub Total		\$13,655,959.31	\$13,655,959.31	\$13,655,959.31	5.45%		\$13,655,959.31	\$0.00	19.46%	
Agency Bond											
3130AN3E8	FHLB 0.520% 07/12/2024	7/6/2021 7/12/2021	\$500,000.00	\$499,850.00	\$499,850.00	0.53%	0.200 0.197	\$99.02 \$495,095.00	(\$4,755.00)	0.71%	Aaa AA+
3130AGWK7	FHLB 1.500% 08/15/2024	11/6/2019 11/7/2019	\$500,000.00	\$495,935.00	\$495,935.00	1.68%	0.293 0.288	\$98.90 \$494,490.00	(\$1,445.00)	0.70%	Aaa AA+
3130ANDX5	FHLB 0.500% 08/16/2024	7/21/2021 8/16/2021	\$750,000.00	\$750,000.00	\$750,000.00	0.50%	0.296 0.290	\$98.54 \$739,065.00	(\$10,935.00)	1.05%	Aaa AA+
3133EL4J0	FFCB 0.470% 08/19/2024	8/20/2020 8/21/2020	\$100,000.00	\$100,000.00	\$100,000.00	0.47%	0.304 0.298	\$98.51 \$98,505.00	(\$1,495.00)	0.14%	Aaa AA+
3136GAZ71	FNMA 0.450% 08/26/2024	8/28/2020 8/31/2020	\$750,000.00	\$749,700.00	\$749,700.00	0.46%	0.323 0.316	\$98.40 \$737,962.50	(\$11,737.50)	1.05%	Aaa AA+
3130ANK58	FHLB 0.450% 08/26/2024	8/17/2021 8/26/2021	\$555,000.00	\$554,583.75	\$554,583.75	0.48%	0.323 0.316	\$98.40 \$546,097.80	(\$8,485.95)	0.78%	Aaa AA+
3134GWN44	FMCC 0.450% 09/11/2024	9/3/2020 9/11/2020	\$500,000.00	\$500,000.00	\$500,000.00	0.45%	0.367 0.359	\$98.24 \$491,175.00	(\$8,825.00)	0.70%	Aaa AA+
3130AFBC0	FHLB 3.250% 09/13/2024	4/10/2024 4/11/2024	\$500,000.00	\$495,435.50 \$1,263.89	\$496,699.39	5.45%	0.373 0.364	\$99.17 \$495,845.00	\$409.50	0.71%	Aaa AA+
3136GA4H4	FNMA 0.400% 09/16/2024	9/8/2020 9/16/2020	\$500,000.00	\$500,000.00	\$500,000.00	0.40%	0.381 0.373	\$98.17 \$490,865.00	(\$9,135.00)	0.70%	Aaa AA+
3135G0W66	FNMA 1.625% 10/15/2024	12/24/2019 12/26/2019	\$500,000.00	\$495,970.00	\$495,970.00	1.80%	0.460 0.450	\$98.29 \$491,445.00	(\$4,525.00)	0.70%	Aaa AA+
3135G0W66	FNMA 1.625% 10/15/2024	11/5/2019 11/6/2019	\$1,000,000.00	\$995,010.00	\$995,010.00	1.73%	0.460 0.450	\$98.29 \$982,890.00	(\$12,120.00)	1.40%	Aaa AA+
3133EK4Y9	FFCB 1.650% 11/01/2024	11/6/2019 11/7/2019	\$500,000.00	\$498,145.00	\$498,145.00	1.73%	0.507 0.492	\$98.15 \$490,735.00	(\$7,410.00)	0.70%	Aaa AA+
3133EK6J0	FFCB 1.625% 11/08/2024	11/6/2019 11/8/2019	\$500,000.00	\$497,545.00	\$497,545.00	1.73%	0.526 0.510	\$98.06 \$490,310.00	(\$7,235.00)	0.70%	Aaa AA+

City of Reynoldsburg Operating Account
POSITION STATEMENT
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CUSIP	Security Description	Trade Date/ Settlement Date	Par Value	Principal Cost/ Purchased Interest	Total Cost	Yield at Cost	Maturity/ Duration	Market Price/ Market Value	Unrealized Gain/ (Loss)	% of Assets	Moody's/ S&P Rating
3133ENKX8	FFCB 1.125% 01/06/2025	9/16/2022 9/19/2022	\$500,000.00	\$469,556.00	\$469,556.00	3.92%	0.688 0.669	\$97.24 \$486,205.00	\$16,649.00	0.69%	Aaa AA+
3133ENSJ2	FFCB 0.430% 03/03/2025	8/12/2022 8/15/2022	\$500,000.00	\$465,545.00	\$465,545.00	3.27%	0.841 0.820	\$96.07 \$480,345.00	\$14,800.00	0.68%	Aaa AA+
3130AUZC1	FHLB 4.625% 03/14/2025	4/10/2024 4/11/2024	\$400,000.00	\$397,817.60 \$1,387.50	\$399,205.10	5.23%	0.871 0.839	\$99.47 \$397,868.00	\$50.40	0.57%	Aaa AA+
3133EMTQ5	FFCB 0.700% 03/17/2025	3/19/2021 3/22/2021	\$500,000.00	\$499,625.00	\$499,625.00	0.72%	0.879 0.857	\$96.16 \$480,820.00	(\$18,805.00)	0.69%	Aaa AA+
880691EW8	TNNLL 0.750% 05/15/2025	8/12/2022 8/15/2022	\$500,000.00	\$467,069.50	\$467,069.50	3.27%	1.041 1.010	\$95.44 \$477,175.00	\$10,105.50	0.68%	Aaa AA+
3133ENZW5	FFCB 0.730% 05/19/2025	5/12/2021 5/19/2021	\$250,000.00	\$250,000.00	\$250,000.00	0.73%	1.052 1.021	\$95.37 \$238,420.00	(\$11,580.00)	0.34%	Aaa AA+
3134GWP91	FMCC 0.500% 06/16/2025	9/16/2020 9/17/2020	\$750,000.00	\$750,000.00	\$750,000.00	0.50%	1.129 1.099	\$94.89 \$711,652.50	(\$38,347.50)	1.01%	Aaa AA+
3130AMSB9	FHLB 0.700% 06/16/2025	6/3/2021 6/16/2021	\$250,000.00	\$250,000.00	\$250,000.00	0.70%	1.129 1.097	\$95.29 \$238,235.00	(\$11,765.00)	0.34%	Aaa AA+
3130ANH41	FHLB 0.750% 08/26/2025	8/10/2021 8/26/2021	\$220,000.00	\$219,890.00	\$219,890.00	0.76%	1.323 1.285	\$94.39 \$207,658.00	(\$12,232.00)	0.30%	Aaa AA+
3133EL7K4	FFCB 0.550% 09/16/2025	9/16/2020 9/17/2020	\$750,000.00	\$750,000.00	\$750,000.00	0.55%	1.381 1.342	\$93.84 \$703,762.50	(\$46,237.50)	1.00%	Aaa AA+
3133EMB4	FFCB 0.530% 09/29/2025	9/29/2020 10/1/2020	\$675,000.00	\$674,325.00	\$674,325.00	0.55%	1.416 1.377	\$93.70 \$632,468.25	(\$41,856.75)	0.90%	Aaa AA+
3133EMB4	FFCB 0.530% 09/29/2025	10/1/2020 10/2/2020	\$400,000.00	\$399,600.00	\$399,600.00	0.55%	1.416 1.377	\$93.70 \$374,796.00	(\$24,804.00)	0.53%	Aaa AA+
3134GWW93	FMCC 0.550% 09/30/2025	10/7/2020 10/8/2020	\$250,000.00	\$249,878.33	\$249,878.33	0.56%	1.419 1.380	\$93.70 \$234,237.50	(\$15,640.83)	0.33%	Aaa AA+
3133EMCP5	FFCB 0.520% 10/14/2025	10/2/2020 10/14/2020	\$75,000.00	\$74,906.25	\$74,906.25	0.55%	1.458 1.418	\$93.57 \$70,176.75	(\$4,729.50)	0.10%	Aaa AA+
3134GWZV1	FMCC 0.650% 10/22/2025	10/9/2020 10/23/2020	\$100,000.00	\$100,000.00	\$100,000.00	0.65%	1.479 1.438	\$93.56 \$93,555.00	(\$6,445.00)	0.13%	Aaa AA+
3133G06G3	FNMA 0.500% 11/07/2025	3/2/2021 3/5/2021	\$125,000.00	\$124,161.25	\$124,161.25	0.65%	1.523 1.478	\$93.25 \$116,562.50	(\$7,598.75)	0.17%	Aaa AA+
3135GA2Z3	FNMA 0.560% 11/17/2025	11/5/2020 11/17/2020	\$240,000.00	\$240,000.00	\$240,000.00	0.56%	1.551 1.504	\$93.17 \$223,610.40	(\$16,389.60)	0.32%	Aaa AA+
3133EMHF2	FFCB 0.600% 11/24/2025	12/1/2020 12/2/2020	\$325,000.00	\$324,756.25	\$324,756.25	0.62%	1.570 1.522	\$93.18 \$302,825.25	(\$21,931.00)	0.43%	Aaa AA+

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CUSIP	Security Description	Trade Date/ Settlement Date	Par Value	Principal Cost/ Purchased Interest	Total Cost	Yield at Cost	Maturity/ Duration	Market Price/ Market Value	Unrealized Gain/ (Loss)	% of Assets	Moody's/ S&P Rating
3130AKJR8	FHLB 0.570% 12/16/2025	12/11/2020 12/16/2020	\$650,000.00	\$649,675.00	\$649,675.00	0.58%	1.630 1.580	\$92.85 \$603,505.50	(\$46,169.50)	0.86%	Aaa Aa+
3130AKJR8	FHLB 0.570% 12/16/2025	12/14/2020 12/16/2020	\$110,000.00	\$109,945.00	\$109,945.00	0.58%	1.630 1.580	\$92.85 \$102,131.70	(\$7,813.30)	0.15%	Aaa Aa+
3133EMND0	FFCB 0.570% 01/20/2026	1/11/2021 1/20/2021	\$100,000.00	\$99,850.00	\$99,850.00	0.60%	1.726 1.674	\$92.44 \$92,439.00	(\$7,411.00)	0.13%	Aaa Aa+
3130AKXB7	FHLB 0.580% 02/11/2026	2/24/2021 3/1/2021	\$250,000.00	\$249,000.00	\$249,000.00	0.66%	1.786 1.733	\$92.34 \$230,842.50	(\$18,157.50)	0.33%	Aaa Aa+
3130AKXD3	FHLB 0.750% 02/17/2026	6/16/2022 6/22/2022	\$550,000.00	\$495,000.00	\$495,000.00	3.61%	1.803 1.746	\$92.78 \$510,295.50	\$15,295.50	0.73%	Aaa Aa+
3130AL5X8	FHLB 0.650% 02/24/2026	2/9/2021 2/24/2021	\$250,000.00	\$250,000.00	\$250,000.00	0.65%	1.822 1.766	\$92.22 \$230,547.50	(\$19,452.50)	0.33%	Aaa Aa+
3133EMUK6	FFCB 1.050% 03/25/2026	3/18/2021 3/25/2021	\$500,000.00	\$500,000.00	\$500,000.00	1.05%	1.901 1.836	\$92.50 \$462,475.00	(\$37,525.00)	0.66%	Aaa Aa+
3133EPUD5	FFCB 4.750% 05/28/2026	9/20/2023 9/21/2023	\$750,000.00	\$746,970.00	\$746,970.00	4.91%	2.077 1.915	\$99.54 \$746,580.00	(\$390.00)	1.06%	Aaa Aa+
3130AN4T4	FHLB 0.875% 06/12/2026	9/30/2021 10/1/2021	\$750,000.00	\$747,285.00	\$747,285.00	0.95%	2.118 2.043	\$91.86 \$688,972.50	(\$58,312.50)	0.98%	Aaa Aa+
3133ENHV5	FFCB 1.390% 06/22/2026	12/16/2021 12/22/2021	\$400,000.00	\$400,000.00	\$400,000.00	1.39%	2.145 2.053	\$92.34 \$369,376.00	(\$30,624.00)	0.53%	Aaa Aa+
3133EPPE9	FFCB 4.375% 07/06/2026	8/14/2023 8/15/2023	\$500,000.00	\$494,595.00	\$494,595.00	4.78%	2.184 2.027	\$98.66 \$493,300.00	(\$1,295.00)	0.70%	Aaa Aa+
3130ANN71	FHLB 1.050% 08/26/2026	8/10/2021 8/26/2021	\$650,000.00	\$649,707.50	\$649,707.50	1.06%	2.323 2.236	\$91.14 \$592,410.00	(\$57,297.50)	0.84%	Aaa Aa+
3130ANW89	FHLB 1.050% 09/17/2026	8/30/2021 9/17/2021	\$500,000.00	\$500,000.00	\$500,000.00	1.05%	2.384 2.294	\$90.93 \$454,650.00	(\$45,350.00)	0.65%	Aaa Aa+
3130ANYN4	FHLB 1.000% 09/30/2026	9/15/2021 9/30/2021	\$425,000.00	\$425,000.00	\$425,000.00	1.00%	2.419 2.330	\$90.69 \$385,449.50	(\$39,550.50)	0.55%	Aaa Aa+
3130AKM45	FHLB 0.600% 10/29/2026	6/29/2022 6/30/2022	\$550,000.00	\$488,658.50	\$488,658.50	3.39%	2.499 2.415	\$89.48 \$492,123.50	\$3,465.00	0.70%	Aaa Aa+
3130A9YY1	FHLB 2.125% 12/11/2026	6/13/2023 6/14/2023	\$500,000.00	\$467,210.00	\$467,210.00	4.16%	2.616 2.472	\$93.18 \$465,900.00	(\$1,310.00)	0.66%	Aaa Aa+
3133ENHA1	FFCB 1.500% 12/14/2026	12/9/2021 12/14/2021	\$100,000.00	\$100,000.00	\$100,000.00	1.50%	2.625 2.492	\$90.97 \$90,974.00	(\$9,026.00)	0.13%	Aaa Aa+
3130AQKJ1	FHLB 1.700% 01/28/2027	7/14/2022 7/15/2022	\$385,000.00	\$358,600.55	\$358,600.55	3.34%	2.748 2.601	\$91.49 \$352,240.35	(\$6,360.20)	0.50%	Aaa Aa+

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3130AL2X1	FHLB 0.850%	6/29/2022 02/17/2027	\$500,000.00	\$446,700.00	\$446,700.00	3.35%	2.803 2.696	\$89.24 \$446,175.00	(\$525.00)	0.64%	Aaa AA+
3133ENQ29	FFCB 4.000%	9/23/2022 09/29/2027	\$325,000.00	\$323,791.00	\$323,791.00	4.08%	3.416 3.134	\$97.35 \$316,400.50	(\$7,390.50)	0.45%	Aaa AA+
3133ENQ29	FFCB 4.000%	4/28/2023 5/1/2023	\$589,000.00	\$595,850.07	\$595,850.07	3.71%	3.416 3.134	\$97.35 \$573,415.06	(\$22,435.01)	0.82%	Aaa AA+
742651DZ2	PEFCO 3.900%	4/27/2023 10/15/2027	\$210,000.00	\$210,336.00	\$210,336.00	3.86%	3.460 3.174	\$95.78 \$201,138.00	(\$9,198.00)	0.29%	Aaa AA+
742651DZ2	PEFCO 3.900%	4/28/2023 5/3/2023	\$200,000.00	\$199,680.00	\$199,680.00	3.94%	3.460 3.174	\$95.78 \$191,560.00	(\$8,120.00)	0.27%	Aaa AA+
3133EKP6	FFCB 1.900%	4/28/2023 5/1/2023	\$430,000.00	\$398,119.80	\$398,119.80	3.69%	3.537 3.314	\$90.54 \$389,317.70	(\$8,802.10)	0.55%	Aaa AA+
3133EN3H1	FFCB 4.000%	11/22/2022 11/29/2022	\$275,000.00	\$274,065.00	\$274,065.00	4.08%	3.584 3.232	\$97.25 \$267,432.00	(\$6,633.00)	0.38%	Aaa AA+
3130ATUS4	FHLB 4.250%	12/29/2022 12/30/2022	\$490,000.00	\$493,866.10	\$493,866.10	4.07%	3.614 3.248	\$98.01 \$480,249.00	(\$13,617.10)	0.68%	Aaa AA+
3133EL5V6	FFCB 1.000%	3/24/2023 3/27/2023	\$750,000.00	\$654,375.00	\$654,375.00	3.86%	3.841 3.652	\$86.03 \$645,217.50	(\$9,157.50)	0.92%	Aaa AA+
880591EZ1	TVA 3.875%	8/9/2023 8/10/2023	\$500,000.00	\$492,297.50	\$492,297.50	4.25%	3.877 3.528	\$97.11 \$485,560.00	(\$6,737.50)	0.69%	Aaa AA+
3133EPFU4	FFCB 3.500%	4/17/2023 4/18/2023	\$1,000,000.00	\$984,943.00	\$984,943.00	3.83%	3.953 3.623	\$95.49 \$954,880.00	(\$30,063.00)	1.36%	Aaa AA+
3133EPHT5	FFCB 3.625	4/27/2023 5/3/2023	\$500,000.00	\$497,255.00	\$497,255.00	3.75%	4.011 3.604	\$95.89 \$479,460.00	(\$17,795.00)	0.68%	Aaa AA+
3133EJPN3	FFCB 3.300%	5/16/2023 5/18/2023	\$610,000.00	\$598,904.10	\$598,904.10	3.70%	4.049 3.665	\$94.67 \$577,505.30	(\$21,398.80)	0.82%	Aaa AA+
3130AWC24	FHLB 4.000%	6/22/2023 6/30/2023	\$255,000.00	\$253,870.35	\$253,870.35	4.10%	4.112 3.677	\$97.31 \$248,130.30	(\$5,740.05)	0.35%	Aaa AA+
3133EPQD0	FEDERAL FARM 4.25% 07/17/2028	7/11/2023 7/17/2023	\$800,000.00	\$797,576.00	\$797,576.00	4.32%	4.216 3.762	\$98.25 \$786,024.00	(\$11,552.00)	1.12%	Aaa AA+
3133EPJ6	FFCB 3.500%	8/2/2023 8/10/2023	\$1,000,000.00	\$962,450.00	\$962,450.00	4.34%	4.279 3.876	\$95.36 \$953,580.00	(\$8,870.00)	1.36%	Aaa AA+
3133EPWK7	FFCB 4.500%	10/2/2023 10/3/2023	\$1,000,000.00	\$987,669.00	\$987,669.00	4.78%	4.400 3.923	\$99.18 \$991,750.00	\$4,081.00	1.41%	Aaa AA+
3133EPA47	FFCB 4.875	10/25/2023 11/1/2023	\$650,000.00	\$648,119.55	\$648,119.55	4.94%	4.510 3.912	\$100.74 \$654,810.00	\$6,690.45	0.93%	Aaa AA+

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3133EPN50	FEDERAL FARM 4.25% 12/15/2028	12/27/2023 12/28/2023	\$490,000.00	\$498,413.30 \$752.01	\$499,165.31	3.87%	4.630 4.079	\$98.19 \$481,121.20	(\$17,292.10)	0.69%	Aaa AA+
3133EPW84	FFCB 3.875 01/18/29	2/1/2024 2/2/2024	\$600,000.00	\$600,528.00 \$904.17	\$601,432.17	3.86%	4.723 4.202	\$96.60 \$579,576.00	(\$20,952.00)	0.83%	Aaa AA+
3133EP4A0	FFCB 4.250% 02/28/2029	2/28/2024 2/29/2024	\$600,000.00	\$598,314.00 \$70.83	\$598,384.83	4.31%	4.836 4.279	\$98.09 \$588,522.00	(\$9,792.00)	0.84%	Aaa AA+
	SubTotal		\$33,659,000.00	\$33,087,923.75 \$4,378.40	\$33,092,302.15	2.56%		\$32,170,889.06	(\$917,034.69)	45.84%	
Municipal Bond											
680616X95	Olentangy Local School District 0.521% 12/01/2024	9/16/2021 10/13/2021	\$500,000.00	\$500,000.00	\$500,000.00	0.52%	0.589 0.574	\$97.26 \$486,310.00	(\$13,690.00)	0.69%	AAA
3531727V5	Franklin County Board of Commissioners 0.600% 06/01/2025	6/17/2021 7/7/2021	\$345,000.00	\$345,000.00	\$345,000.00	0.60%	1.088 1.057	\$95.16 \$328,302.00	(\$16,698.00)	0.47%	Aaa AAA
	SubTotal		\$845,000.00	\$845,000.00	\$845,000.00	0.55%		\$814,612.00	(\$30,388.00)	1.16%	
Negotiable Certificate of Deposit											
75472RAK7	Raymond James Bank, National Association 1.800% 11/08/2024	11/5/2019 11/8/2019	\$247,000.00	\$246,506.00	\$246,506.00	1.84%	0.526 0.510	\$98.19 \$242,531.77	(\$3,974.23)	0.35%	
27002YFE1	Eagle Bancorp. Inc. 3.300% 08/18/2025	8/9/2022 8/18/2022	\$249,000.00	\$248,626.50	\$248,626.50	3.35%	1.301 1.243	\$97.78 \$243,469.71	(\$5,156.79)	0.35%	
32110YUD5	First National Bank of America 0.650% 09/08/2025	8/23/2021 9/8/2021	\$249,000.00	\$248,377.50	\$248,377.50	0.71%	1.359 1.321	\$94.24 \$234,657.60	(\$13,719.90)	0.33%	
549104VF1	Luana Savings Bank 0.450% 12/30/2025	12/22/2020 12/30/2020	\$249,000.00	\$248,103.60	\$248,103.60	0.52%	1.668 1.621	\$92.75 \$230,940.03	(\$17,163.57)	0.33%	
856283S31	State Bank of India 0.600% 02/25/2026	2/9/2021 2/25/2021	\$249,000.00	\$247,755.00	\$247,755.00	0.70%	1.825 1.771	\$92.39 \$230,053.59	(\$17,701.41)	0.33%	
89235MKY6	Toyota Financial Savings Bank 0.900% 04/22/2026	4/14/2021 4/22/2021	\$248,000.00	\$247,008.00	\$247,008.00	0.98%	1.978 1.916	\$92.34 \$229,008.16	(\$17,999.84)	0.33%	
066519RW1	BankUnited, FSB 1.350% 12/08/2026	11/30/2021 12/10/2021	\$249,000.00	\$247,755.00	\$247,755.00	1.45%	2.608 2.489	\$91.35 \$227,449.05	(\$20,305.95)	0.32%	

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02589ABQ4	American Express National Bank 2.000% 03/09/2027	3/2/2022 3/9/2022	\$247,000.00	\$245,765.00	\$245,765.00	2.11%	2.858 2.712	\$92.40 \$228,215.65	(\$17,549.35)	0.33%	
856285Q95	State Bank of India 3.450% 08/16/2027	8/9/2022 8/16/2022	\$245,000.00	\$243,775.00	\$243,775.00	3.56%	3.296 3.043	\$95.97 \$235,114.25	(\$8,660.75)	0.34%	
14042RTS0	Capital One, National Association 3.400% 08/17/2027	8/10/2022 8/17/2022	\$245,000.00	\$243,775.00	\$243,775.00	3.51%	3.299 3.047	\$95.81 \$234,741.85	(\$9,033.15)	0.33%	
14042TJN8	Capital One Bank (Use), National Association 3.400% 08/17/2027	8/10/2022 8/17/2022	\$245,000.00	\$243,775.00	\$243,775.00	3.51%	3.299 3.047	\$95.81 \$234,741.85	(\$9,033.15)	0.33%	
7332329BD8	Ponce Bank 3.500% 09/15/2027	8/30/2022 9/15/2022	\$249,000.00	\$248,626.50	\$248,626.50	3.53%	3.378 3.103	\$96.08 \$239,234.22	(\$9,392.28)	0.34%	
09562YAF9	Blue Ridge Bank Inc. 4.200% 02/28/2028	2/15/2023 2/28/2023	\$244,000.00	\$242,889.80	\$242,889.80	4.30%	3.833 3.468	\$98.37 \$240,022.80	(\$2,867.00)	0.34%	
313812EG0	The Federal Savings Bank 4.500% 06/28/2028	6/22/2023 6/30/2023	\$249,000.00	\$247,941.75	\$247,941.75	4.60%	4.164 3.730	\$102.09 \$254,204.10	\$6,262.35	0.36%	
910286GN7	United Fidelity Bank, FSB 4.500% 06/29/2028	6/22/2023 6/30/2023	\$249,000.00	\$248,190.75	\$248,190.75	4.57%	4.167 3.731	\$101.94 \$253,818.15	\$5,627.40	0.36%	
227563DC4	Cross River Bank 4.500% 06/30/2028	6/21/2023 6/30/2023	\$244,000.00	\$242,902.00	\$242,902.00	4.60%	4.170 3.717	\$101.80 \$248,399.32	\$5,497.32	0.35%	
949764HE7	Wells Fargo Bank, National Association 5.050% 10/31/2028	10/23/2023 10/31/2023	\$248,000.00	\$246,884.00	\$246,884.00	5.15%	4.507 3.934	\$102.00 \$252,955.04	\$6,071.04	0.36%	
SubTotal			\$4,205,000.00	\$4,188,656.40	\$4,188,656.40	2.93%		\$4,059,557.14	(\$129,099.26)	5.78%	
U.S. Discount Note											
313384WY1	FHLB 05/17/2024	8/28/2023 8/28/2023	\$750,000.00	\$721,070.00	\$721,070.00	5.49%	0.047 0.048	\$99.74 \$748,027.50	\$26,957.50	1.07%	Aaa AA+
313384VN3	FHLB 06/24/2024	8/31/2023 8/31/2023	\$500,000.00	\$478,581.25	\$478,581.25	5.41%	0.151 0.149	\$99.18 \$495,895.00	\$17,313.75	0.71%	Aaa AA+
SubTotal			\$1,250,000.00	\$1,199,651.25	\$1,199,651.25	5.46%		\$1,243,922.50	\$44,271.25	1.77%	

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U.S. Treasury Bond											
91282CCG4	UST 0.250% 06/15/2024	8/23/2021 8/24/2021	\$500,000.00	\$497,851.56	\$497,851.56	0.40%	0.126 0.125	\$99.35 \$496,730.00	(\$1,121.56)	0.71%	Aaa AA+
9128283V0	UST 2.500% 01/31/2025	7/18/2022 7/19/2022	\$275,000.00	\$270,423.83	\$270,423.83	3.19%	0.756 0.733	\$97.95 \$269,370.75	(\$1,053.08)	0.38%	Aaa AA+
912828Y95	UST 1.875% 07/31/2026	6/29/2022 6/30/2022	\$500,000.00	\$475,585.94	\$475,585.94	3.16%	2.252 2.151	\$93.55 \$467,735.00	(\$7,850.94)	0.67%	Aaa AA+
	SubTotal		\$1,275,000.00	\$1,243,861.33	\$1,243,861.33	2.06%		\$1,233,835.75	(\$10,025.58)	1.76%	
U.S. Treasury Note											
91282CCL3	UST 0.375% 07/15/2024	7/29/2021 7/30/2021	\$500,000.00	\$499,921.88	\$499,921.88	0.38%	0.208 0.205	\$98.97 \$494,845.00	(\$5,076.88)	0.71%	Aaa AA+
91282CCT6	UST 0.375% 08/15/2024	8/23/2021 8/24/2021	\$500,000.00	\$499,082.03	\$499,082.03	0.44%	0.293 0.288	\$98.56 \$492,780.00	(\$6,302.03)	0.70%	Aaa AA+
91282CDZ1	UST 1.500% 02/15/2025	7/25/2022 7/26/2022	\$250,000.00	\$240,634.77	\$240,634.77	3.03%	0.797 0.775	\$97.05 \$242,622.50	\$1,987.73	0.35%	Aaa AA+
91282CDZ1	UST 1.500% 02/15/2025	9/16/2022 9/19/2022	\$500,000.00	\$472,832.03	\$472,832.03	3.89%	0.797 0.775	\$97.05 \$485,245.00	\$12,412.97	0.69%	Aaa AA+
912828ZL7	UST 0.375% 04/30/2025	8/26/2021 8/27/2021	\$805,000.00	\$797,924.80	\$797,924.80	0.62%	1.000 0.974	\$95.34 \$767,446.75	(\$30,478.05)	1.09%	Aaa AA+
91282CAB7	UST 0.250% 07/31/2025	8/23/2021 8/24/2021	\$500,000.00	\$492,753.91	\$492,753.91	0.62%	1.252 1.220	\$94.13 \$470,645.00	(\$22,108.91)	0.67%	Aaa AA+
91282CAJ0	UST 0.250% 08/31/2025	8/10/2021 8/11/2021	\$530,000.00	\$520,932.03	\$520,932.03	0.68%	1.337 1.302	\$93.76 \$496,917.40	(\$24,014.63)	0.71%	Aaa AA+
91282CGE5	UST 3.875% 01/15/2026	7/28/2023 7/31/2023	\$450,000.00	\$441,158.20	\$441,158.20	4.73%	1.712 1.615	\$98.07 \$441,297.00	\$138.80	0.63%	Aaa AA+
91282CGV7	UST 3.750% 04/15/2026	8/14/2023 8/15/2023	\$800,000.00	\$780,562.50	\$780,562.50	4.73%	1.959 1.857	\$97.70 \$781,624.00	\$1,061.50	1.11%	Aaa AA+
91282CCF6	UST 0.750% 05/31/2026	7/6/2021 7/7/2021	\$350,000.00	\$349,398.44	\$349,398.44	0.79%	2.085 2.015	\$91.72 \$321,002.50	(\$28,395.94)	0.46%	Aaa AA+
91282CCJ8	UST 0.875% 06/30/2026	6/29/2021 6/30/2021	\$250,000.00	\$249,707.03	\$249,707.03	0.90%	2.167 2.092	\$91.73 \$229,335.00	(\$20,372.03)	0.33%	Aaa AA+
91282CCW9	UST 0.750% 08/31/2026	9/1/2021 9/2/2021	\$500,000.00	\$499,277.34	\$499,277.34	0.78%	2.337 2.261	\$90.91 \$454,550.00	(\$44,727.34)	0.65%	Aaa AA+
91282CCCZ	UST 0.875% 09/30/2026	9/28/2021 9/30/2021	\$750,000.00	\$745,048.83	\$745,048.83	1.01%	2.419 2.338	\$90.93 \$682,005.00	(\$63,043.83)	0.97%	Aaa AA+

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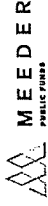


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912828YQ7	UST 1.625% 10/31/2026	7/28/2023 7/31/2023	\$425,000.00	\$388,758.79	\$388,758.79	4.47%	2.504 2.382	\$92.40 \$392,708.50	\$3,949.71	0.56%	Aaa AA+
912828U24	UST 2.000% 11/15/2026	6/29/2022 6/30/2022	\$525,000.00	\$499,652.34	\$499,652.34	3.19%	2.545 2.408	\$93.18 \$489,195.00	(\$10,457.34)	0.70%	Aaa AA+
912828U24	UST 2.000% 11/15/2026	7/28/2023 7/31/2023	\$425,000.00	\$393,158.21	\$393,158.21	4.47%	2.545 2.408	\$93.18 \$396,015.00	\$2,856.79	0.56%	Aaa AA+
912828Z78	UST 1.500% 01/31/2027	6/29/2022 6/30/2022	\$550,000.00	\$510,941.41	\$510,941.41	3.18%	2.756 2.632	\$91.47 \$503,057.50	(\$7,883.91)	0.72%	Aaa AA+
912828V98	UST 2.250% 02/15/2027	7/20/2023 7/21/2023	\$400,000.00	\$373,031.25	\$373,031.25	4.31%	2.797 2.645	\$93.31 \$373,252.00	\$220.75	0.53%	Aaa AA+
91282CEFA	UST 2.500% 03/31/2027	6/29/2022 6/30/2022	\$375,000.00	\$364,042.97	\$364,042.97	3.17%	2.918 2.755	\$93.79 \$351,693.75	(\$12,349.22)	0.50%	Aaa AA+
91282CEFA	UST 2.500% 03/31/2027	8/9/2023 8/10/2023	\$500,000.00	\$470,488.28	\$470,488.28	4.27%	2.918 2.755	\$93.79 \$468,925.00	(\$1,563.28)	0.67%	Aaa AA+
91282CEN7	UST 2.750% 04/30/2027	4/28/2022 5/2/2022	\$525,000.00	\$521,411.13	\$521,411.13	2.90%	3.000 2.786	\$94.27 \$494,896.50	(\$26,514.63)	0.71%	Aaa AA+
91282CEN7	UST 2.750% 04/30/2027	7/20/2023 7/21/2023	\$400,000.00	\$379,015.63	\$379,015.63	4.27%	3.000 2.786	\$94.27 \$377,064.00	(\$1,951.63)	0.54%	Aaa AA+
912828X88	UST 2.375% 05/15/2027	6/9/2022 6/10/2022	\$500,000.00	\$483,593.75	\$483,593.75	3.10%	3.041 2.843	\$93.17 \$465,860.00	(\$17,733.75)	0.66%	Aaa AA+
912828X88	UST 2.375% 05/15/2027	9/20/2023 9/21/2023	\$400,000.00	\$369,875.00	\$369,875.00	4.64%	3.041 2.843	\$93.17 \$372,688.00	\$2,813.00	0.53%	Aaa AA+
91282CET4	UST 2.625% 05/31/2027	6/29/2022 6/30/2022	\$300,000.00	\$292,734.38	\$292,734.38	3.16%	3.085 2.874	\$93.79 \$281,379.00	(\$11,355.38)	0.40%	Aaa AA+
91282CEW7	UST 3.250% 06/30/2027	9/16/2022 9/19/2022	\$650,000.00	\$638,294.92	\$638,294.92	3.66%	3.167 2.926	\$95.52 \$620,880.00	(\$17,414.92)	0.88%	Aaa AA+
91282CFB2	UST 2.750% 07/31/2027	8/12/2022 8/15/2022	\$255,000.00	\$252,679.10	\$252,679.10	2.95%	3.252 3.032	\$93.90 \$239,450.10	(\$13,229.00)	0.34%	Aaa AA+
91282CFB2	UST 2.750% 07/31/2027	2/27/2023 2/28/2023	\$675,000.00	\$633,788.08	\$633,788.08	4.28%	3.252 3.032	\$93.90 \$633,838.50	\$50.42	0.90%	Aaa AA+
91282CFH9	UST 3.125% 08/31/2027	8/11/2023 8/14/2023	\$500,000.00	\$476,367.19	\$476,367.19	4.41%	3.337 3.097	\$94.93 \$474,650.00	(\$1,717.19)	0.68%	Aaa AA+
91282CFU0	UST 4.125% 10/31/2027	12/15/2022 12/16/2022	\$385,000.00	\$392,579.69	\$392,579.69	3.68%	3.504 3.150	\$97.90 \$376,907.30	(\$15,672.39)	0.54%	Aaa AA+
91282CFZ9	UST 3.875% 11/30/2027	11/23/2022 11/30/2022	\$350,000.00	\$349,412.11	\$349,412.11	3.91%	3.586 3.244	\$97.07 \$339,759.00	(\$9,653.11)	0.48%	Aaa AA+

City of Reynoldsburg Operating Account

POSITION STATEMENT

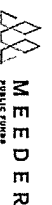
As of April 30, 2024



GUSIP	Security Description	Trade Date/ Settlement Date	Par Value	Principal Cost/ Purchased Interest	Total Cost	Yield at Cost	Maturity/ Duration	Market Price/ Market Value	Unrealized Gain/ (Loss)	% of Assets	Moody's/ S&P Rating
91282CGC9	UST 3.875% 12/31/2027	5/17/2023 5/19/2023	\$250,000.00	\$252,753.91	\$252,753.91	3.61%	3.671 3.327	\$97.04 \$242,597.50	(\$10,156.41)	0.35%	Aaa AA+
91282CGC9	UST 3.875% 12/31/2027	5/19/2023 5/22/2023	\$245,000.00	\$246,502.54	\$246,502.54	3.73%	3.671 3.327	\$97.04 \$237,745.55	(\$8,756.99)	0.34%	Aaa AA+
91282CGH8	UST 3.500% 01/31/2028	1/27/2023 1/31/2023	\$900,000.00	\$894,937.50	\$894,937.50	3.62%	3.756 3.431	\$95.72 \$861,435.00	(\$33,502.50)	1.23%	Aaa AA+
91282CGP0	UST 4.000% 02/29/2028	2/23/2023 3/1/2023	\$605,000.00	\$600,297.07	\$600,297.07	4.17%	3.836 3.480	\$97.41 \$589,306.30	(\$10,990.77)	0.84%	Aaa AA+
91282CJF9	UST 4.875% 10/31/2028	11/14/2023 11/15/2023	\$440,000.00	\$448,181.25	\$448,181.25	4.45%	4.507 3.909	\$100.72 \$443,181.20	(\$5,000.05)	0.63%	Aaa AA+
91282CJN2	UST 4.375% 11/30/2028	11/29/2023 11/30/2023	\$300,000.00	\$301,933.59	\$301,933.59	4.23%	4.589 4.029	\$98.74 \$296,214.00	(\$5,719.59)	0.42%	Aaa AA+
91282CJW2	UST 4.000% 01/31/2029	2/9/2024 2/12/2024	\$325,000.00	\$322,994.14 \$428.57	\$323,422.71	4.14%	4.759 4.226	\$97.16 \$315,783.00	(\$7,211.14)	0.45%	Aaa AA+
	SubTotal		\$17,890,000.00	\$17,446,658.02 \$428.57	\$17,447,086.59	3.08%		\$16,998,796.85	(\$447,861.17)	24.22%	
Grand Total			\$72,779,959.31	\$71,667,710.06 \$4,806.97	\$71,672,517.03	3.29%		\$70,177,572.61	(\$1,490,137.45)	100.00%	

City of Reynoldsburg Operating Account
TRANSACTION STATEMENT

As of April 30, 2024



Transaction Type	Trade Date	Settlement Date	CUSIP	Security Description	Par Value	Principal Amount	Purchased Interest	Total Cost	Yield at Cost
Purchase									
Purchase	4/10/2024	4/11/2024	3130AFBC0	FHLB 3.250% 09/13/2024	500,000.00	495,435.50	1,263.89	496,699.39	5.45%
Purchase	4/10/2024	4/11/2024	3130AUZC1	FHLB 4.625% 03/14/2025	400,000.00	397,817.60	1,387.50	399,205.10	5.23%
Total					900,000.00	893,253.10	2,651.39	895,904.49	

Transaction Type	Trade Date	Settlement Date	CUSIP	Security Description	Par Value	Principal Amount	Purchased Interest	Total Proceeds	Realized Gain/Loss
Maturity									
Maturity	4/15/2024	4/15/2024	313384VQ9	FHLB 04/15/2024	425,000.00	412,907.33		425,000.00	12,092.67
Maturity	4/30/2024	4/30/2024	91282CEK3	UST 2.500% 04/30/2024	500,000.00	493,789.07		500,000.00	6,210.93
Total					925,000.00	906,696.40		925,000.00	18,303.60

Transaction Type	Payment Date	Settlement Date	CUSIP	Security Description	Interest Received
Interest/Dividends					
Interest/Dividends	4/1/2024	4/1/2024	949764HE7	Wells Fargo Bank, National Association 5.050% 10/31/2028	1,063.68
Interest/Dividends	4/1/2024	4/1/2024	91282CEF4	UST 2.500% 03/31/2027	10,937.50
Interest/Dividends	4/1/2024	4/1/2024	91282CCZ2	UST 0.875% 09/30/2026	3,281.25
Interest/Dividends	4/1/2024	4/1/2024	3130ANYN4	FHLB 1.000% 09/30/2026	2,125.00
Interest/Dividends	4/1/2024	4/1/2024	3134GWW93	FMCC 0.550% 09/30/2025	687.50
Interest/Dividends	4/1/2024	4/1/2024	31846V567	First American Funds, Inc.	2,207.82
Interest/Dividends	4/1/2024	4/1/2024	3133EPFU4	FFCB 3.500% 04/12/2028	17,500.00

TRANSACTION STATEMENT

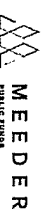
As of April 30, 2024



Transaction Type	Payment Date	Settlement Date	CUSIP	Security Description	Interest Received
Interest/Dividends	4/15/2024	4/15/2024	3135G0W66	FNMA 1.625% 10/15/2024	12,187.50
Interest/Dividends	4/15/2024	4/15/2024	732329BD8	Ponce Bank 3.500% 09/15/2027	740.18
Interest/Dividends	4/15/2024	4/15/2024	91282CGV7	UST 3.750% 04/15/2026	15,000.00
Interest/Dividends	4/15/2024	4/15/2024	742651DZ2	PEFCO 3.900% 10/15/2027	7,995.00
Interest/Dividends	4/15/2024	4/15/2024	3133EMCP5	FFCB 0.520% 10/14/2025	195.00
Interest/Dividends	4/18/2024	4/18/2024	27002YFE1	Eagle Bancorp, Inc. 3.300% 08/18/2025	697.88
Interest/Dividends	4/22/2024	4/22/2024	3134GWZV1	FMCC 0.650% 10/22/2025	325.00
Interest/Dividends	4/22/2024	4/22/2024	89235MKY6	Toyota Financial Savings Bank 0.900% 04/22/2026	1,119.06
Interest/Dividends	4/29/2024	4/29/2024	910286GN7	United Fidelity Bank, FSB 4.500% 06/29/2028	951.66
Interest/Dividends	4/29/2024	4/29/2024	313812EG0	The Federal Savings Bank 4.500% 06/28/2028	951.66
Interest/Dividends	4/30/2024	4/30/2024	912828ZL7	UST 0.375% 04/30/2025	1,509.38
Interest/Dividends	4/30/2024	4/30/2024	912828YQ7	UST 1.625% 10/31/2026	3,453.13
Interest/Dividends	4/30/2024	4/30/2024	91282CEK3	UST 2.500% 04/30/2024	6,250.00
Interest/Dividends	4/30/2024	4/30/2024	91282CEN7	UST 2.750% 04/30/2027	12,718.75
Interest/Dividends	4/30/2024	4/30/2024	91282CFU0	UST 4.125% 10/31/2027	7,940.63
Interest/Dividends	4/30/2024	4/30/2024	949764HE7	Wells Fargo Bank, National Association 5.050% 10/31/2028	1,029.37
Interest/Dividends	4/30/2024	4/30/2024	91282CJF9	UST 4.875% 10/31/2028	10,725.00
Total					121,591.95

TRANSACTION STATEMENT

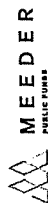
As of April 30, 2024



Transaction Type	Trade Date	Settlement Date	Transaction Description	Amount
Custodian Fee				
Custodian Fee	4/25/2024	4/25/2024	Cash Out	(482.00)
Total				(482.00)
Management Fee				
Management Fee	4/24/2024	4/24/2024	Cash Out	(10,982.90)
Total				(10,982.90)

STATEMENT DISCLOSURE

As of April 30, 2024



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May 2024

Monthly Commentary

MEEDER PUBLIC FUNDS

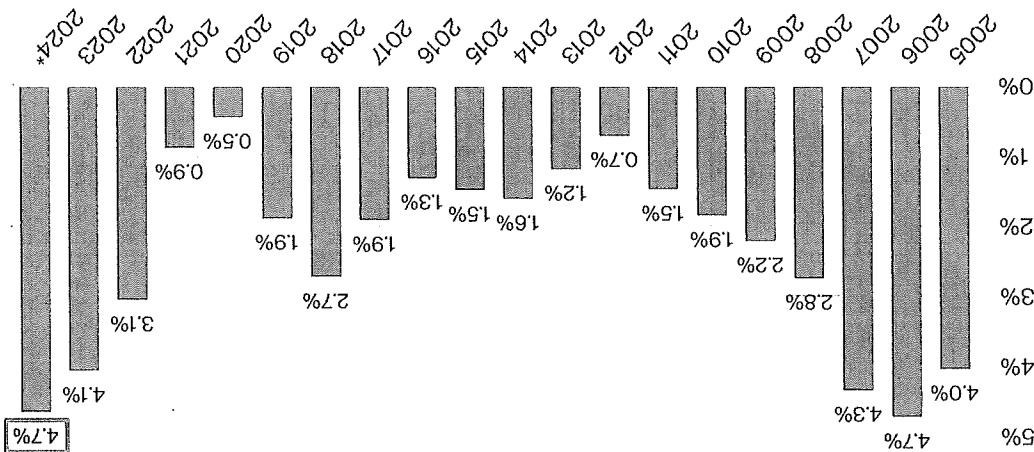


EXPECTATIONS

- Positive economic growth for the remainder of the year
- The Fed's patience persists regarding rate cuts
- Inflation metrics continue their stickiness
- Geopolitical tensions keep an upside risk to inflation

Is It a Good Time To Lock In Longer Maturities?

5 Yr Treasury Note: Average Annual Yields

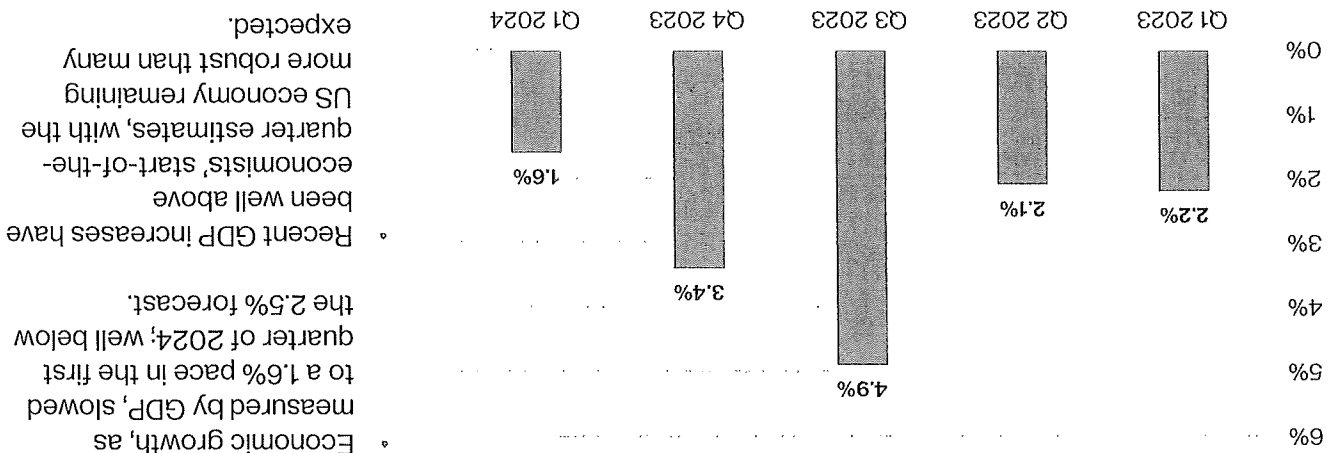


- The 5 Year U.S. Treasury Note's yield is currently near the highest level in the past 20 years as compared to its average annual yields over that period.

SOURCE: BLOOMBERG, *2024 IS THE 5YR YIELD AS OF 4/25/24

U.S. Gross Domestic Product (GDP) Slowed

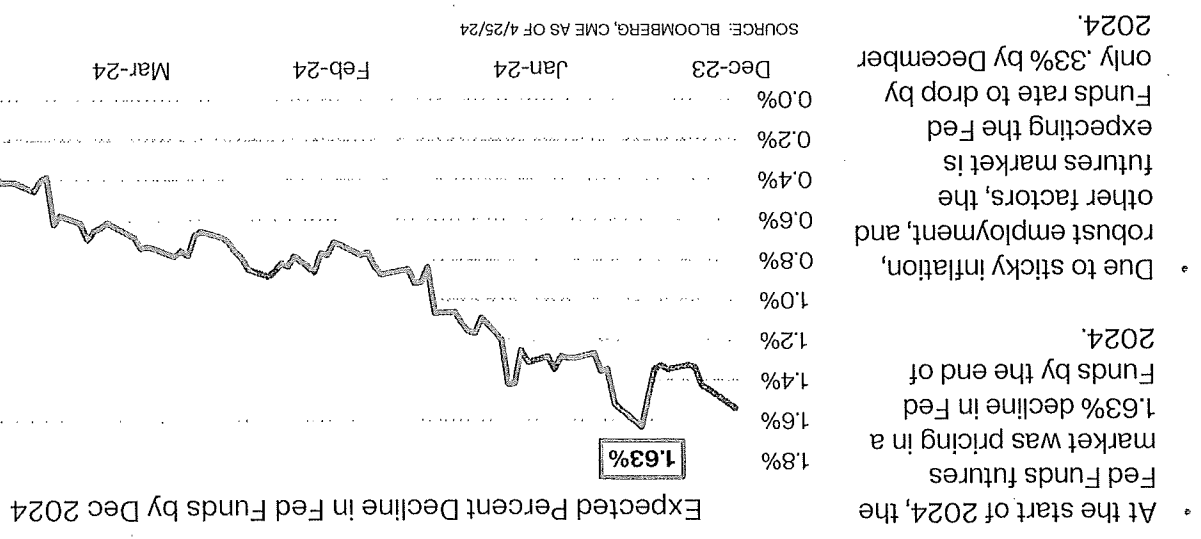
US Annualized Quarterly GDP



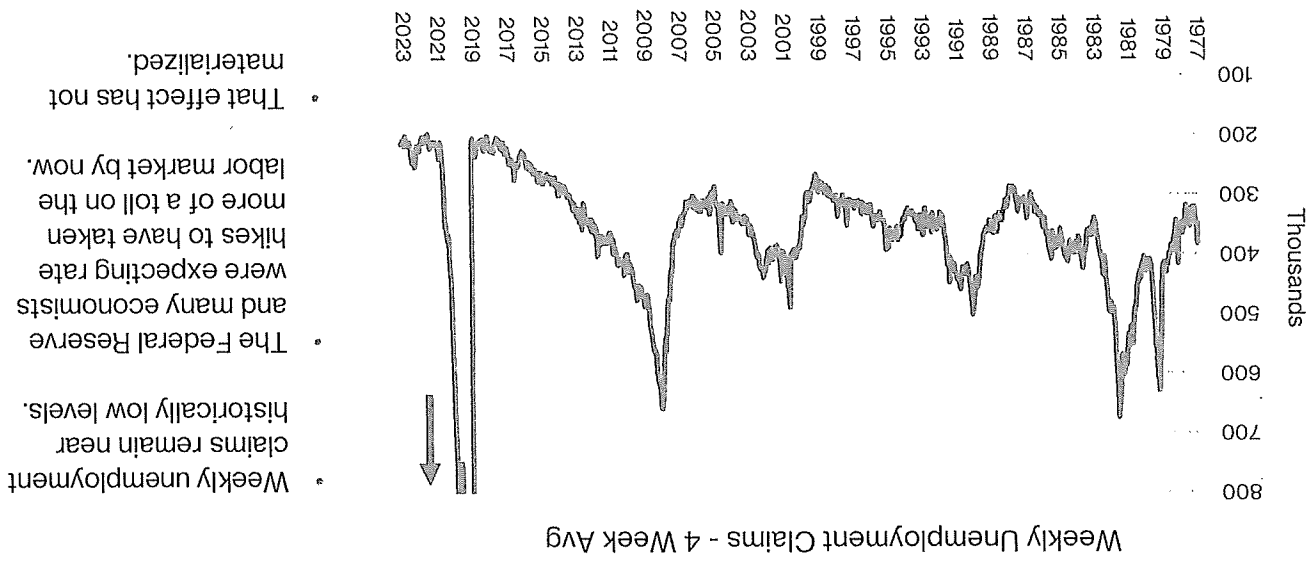
- Economic growth, as measured by GDP, slowed to a 1.6% pace in the first quarter of 2024, well below the 2.5% forecast.
- Recent GDP increases have been well above economists' start-of-the-quarter estimates, with the US economy remaining more robust than many expected.

SOURCE: BLOOMBERG, BUREAU OF ECONOMIC ANALYSIS

A Patient Federal Reserve Chair Powell

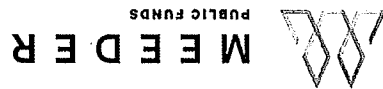


Labor Market Remains Resilient With Low Unemployment Claims



TAKAWAYS

- With interest rates at or near long-term averages, portfolios should benefit from buying longer-dated securities now, as rates are expected to fall once rate cuts begin.
- Although a solid economic backdrop has led yields higher during the first part of 2024, many market participants and the Federal Reserve expect multiple rate cuts over the next year.



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0250-MPF-5/1/24



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: A Motion to Reconsider Ordinance No. 20-2024 An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency to An Ordinance Authorizing the Auditor to Appropriate a Transfer of Funds from the General Fund to the Capital Improvement Fund, and Declaring an Emergency

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

two-read emergency

REASON FOR EMERGENCY:

For the financial needs of the City to keep the project on a timeline for project construction

STAFF REPORT:

An Ordinance Authorizing the Auditor to Appropriate a Transfer of Funds from the General Fund to the Capital Improvement Fund, and Declaring an Emergency

WHEREAS, over the past several years, the City of Reynoldsburg completed a needs assessment of existing Parks and Recreation/Public Service facilities; and

WHEREAS, based on these studies, it was determined that a new facility which meets the City's current and future needs as well as current Ohio Environmental Protection Agencies (OEPA) and Occupational Safety and Health Administration (OSHA) rules and regulations, was warranted; and

WHEREAS, the City of Reynoldsburg entered into a contract with Star Consulting to design this new facility; and

WHEREAS, the City must now move forward with designing the necessary infrastructure to

support this facility by the City Engineer EMH&T; and

WHEREAS, the Auditor has advised that there are insufficient funds in the Capital Improvement Fund (410), a transfer must be appropriated from the General Fund (110) in the amount of \$284,000 to the CIP Fund (410) to finance the design services.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Auditor is hereby authorized to appropriate a transfer of \$284,000 from the unappropriated General Fund (110) to the Capital Improvement (CIP 410) for the cost of the engineering design services from the City Engineer EMH&T.

~~**SECTION 2.** That for the purposes stated in Section 1, the expenditure of \$284,000.00 be and is hereby authorized from the General Fund (110).~~

~~**SECTION 3.** That the funds necessary to carry out the purpose of this Ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.~~

-

~~**SECTION 4.** That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this Ordinance.~~

SECTION 5. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City's government and to allow for a 2025 completion of the project. Therefore, upon adoption by Council, this Ordinance shall be in effect immediately upon signature by the Mayor.



Engineers, Surveyors, Planners, Scientists

February 20, 2024

Mr. William Dorman
Director of Public Service
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

**Subject: Service Facility Public Road Access
Proposal for Engineering and Bidding Services**

Dear Mr. Dorman:

EMH&T is pleased to submit our proposal for engineering and bidding services for the Service Facility public roadway access from East Main Street to Pine Quarry Park. In conjunction with the City's new Service Facility, the City has requested that the existing alleyway that extends from the East Main Street / Oak Valley Road intersection be reconstructed to the Pine Quarry Park parcel as a public street (approx. 2,000 ft. in length). It is expected that this improvement will follow the City's typical 26-ft. wide pavement section (Standard Drawing R-13) or similar. The project will include trail and/or sidewalk, street lighting, water main replacement and extension, and storm sewer improvements. The preliminary opinion of construction cost for this improvement is approximately \$3,000,000.

SCOPE OF SERVICES

The Scope of Services for this improvement is outlined below:

1. Topographic & Boundary Survey
 - a. Perform topographic survey at 50-ft. intervals, at surface features, and at sewer inverts along the alley corridor. Survey will be obtained in the State Plane Coordinate System and using the NAVD 88 datum.
 - b. Right-of-way/Boundary survey will include the following tasks: research available public records, such as deeds, plats, right-of-way plans, and surveys on file at the County Engineer's Office.
 - c. Establish the boundary lines based upon the above research in combination with field located boundary markers.
 - d. Prior to commencing field work, we will coordinate with OHIO 811 to determine public/private utility owners.
 - e. Prepare Right-of-Way legal descriptions for six properties that currently own adjacent property. This documentation will be provided to the City for preparation of purchase agreements and coordination with property owners.
 - f. Field locate all utilities and their associated features, such as storm, sanitary, gas, water, electrical, transformers, light poles, pull boxes, communications, and pavement markings.
2. Street, Storm and, Water Plan
 - a. Prepare an AutoCAD basemap of existing conditions by incorporating topographic survey data, record plan information, and GIS features. Following base map creation, a field walk will be scheduled to verify accuracy and confirm locations of utilities.
 - b. Through a subconsultant, EMH&T will collect soil borings within the project corridor. The soil borings will be analyzed and incorporated into the design. The borings will provide useful information relative to the existing pavement thickness, condition of subgrade, pavement design parameters, and recommendations for subgrade stabilization (if needed).

- c. Establish a typical section and horizontal alignment for the new roadway. Intersections will be evaluated for turning radii, and design challenges such as existing utilities, obstructions in the corridor, etc. will be resolved.
 - d. The proposed vertical alignment of the roadway will be established. The profile grade of the roadway will be designed to maximize the amount of roadside area that drains into the roadway. Any areas of potential ponding along the roadside will be addressed with storm sewer and grading improvements.
 - e. Intersection details will be developed to specify curb radii, sidewalk / curb ramp layouts, and curb grades / inlet locations along the intersections.
 - f. Prepare driveway details showing dimensions, grades, and construction materials for all of the existing residential and commercial driveways along the corridor.
 - g. Roadway cross sections will be prepared to further detail grading along the corridor, both in the roadway and along the roadside.
 - h. Create a storm sewer tributary area map for the roadway corridor and prepare design computations for the proposed storm sewer following the City's Stormwater Design Manual. Pipe calculations will be prepared using the rational method, and spread calculations will be prepared to evaluate inlet spacing.
 - i. Storm sewer plan and profile sheets will be prepared along with details showing how existing storm systems are connected into the new storm system.
 - j. Evaluate the post-construction water quality requirements for the project. A water quality volume will be calculated, and EMH&T will coordinate with the City on the preferred Best Management Practice (BMP). We will prepare calculations and details necessary to support the selection of a BMP and include these design computations in the Storm Water Pollution Prevention Plan (SWPPP).
 - k. Prepare a water main replacement and extension plan consisting of the following:
 - i. Water notes and details
 - ii. As-built coordinate table
 - iii. Water main plan and profile sheets
 - l. Sedimentation and Erosion control plans will be developed for this project.
 - m. Submittals will be prepared at the 50% and 90% design stage for review, along with updated opinions of probable cost. Plans and estimates will be provided to the City and any other project stakeholders at this time. We will conduct a plan review meeting at these milestones to discuss any design options, make decisions, and accept any feedback from the City. Feedback received will be incorporated into the next submittal to the City.
 - n. Create color exhibits for individual property owners showing the proposed improvements over an aerial photo background of existing conditions. These exhibits can be used by the City when coordinating with property owners on right-of-way acquisition.
3. Traffic and Lighting Plans
- a. Design a street lighting circuit and a lighting layout within the roadway corridor. It is assumed that the City's decorative post-top street light would be used, and we will plan to place street lights on the east side of the road only to limit disturbance to the residential area to the west.
 - b. Traffic control plans which show pavement markings and roadside signage will be prepared and included in the construction documents.
 - c. Develop a maintenance of traffic plan which outlines a procedure for the contractor to

maintain traffic during construction.

4. Permitting and Utility Coordination

- a. Prepare a formal SWPPP document to accompany this project and complete the Ohio EPA Notice of Intent application on behalf of the City.
- b. The water main extension plans will be submitted to Ohio EPA for water plan approval. EMH&T anticipates two rounds of comments and three total submittals to the Ohio EPA. All PTI fees will be paid for by the City.
- c. Prepare utility submittals at the 50% and 90% design stage.
- d. The goal of the 50% submittal utility is to identify any conflicting utilities that will require relocation. Following this submittal and meeting, EMH&T will follow up with the private utilities on the status of any relocation work.
- e. The 90% utility submittal and meeting will serve as a verification that the utilities are in the process of relocating and to confirm schedules.

5. Bidding Services

- a. Prepare 15 sets of bidding documents and publish the notice to contractors
- b. Respond to any requests for information from bidders during the bidding process
- c. Attend bid opening
- d. Prepare bid tab, award recommendation, and conformed copies of the contract documents

Construction Phase Design Support (Allowance / If Authorized)

It is our understanding the City is requesting that EMH&T provide a budgetary allowance for design support during construction for this improvement. The scope of work to be performed under these allowances is as follows:

1. Review shop drawings and material submittals as requested by the City / contractor. Provide review comments with recommendations.
2. Review design-related requests for information (RFI) from the contractor as requested by the City and prepare responses.
3. Attend preconstruction and other construction phase meetings as requested by the City.
4. Provide limited utility coordination during construction. EMH&T will hand off management of any private utility relocation to the City's CA/CI consultant but will be available to answer questions or help resolve issues at the request of the City.
5. Prepare record drawings using red-line mark-ups provided by the City's CA/CI consultant.

These allowances are budgetary estimates for consultation during construction based on similar recent projects. EMH&T will provide services to support the construction phase in a task-oriented manner as directed by the City and to the level of effort desired by the City and limited by available budget.

EXCLUSIONS:

1. Planning and zoning submittals and coordination
2. Traffic studies
3. Environmental studies or permitting outside of those specifically mentioned
4. Floodplain modeling
5. Construction phase management and inspection services

RIGHT OF ENTRY

It is understood the Client hereby grants EMH&T or represents and warrants (if the sites are not owned by the Client) that permission has been duly granted for Right-of-Entry by our firm, agents, staff, consultants, and subcontractors for the purpose of obtaining field information pertinent to the subject project.

SCHEDULE

We are prepared to begin work identified in this proposal immediately upon receipt of Authorization to Proceed from the City of Reynoldsburg.

FEE

These services will be provided as per the conditions of our Professional Services Agreement and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall be hourly, not to exceed the amount shown in the Fee Summary table below without prior authorization from the City. Invoices will be submitted monthly and based on the progress of the work and are payable upon receipt.

EMH&T DESIGN SERVICES FEE SUMMARY

Description of Design Service/Task	Fee
1. Survey	\$22,000.00
2. Street, Storm and Water Plans	\$198,000.00
3. Traffic and Lighting Plans	\$22,000.00
4. Permitting and Utility Coordination	\$17,000.00
5. Bidding Services	\$5,000.00
<u>DESIGN TOTAL FEE</u>	<u>\$264,000.00</u>

EMH&T DESIGN CONSULTATION DURING CONSTRUCTION (IF-AUTHORIZED ALLOWANCE)

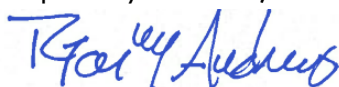
Description of Construction Phase Consultation/Task	Fee
<u>CONSTRUCTION CONSULTATION ALLOWANCE</u>	<u>\$20,000.00</u>

EMH&T TOTAL FOR DESIGN AND CONSTRUCTION CONSULTATION: \$284,000.00

The receipt of a signed copy of this proposal will constitute authorization to begin work. If this proposal is not accepted and executed within ninety (90) days, EMH&T reserves the right to adjust the fee or withdraw the offer to perform the described services. Further, if the services are suspended for more than ninety (90) days, EMH&T shall be entitled to an equitable adjustment in the service fee and/or schedule.

If this description and estimated fee meet with your approval, please authorize with your signature below. If you should have any questions regarding this proposal, please do not hesitate to contact me at (614) 775-4555.

Respectfully submitted,



Ryan M. Andrews, PE

cc: Joseph Begeny, Mayor
Mark Riley, Service Manager

Acceptance and Authorization to Proceed:

Authorized Signature/Date

PO Number/Date

Print Name



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance to Authorize the Mayor to Enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc. for the Purpose of Future Sale and Re-Development of Real Estate

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

An Ordinance to Authorize the Mayor to Enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc. for the Purpose of Future Sale and Re-Development of Real Estate

WHEREAS, the City of Reynoldsburg recently purchased real property located at 7185, 7215, and 7221 East Main Street, Reynoldsburg, Ohio, for the purpose of redevelopment; and

WHEREAS, the aforementioned real properties are contiguous parcels of real estate located at the southeast corner of Davidson Drive and East Main Street with said parcels identified by the Franklin County Auditor as Parcel Nos. 060-000955, 060-000992, 060-000959, and 060-000954000215 (further referenced herein as "Development Site"); and

WHEREAS, the City of Reynoldsburg has identified Metropolitan Housing Partners, Inc. as a qualified, experienced developer capable of expending resources for the purpose of preparing a development plan consistent with the Comprehensive Master Plan; and

WHEREAS, the City of Reynoldsburg desires to enter into a Purchase Option Agreement with

Metropolitan Housing Partners, Inc. setting the terms of any future sale of the Development Site, which includes a purchase price of One Million Five Hundred Thousand and No/100 Dollars (\$1,500,000); and

WHEREAS, the City of Reynoldsburg desires to enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc., setting forth a development plan, which shall consist of the construction of a residential apartment building with a first floor commercial space that will create new housing and jobs that benefit the continued improvement and revitalization of the Olde Reynoldsburg Commercial District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG IN THE COUNTIES OF FRANKLIN, LICKING, AND FAIRFIELD, STATE OF

OHIO, THAT

Section 1. The Mayor is hereby authorized and directed to enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc., attached as Exhibit A, for the purpose of future sale and re-development of real estate identified as Parcel Nos. 060-000955, 060-000992, 060-000959, and 060-000954.

Section 2. In accordance with The Charter of the City of Reynoldsburg and Chapter 175 of the Codified Ordinances of the City of Reynoldsburg, competitive bidding is not required and is hereby waived.

Section 3. That upon adoption by Council, this Ordinance shall be in effect thirty days following the signature of the Mayor.

PURCHASE OPTION AGREEMENT

This PURCHASE OPTION AGREEMENT (the “**Agreement**”) is made and entered into as of July __, 2024 (the “**Effective Date**”) by and between **Metropolitan Housing Partners, Inc.**, an Ohio not-for-profit corporation, situated in Franklin County, Ohio (the “**Buyer**”), having an address of 880 East 11th Avenue, Columbus, Ohio 43211, and **the City of Reynoldsburg**, an Ohio municipal corporation (the “**Seller**”), having an address of 7232 E. Main Street, Reynoldsburg, Ohio 43068 for the option by Buyer to purchase the Property (hereinafter defined) from Seller (the “**Purchase Option**”) on the terms and conditions set forth in this Agreement. Buyer and Seller are hereinafter individually referred to as a “**Party**” and collectively referred to as the “**Parties**.”

In consideration of the mutual promises and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller hereby agree as follows:

1. **PROPERTY DESCRIPTION:** Buyer hereby agrees to enter this Agreement for the option to purchase from Seller and Seller hereby agrees to enter this Agreement to grant to Buyer the Option to purchase the real property located in Franklin County, Ohio and commonly referred to as 7185, 7215, and 7221 E. Main Street, Reynoldsburg, Ohio 43068, Franklin County Tax Parcel Nos. 060-000955, 060-000992, 060-000959, and 060-000954, all fixtures and improvements thereon and all appurtenant rights, privileges and easements thereto, and as more fully described on the attached Exhibit “A” (the “**Property**”).

2. **PRICE AND TERMS:** The purchase price shall be One Million Five Hundred Thousand and No/100 Dollars (\$1,500,000.00) (the “**Purchase Option Price**”). Within three (3) business days after the Effective Date, Buyer shall deposit of one percent (1%) of the Purchase Option Price in the amount of, Fifteen Thousand and No/100 Dollars (\$15,000.00) (the “**Purchase Option Deposit**”) with the Title Agent (hereinafter defined). The Purchase Option Deposit shall be fully refundable to Buyer if Buyer terminates this Agreement prior to the expiration of the Contingency Period (hereinafter defined). At Closing (hereinafter defined), Seller shall apply the Purchase Option Deposit to the Purchase Option Price.

The Purchase Option Price shall be paid in current funds at Closing, subject to all prorations, credits and adjustments provided for in this Agreement.

3. **DUE DILIGENCE DELIVERIES:** Within ten (10) business days after the Effective Date, Seller shall deliver to Buyer the following items (the “**Due Diligence Items**”) to the extent such items are in the possession or control of Seller:

- a. A copy of Seller’s most recent ALTA policy of title insurance;
- b. A copy of all of the surveys of the Property;
- c. A copy of any environmental, geotechnical, wetland delineation, and engineering reports related to the Property;
- d. A copy of any governmental notice received by Seller relating to the Property; and

- e. Any other documents concerning the Property in Seller's possession or control.

4. **PRE-CONDITIONS, CONTINGENCY PERIOD:**

- a. Pre-conditions for Buyer to exercise Buyer's Purchase Option are: (1) Buyer's determination that the Property is satisfactory for Buyer based upon Buyer's inspections, specifically, the environmental review in accordance with 24 CFR Part 58, and (2) Buyer's ability to obtain the approval of the Board of Commissioners of Buyer to enter into and perform its obligations under this Agreement ("**Preconditions**").
- b. Buyer's Purchase Option is contingent upon (1) Buyer's determination that the Property is satisfactory for Buyer's exercise of the Purchase Option to Buyer based upon Buyer's inspections, including but not limited to the condition of title, appraisals, and property and environmental inspections, availability of access and utilities, all as deemed necessary with respect to Buyer's intended use of the Property; (2) Buyer's determination that water and sewer supply, gas, electric, and other utility services for the Property are available in adequate quantities; (3) Buyer's determination that adequate financing is available for Buyer to exercise Buyer's Purchase Option; and (4) Buyer's approval in its discretion of any other aspects of the Property or the feasibility of Buyer's intended acquisition and use of the Property (collectively the "**Contingencies**"). Subject to the Preconditions being met, Buyer shall have a period commencing on the Effective Date and ending one hundred eighty (180) days after the Effective Date (the "**Contingency Period**") to conduct any and all inspections of the Property, to obtain government approvals Buyer deems necessary for its intended use of the Property, and to satisfy all of its Contingencies. If Buyer is unable to satisfy its Contingencies, then Buyer may terminate this Agreement by delivering written notice to Seller on or before the expiration of the Contingency Period. Upon such termination, except as otherwise provided herein, there shall be no further rights, obligations or liabilities between Buyer and Seller derived from this Agreement, and Seller shall direct the Title Agent to fully refund the Purchase Option Deposit to Buyer. If Buyer does not notify Seller in writing of its decision to terminate this Agreement on or before the expiration of the Contingency Period pursuant to this Section 4, then Buyer shall be deemed to have waived its right to terminate this Agreement pursuant to this Section 4 and exercised its Purchase Option and Buyer and Seller shall proceed to Closing, in which case the Purchase Option Deposit shall be applied toward the Purchase Option Price at Closing. In the event that Buyer does not close on or before the Closing Date, other than due to a Seller default, then the Purchase Option Deposit shall be forfeited to Seller as liquidated damages (subject to Section 16, below). Buyer may waive any of its Contingencies under this Agreement.

Notwithstanding the foregoing, Buyer shall have the right to extend the Contingency Period for an additional ninety (90) days, by providing notice to Seller of such extension prior to expiration of the initial 180-day Contingency Period. If Buyer exercises such extension option, all references herein to the Contingency Period shall mean the Contingency Period as so extended.

Buyer shall be responsible for the repair of any damages caused by inspections or tests conducted by Buyer or its agents with such repairs to be completed in a timely and workmanlike manner at Buyer's sole cost and expense. Buyer shall defend, hold Seller harmless and indemnify Seller from any liabilities, claims, damages, causes of action, judgments, costs and expenses, including reasonable attorneys' fees, claimed by any third parties. Buyer and Seller hereby acknowledge and agree that Buyer and its agents shall have access to the Property to conduct inspections or tests upon delivery of prior notice to Seller (which may be by email) of Buyer's intent to enter onto the Property. Seller will reasonably cooperate with Buyer to permit its employees, consultants, engineers, agents or other representatives to, in connection with Buyer's inspections of the Property, conduct any soil tests or sampling or any boring, digging, drilling or other physical intrusion of the Property and/or any of the improvements on the Property (collectively, the "**Testing**"). In making such entry, Buyer, its employees, agents, or contractors shall take reasonable steps to refrain from interfering with the activities of Seller, its employees, agents, or contractors upon the Property. Buyer's duty to indemnify Seller as described in this Section 4 shall survive Closing and the termination of this Agreement.

5. **INTENDED DEVELOPMENT:** For information purposes only, the Parties hereby acknowledge that Buyer intends that at Closing, Buyer will prepare the Property for the development on the Property of a multi-story, mixed-use structure, including residential and non-residential uses, as further described on Exhibit "B" (the "Project"). Upon request, Seller will cooperate with Buyer in connection with Buyer's structuring and financing of the Project, including providing assistance with funding requests for the Project.

6.. **POSSESSION:** Seller shall have possession of the Property until Closing, and shall give possession of the Property to Buyer at the financial closing of the Project (the "**Closing Date**").

7. **SELLER'S REPRESENTATIONS AND WARRANTIES:** Seller hereby represents, warrants and covenants to Buyer, on and as of the Effective Date, as follows:

- a. Due Authorization. Seller has all necessary power to execute and deliver this Agreement and perform its obligations hereunder. The execution, delivery and performance of this Agreement by Seller (i) has been authorized by all necessary action on the part of Seller, (ii) to Seller's knowledge, does not conflict with or result in a violation of any agreement, judgment, writ, injunction, order or decree of any court, governmental authority or arbiter binding upon Seller or in any proceeding to which Seller is a party, (iii) to Seller's knowledge, does not conflict with or constitute a breach of, or constitute a default under, any contract, agreement or other instrument which will remain in effect at Closing by which Seller or the Property is bound or to which Seller is a party, and (iv) does not require the consent of any other party.
- b. Bankruptcy Matters. Seller is not a party to any voluntary or involuntary proceedings under any applicable laws relating to the insolvency, bankruptcy, moratorium or other laws affecting creditors' rights to the extent that such laws may be applicable to Seller.

- c. Condemnation. There are no served-and-pending or, to Seller's knowledge, contemplated or unserved-and pending condemnation or other governmental taking proceedings affecting all or any part of the Property.
- d. Environmental Matters. Seller has not received any written notice of and Seller has no knowledge of any pending or threatened claims, complaints, notices, correspondence or requests for information received by Seller with respect to any violation or alleged violation of any Environmental Law, any releases of Hazardous Substances or with respect to any corrective or remedial action for, or cleanup of, the Property or any portion thereof. Seller has not transported, disposed of or treated, or arranged for the transportation, disposal or treatment of, any Hazardous Substances from the Property. To Seller's knowledge, there are no underground storage tanks at the Property and the Property is in compliance with Environmental Laws. For purposes of this Agreement, "***Environmental Laws***" shall mean: all past, present or future federal, state and local statutes, regulations, directives, ordinances, rules, policies, guidelines, court orders, decrees, arbitration awards and the common law, which pertain to environmental matters, contamination of any type whatsoever or health and safety matters, as such have been amended, modified or supplemented from time to time (including all present and future amendments thereto and re-authorizations thereof). For purposes of this Agreement, "***Hazardous Substances***" shall mean: any chemical, pollutant, contaminant, pesticide, petroleum or petroleum product or by product, radioactive substance, solid waste (hazardous or extremely hazardous), special, dangerous or toxic waste, substance, chemical or material regulated, listed, limited or prohibited under any Environmental Law.
- e. Tenancies. There are no leases, tenancies or rental agreements now encumbering the Property, or any portion thereof (collectively, the "***Leases***"), or if there are any existing Leases, such Leases shall be terminated by Seller prior to the Closing. Promptly upon execution and delivery of this Agreement, Seller shall deliver to Buyer true and complete copies of all such Leases.
- f. Litigation Matters. Seller is neither a party to, nor to Seller's knowledge is it directly affected by, any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of Seller to fulfill its obligations under this Agreement. To Seller's knowledge, there are no lawsuits, administrative actions, governmental investigations or similar proceedings, including, without limitation, real estate tax assessment appeals, pending or threatened against or affecting the Property or any portion thereof or any interest therein.
- g. Utilities. To the knowledge of Seller, all utilities, including water, storm and sanitary sewer, gas, electric, and internet (the "***Utilities***"), are available to the Property.
- h. Proceedings. There are no pending or, to Seller's knowledge, threatened municipal or administrative proceedings with respect to the Property, and Seller has received no notice of any action, suit or proceeding pending or threatened in writing against,

by or directly affecting the Property or Seller's right to transfer the Property hereunder. Seller has not received any notice from governmental agencies of any non-compliance with applicable laws, ordinances, regulations, statutes, rules, or restrictions relating to the Property.

- i. Violations. Seller has no knowledge of any existing violations, and Seller has not received any written notice of any alleged violations, of any zoning ordinances, building codes, health codes, safety codes, and/or use, occupancy or operation thereof, or of any restriction, condition, covenant or agreement concerning the Property and/or the use or occupancy thereof. Seller has no knowledge of any pending or contemplated change in any statute, ordinance, rule or other governmental regulations applicable to the Property or any action pending or threatened by any governmental body, adjacent landowners or other persons which would in any material way limit the use of the Property or diminish its value.
- j. Service Contracts. Each and every Service Contract (if any) is terminable upon not less than thirty (30) days' notice and without the requirement of any termination or similar payment or fee. Seller agrees that upon Buyer's request, each and every Service Contract (if any), which Buyer does not elect to assume, shall be terminated by Seller at or prior to Closing. There are no agreements or contracts affecting the Property other than the Service Contracts delivered to Buyer as a part of the Due Diligence Item.

All of the representations and warranties contained in this Agreement or any certificate delivered in connection with this Agreement shall survive the Closing for a period of twelve (12) months after Closing Date ("***Survival Period***"), at which time such representations and warranties shall terminate.

8. **BUYER'S REPRESENTATIONS AND WARRANTIES:** Buyer hereby represents, warrants and covenants to Seller, on and as of the Effective Date, as follows: Buyer has all necessary power to execute and deliver this Agreement and perform its obligations hereunder. The execution, delivery and performance of this Agreement by Buyer (i) has been, or will at Closing be authorized by all necessary action on the part of Buyer, (ii) does not conflict with or result in a violation of any agreement, judgment, writ, injunction, order or decree of any court, governmental authority or arbiter binding upon Buyer or in any proceeding to which Buyer is a party, (iii) does not conflict with or constitute a breach of, or constitute a default under, any contract, agreement or other instrument which will remain in effect at Closing by which Buyer is bound or to which Buyer is a party, and (iv) does not require the consent of any other party.

9. **DAMAGE OR DESTRUCTION OF PROPERTY:** Risk of physical loss to the Property and improvements thereon shall be borne by Seller until Closing, provided that if any Property covered by this Agreement shall be damaged or destroyed before Closing, Buyer may (a) proceed with the transaction and accept the damaged Property together with an assignment by Seller of all of Seller's rights under policies of insurance upon the Property covering such damage or destruction plus the amount of any deductible, or (b) rescind this Agreement and thereby release all parties from liability hereunder by giving written notice to Seller within twenty (20) days after Buyer has written notice of the existence and extent of such damage or destruction, and in such an event, Buyer shall be entitled to the return of the Purchase Option Deposit. Failure by Buyer to so

notify Seller within twenty (20) days after Buyer has written notice of such damage or destruction shall constitute an election to proceed with this transaction.

10. **CONDEMNATION:** If, prior to the Closing, condemnation proceedings are threatened or commenced with respect to any portion of the Property, Buyer may terminate this Agreement by delivering a written termination notice to Seller on or prior to the Closing Date. Prior to Buyer's termination of this Agreement, or if Buyer does not terminate this Agreement, both Seller and Buyer, by and through their respective attorneys, shall have the right to appear in such condemnation proceedings and defend their interests in the Property. Any award in condemnation made prior to the Closing shall become the property of Seller, and the Purchase Option Price shall be reduced by the amount of the condemnation award made to Seller. An award in condemnation after the Closing shall be the property of Buyer, and the Purchase Option Price shall not be reduced thereby. In the event of termination pursuant to this section, the Purchase Option Deposit shall be immediately returned or reimbursed to Buyer free of claims by Seller, and neither Party shall have any further right or obligation under this Agreement.

11. **TITLE AND SURVEY:** Seller shall furnish and pay for a standard owner's policy of title insurance (without endorsements, except, with Buyer's approval, to correct any Title Defects) insuring Buyer in the amount of the Purchase Option Price (the "**Title Policy**"). The Title Policy shall be issued by Fidelity National Title Insurance Company, 2800 Corporate Exchange Dr., Suite 380 | Columbus, OH 43231, Attn: Spencer O'Connor, spenser.oconnor@fnf.com (the "**Title Agent**"). The title evidence shall show that Seller holds a fee simple interest and marketable title in the Property free and clear of all liens and encumbrances except as set forth in this Agreement.

Seller shall obtain and deliver to Buyer a commitment to issue the Title Policy from the Title Agent (the "**Title Commitment**") no later than fifteen (15) days after the Effective Date. The Title Commitment or the Survey may contain title exceptions or disclose matters to which Buyer objects (the "**Title Defects**"). During the Contingency Period, Buyer, at Buyer's expense, may obtain a survey of the Property (the "**Survey**"), complying with the current requirements for ALTA/ACSM Land Title Surveys, as adopted by the American Land Title Association and the American Congress on Surveying and Mapping, in a form sufficient to the Title Agent to issue the Title Policy for the Property without the preprinted survey exceptions, and otherwise acceptable to Buyer in its reasonable discretion. Buyer must notify Seller of the Title Defects (the "**Title Objection Notice**") within ten (10) business days after Buyer's receipt of the Title Commitment and the Survey. If Buyer does not deliver the Title Objection Notice to Seller within such ten (10) business day period, then Buyer shall be deemed to have accepted such Title Defects and such Title Defects shall become Permitted Exceptions.

Within five (5) business days of Seller's receipt of Buyer's Title Objection Notice, Seller shall notify Buyer in writing of Seller's intent to cure some, all or none of the Title Defects identified in the Title Objection Notice (the "**Title Objection Notice Response**"). Seller shall not be obligated to cure any Title Defects and failure of Seller to respond to the Title Objection Notice within five (5) business days after Seller's receipt of Buyer's Title Objection Notice shall be deemed to be Seller's refusal to cure the Title Defects. Within five (5) such business days after Buyer's receipt of Seller's Title Objection Notice Response, Buyer shall notify Seller in writing of its intention to either accept the remedies proposed in the Title Objection Notice Response or terminate this Agreement. If Buyer does not notify Seller in writing of its intention to either

proceed with or terminate this Agreement within such five (5) business day period, then Buyer shall be deemed to have waived its right to terminate this Agreement pursuant to this Section 10. In the event Buyer terminates this Agreement pursuant to this Section 10, all rights and obligations of the parties hereto shall cease and terminate, except as otherwise provided in this Agreement. The term “**Permitted Exceptions**” shall mean: (i) current real estate taxes; (ii) applicable zoning and governmental regulations; (iii) covenants, conditions, easements and restrictions of record approved by Buyer as a “Permitted Exception” hereunder, if any; and (iv) legal highways.

Notwithstanding anything to the contrary contained herein, in all cases, regardless of whether Buyer objects to the same, Seller shall be obligated to remove and/or cure any of the following items that affect the Property: (a) liens of mortgages or other collateral financing interests and all other monetary liens created by, under or through Seller, or assumed by Seller (with Seller having the right to apply the Purchase Option Price or a portion thereof for such purpose), whether voluntary or involuntary, (b) any mechanics’ or materialman’s liens, (c) any judgment liens against Seller, or (d) any exception or encumbrance created by Seller after the Effective Date without Buyer’s written consent (each a “**Mandatory Removal Item**”). If Seller refuses or elects not to cure any Title Defect (other than Mandatory Removal Items, which Seller shall, in all cases, be required to remedy, remove or cure from title), Buyer may, on or before ten (10) days after the Cure Period (the “**Defect Review Period**”), either: (i) terminate this Agreement by written notice to Seller, or (ii) do nothing, which will be deemed Buyer’s waiver of any uncured Title Defect.

12. **CONVEYANCE AND CLOSING:** The closing of the transaction contemplated by this Agreement (the “**Closing**”) shall occur concurrently with Buyers exercise of the Purchase Option on the Closing Date. The Parties shall each have the option to extend the Closing Date by two (2) thirty (30) day periods each, upon written notification to the other Party, to satisfy the obligations hereunder. At Closing, Buyer shall be responsible for the payment of all costs for the Title Policy, any transfer taxes and conveyance fees, shall pay deed preparation fees and Seller shall convey the Property to Buyer by Limited Warranty Deed. Buyer and Seller shall each pay fifty percent (50%) of the escrow fee and/or reasonable closing fees charged by the Title Agent in connection with the Closing. Buyer shall be responsible for the payment of any survey costs and deed recording fees and the cost of any policy of lender’s title insurance and any endorsements to the Owner’s Title Policy desired by Buyer (and not required of Seller to correct a Title Defect).

13. **CLOSING DELIVERABLES:** On or before the day of Closing, Buyer and Seller shall deliver the following respective documents to the Title Agent:

- a. Seller.
 - i. a Limited Warranty Deed subject to only the Permitted Exceptions;
 - ii. the Closing or settlement statement;
 - iii. an original affidavit, executed by Seller and stating its taxpayer identification number for federal income tax purposes and that Seller is not a foreign person within the meaning of Section 1445, et seq. of the Internal Revenue Code (the “**FIRPTA Certificate**”);

- iv. an original title affidavit with respect to off-record title matters and in a form consistent with community custom and reasonably acceptable to Buyer and the Title Agent;
- v. an assignment of any Service Contract which Buyer elects to assume, and evidence of the termination of any Service Contract which Buyer does not elect to assume; and
- vi. such other documents as are required by the Title Company and/or are reasonably necessary in Buyer's determination to fulfill all of Seller's obligations under the terms of this Agreement.

b. Buyer.

- i. the Purchase Option Price as adjusted in accordance with the provisions of this Agreement;
- ii. executed counterparts of the settlement statement and any other documents listed in this Section 13 required to be signed by Buyer; and
- iii. such other documents as are required by the Title Company and/or are reasonable necessary to fulfill all of Buyer's obligations under the terms of this Agreement.

All Closing documents shall be reasonably acceptable to both Parties.

14. TAXES AND OTHER CLOSING ADJUSTMENTS: At Closing, Seller shall pay or credit against the Purchase Option Price all delinquent real property taxes, including penalty and interest, and all assessments that are a lien as of the Effective Date. At Closing, Seller shall also pay or credit against the Purchase Option Price all other unpaid real estate taxes or assessments that are a lien for the year of Closing or years prior to the year of Closing, prorated through the Closing Date and based on a 365-day year and, if undetermined, on most recent available tax rate and valuation. All prorations at Closing shall be final.

15. BROKER: Buyer and Seller represent and warrant that they have not dealt with any person, firm, real estate broker, or realtor in connection with the sale of the Property, and no realtor's or finder's fees, brokerage commissions, or other forms of compensation are due to any realtor or broker in connection with the sale of the Property.

16. DEFAULT AND REMEDIES: If either Party to this Agreement fails to fulfill any of its obligations hereunder or otherwise defaults hereunder, the non-defaulting Party shall give the defaulting Party written notice of such default and the Party in default shall have ten (10) days thereafter to correct or remedy the default, unless otherwise provided for in this Agreement. If Seller is in default and fails to timely cure its default, Buyer shall have the right to either receive the Purchase Option Deposit as liquidated damages for Seller's default, or to pursue any rights or remedies which may be available to it at law or in equity, including without limitation an action for specific performance. If Buyer is in default and fails to timely cure its default, Seller shall have the right to receive the Purchase Option Deposit as liquidated damages for Buyer's default.

17. **NOTICES:** All notices required pursuant to this Agreement shall be deemed delivered upon receipt and shall be delivered through a nationally recognized overnight delivery service to a Party at the address set forth below:

If to Buyer: Metropolitan Housing Partners, Inc.
880 East 11th Avenue
Columbus, Ohio 43211
Attention: Scott Scharlach
Email: sscharlach@cmhanet.com

with a copy to: Baker & Hostetler LLP
200 Civic Center Drive, Suite 1200
Columbus, Ohio 43215
Attention: Apps M. Akpofure, Esq.
Email: aakpofure@bakerlaw.com

If to Seller: City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Attention: Joe Begeny, Mayor
Email: jbegeny@reynoldsburg.gov

with a copy to: Reynoldsburg City Attorney
7232 E. Main Street
Reynoldsburg, Ohio 43068
Attention: City Attorney

18. **ASSIGNMENT:** Buyer shall have the right, without Seller's approval, to assign this Agreement to any entity affiliated with Buyer, regardless of organizational structure, as designated or established by Buyer. However, no such assignment shall release Buyer from its obligations hereunder. Any other proposed assignment shall require approval by Seller (which shall not be unreasonably withheld).

19. **MISCELLANEOUS:** This Agreement constitutes the entire agreement and no oral or implied agreement between Buyer and Seller exists. Any amendments to this Agreement shall be in writing, signed by Buyer and Seller with copies provided to them. This Agreement shall be binding upon the parties hereto, their successors and assigns. Paragraph captions are for identification only and are not a part of this Agreement. This Agreement shall be construed and enforced in accordance with the laws of the State of Ohio. All parties signing this Agreement have taken all necessary actions to authorize the execution of this Agreement and to execute any and all documents related hereto, and each of the Parties may rely upon this section of the Agreement without the necessity of having further documentation to evidence such authorization and authority. The Parties specifically acknowledge, represent, and warrant that all of the terms and conditions of this Agreement are adequately and fully supported by consideration. In computing any period of time under this Agreement, the day of the act or event for which the designated period of time begins to run shall not be included, but the last day of the period shall be included,

unless it is a Saturday, Sunday or a legal holiday, in which event, the period shall run through the next business day. This Agreement may be executed in counterparts and shall be fully enforceable so long as both Parties have signed either one Agreement or documents in counterpart. This Agreement may be executed with signatures delivered by either facsimile or scanned email, and copies of such signatures so delivered shall be deemed as originals. Time is of the essence with respect to the Parties' respective obligations under the terms of this Agreement. Both Parties have been represented by legal counsel in connection with the negotiation and execution of this Agreement, and accordingly, in interpreting any of the provisions of this Agreement, no rules of construction shall be adopted to deem that the Agreement shall be read in favor of any Party which may not have participated in drafting one or more provisions of the terms of this Agreement.

20. **CONFIDENTIALITY:** Each of the Parties will maintain the confidentiality of this Agreement and the Project, including the terms thereof, and the Parties shall not disclose the existence, the contents or the terms of this Agreement or any information concerning the Project to any other Parties prior to Closing, without the written approval of the other Party and except that such disclosures may be made (on a confidential basis), to either Party's accountants, attorneys, employees, consultants, co-developers, lenders or investors.

[Remainder of page intentionally left blank - signature page to follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

BUYER:

Metropolitan Housing Partners, Inc.,
an Ohio not-for-profit corporation

By: _____
Scott Scharlach
Chief Operating Officer & Secretary

SELLER:

City of Reynoldsburg
an Ohio municipal corporation

By: _____
Joe Begeny, Mayor

EXHIBITS:

Exhibit A – Description of the Property

Exhibit B – Description of Project

Additional Exhibits – As reasonably requested by Seller and reasonably approved by Buyer

EXHIBIT “A”

Description of the Property

To be Attached

EXHIBIT “B”

Description of the Project

The scope of the Project included below represents the Parties’ understanding of the Project as of the Effective Date.

- Site, generally:
 - Four story, L-shaped building fronting Main St. and Davidson Dr.
 - 77,000 square feet of residential space
 - 8,000 square feet of commercial space.
 - 160 parking spaces
- Housing:
 - 100 units of mixed-income housing
 - Mix of 1BR, 2BR, and 3BR units
 - Restricted to residents making between 30% and 80% of the Area Median Income, as defined by the U.S. Department of Housing and Urban Development
 - 25 units covered by a Project-Based Voucher contract
 - Outdoor amenity space for residents on fourth floor
- Non-Residential Space:
 - 8,000 square feet of commercial space on first floor
 - Ideal use of commercial space would be medical offices. Buyer will have approval of initial commercial tenant (above and beyond any zoning code requirements)
- Financing:
 - Primary financing will be via the federal Low-Income Housing Tax Credit (LIHTC) program
 - Likely additional sources will include: State of Ohio housing tax credits, Franklin County Magnet Fund, CMHA general revenue bonds, and deferred developer fee

NOTE: The Parties agree that the scope of the Project is likely to change prior to the Closing Date; however, substantive changes, as set forth below, require Seller’s written approval:

- Decrease in building height by one story or more
- Decrease in commercial square footage by 3,000 SF or more
- Decrease in residential units by 20 units or more

4864-2902-7503.8



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: A Resolution Authorizing The Mayor To Enter Into An Agreement With EMH&T For Engineering Consulting Services For Review Of The COTA Bus Rapid Transit Project

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH EMH&T FOR ENGINEERING CONSULTING SERVICES FOR REVIEW OF THE COTA BUS RAPID TRANSIT PROJECT

WHEREAS, EMH&T will support the City of Reynoldsburg in the planning and review of the Central Ohio Transit Authority (COTA) Bus Rapid Transit Project on East Main Street; and

WHEREAS, the scope of work will include meeting regularly with COTA and the City of Reynoldsburg to review plans and provide comments regarding COTA's Bus Rapid Transit project in order to allow COTA to design the East Main Street Bus Rapid Transit Line in Reynoldsburg to 60% prior to the end of 2024; and

WHEREAS, the funds for engineering consulting and professional services will be \$28,000 and were included in the 2024 Budget.

NOW, THEREFORE, be it resolved by the Council of the City of Reynoldsburg that:

SECTION 1. That the Mayor is hereby authorized to enter into an agreement with EMH&T for

the Engineering Consulting Services for COTA Bus Rapid Transit Design Review in the amount of \$28,000.00

SECTION 2. That these funds were included in the 2024 Budget and should be paid from account number 110.580.5331 Engineering/Architecture.

SECTION 3. This Resolution shall take effect immediately upon passage by Council and the signature of the Mayor.



Engineers, Surveyors, Planners, Scientists

May 3, 2024

Mr. Eric Meyer
Director of Development
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio 43068

Subject: 2024 BRT Review and Meeting Support

Dear Eric,

EMH&T is pleased to present this proposal to support the City of Reynoldsburg in their planning and review of the Central Ohio Transit Authority (COTA) Bus Rapid Transit (BRT) project on East Main Street. This proposal assumes the City will want EMH&T support in the following areas:

1. Meeting support – The COTA BRT design team is planning to meet with the City of Reynoldsburg approximately two times per month for the remainder of the year.
2. Traffic Data Review – It is our understanding that at some point a traffic analysis will be submitted by the BRT team for Reynoldsburg's review and comment. EMH&T's traffic engineering team will review and provide comments relating to the changes proposed in the City of Reynoldsburg.
3. Plan Review – The COTA BRT team intends on submitting 60% plans to the municipalities for review prior to the end of 2024. EMH&T will review plans, provide comments, coordinate with the City on comments, and submit them to the BRT team for consideration.

The scope and fee presented below is an estimate based on our current understanding of the effort involved in supporting the City on this project. Should COTA add meetings to the agenda or provide more than two submittals (one traffic study and one plan set) for review and coordination, the City may need to increase this scope and fee. EMH&T will track the budget throughout the remainder of the year and coordinate with the City on modifications if necessary.

SCOPE OF SERVICES

EMH&T will provide engineering services to support the project's planning and design phase in a task-oriented manner as directed by the City and to the level of effort desired by the City and limited by available budget. Tasks are expected to include a sampling of the following:

- A. Attend and participate in COTA BRT meetings with the City of Reynoldsburg.
- B. Coordinate with the BRT team by providing existing City of Reynoldsburg data such as traffic signal timing, record plans, and proposed development plans along the corridor.
- C. Review a traffic analysis prepared by the COTA BRT team and provide comments for the City of Reynoldsburg and COTA BRT team to consider as they develop plans.
- D. Conduct a plan review of the 60% plans, which are to be submitted by COTA this year, and provide comments for consideration.

FEE

The professional services described herein will be completed on a time and materials basis, not to exceed a budget of twenty-eight thousand dollars (**\$28,000**) without prior authorization from the City. This budget includes labor, reimbursable items, and direct costs. Invoices will be submitted monthly and will be based only on the actual number of hours worked, and expenses incurred according to the rate schedule attached to our approved Professional Services Agreement.

TERMS & CONDITIONS OF PROFESSIONAL SERVICES

This work will be completed in accordance with the terms and conditions of our Professional Services Agreement between EMH&T and the City of Reynoldsburg dated January 1, 2024.

We appreciate the opportunity to submit this proposal to you. If you approve of the proposed scope work and associated fee, please demonstrate your concurrence by signing below. If you have any questions, please contact me at 614-775-4555.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Ryan M. Andrews, PE
Principal

ACCEPTANCE AND AUTHORIZATION TO PROCEED:

Authorized Signature/Date

PO Number/Date

Print Name



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: A Resolution Accepting, Approving, and Ratifying the Submitted Recommendations of Several City of Reynoldsburg Tax Incentive Review Councils

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

**A RESOLUTION ACCEPTING, APPROVING, AND RATIFYING THE SUBMITTED
RECOMMENDATIONS OF SEVERAL CITY OF REYNOLDSBURG TAX INCENTIVE
REVIEW COUNCILS**

WHEREAS, the City of Reynoldsburg, Ohio has the statutory authority to create various zones that provide economic development incentives, which include Community Reinvestment Areas and Tax Increment Financing Districts; and

WHEREAS, upon the creation of such zones, the City may consider entering into agreements with private sector entities engaging in economic development, which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and

WHEREAS, in the creation of these zones, ORC 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be required to review these agreements between the City and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, each TIRC is mandated to review and make a formal recommendation as to the compliance of the terms of each agreement in its zone on an annual basis for the preceding year concluding on December 31st; and

WHEREAS, the recommendation of each TIRC is required to be acted on by Council within sixty-days of receiving the recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO OF FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. That the Tax Incentive Review Councils required to review agreements as of December 31, 2021 have done so and have forwarded their recommendations to City Council.

SECTION 2. That Council hereby accepts, approves, and ratifies the TIRC Board's recommendation for each of the following TIRCs listed below:

- a. Brice Road TIF - accept report and continue agreement
- b. Broad Street TIF - accept report and continue agreement
- c. Taylor Road TIF #1 - accept report and continue agreement
- d. Taylor Road TIF #2 - accept report and continue agreement
- e. Summit Road TIF - accept report and continue agreement
- f. Taylor Square TIF - accept report and continue agreement

SECTION 3. That upon adoption by Council, this Resolution shall be in effect immediately following the signature of the Mayor.

Brice - Main Corridor TIF

	1st Half 2023	2nd Half 2023	Totals To Date
Total Net TIF Collections			
Home Depot Settlement	65,278.79	65,278.79	3,445,024.58
Home Depot 10% Rollback			82,702.46
Walgreens Settlement	30,182.30	122,973.93	1,316,387.87
Walgreens 10% Rollback			11,341.45
Gross Collection	95,461.09	188,252.72	4,855,456.36
Less:			
Aud/Treas Fees	4,095.42	1,480.53	53,907.47
Delinquent Tax Collection (5%)			15,487.70
Net Distribution	91,365.67	186,772.19	4,786,061.19
Effective Class II % to School 57.08% 57.08%			
Subaccounts			
	1st Half 2023	2nd Half 2023	Totals To Date
School Revenue Account	52,151.52	106,609.57	1,979,047.98
Public Improvement Account	39,214.15	80,162.62	2,807,013.21
	91,365.67	186,772.19	4,786,061.19
Distribution to Schools			
	1st Half 2023	2nd Half 2023	Totals To Date
Beginning Balance Owed to Schools	4,254.71	0.00	0.00
Funds Deposited in School Revenue Account	52,151.52	106,609.57	1,979,047.98
Paid To Schools	56,406.24	68,943.76	1,941,382.18
Ending Balance Owed to Schools	0.00	37,665.80	37,665.80
Fund 971 (Brice - Main TIF)			
	1st Half 2023	2nd Half 2023	Totals To Date
Fund 971 Beginning Balance	1,351.74	35,776.52	0.00
Total Collected	91,365.67	186,772.19	4,796,552.21
Debt Service paid for 2003 Bonds	534.65	75,534.65	2,787,099.73
Paid To Schools	56,406.24	68,943.76	1,941,382.18
Fund 971 Ending Balance	35,776.52	78,070.30	78,070.30

2nd half 2023 Collections	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received
Home Depot 90-007	65,278.79	513.07	64,765.72	0.00	64,765.72
Walgreen 90-28	122,973.93	967.46	122,006.47	0.00	122,006.47
Tax Year 2022	188,252.72	1,480.53	186,772.19	0.00	186,772.19

refund of fees in November

1st half 2023 Collections	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received
Home Depot 90-007	65,278.79	736.60	64,542.19	0.00	64,542.19
Walgreen 90-28	30,182.30	3,358.82	26,823.48	0.00	26,823.48
Tax Year 2022	95,461.09	4,095.42	91,365.67	0.00	91,365.67

Broad Street TIF
Fund 976

	1st half 2023	2nd half 2023	Totals To Date
Total Net TIF Collections			
Broad Street-Franklin		225,267.89	225,267.89
Broad Street-Licking	3,226.08	3,042.72	6,268.80
			0.00
	0.00	0.00	0.00
Gross Collection	3,226.08	228,310.61	231,536.69
Less:			
Aud/Treas Fees	40.24	1,809.75	1,849.99
Delinquent Tax Collection (5%)			0.00
Net Distribution	3,185.84	226,500.86	229,686.70

Broad Street TIF	1st half 2023	2nd half 2023	Totals To Date
Fund 976			
Fund 976 Beginning Balance	0.00	3,185.84	0.00
Total Collected	3,185.84	226,500.86	229,686.70
Debt Service			0.00
Fund 976 Ending Balance	3,185.84	229,686.70	229,686.70

Broad Street TIF

2nd Half 2023 Collections	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received
Broad Street-Franklin	225,267.89	1,770.89	223,497.00	0.00	223,497.00
Broad Street-Licking	3,042.72	38.86	3,003.86	0.00	3,003.86
Tax Year 2022	228,310.61	1,809.75	226,500.86	0.00	226,500.86
1st Half 2023 Collections	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received
Broad Street-Franklin		0.00	0.00		0.00
Broad Street-Licking	3,226.08	40.24	3,185.84		3,185.84
Tax Year 2022	3,226.08	40.24	3,185.84	0.00	3,185.84

refund of fees from county 775.76

Reynoldsburg

Sign-In Sheet

Franklin County T.I.R.C. Meeting

Tuesday, May 21, 2024

11:00 am - 11:30 am

Name	Organization	Business Address	Phone Number	Email
Shanette Stackland	City of Rey.	7232 E. Main St	614.515.0925	s.stickland@reynoldsburg@gmail.com
Chris Stroh	"	7232 E. Main St.	614-322-6863	cstroh@reynoldsburg.gov
Angela Abram	Reyn City Schools	7244 E Main St	614501-1020	angela.abram@reyn.org
Todd Gaffin	Licking Heights LSD	6565 South Rd SW	937-416-0570	tgn.f.hellmuth@reyn.org
Calie Buss	Cms Cape	215 N. Front St. Cbs	614-344-5027	calie@ohio.com
Lois Carson	Franklin Co.		614-571-4732	lcarson@ohio.com
Jherrell Turner	ECOS	480 Amalgamated Pl	614-836-4530	turnerjherrell@reyn.org
Stephen Ciolek	City of Reynoldsburg			sciolek@reynoldsburg.gov
Joni Alexander	City of Reynoldsburg	7232 E Main St	614-322-6863	jalexander@reynoldsburg.gov
JASON NIDDEMUS	Twp. Twp.	6900 E. Main St.	614-866-1317	JNIDDEMUS@TWP.TWP.ohio
Michael Spinciar	ECAC	Cant. Caribou	614-219-9224	spinciar@reynoldsburg.gov
Jonathan Stoker	Reyn City Schools	7241 E. Main St	614-501-1020	jstoker@reyn.org

Taylor Rd Tif #1**Fund 974**

	1st half	2nd half	Totals
Total Net TIF Collections	2023	2023	To Date
Taylor Chase	56,639.97	48,228.83	392,512.74
			0.00
			0.00
	0.00	0.00	0.00
Gross Collection	56,639.97	48,228.83	392,512.74
Less:			
Aud/Treas Fees	706.14	636.18	5,502.00
Delinquent Tax Collection (5%)			0.00
Net Distribution	55,933.83	47,592.65	387,010.74

Fund 974 Taylor Rd-1 Tif	1st half	2nd half	Totals
	2023	2023	To Date
Fund 974 Beginning Balance	33,484.26	89,418.09	0.00
Total Collected	55,933.83	47,592.65	387,010.74
Capital Project			250,000.00
Fund 974 Ending Balance	89,418.09	137,010.74	137,010.74

Taylor Rd #1 Detail

2nd Half 2023 Collections					
	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received
Taylor Chase	48,228.83	636.18	47,592.65	0.00	47,592.65
			0.00	0.00	0.00
Tax Year 2022	48,228.83	636.18	47,592.65	0.00	47,592.65
1st Half 2023 Collection					
	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received
Taylor Chase	56,639.97	706.14	55,933.83		55,933.83
Tax Year 2022	56,639.97	706.14	55,933.83	0.00	55,933.83

Taylor Rd Tif #2
Fund 975

	1st half	2nd half	Totals
Total Net TIF Collections	2023	2023	To Date
Park National Bank	0.00		6,558.60
Glen O Bard	17,194.63	17,194.63	50,827.17
			0.00
	0.00	0.00	0.00
Gross Collection	17,194.63	17,194.63	57,385.77
Less:			
Aud/Treas Fees	214.31	219.50	697.18
Delinquent Tax Collection (5%)			0.00
Net Distribution	16,980.32	16,975.13	56,688.59

Fund 975 Taylor Rd-2 Tif	1st half	2nd half	Totals
	2023	2023	To Date
Fund 975 Beginning Balance	22,733.14	39,713.46	0.00
Total Collected	16,980.32	16,975.13	56,688.59
Debt Service			0.00
Fund 975 Ending Balance	39,713.46	56,688.59	56,688.59

Taylor Rd #2- Detail

2nd Half 2023 Collections	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received
Park National Bank	0.00		0.00	0.00	0.00
Glen O Bard	17,194.63	219.50	16,975.13	0.00	16,975.13
Tax Year 2022	17,194.63	219.50	16,975.13	0.00	16,975.13

1st Half 2023 Collections	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received
Park National Bank	0.00	0.00	0.00		0.00
Glen O Bard	17,194.63	214.31	16,980.32		16,980.32
Tax Year 2022	17,194.63	214.31	16,980.32	0.00	16,980.32

Summit Rd #1**Fund 973**

	1st half	2nd half	Totals
Total Net TIF Collections	2023	2023	To Date
Summit Rd #1	20,719.86	20,719.86	222,042.67
Summit Rd #1 10% Rollback			0.00
Maple Woods Farms	0.00		182.01
Maple Woods Farms-10% Rollback			0.00
Gross Collection	20,719.86	20,719.86	222,224.68
Less:			
Aud/Treas Fees	258.33	264.53	3,652.86
Delinquent Tax Collection (5%)			0.00
Net Distribution	20,461.53	20,455.33	218,571.82

Fund 973 Summit Rd #1 Tif	1st half	2nd half	Totals
	2023	2023	To Date
Fund 973 Beginning Balance	177,654.96	198,116.49	0.00
Total Collected	20,461.53	20,455.33	218,571.82
Debt Service			0.00
Fund 973 Ending Balance	198,116.49	218,571.82	218,571.82

Summit Road TIF Detail

2nd Half 2023 Collections						
	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received	
SRJ Properties	20,719.86	264.53	20,455.33	0.00	20,455.33	
Maple Woods Farm	0.00		0.00	0.00	0.00	
Tax Year 2022	20,719.86	264.53	20,455.33	0.00	20,455.33	
1st Half 2023 Collections						
	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received	
SRJ Properties	20,719.86	258.33	20,461.53		20,461.53	
Maple Woods Farm	0.00	0.00	0.00		0.00	
Tax Year 2022	20,719.86	258.33	20,461.53	0.00	20,461.53	

Broad Street TIF
Fund 976

	1st half	2nd half	Totals
Total Net TIF Collections	2023	2023	To Date
Broad Street-Franklin		225,267.89	225,267.89
Broad Street-Licking	3,226.08	3,042.72	6,268.80
			0.00
	0.00	0.00	0.00
Gross Collection	3,226.08	228,310.61	231,536.69
Less:			
Aud/Treas Fees	40.24	1,809.75	1,849.99
Delinquent Tax Collection (5%)			0.00
Net Distribution	3,185.84	226,500.86	229,686.70

Broad Street TIF	1st half	2nd half	Totals
Fund 976	2023	2023	To Date
Fund 976 Beginning Balance	0.00	3,185.84	0.00
Total Collected	3,185.84	226,500.86	229,686.70
Debt Service			0.00
Fund 976 Ending Balance	3,185.84	229,686.70	229,686.70

Broad Street TIF

2nd Half 2023 Collections	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received
Broad Street-Franklin	225,267.89	1,770.89	223,497.00	0.00	223,497.00
Broad Street-Licking	3,042.72	38.86	3,003.86	0.00	3,003.86
Tax Year 2022	228,310.61	1,809.75	226,500.86	0.00	226,500.86
1st Half 2023 Collections	Total Distribution	Fees	Net Distribution	10% Rollback	Total Received
Broad Street-Franklin		0.00	0.00		0.00
Broad Street-Licking	3,226.08	40.24	3,185.84		3,185.84
Tax Year 2022	3,226.08	40.24	3,185.84	0.00	3,185.84

refund of fees from county 775.76

Reynoldsburg

Sign-In Sheet

Licking County T.I.R.C. Meeting
Tuesday, May 21, 2024
11:30 am - 12:00 pm

Name	Organization	Business Address	Phone Number	Email
Michael Smith	L.C. Auditor	22 S. 2 nd ST.	740-670-5052	MSM@lccco-ty, gov
Jonathan Stocker	Reyn Schools	7244 E. Main St.	740 614-501-1070	jonathan.stocker@reyn. org
Shanetta Struckberg	City of Reynoldsburg	7232 E. Main St.	614-565-0928	S.Strickland@reynoldsburg.org
Chavis Snook		"	614-322-6869	esnoor@reynoldsburg.org
Genevieve Turner	EFOS	4300 Amherst	614-530-4300	Genevieve@efos.org
Donna Moore	Licking County	205 2nd Street NW	740-670-5203	bmccr@lickingcounty.com
Stephen Cizak	City of Reynoldsburg			scizak@reynoldsburg.gov
Joni Alcausado	City of Reynoldsburg	7303E. Main St	614-330-6862	jmontero@reynoldsburg.gov
Jeffrey J. Carlisle	ETA	81 Liberty St	740-927-5298	

**TAYLOR SQUARE TAX INCREMENT
FINANCING**

Phase I and II	1st Half 2023	2nd Half 2023	TOTALS TO DATE
Total Phase I Collected	558,388.97	615,104.82	22,503,418.20
Total Phase II Collected	238,498.24	186,617.93	10,232,212.13
TOTAL COLLECTED	796,887.21	801,722.75	32,735,630.33

Effective Class II % to School 63.10% 63.10%

Subaccounts	1st Half 2023	2nd Half 2023	
Phase I Reserve			229,283.89
Phase I Debt Service	558,388.97	615,104.82	22,274,134.31
Phase II School Revenue	150,492.39	117,755.91	7,092,730.94
Phase II Debt Service	88,005.85	68,862.02	3,139,481.19
	796,887.21	801,722.75	32,735,630.33

Fund 970 (TIF)	1st Half 2023	2nd Half 2023	
Fund 970 Beginning Balance	969,273.65	841,769.51	
Total Collected	796,887.21	801,722.75	32,735,630.33
Paid To Schools	-924,391.35	-117,608.65	-18,706,444.79
Transferred to Debt Service		-567,005.00	-13,181,031.26
Debt Payments paid from Tax Revenues	0.00		0.00
Fund 970 Ending Balance	841,769.51	958,878.60	
Fund 970 reserve		195,521.94	

Payments to School District	1st Half 2023	2nd Half 2023	
Phase II School Revenue (30 days after receipt)	150,492.39	117,755.91	
Annual Balance (30 days after calendar year)		763,356.66	

Service Payment Deficiencies	2023	
Phase I Owner's Parcel (i)	740,520.67	
Phase I Property (ii)	1,173,493.79	
Credited Payments (iii)	1,330,361.66	
Debt Payment Required	567,005.00	
Debt Service Deficiency	0.00	
Target Deficiency	0.00	
Amount Due From Owner	0.00	

2023 Tax Year 2022

Phase		Total Collected	Fees	Net Amount
I - Other	044-73792-00 BP Exploration	12,966.31	161.98	12,804.33
I - Other	044-73793-00 Bills Sunoco	26,752.89	334.22	26,418.67
I - Other	044-73793-13 Noca (O'Charlies)	20,371.94	254.50	20,117.44
I - Other	044-73793-15 Noca (Fridays)	21,793.21	272.26	21,520.95
I - Other	044-73795-12 BP Exploration		0.00	0.00
I - Other	044-73795-50 Noca Ltd.	113.78	1.42	112.36
I - Other	044-73795-51 Smokey Bones	25,701.84	321.09	25,380.75
I - Other	044-73795-52 Sliver	162.30	2.03	160.27
I - Other	044-73795-70 Fifth Third Bank	21,157.28	264.31	20,892.97
I - Other	044-73795-80 P & S Hotel Group	23,842.54	2,625.55	21,216.99
I - Other	044-73795-90 First Hospitality	39,108.95	488.58	38,620.37
		191,971.04	4,725.94	187,245.10
I - Owner	044-73795-20 Noca (Walmart)	137,073.55	1,712.43	135,361.12
I - Owner	044-73795-30 Noca Retail Devel.	111,643.51	1,394.73	110,248.78
I - Owner	044-73795-40 Noca (West Strip)	101,386.73	1,266.60	100,120.13
	044-73795-41 (split from 3795-40 in2020)	25,735.34	321.51	25,413.83
		375,839.13	4,695.26	371,143.87
II	044-73790-10 Ardmore of Ohio		0.00	0.00
II	044-73790-11 Ardmore of Ohio		0.00	0.00
II	044-73791-00 Chic Fil A	42,653.40	532.86	42,120.54
II	044-73791-10 City of Reyn.		0.00	0.00
II	044-73791-11 Ardmore of Ohio	144.81	1.81	143.00
II	044-73791-20 UHA Corp.	33,840.40	422.76	33,417.64
II	044-73793-11 Noca Retail Devel.	19,170.71	239.49	18,931.22
II	044-73793-30 Icebreaker Devel	16,215.80	202.58	16,013.22
II	044-73794-10 Drury Inns Inc	3,949.62	49.34	3,900.28
	044-73794-20 Drury Inns Inc	5,300.65	66.22	5,234.43
II	044-73795-00 BP Gas Lease.	6,744.03	84.25	6,659.78
II	044-73795-01 Reynoldsburg LLC	51,658.67	645.36	51,013.31
II	044-73795-13 Sams (17%).	30,489.23	380.89	30,108.34
II	044-73795-14 Parking lot	10,464.70	130.73	10,333.97
II	044-73795-10 Drury Inns Inc	20,883.41	260.89	20,622.52
II	044-73795-60 Noca Ltd.		0.00	0.00
		241,515.43	3,017.19	238,498.24
1st half 2023 Collections		809,325.60	12,438.39	796,887.21

2023 Tax Year 2022

Phase		Total Collected	Fees	Net Amount
I - Other	044-73792-00 BP Exploration	12,966.31	222.95	12,743.36
I - Other	044-73793-00 Bills Sunoco	26,752.89	460.00	26,292.89
I - Other	044-73793-13 Noca (O'Charlies)	20,371.94	350.28	20,021.66
I - Other	044-73793-15 Noca (Fridays)	21,793.21	374.72	21,418.49
I - Other	044-73795-12 BP Exploration			0.00
I - Other	044-73795-50 Noca Ltd.	113.78	1.96	111.82
I - Other	044-73795-51 Smokey Bones	25,701.84	441.93	25,259.91
I - Other	044-73795-52 Sliver	162.30	2.79	159.51
I - Other	044-73795-70 Fifth Third Bank	21,157.28	363.79	20,793.49
I - Other	044-73795-80 P & S Hotel Group	81,898.58	1,408.20	80,490.38
I - Other	044-73795-90 First Hospitality	39,108.95	672.45	38,436.50
		<u>250,027.08</u>	<u>4,299.06</u>	<u>245,728.02</u>
I - Owner	044-73795-20 Noca (Walmart)	137,073.55	2,356.90	134,716.65
I - Owner	044-73795-30 Noca Retail Devel.	111,643.51	1,919.64	109,723.87
I - Owner	044-73795-40 Noca (West Strip)	101,386.73	1,743.28	99,643.45
	044-73795-41 (split from 3795-40 in2020)	25,735.34	442.50	25,292.84
		<u>375,839.13</u>	<u>6,462.33</u>	<u>369,376.80</u>
II	044-73790-10 Ardmore of Ohio			0.00
II	044-73790-11 Ardmore of Ohio	144.81	2.49	142.32
II	044-73791-00 Chic Fil A			0.00
II	044-73791-10 City of Reyn.			0.00
II	044-73791-11 Ardmore of Ohio			0.00
II	044-73791-20 UHA Corp.	33,840.40	581.87	33,258.53
II	044-73793-11 Noca Retail Devel.	19,170.71	329.63	18,841.08
II	044-73793-30 Icebreaker Devel	16,215.80	278.82	15,936.98
II	044-73794-10 Drury Inns Inc	3,949.62	67.91	3,881.71
	044-73794-20 Drury Inns Inc	5,300.65	91.14	5,209.51
II	044-73795-00 BP Gas Lease.	6,744.03	115.96	6,628.07
II	044-73795-01 Reynoldsburg LLC	51,658.67	888.24	50,770.43
II	044-73795-13 Sams (17%).	21,510.05	369.85	21,140.20
II	044-73795-14 Parking lot	10,464.70	179.93	10,284.77
II	044-73795-10 Drury Inns Inc	20,883.41	359.08	20,524.33
II	044-73795-60 Noca Ltd.			0.00
		<u>189,882.85</u>	<u>3,264.92</u>	<u>186,617.93</u>
2nd half 2023 Collections		815,749.06	14,026.31	801,722.75

Reynoldsburg

MINUTES

**2024 FAIRFIELD COUNTY TIRC
TUESDAY, MAY 21, 2024**

**PLACE: 2nd FLOOR, MAIN CONFERENCE ROOM
7232 E. MAIN ST, REYNOLDBURG, OH 43068**

1. Dr. Carri Brown, Fairfield County Auditor

Dr. Carri Brown called the meeting to order at 12:00 PM

Present: Carri Brown, Vince Carpico, Jeff Porter, Anthony Iachini, Chris Shook, Shanette Strickland, Vince Utterback, Angele Latham, and Cherrelle Turner

Please refer to the sign-in sheet for additional interested participants that were present.

Per ORC 57.0985, the county must select a vice-chair.

Mr. Shook nominated Jeff Porter, seconded by Shanette Strickland; nine affirmative votes, no negative votes; the Motion carried

2. Approval of 2023 Minutes

Shanette Strickland made a motion to approve the Minutes, seconded by Vince Utterback; nine affirmative votes, no negative votes; Minutes stand approved as submitted.

3. Taylor Square TIF

Mr. Meyer: We sent out multiple mailings to get confirmation about businesses being compliant. We did not get all of them back, but we did get a large amount back. The funds from the TIF are not being used on private development projects, so there is no way to enforce the businesses to respond. We have no reason to believe that any business is non-compliant.

Dr. Brown asked if the city has received any complaints. Mr. Meyer has not received any complaints.

Ms. Crawford: In 2023, we received just over \$1.6 Million. The last debt payment was made at the end of 2023. We will continue to make school payments.

Jeff Porter made a motion to accept the report of the Taylor Square TIF, seconded by Shanette Strickland; nine affirmative votes, no negative votes; the Motion carried.

4. Comments and Closing

Jeff Porter made a motion to adjourn the meeting, seconded by Shanette Strickland.

Dr. Carri Brown adjourned the meeting at 12:08 PM.

Reynoldsburg

MINUTES

2024 FRANKLIN COUNTY TIRC TUESDAY, MAY 21, 2024

PLACE: 2nd FLOOR, MAIN CONFERENCE ROOM 7232 E. MAIN ST, REYNOLDBURG, OH 43068

1. /2. Michael Stinziano, Franklin County Auditor

Michael Stinziano called the meeting to order at 11:00 AM.

Present: Michael Stinziano, Carlie Boos, Lois Carson, Chris Shook, Shanette Strickland, Jason Nicodemus, Todd Griffith, Angela Abram and Cherrelle Turner

3. Approval of 2023 Minutes

Shanette Strickland made a motion to approve the Minutes, seconded by Carlie Boos; eight affirmative votes, no negative votes; Minutes stand approved. (Mr. Nicodemus was not present for this vote.)

4. Brice Road TIF

Ms. Crawford: We received about \$280,000 in gross TIF dollars from Home Depot and Walgreens. Our final debt payment was made the last half of 2023. We will continue to make payments to the schools, but no additional debt payments. There is four more years on this TIF.

Carlie Boos made a motion to accept the report of the Brice Road TIF, seconded by Shanette Strickland; eight affirmative votes, no negative votes; the Motion carried. (Mr. Nicodemus was not present for this vote.)

5. Broad Street TIF (Ord 103-2018)

Ms. Crawford: In Franklin County we received around \$225,000 gross. In 2024, we are expecting to receive about \$400,000 for Franklin County. There is no debt associated with this.

Shanette Strickland made a motion to accept the report of the Brice Road TIF, seconded by Todd Griffith; nine affirmative votes, no negative votes; the Motion carried

6. * 2018 Main/ Brice TIF (Ord. 102-2018)

Mr. Meyer: Using a prevision in the state law last year we did extend this TIF for 30 years. That was passed and approved in October.

Ms. Crawford: No money was received during 2023. We did received funds in 2024.

7. * Waggoner Road Incentive District TIF (92-2020)

Mr. Meyer: This is the M /I or Spring Hill TIF. This is an incentive district TIF broken up into six districts; we are going to be filing on two of them. We are working on that paperwork.

8. * Wilson Ridge and Rosehill Incentive District TIF (Ord. 10-2023)

No discussion because the TIF is not active.

9. * East Main CRA (59-2022)

Mr. Meyer: We have one active project that covers the Central Ohio Primary Care that is a 62,000 sq. ft. medical building. The business is open and they have an abatement, but the abetment has not been filed, we do expect them to file on that by next year.

10. * East Main CRA – Project Reynoldsburg MOB LLC

Mr. Meyer noted that the previous discussion covered this CRA.

11. * Pre 94 CRA (Ord. 60-84, 95-86, 61-89, 134-89, 89-92, Combined 26-97)

Mr. Meyer: This covers our historic area and we do not have any active abatements there, but it is stall an active CRA.

12. Comments and Closing

Mr. Stinziano adjourned the meeting at 11:11 AM

Reynoldsburg

MINUTES

2024 LICKING COUNTY TIRC TUESDAY MAY 21, 2024

**PLACE: 2nd FLOOR, MAIN CONFERENCE ROOM
7232 E. MAIN ST, REYNOLDBURG, OH 43068**

1. / 2. Michael Smith, Licking County Auditor

Michael Smith called the meeting to order at 11:30 AM

Present: Michael Smith, Brad Mercer, Chris Shook, Shanette Strickland, John Carlisle, Jonathon Stocker, Todd Griffith and Cherelle Turner

3. Approval of 2023 Minutes

Shanette Strickland made a motion to approve the Minutes, seconded by Chris Shook; eight affirmative votes, no negative votes; Minutes stand approved as submitted.

4. Taylor Road TIF #1 (Ord. 113-2005) (RCSD)

Ms. Crawford: For 2023, we received about \$94,000. This is from the Taylor Chase development.

Chris Shook made a motion to accept the report of Taylor Road TIF#1, seconded by Shanette Strickland; eight affirmative votes, no negative votes; the Motion carried.

5. Taylor Road TIF #2 (Ord. 114-2005) (RCSD)

Ms. Crawford: Total collections were about \$34,000. We do not make any payments to schools or debt.

Shanette Strickland made a motion to accept the report of Taylor Road TIF #2, seconded by Brad Mercer; eight affirmative votes, no negative votes; the Motion carried.

6. * East Main CRA (59-2022) (RCSD)

Mr. Meyer: This CRA includes Licking and Franklin County. The Franklin portion has an active abatement, but the Licking County portion does not have anything current. This is on here for informational purposes.

7. * Taylor/ Summit CRA (01-2023) (LHSD, RCSD)

No discussion was needed.

8. Summit Road TIF (Inn at Summit and DR Horton) (Ord. 115-2005) (LHLSD)

Ms. Crawford: In 2023, we collected about \$41,000. We do not have any payments to schools or debt on this TIF.

Shanette Strickland made a motion to accept the report of the Summit Road TIF, seconded by Brad Mercer; eight affirmative votes, no negative votes; the Motion carried.

9. Broad Street TIF (Ord. 103-2018) (LHLSD)

Ms. Crawford: In 2023, we brought in a little over \$6,000. This was the first year getting money on this TIF. We do not pay any money to schools or debt on this TIF.

Mr. Meyer: This was arrears payments from when the TIF initiated in 2018.

Chris Shook made a motion to accept the report of the Summit Road TIF, seconded by Shanette Strickland; seven affirmative votes, no negative votes, John Carlisle abstained; the Motion carried.

10. * West Summit Incentive District TIF (162-20210) (SWLSD)

Mr. Meyer: This ordinance has passed, but there has not been a DTE filed. This is the American Homes for Rent piece off Main Street. The applications have been submitted to start construction, but the threshold has not been met to activate this TIF.

11. * Eastwood TIF (161-2022) (SWLSD)

Mr. Meyer: These two apartment projects will be opening any day. The DTE is not filed, but we are working with the developer to file that when appropriate.

12. Comments and Closing

John Carlisle made a motion to adjourn the meeting, seconded by Chris Shook.

Michael Smith adjourned the meeting at 11:39 AM

City of Reynoldsburg Tax Incentive Review Council Meeting

Reynoldsburg City Hall
7232 East Main Street
Reynoldsburg, Ohio

May 21st, 2024 at 12:00 PM

TIRC Members:

- Dr. Carri L. Brown , County Auditor, TIRC Chair

Board of County Commissioners Appointees (three appointees):

- Aundrea Cordle, County Administrator
- Rick Szabrak, Economic and Workforce Development Director
- Holly Mattei, Regional Planning Commission Executive Director
- Vince Carpico, Economic Development Specialist, alternate for the *Economic and Workforce Development Director*
- Jeff Porter, Deputy County Administrator, alternate for the *County Administrator*
- Anthony Iachini, Economic Development Coordinator, alternate for the *Regional Planning Commission Executive Director*

Reynoldsburg Appointees (two appointees):

- Chris Shook, City Attorney, Appointed by the Mayor with Concurrence of Council
- Shanette Strickland, City Council Representative, Appointed by the Mayor with Concurrence of Council

Violet Township Board of Trustees Appointees (two appointees):

- Vince Utterback , Township Administrator
- Kelly Sarko, Zoning Inspector

Reynoldsburg School Representative (an appointee):

- Angele Latham, Treasurer

Eastland-Fairfield Career Center Representative (an appointee):

- Dawn Lemley, Treasurer, Appointee
- Cherrell Turner, Business Partnership Coordinator, alternate to the Treasurer

(At least two TIRC members must be residents of the City of Reynoldsburg)

Subject Matter Experts & Interested Parties:

For the City of Reynoldsburg:

- Joni Crawford, Finance Manager
- Eric Meyer, Development Director
- Stephen Cicak, City Auditor
- Melissa Butler, Development Assistant
- Bhuwan Pyakurel, Member of City Council

- | | |
|--|-----------------------------------|
| A. Welcome and Introductions | Dr. Carri L. Brown & Participants |
| B. Information on the Fairfield County Website | Dr. Brown |
| C. Election of Vice-Chairperson | TIRC Members |
| D. Approval of Minutes from June 15, 2023 | TIRC Members |
| E. Report: Taylor Square Tax Increment Financing/
Compliance with non-discriminatory hiring policies | Ms. Crawford/Mr. Meyer |
| F. Recommendation of TIRC
(Compliance with Agreement/
Recommendation for Continuance
or Modification) | TIRC Members |
| G. Other Business/Comments | Dr. Brown & Participants |
| H. 2025 TIRC Meeting Date & Location | Dr. Brown |
| <i>To be announced by the City of Reynoldsburg
in cooperation with Franklin and Licking Counties</i> | |
| I. Adjourn | All Participants |



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

one-read emergency

REASON FOR EMERGENCY:

For the financial needs of the City as staff was advised that the original Ordinance passed by Council had to be revised after passage.

STAFF REPORT:

An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency

WHEREAS, over the past several years, the City of Reynoldsburg completed a needs assessment of existing Parks and Recreation/Public Service facilities; and

WHEREAS, based on these studies, it was determined that a new facility which meets the City's current and future needs as well as current Ohio Environmental Protection Agencies (OEPA) and Occupational Safety and Health Administration (OSHA) rules and regulations, was warranted; and

WHEREAS, the City of Reynoldsburg entered into a contract with Star Consulting to design this new facility; and

WHEREAS, the City must now move forward with designing the necessary infrastructure to

support this facility by the City Engineer EMH&T.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor be and is hereby authorized to enter into a contract with EMH&T for engineering design services for the Parks and Recreation/Public Service in the amount of \$284,000.00.

SECTION 2. That for the purposes stated in Section 1, the expenditure of \$284,000.00 be and is hereby authorized from the Capital Improvement Fund (410).

SECTION 3. That the funds necessary to carry out the purpose of this Ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

SECTION 4. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this Ordinance.

SECTION 5. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City's government and to allow for a 2025 completion of the project. Therefore, upon adoption by Council, this Ordinance shall be in effect immediately upon signature by the Mayor.



Engineers, Surveyors, Planners, Scientists

February 20, 2024

Mr. William Dorman
Director of Public Service
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

**Subject: Service Facility Public Road Access
Proposal for Engineering and Bidding Services**

Dear Mr. Dorman:

EMH&T is pleased to submit our proposal for engineering and bidding services for the Service Facility public roadway access from East Main Street to Pine Quarry Park. In conjunction with the City's new Service Facility, the City has requested that the existing alleyway that extends from the East Main Street / Oak Valley Road intersection be reconstructed to the Pine Quarry Park parcel as a public street (approx. 2,000 ft. in length). It is expected that this improvement will follow the City's typical 26-ft. wide pavement section (Standard Drawing R-13) or similar. The project will include trail and/or sidewalk, street lighting, water main replacement and extension, and storm sewer improvements. The preliminary opinion of construction cost for this improvement is approximately \$3,000,000.

SCOPE OF SERVICES

The Scope of Services for this improvement is outlined below:

1. Topographic & Boundary Survey
 - a. Perform topographic survey at 50-ft. intervals, at surface features, and at sewer inverts along the alley corridor. Survey will be obtained in the State Plane Coordinate System and using the NAVD 88 datum.
 - b. Right-of-way/Boundary survey will include the following tasks: research available public records, such as deeds, plats, right-of-way plans, and surveys on file at the County Engineer's Office.
 - c. Establish the boundary lines based upon the above research in combination with field located boundary markers.
 - d. Prior to commencing field work, we will coordinate with OHIO 811 to determine public/private utility owners.
 - e. Prepare Right-of-Way legal descriptions for six properties that currently own adjacent property. This documentation will be provided to the City for preparation of purchase agreements and coordination with property owners.
 - f. Field locate all utilities and their associated features, such as storm, sanitary, gas, water, electrical, transformers, light poles, pull boxes, communications, and pavement markings.
2. Street, Storm and, Water Plan
 - a. Prepare an AutoCAD basemap of existing conditions by incorporating topographic survey data, record plan information, and GIS features. Following base map creation, a field walk will be scheduled to verify accuracy and confirm locations of utilities.
 - b. Through a subconsultant, EMH&T will collect soil borings within the project corridor. The soil borings will be analyzed and incorporated into the design. The borings will provide useful information relative to the existing pavement thickness, condition of subgrade, pavement design parameters, and recommendations for subgrade stabilization (if needed).

- c. Establish a typical section and horizontal alignment for the new roadway. Intersections will be evaluated for turning radii, and design challenges such as existing utilities, obstructions in the corridor, etc. will be resolved.
 - d. The proposed vertical alignment of the roadway will be established. The profile grade of the roadway will be designed to maximize the amount of roadside area that drains into the roadway. Any areas of potential ponding along the roadside will be addressed with storm sewer and grading improvements.
 - e. Intersection details will be developed to specify curb radii, sidewalk / curb ramp layouts, and curb grades / inlet locations along the intersections.
 - f. Prepare driveway details showing dimensions, grades, and construction materials for all of the existing residential and commercial driveways along the corridor.
 - g. Roadway cross sections will be prepared to further detail grading along the corridor, both in the roadway and along the roadside.
 - h. Create a storm sewer tributary area map for the roadway corridor and prepare design computations for the proposed storm sewer following the City's Stormwater Design Manual. Pipe calculations will be prepared using the rational method, and spread calculations will be prepared to evaluate inlet spacing.
 - i. Storm sewer plan and profile sheets will be prepared along with details showing how existing storm systems are connected into the new storm system.
 - j. Evaluate the post-construction water quality requirements for the project. A water quality volume will be calculated, and EMH&T will coordinate with the City on the preferred Best Management Practice (BMP). We will prepare calculations and details necessary to support the selection of a BMP and include these design computations in the Storm Water Pollution Prevention Plan (SWPPP).
 - k. Prepare a water main replacement and extension plan consisting of the following:
 - i. Water notes and details
 - ii. As-built coordinate table
 - iii. Water main plan and profile sheets
 - l. Sedimentation and Erosion control plans will be developed for this project.
 - m. Submittals will be prepared at the 50% and 90% design stage for review, along with updated opinions of probable cost. Plans and estimates will be provided to the City and any other project stakeholders at this time. We will conduct a plan review meeting at these milestones to discuss any design options, make decisions, and accept any feedback from the City. Feedback received will be incorporated into the next submittal to the City.
 - n. Create color exhibits for individual property owners showing the proposed improvements over an aerial photo background of existing conditions. These exhibits can be used by the City when coordinating with property owners on right-of-way acquisition.
3. Traffic and Lighting Plans
- a. Design a street lighting circuit and a lighting layout within the roadway corridor. It is assumed that the City's decorative post-top street light would be used, and we will plan to place street lights on the east side of the road only to limit disturbance to the residential area to the west.
 - b. Traffic control plans which show pavement markings and roadside signage will be prepared and included in the construction documents.
 - c. Develop a maintenance of traffic plan which outlines a procedure for the contractor to

maintain traffic during construction.

4. Permitting and Utility Coordination

- a. Prepare a formal SWPPP document to accompany this project and complete the Ohio EPA Notice of Intent application on behalf of the City.
- b. The water main extension plans will be submitted to Ohio EPA for water plan approval. EMH&T anticipates two rounds of comments and three total submittals to the Ohio EPA. All PTI fees will be paid for by the City.
- c. Prepare utility submittals at the 50% and 90% design stage.
- d. The goal of the 50% submittal utility is to identify any conflicting utilities that will require relocation. Following this submittal and meeting, EMH&T will follow up with the private utilities on the status of any relocation work.
- e. The 90% utility submittal and meeting will serve as a verification that the utilities are in the process of relocating and to confirm schedules.

5. Bidding Services

- a. Prepare 15 sets of bidding documents and publish the notice to contractors
- b. Respond to any requests for information from bidders during the bidding process
- c. Attend bid opening
- d. Prepare bid tab, award recommendation, and conformed copies of the contract documents

Construction Phase Design Support (Allowance / If Authorized)

It is our understanding the City is requesting that EMH&T provide a budgetary allowance for design support during construction for this improvement. The scope of work to be performed under these allowances is as follows:

1. Review shop drawings and material submittals as requested by the City / contractor. Provide review comments with recommendations.
2. Review design-related requests for information (RFI) from the contractor as requested by the City and prepare responses.
3. Attend preconstruction and other construction phase meetings as requested by the City.
4. Provide limited utility coordination during construction. EMH&T will hand off management of any private utility relocation to the City's CA/CI consultant but will be available to answer questions or help resolve issues at the request of the City.
5. Prepare record drawings using red-line mark-ups provided by the City's CA/CI consultant.

These allowances are budgetary estimates for consultation during construction based on similar recent projects. EMH&T will provide services to support the construction phase in a task-oriented manner as directed by the City and to the level of effort desired by the City and limited by available budget.

EXCLUSIONS:

1. Planning and zoning submittals and coordination
2. Traffic studies
3. Environmental studies or permitting outside of those specifically mentioned
4. Floodplain modeling
5. Construction phase management and inspection services

RIGHT OF ENTRY

It is understood the Client hereby grants EMH&T or represents and warrants (if the sites are not owned by the Client) that permission has been duly granted for Right-of-Entry by our firm, agents, staff, consultants, and subcontractors for the purpose of obtaining field information pertinent to the subject project.

SCHEDULE

We are prepared to begin work identified in this proposal immediately upon receipt of Authorization to Proceed from the City of Reynoldsburg.

FEE

These services will be provided as per the conditions of our Professional Services Agreement and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall be hourly, not to exceed the amount shown in the Fee Summary table below without prior authorization from the City. Invoices will be submitted monthly and based on the progress of the work and are payable upon receipt.

EMH&T DESIGN SERVICES FEE SUMMARY

Description of Design Service/Task	Fee
1. Survey	\$22,000.00
2. Street, Storm and Water Plans	\$198,000.00
3. Traffic and Lighting Plans	\$22,000.00
4. Permitting and Utility Coordination	\$17,000.00
5. Bidding Services	\$5,000.00
<u>DESIGN TOTAL FEE</u>	\$264,000.00

EMH&T DESIGN CONSULTATION DURING CONSTRUCTION (IF-AUTHORIZED ALLOWANCE)

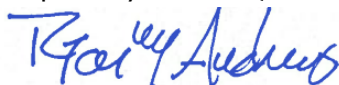
Description of Construction Phase Consultation/Task	Fee
<u>CONSTRUCTION CONSULTATION ALLOWANCE</u>	\$20,000.00

EMH&T TOTAL FOR DESIGN AND CONSTRUCTION CONSULTATION: \$284,000.00

The receipt of a signed copy of this proposal will constitute authorization to begin work. If this proposal is not accepted and executed within ninety (90) days, EMH&T reserves the right to adjust the fee or withdraw the offer to perform the described services. Further, if the services are suspended for more than ninety (90) days, EMH&T shall be entitled to an equitable adjustment in the service fee and/or schedule.

If this description and estimated fee meet with your approval, please authorize with your signature below. If you should have any questions regarding this proposal, please do not hesitate to contact me at (614) 775-4555.

Respectfully submitted,



Ryan M. Andrews, PE

cc: Joseph Begeny, Mayor
Mark Riley, Service Manager

Acceptance and Authorization to Proceed:

Authorized Signature/Date

PO Number/Date

Print Name



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance Unappropriating Funds from the General Fund to an Account in the Computer Department, and Declaring an Emergency

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

During the initial budget process the Samsara (GPS tracking) and TriTech software (software for scheduling, dispatch call log, reports numbers, status of officer) projects were not included in the numbers. Additionally there is more enhancements to the Windows for Verient (handles the calls for service) that must be completed in order to work with other software.

AN ORDINANCE UNAPPROPRIATING FUNDS FROM THE GENERAL FUND TO AN ACCOUNT IN THE COMPUTER DEPARTMENT, AND DECLARING AN EMERGENCY

WHEREAS, it has been determined that additional funding is needed to cover the costs of an unexpected Windows upgrade and the cost of the TriTech (RPD) and Samsara GIS software.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That \$129,000 be unappropriated from the General Fund (110) and transferred to accounts 110.584.5339 Misc. Contracts in the amount of \$1,000, account, 110.584.5366 Computer Maintenance in the amount for \$93,000 and 110.584.5639 Other Equipment in the amount of \$35,000.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the financial needs of the City of Reynoldsburg to facilitate the purchase of the GIS software

and cover the costs of the Windows upgrade. Therefore, this Ordinance shall take effect immediately upon its passage by Council and the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: A Resolution Authorizing The Mayor To Enter Into An Agreement With EMH&T For Engineering Consulting Services For Review Of The COTA Bus Rapid Transit Project

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH EMH&T FOR ENGINEERING CONSULTING SERVICES FOR REVIEW OF THE COTA BUS RAPID TRANSIT PROJECT

WHEREAS, EMH&T will support the City of Reynoldsburg in the planning and review of the Central Ohio Transit Authority (COTA) Bus Rapid Transit Project on East Main Street; and

WHEREAS, the scope of work will include meeting regularly with COTA and the City of Reynoldsburg to review plans and provide comments regarding COTA's Bus Rapid Transit project in order to allow COTA to design the East Main Street Bus Rapid Transit Line in Reynoldsburg to 60% prior to the end of 2024; and

WHEREAS, the funds for engineering consulting and professional services will be \$28,000 and were included in the 2024 Budget.

NOW, THEREFORE, be it resolved by the Council of the City of Reynoldsburg that:

SECTION 1. That the Mayor is hereby authorized to enter into an agreement with EMH&T for

the Engineering Consulting Services for COTA Bus Rapid Transit Design Review in the amount of \$28,000.00

SECTION 2. That these funds were included in the 2024 Budget and should be paid from account number 110.580.5331 Engineering/Architecture.

SECTION 3. This Resolution shall take effect immediately upon passage by Council and the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: A Resolution Accepting, Approving, and Ratifying the Submitted Recommendations of Several City of Reynoldsburg Tax Incentive Review Councils

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

**A RESOLUTION ACCEPTING, APPROVING, AND RATIFYING THE SUBMITTED
RECOMMENDATIONS OF SEVERAL CITY OF REYNOLDSBURG TAX INCENTIVE
REVIEW COUNCILS**

WHEREAS, the City of Reynoldsburg, Ohio has the statutory authority to create various zones that provide economic development incentives, which include Community Reinvestment Areas and Tax Increment Financing Districts; and

WHEREAS, upon the creation of such zones, the City may consider entering into agreements with private sector entities engaging in economic development, which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and

WHEREAS, in the creation of these zones, ORC 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be required to review these agreements between the City and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, each TIRC is mandated to review and make a formal recommendation as to the compliance of the terms of each agreement in its zone on an annual basis for the preceding year concluding on December 31st; and

WHEREAS, the recommendation of each TIRC is required to be acted on by Council within sixty-days of receiving the recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO OF FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. That the Tax Incentive Review Councils required to review agreements as of December 31, 2021 have done so and have forwarded their recommendations to City Council.

SECTION 2. That Council hereby accepts, approves, and ratifies the TIRC Board's recommendation for each of the following TIRCs listed below:

- a. Brice Road TIF - accept report and continue agreement
- b. Broad Street TIF - accept report and continue agreement
- c. Taylor Road TIF #1 - accept report and continue agreement
- d. Taylor Road TIF #2 - accept report and continue agreement
- e. Summit Road TIF - accept report and continue agreement
- f. Taylor Square TIF - accept report and continue agreement

SECTION 3. That upon adoption by Council, this Resolution shall be in effect immediately following the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance Authorizing the Auditor to Appropriate Funds to Various Accounts for the Police Department, and Declaring an Emergency

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

2 read emergency.

REASON FOR EMERGENCY:

Grant expiration date.

STAFF REPORT:

Requesting \$485,614.78 be unappropriated from the City's ARPA account (Reynoldsburg Police Employee Retention Fund (207) and appropriated to the following accounts:

\$10,314.92	Wages Chief
\$35,622.81	Wages Staff
\$439,677.00	Wages Enforcement

Should an employee leave prior to May 31, that person's funds would be re-distributed to the rest of the group's wage, but the total amount disbursed would not exceed \$485,614.78.

An Ordinance Authorizing the Auditor to Appropriate Funds to Various Accounts for the Police Department, and Declaring an Emergency

WHEREAS, the Reynoldsburg Police Department submitted and received a grant from the American Rescue Plan Act for funds to establish a Reynoldsburg Police Employee Retention program; and

WHEREAS, an amount of \$485,614.78 needs to be appropriated from the City's ARPA account.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF

REYNOLDSBURG, OHIO:

SECTION 1. That the Auditor is hereby authorized to appropriate an amount of \$485,614.78 from the unappropriated ARPA – Reynoldsburg Police Employee Retention Fund (207) to the following accounts:

\$ 35,622.81	207.000.5102 Wages Staff
\$ 10,314.92	207.000.5111 Wages Chief
\$439,677.00	207.000.5113 Wages Enforcement

SECTION 2. That should an employee leave prior to May 31st, that person's funds would be re-distributed to the rest of the group wages without exceeding the \$485,614.78.

SECTION 3. That this Ordinance is an emergency for the financial needs of the City to ensure funding is available. Therefore, upon adoption by Council, this Ordinance shall be effective immediately following the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

one-read emergency

REASON FOR EMERGENCY:

For the financial needs of the City as staff was advised that the original Ordinance passed by Council had to be revised after passage.

STAFF REPORT:

An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency

WHEREAS, over the past several years, the City of Reynoldsburg completed a needs assessment of existing Parks and Recreation/Public Service facilities; and

WHEREAS, based on these studies, it was determined that a new facility which meets the City's current and future needs as well as current Ohio Environmental Protection Agencies (OEPA) and Occupational Safety and Health Administration (OSHA) rules and regulations, was warranted; and

WHEREAS, the City of Reynoldsburg entered into a contract with Star Consulting to design this new facility; and

WHEREAS, the City must now move forward with designing the necessary infrastructure to

support this facility by the City Engineer EMH&T.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor be and is hereby authorized to enter into a contract with EMH&T for engineering design services for the Parks and Recreation/Public Service in the amount of \$284,000.00.

SECTION 2. That for the purposes stated in Section 1, the expenditure of \$284,000.00 be and is hereby authorized from the Capital Improvement Fund (410).

SECTION 3. That the funds necessary to carry out the purpose of this Ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

SECTION 4. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this Ordinance.

SECTION 5. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City's government and to allow for a 2025 completion of the project. Therefore, upon adoption by Council, this Ordinance shall be in effect immediately upon signature by the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance Adopting the Tax Budget for the City of Reynoldsburg, Ohio for the Fiscal Year Beginning 2025, and Declaring an Emergency

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

FULL THREE READINGS BUT MUST PASS AS AN EMERGENCY
A PUBLIC HEARING IS REQUIRED

REASON FOR EMERGENCY:

THE TAX BUDGET MUST BE SUBMITTED NO LATER THAN JULY 20, 2024

STAFF REPORT:

An Ordinance Adopting the Tax Budget for the City of Reynoldsburg, Ohio for the Fiscal Year Beginning 0225, and Declaring an Emergency

WHEREAS, the tax budget of the City of Reynoldsburg, Ohio for the fiscal year 2025 has been presented to the City Council; and

WHEREAS, said tax budget has been made conveniently available for public inspection for at least ten (10) days by having at least two (2) copies thereof on file with the Clerk of Council; and

WHEREAS, the Council has held a Public Hearing on said tax budget of which public notice was given by publication not less than ten (10) days previous to the date thereof;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the said tax budget of the City of Reynoldsburg, state of Ohio, for the fiscal year beginning January 1, 2025, and ending December 31, 2025, is hereby adopted and

approved, and that taxes are levied upon the real and personal property within the City of Reynoldsburg as returned upon the tax duplicate and should be collected for municipal purposes for the fiscal year 2025 as required by said tax budget.

SECTION 2. That the Clerk be and is hereby authorized and directed to send a certified copy of this Resolution to the Auditors of Franklin, Licking, and Fairfield Counties of the State of Ohio.

SECTION 3. This Ordinance is deemed to be an emergency measure necessary for the expedient financial operation of the city and further, for the reason that the official tax budget of the city must be filed with the County Auditor by July 20, 2024;, wherefore upon adoption by the Council, this Ordinance shall be in effect immediately upon signature by the Mayor.

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FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL -- GENERAL

TOTAL REVENUE

DESCRIPTION

For 2019 Actual For 2020 Actual For 2021 Actual For 2022 Actual 2023 Actual 2024 Estimate 2025 Estimate

REVENUES

Local Taxes

General Property Tax --- Real Estate	278,686	283,036	329,788	334,029	331,364	333,000	335,000
Tangible Personal Property Tax	0	0	0	0	0	0	0
Municipal Income Tax	18,361,232	17,010,420	22,801,566	22,225,795	21,075,812	20,000,000	22,108,458
Other Local Taxes	504,334	391,868	561,226	500,535	516,430	575,000	575,450
Total Local Taxes	19,144,252	17,685,324	23,692,580	23,060,359	21,923,606	20,908,000	23,018,908

Intergovernmental Revenues

State Shared Taxes and Permits

Local Government	783,440	737,753	890,673	881,451	941,903	875,000	950,000
Local Government (State Share)	62,882	138,583	172,670	206,453	214,650	175,000	215,000
Estate Tax		0	186	0	0	0	0
Cigarette Tax	1,347	1,382	1,322	1,404	1,418	1,300	1,400
License Tax							
Liquor and Beer Permits	43,491	42,297	30,284	57,517	49,476	43,000	50,000
Gasoline Tax							
Library and Local Government Support Fund							
Property Tax Allocation - Homestead & Rollback	37,438	37,356	41,962	41,447	43,712	40,000	43,000
Other State Shared Taxes and Permits	0	0	0	0	0	0	0
Total State Shared Taxes and Permits	928,598	957,371	1,137,097	1,188,272	1,251,159	1,134,300	1,259,400

Federal Grants or Aid
State Grants or Aid
Other Grants or Aid

	15,743	0	0	0	0	0	0
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Total Intergovernmental Revenues

	944,341	957,371	1,137,097	1,188,272	1,251,159	1,134,300	1,259,400
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Special Assessments

Charges For Services
Fines, Licenses, and Permits
Miscellaneous - Interest
Other Financing Sources:

	40,106	38,603	42,034	67,952	38,032	42,172	50,100
	731,789	705,692	730,035	685,630	1,234,989	750,000	1,000,800
	657,839	456,874	249,850	453,007	1,240,795	450,000	1,000,800

Proceeds from Sale of Debt
Transfers
Advances
Other sources

	1,292,631	1,808,873	1,162,130	1,337,216	1,485,166	1,200,000	1,237,276
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TOTAL REVENUE

	22,810,958	21,652,737	27,013,726	26,792,436	27,173,747	24,484,472	27,567,284
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FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

<u>DESCRIPTION</u>	<u>For 2018</u> <u>Actual</u>	<u>For 2019</u> <u>Actual</u>	<u>For 2020</u> <u>Actual</u>	<u>For 2021</u> <u>Actual</u>	<u>For 2022</u> <u>Actual</u>	<u>For 2023</u> <u>Actual</u>	<u>For 2024</u> <u>Estimate</u>	<u>For 2025</u> <u>Estimate</u>
EXPENDITURES								
Security of Persons and Property								
Personal Services	8,953,765	9,853,840	8,333,367	11,098,310	11,719,475	12,305,296	12,705,218	13,340,479
Travel Transportation								
Contractual Services	414,455	558,232	447,641	524,689	481,433	721,881	736,319	751,045
Supplies and Materials	282,079	454,775	278,724	264,682	361,583	345,872	352,789	359,845
Capital Outlay	731,821	452,111	232,023	326,870	408,842	564,147	575,430	586,939
Total Security of Persons and Property	10,382,120	11,318,958	9,291,755	12,214,551	12,971,333	13,937,196	14,369,756	15,038,308
Public Health Services								
Personal Services								
Travel Transportation								
Contractual Services	302,551	319,732	333,255	343,974	351,003	392,633	400,486	408,495
Supplies and Materials								
Capital Outlay								
Total Public Health Services	302,551	319,732	333,255	343,974	351,003	392,633	400,486	408,495
Leisure Time Activities								
Personal Services	896,461	1,170,493	1,141,344	1,327,913	1,421,741	1,649,805	1,699,299	1,784,264
Travel Transportation	0	0	0	0	0	0	0	0
Contractual Services	392,081	613,656	366,710	611,223	596,230	812,365	828,612	845,185
Supplies and Materials	219,581	231,129	115,893	225,092	239,498	279,323	284,909	290,608
Capital Outlay	291,077	111,858	28,455	30,209	213,960	182,276	185,922	189,640
Total Leisure Time Activities	1,799,200	2,127,136	1,652,402	2,194,437	2,471,429	2,923,769	2,998,742	3,109,696
Community Environment								
Personal Services	774,839	870,135	1,001,786	1,061,422	1,381,616	1,599,460	1,647,444	1,729,816
Travel Transportation	0	0	0	0	0	0	0	0
Contractual Services	649,743	622,520	547,567	608,100	506,964	918,565	936,936	955,675
Supplies and Materials	16,033	20,682	11,987	18,492	23,412	32,498	33,148	33,811
Capital Outlay	0	5,000	0	5,000	0	0	0	0
Total Community Environment	1,440,615	1,518,337	1,561,340	1,693,014	1,911,992	2,550,523	2,617,528	2,719,302
Basic Utility Service								
Personal Services								
Travel Transportation								
Contractual Services								
Supplies and Materials								
Capital Outlay								
Total Basic Utility Services								

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

DESCRIPTION	For 2019 Actual	For 2020 Actual	For 2021 Actual	For 2022 Actual	For 2023 Actual	For 2024 Estimate	For 2025 Estimate
EXPENDITURES (Continued)							
Transportation							
Personal Services							
Travel Transportation							
Contractual Services							
Supplies and Materials							
Capital Outlay							
Total Transportation							
General Government							
Personal Services	2,417,432	2,561,109	2,509,196	2,673,317	2,765,364	2,848,325	2,990,741
Travel Transportation	0	0	0	0	0	0	0
Contractual Services	1,174,431	1,568,936	1,333,236	1,662,493	1,881,241	1,918,866	1,957,243
Supplies and Materials	145,482	123,087	125,007	103,095	118,202	120,566	122,977
Capital Outlay	525,899	71,021	106,569	131,606	240,620		
Total General Government	4,263,244	4,324,153	4,074,008	4,570,511	5,005,427	4,887,757	5,070,962
Debt Service							
Redemption of Principal							
Interest							
Other Debt Service							
Total Debt Service							
Other Uses of Funds							
Transfers		39,722	4,704,580	1,864,364	350,038		
Advances							
Contingencies							
Other Uses of Funds							
Total Other Uses of Funds	0	39,722	4,704,580	1,864,364	350,038	0	0
TOTAL EXPENDITURES	19,547,407	17,202,627	25,224,564	24,140,632	25,159,586	25,274,269	26,346,763
Revenues Over (Under) Expenditures	3,263,551	4,450,110	1,789,162	2,651,804	2,014,161	(789,797)	1,220,521
Beginning Cash Fund Balance	6,641,327	9,904,878	14,354,988	16,144,150	18,795,953	20,810,115	20,020,318
Ending Cash Fund Balance	9,904,878	14,354,988	16,144,150	18,795,953	20,810,115	20,020,318	21,240,839
Estimated Encumbrances (outstanding at year end)	1,021,472	1,088,658	1,261,006	1,498,638	2,806,989	1,300,000	1,500,000
Estimated Ending Unencumbered Fund Balance	8,883,406	13,266,330	14,883,144	17,297,315	18,003,126	18,720,318	19,740,839
Page 3	51%	83%	Page 3	64%	78%	83%	79%
Fund Balance % of expenditures							81%

FUND NAME: POLICE PENSION FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - SPECIAL REVENUE

DESCRIPTION	For 2019		For 2020		For 2021		For 2022		For 2023		For 2024		For 2025	
	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate
REVENUE														
Real Estate & Public Utility Taxes	192,464		195,047		230,047		233,204		230,806		233,000		250,000	
Tangible Personal Property Tax	0		0		0		0		0		0		0	
Trailer Tax	261		150		327		339		255		325		250	
Real Property Tax - Homestead	23,934		23,995		28,029		28,060		27,922		30,000		28,000	
TOTAL REVENUE	216,659		219,192		258,403		261,603		258,983		263,325		278,250	
EXPENDITURES														
Police Pension Expenses	202,836		152,949		153,158		153,263		303,194		275,000		350,000	
TOTAL EXPENDITURES	202,836		152,949		153,158		153,263		303,194		275,000		350,000	
Revenues Over (Under) Expenditures	13,823		66,243		105,245		108,340		(44,211)		(11,675)		(71,750)	
Beginning Cash Fund Balance	138,199		152,022		218,265		323,510		431,851		387,640		375,965	
Ending Cash Fund Balance	152,022		218,265		323,510		431,851		387,640		375,965		304,215	
Estimated Encumbrances (outstanding at end of year)	0		0		0		0		0		0		0	
Estimated Ending Unencumbered Fund Balance	152,022		218,265		323,510		431,851		387,640		375,965		304,215	

FUND NAME: GENERAL DEBT RETIREMENT FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - DEBT SERVICE

<u>DESCRIPTION</u>	For 2019	For 2020	For 2021	For 2022	For 2023	For 2024	For 2025
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Estimate</u>	<u>Estimate</u>
REVENUE							
Real Estate & Public Utility Tax							
Tangible Personal Property Tax							
Trailer Tax							
Real Property Tax - Rollback							
Sale of Bonds							
Sale of Notes							
Operating Transfers							
Operating Transfers - Income Tax							
Interest Earned							
Miscellaneous Reimbursements Oh Health							
TOTAL REVENUE	3,018,285	2,796,233	3,748,203	3,653,555	3,464,515	3,060,000	3,634,267
		155,362	245,565	192,017	209,473	209,475	209,475
	3,018,285	2,951,595	3,993,768	3,845,572	3,673,988	3,269,475	3,843,742
EXPENDITURES							
Registrar/Agent Fees							
Expense of Issue							
G.O. Note - Principal							
G.O. Bond Principal							
G.O. Note - Interest							
G.O. Bond - Interest							
Payment to Refunded Bond Escrow Agent							
	1,886,891	1,863,557	1,868,558	1,883,557	1,746,634	1,666,634	1,621,633
	1,236,739	1,191,961	1,145,755	1,098,576	1,049,882	1,000,926	952,476
TOTAL EXPENDITURES	3,123,630	3,055,518	3,014,313	2,982,133	2,796,516	2,667,560	2,574,109
Revenues Over (Under) Expenditures	(105,345)	(103,923)	979,455	863,439	877,472	601,915	1,269,633
Beginning Cash Fund Balance							
Ending Cash Fund Balance	2,783,869	2,678,524	2,574,601	3,554,056	4,417,495	5,294,967	5,896,882
Estimated Encumbrances (outstanding at end of year)	2,678,524	2,574,601	3,554,056	4,417,495	5,294,967	5,896,882	7,166,515
Estimated Ending Unencumbered Fund Balance	0	0	0	0	0	0	0
	2,678,524	2,574,601	3,554,056	4,417,495	5,294,967	5,896,882	7,166,515

FUND All Funds Not Listed on Exhibits I or II	Estimated Unencumbered Fund Balance 1/1/2025	2025 Estimated Receipt	Available For Expenditure	2025 Expenditures & Encumbrances			Estimated Unencumbered Fund Balance 12/31/25
				Personal Services	Other	Total	
GOVERNMENTAL:							
SPECIAL SERVICE:							
Income Tax	4,189,282	890,950	5,080,232	152,000	572,220	724,220	4,356,012
Permissive Tax	722,000	280,000	1,002,000	0	560,000	560,000	442,000
Sewer Capacity	287,987	352,300	640,287	0	244,800	244,800	395,487
Street	2,603,055	2,165,000	4,768,055	772,500	1,020,000	1,792,500	2,975,555
State Highway	563,976	174,500	738,476	0	96,900	96,900	641,576
Cops in Schools Grant	0	0	0	0	0	0	0
Cops More	0	0	0	0	0	0	0
G.R.E.A.T. Grant Fund	0	0	0	0	0	0	0
Law Enforcement	70,824	20,000	90,824	0	15,000	15,000	75,824
Drug Enforcement	54,925	7,500	62,425	0	1,020	1,020	61,405
Safety Belt Program	4,376	0	4,376	0	0	0	4,376
DUI Education	17,760	2,000	19,760	0	2,040	2,040	17,720
Federal Forfeiture	20,846	1,000	21,846	0	0	0	21,846
Computerization Needs (court)	144,000	15,000	159,000	0	75,000	75,000	84,000
Law enforcement Asst Fund	92,102	15,000	107,102	0	1,020	1,020	106,082
Indigent Drivers Interlock Fund	16,078	0	16,078	0	0	0	16,078
Endowments and Contributions	392,342	0	392,342	0	0	0	392,342
Reynoldsburg Recovery Court	14,160	20,000	34,160	0	25,500	25,500	8,660
TOTAL SPECIAL REVENUE FUNDS							
DEBT SERVICE FUNDS							
Special Assessment	0	0	0	0	0	0	0
Taylor sq. TIEF debt retirement	290,000	0	290,000	0	0	0	290,000
TOTAL DEBT SERVICE FUNDS							
CAPITAL PROJECT FUNDS							
Capital Improvements	4,402,000	6,542,834	10,944,834	0	8,000,000	8,000,000	2,944,834
Sidewalk Construction	844,000	60,000	904,000	0	408,000	408,000	496,000
Brice-Main Corridor	0	0	0	0	0	0	0
TOTAL CAPITAL PROJECTS							

FUND

All Funds Not Reported on
Exhibits I or II

PROPRIETARY:

ENTERPRISE FUNDS

Estimated Unencumbered Fund Balance 01/01/25	Estimated Receipts 2025	Total Available For Expenditures	2025 Encumbrances and Expenditures Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/25
Water	6,230,500	8,381,000	14,611,500	7,038,000	7,604,500	7,007,000
Sewer	5,110,000	7,625,000	12,735,000	6,120,000	6,738,000	5,997,000
Utility Deposits	120,263	2,000	122,263	0	10,200	112,063
Storm Water	2,308,000	2,161,000	4,469,000	1,530,000	1,942,000	2,527,000
Solid Waste	212,000	2,575,000	2,787,000	0	2,448,000	339,000
TOTAL ENTERPRISE FUNDS	13,980,763	20,744,000	34,724,763	1,596,500	17,146,200	15,982,063

TOTAL ENTERPRISE FUNDS

FIDUCIARY:

TRUST AND AGENCY FUNDS

Arts Commission	0	0	0	0	0	0
Delinquency Prevention	16,555	0	16,555	0	0	0
Beautification Commission	0	0	0	0	0	0
French Creek Footbridge	0	0	0	0	0	0
Supervision and Inspection	238,000	500,000	738,000	364,140	364,140	50,000
Plot Grade and Utility	105,000	135,000	240,000	140,000	140,000	100,000
Unclaimed Funds	30,675	6,100	36,775	2,725	2,725	34,050
Employee Fund	2,140	500	2,640	510	510	2,130
School Ski Club	0	0	0	0	0	0
Miscellaneous Trust	225,000	390,000	615,000	400,000	400,000	215,000
Board of Building Standards	20,157	15,000	35,157	9,500	9,500	25,657
Visitors Bureau	0	110,000	110,000	110,000	110,000	0
Sewer Capacity Charge - Columbus	26,000	350,000	376,000	350,000	350,000	26,000
Engineering Fees/Plan Reviews	100,000	60,000	160,000	46,000	46,000	114,000
Taylor Square School TIEF	850,000	1,700,000	2,550,000	1,700,000	1,700,000	850,000
Brice - Main TIF	20,000	275,000	295,000	275,000	275,000	20,000
Kroger Tif	79,000	0	79,000	0	0	79,000
Summit Rd Tif #1	155,276	45,000	200,276	1,248	1,248	199,028
Taylor Rd Tif #1	271,494	100,000	371,494	312	312	371,182
Taylor Rd Tif #2	20,749	35,000	55,749	52	52	55,697
Broad Street TIF	0	200,000	200,000	14,000	14,000	186,000
2018 Main/Brice TIF	0	1,500,000	1,500,000	20,000	20,000	1,480,000
JEDD # 1	10,000	600,000	610,000	600,000	600,000	10,000
JEDD # 2	10,000	125,000	135,000	125,000	125,000	10,000
JEDD # 3	50,000	600,000	650,000	600,000	600,000	50,000
JEDD # 4	1,000	200,000	201,000	200,000	200,000	1,000
JEDD #7	8,000	360,000	368,000	360,000	360,000	8,000
TOTAL TRUST AND AGENCY FUNDS	2,239,046	7,306,600	9,545,646	5,318,488	3,399,488	2,141,743

TOTAL TRUST AND AGENCY FUNDS

TOTAL FOR MEMORANDUM ONLY

16,219,809 28,050,600 44,270,409 1,596,500 22,464,688 22,142,188 18,123,806

STATEMENT OF PERMANENT IMPROVEMENTS

(Excludes Expenses to be Paid from Bond Issues)

DESCRIPTION	Estimated Cost of Permanent Improvement Equipment	Amount Budgeted 2024	Amount Budgeted 2024	Source Fund
TOTAL	0	0	0	

STATEMENT OF AMOUNTS REQUIRED FOR
PAYMENT OF FINAL JUDGEMENTS

(Section 5705.29, Revised Code)

DESCRIPTION OF JUDGEMENT	AMOUNT OF JUDGEMENT	SOURCE FUND
N/A	N/A	N/A
TOTAL	N/A	

PURPOSE OF BONDS
AND NOTESAuthority for
Levy Outside
10 Mill LimitDate of
IssueDate
DueOrdinance/
Resolution
or Term

Serial

Rate of
InterestAmounts of Bonds
& Notes Outstanding
as of 1/1/2025Amount Required
for Principal and
Interest 2025Source Fund to Pay
Debt Payments

INSIDE 10 MILL LIMIT

Main Street Phase 1	2023	2045	Ord 85-20	S	0	458,348	21,826	Debt Retirement
Public Safety Building	4/26/16	2025	Ord 85-15	S	2.163	410,000	418,868	Debt Retirement
Commercial Corridor II Partial Refunding	2012	2025	Ord 81-12	S	1.7	490,000	498,330	Debt Retirement
Brice Road Corridor Improvements	2016	2036	Ord 22-13	S	0	651,281	54,273	Debt Retirement
2017 Stormwater Project	2017	2026	Ord 15-17	S	2.26	240,000	125,424	Stormwater Fund
2017 Main St Waterline Replacement	2017	2026	Ord 16-17	S	2.26	325,000	167,345	Water Fund
Livingston Ave Improvements	2018	2036	Ord 22-16	S	0	186,410	15,534	Debt Retirement
YMCA Community Center	2018		Ord 62-18	S	3.5	24,800,000	1,565,278	Debt Retirement
TOTAL						27,561,039	2,866,878	

OUTSIDE 10 MILL LIMIT:

TOTAL						0.00	0.00	
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**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance to Authorize the Mayor to Enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc. for the Purpose of Future Sale and Re-Development of Real Estate

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

An Ordinance to Authorize the Mayor to Enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc. for the Purpose of Future Sale and Re-Development of Real Estate

WHEREAS, the City of Reynoldsburg recently purchased real property located at 7185, 7215, and 7221 East Main Street, Reynoldsburg, Ohio, for the purpose of redevelopment; and

WHEREAS, the aforementioned real properties are contiguous parcels of real estate located at the southeast corner of Davidson Drive and East Main Street with said parcels identified by the Franklin County Auditor as Parcel Nos. 060-000955, 060-000992, 060-000959, and 060-000954000215 (further referenced herein as "Development Site"); and

WHEREAS, the City of Reynoldsburg has identified Metropolitan Housing Partners, Inc. as a qualified, experienced developer capable of expending resources for the purpose of preparing a development plan consistent with the Comprehensive Master Plan; and

WHEREAS, the City of Reynoldsburg desires to enter into a Purchase Option Agreement with

Metropolitan Housing Partners, Inc. setting the terms of any future sale of the Development Site, which includes a purchase price of One Million Five Hundred Thousand and No/100 Dollars (\$1,500,000); and

WHEREAS, the City of Reynoldsburg desires to enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc., setting forth a development plan, which shall consist of the construction of a residential apartment building with a first floor commercial space that will create new housing and jobs that benefit the continued improvement and revitalization of the Olde Reynoldsburg Commercial District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG IN THE COUNTIES OF FRANKLIN, LICKING, AND FAIRFIELD, STATE OF

OHIO, THAT

Section 1. The Mayor is hereby authorized and directed to enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc., attached as Exhibit A, for the purpose of future sale and re-development of real estate identified as Parcel Nos. 060-000955, 060-000992, 060-000959, and 060-000954.

Section 2. In accordance with The Charter of the City of Reynoldsburg and Chapter 175 of the Codified Ordinances of the City of Reynoldsburg, competitive bidding is not required and is hereby waived.

Section 3. That upon adoption by Council, this Ordinance shall be in effect thirty days following the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance Unappropriating Funds from the General Fund to an Account in the Computer Department, and Declaring an Emergency

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

AN ORDINANCE UNAPPROPRIATING FUNDS FROM THE GENERAL FUND TO AN ACCOUNT IN THE COMPUTER DEPARTMENT, AND DECLARING AN EMERGENCY

WHEREAS, it has been determined that additional funding is needed to cover the costs of an unexpected Windows upgrade and the cost of the TriTech (RPD) and Samsara GIS software.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That \$129,000 be unappropriated from the General Fund (110) and transferred to accounts 110.584.5339 Misc. Contracts in the amount of \$1,000, account, 110.584.5366 Computer Maintenance in the amount for \$93,000 and 110.584.5639 Other Equipment in the amount of \$35,000.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the financial needs of the City of Reynoldsburg to facilitate the purchase of the GIS software and cover the costs of the Windows upgrade. Therefore, this Ordinance shall take effect immediately upon its passage by Council and the signature of the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance to Approve the Final Plat for the M/I Home Development at Spring Hill Farm Phases 6A & 6B

APPROVALS:

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

An Ordinance to Approve the Final Plat Plans Section 6, Parts A & B for the Spring Hill Farm Development Project

AN ORDINANCE TO APPROVE THE FINAL PLAT PLAN FOR THE M/I HOMES DEVELOPMENT AT SPRING HILL FARM PHASE 6A & 6B

WHEREAS, Matt Kirk of EMH&T, has submitted the Spring Hill Farm final plat for Section 6, Parts A & B for approval of 65 lots; and

WHEREAS, the Planning and Zoning Board met on May 2, 2024, reviewed and approved the additional development plan for Spring Hill Farm, Section 6, Parts A & B.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1: That the Phase 6 Plat for Spring Hill Farm, particularly described as follows, be approved:

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, and in Section 5, Township 16, Range 20, Refugee Lands, containing 65 lots being comprised of a part of the tract of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC.

SECTION 2: That the City Engineer has certified Spring Hill Farm meets all requirements.

SECTION 3: That said plats for Spring Hill Farm are attached to this Ordinance as Exhibit A

and are made a part herein.

SECTION 4: That upon adoption by Council, this Ordinance shall be in effect thirty days following signature by the Mayor.

April 25, 2024

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Spring Hill Farms Subdivision, Final Plat, Section 6 Part A

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. The 7.535 +/-acre residential subdivision is zoned SR - Suburban Residential. To the north and east is SR- Suburban Residential district. To the south is Truro Township single family residential; to the west is SR- Suburban Residential and Etna Township single family residential.
- b. Currently under agricultural use, the site is proposed to be developed with 33 single-family lots at a density of 4.12 du/ac.
- c. Open space is being platted in Reserve "M" at 0.240 acres.

2. Zoning Review

- a. The applicant is seeking final plat approval for Spring Hill Subdivision Section 6 Part A.
- b. The lot dimensions, rights-of-way, layout, setbacks, and open space configurations appear to be consistent with the approved major site plan and preliminary plat.
- c. On Sheet 1 of 3: Revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"
- d. On Sheet 1 of 3: Add a signature line for the "Director of Public Service"
- e. On Sheet 1 of 3: A statement of the expiration date of the City approval shall be placed just ahead of the space provided for the County Auditor's signature.

3. Engineering Review

- a. Sheet 1 of 3: There is the instrument reference that is a 2023XXXXXX placeholder. Should this be a 2024 prefix and can this number be filled in at this time or does it need to have a blank line for a remainder parcel?
- b. Sheet 2 of 3: The street drawings state Reserve "M" shown between lots 301 and 302 as Reserve "N". Please make sure these both match.
- c. Sheet 3 of 3: For reference purposes, label the centerline of Collins Drive on the north side of the site.
- d. Sheet 3 of 3: The adjoining parcel for Steve Hatton has changed ownership with new instrument numbers. Please ensure all adjoining names are current per the Franklin County auditor and recorder's website.



4. Recommendation

- a. Recommend final plat approval of Spring Hill Subdivision Section 6 Part A, with the following conditions:
 - i. That sheet 1 of 3 be revised as noted in the above project review (2.c-e) to the approval of City staff.
 - ii. That the plat be revised as noted in the above engineering review (3.a-d) to the approval of City Staff.
 - iii. That the plat is revised to city staff's satisfaction before going to City Council.

If you have any questions or comment, please feel free to contact us.

Very truly yours,

Rick Fay PLA, ASLA
Planner

Sean Gillilan, PE
Engineer

Reynoldsburg

Department of Development Planning &
Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

*All Applications are submitted in person,
through mail or the Building Department by
email at: permit@reynoldsburg.gov

*Please know that an application will not be
processed until payment has been received.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☐ Paid: _____

Property Address/Name of Plat:

SPRING HALL FARM SECTION 6 PART A

Description of Location:

EAST OF WAGNER ROAD, SOUTH OF GRIFFIN DRIVE

Parcel ID#(s):

060-009329, 060-009343, 060-009550

Number of Lots:

32

Complete Where Applicable:

Engineer/Surveyor: EM184T

Builder/Developer:

M/I HOMES OF CENTRAL OHIO, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/I HOMES OF CENTRAL OHIO, LLC

Property Owner Address:

4131 WORTH AVENUE, SUITE 310, COLUMBUS, OHIO

II. APPLICANT INFORMATION

Applicant Name:

SAME AS PROPERTY OWNER

Applicant Address:

Applicant Phone Number:

614-418-8000

Applicant Email:

JFRANCIS@MIHOMES.COM

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

III. PROJECT TYPE

- ☐ Subdivision without Plat (lot split) (\$200 Residential/\$250 Non-Residential) ☐ Preliminary Plat (\$750 + \$50 per lot All Districts) ☐ Preliminary Plat Extension (\$50 All Districts) ☒ Final Plat (\$500 All Districts) ☐ Plat Modification/Vacation (\$500 All Districts) (includes changes to approved preliminary not expired, or changes to approved final plat)

Applicant Signature: J. F.

Date: 3/26/24

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: _____
☐ Olde Reynoldsburg District

Planning and Zoning Board Meeting

Date: _____

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

Date: _____

- ☐ Approved as Submitted
☐ Submitted Approved
☐ w/ Conditions Tabled
☐ Denied

P&Z Administrator: _____

Date: _____

Clerk of Council: _____

Date: _____



Engineers, Surveyors, Planners, Scientists

Transmittal

TO:

City of Reynoldsburg
ATTN: Eric Meyer
7232 East Main Street
Reynoldsburg, Ohio, 43068

FROM:

Name: Matt Kirk

Date: 4-4-24

Job No.: 20221125

Subject: Spring Hill Farm 6 Parts A and B

We are sending via: ☐ Courier ☐ U.S. Mail ☒ UPS ☐ Email attachment

☐ Sharefile ☐ Other online file storage: _____

The following items: ☒ Copies ☐ Originals ☐ CAD Files ☐ PDFs ☐ [Other]

Copies	Date	Number of sheets	Description / Filenames
7		3	Part A final plat
7		2	Part B final plat
2		1	Applications
		2	Checks for application fees

These are transmitted as checked below:

☐ For Approval ☐ For Your File ☐ As Requested ☒ For Review and Comment

☐ For Execution/Signatures ☐ [Other]

Remarks:

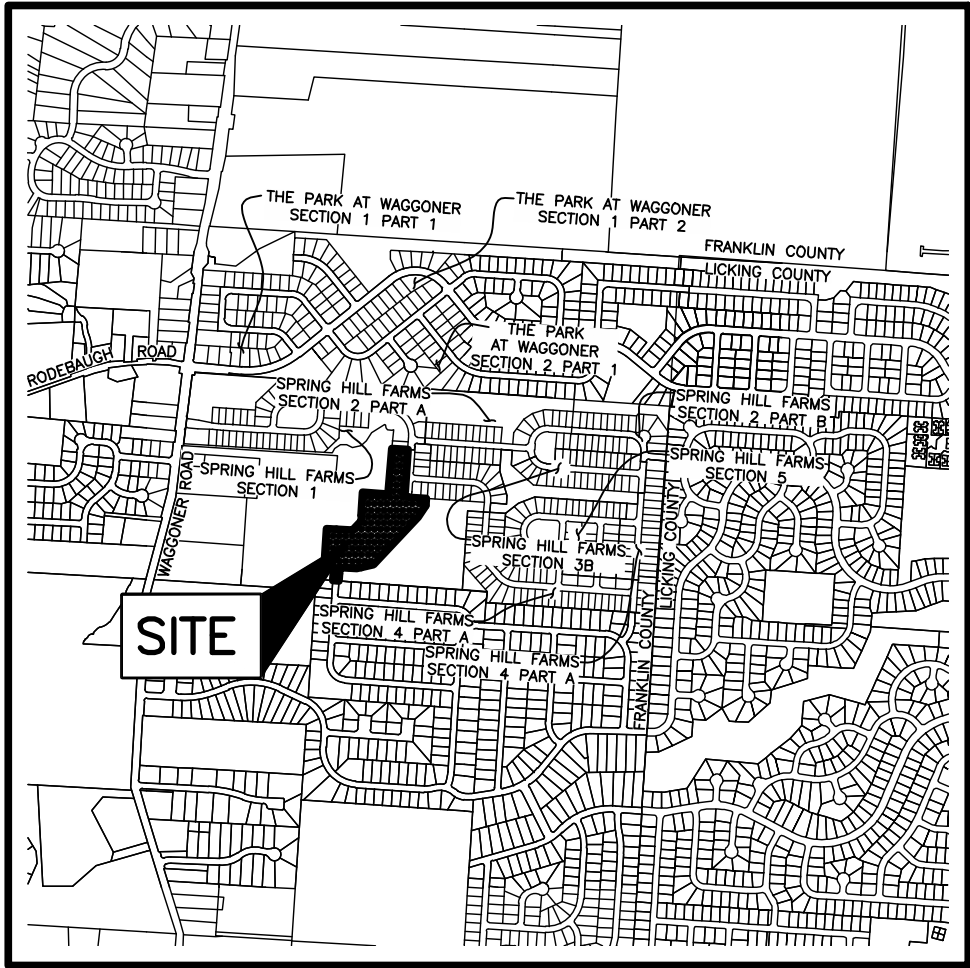
If you should have any questions or need additional information, please do not hesitate to contact me directly at 614-775-4131 or via email at mkirk@emht.com.

THIS IS NOT A SUBSTITUTE FOR THE ELECTRONIC RELEASE FORM, which must be signed prior to the transfer of any digital information externally.

For EMH&T: _____
Matt Kirk 614.775.4131

SPRING HILL FARM SECTION 6 PART A

1
3



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 48, GLENREST and FCGS 4408 RESET.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ◎ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, and in Section 5, Township 16, Range 20, Refugee Lands, containing 7.535 acres of land, more or less, said 7.535 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC**, by deeds of record in Instrument Numbers 202403050021708, 202403050021709, 202403050021710, 202201260016289, 202201260016290, 202201260016291, 202103170048951, 202103170048952 and 202103170048953, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**SPRING HILL FARM SECTION 6 PART A**", a subdivision containing Lots numbered 290 to 321, both inclusive, and an area designated as Reserve "N", does hereby accept this plat of same and dedicates to public use, as such, all of Clark Drive, Collins Drive and Sandrock Avenue shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of: **M/I HOMES OF CENTRAL OHIO, LLC**

By _____
TIMOTHY C. HALL JR.,
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA ACROSS DESIGNATED AREAS ON SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC. LAND

Certain areas designated "Drainage Easement" shown hereon outside of the 7.535 acres of land being platted as "Spring Hill Farm Section 6 Part A" are within lands located adjacent to "Spring Hill Farms Section 6 Part A" that are owned by **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** by deed of record in Instrument Number 202303310030785, Records Office, Franklin County, Ohio.

Easements are hereby reserved in, over and under areas designated on this plat as "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer.

In Witness Whereof, **JASON FRANCIS**, President of **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of: **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.**

By _____
JASON FRANCIS, President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said state, personally appeared **JASON FRANCIS**, President of **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____
Notary Public, State of Ohio

Approved this ____ day of ____, 20__.

Chairman, Planning and Zoning Board,
Reynoldsburg, Ohio

Approved this ____ day of ____, 20__.

City Engineer,
Reynoldsburg, Ohio

Approved this ____ day of ____, 20__.

Director of Public Service,
Reynoldsburg, Ohio

Approved and accepted this ____ day of ____, 20__, by Ordinance No. _____ wherein all of Clark Drive, Collins Drive and Sandrock Avenue dedicated hereon are accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, _____ Reynoldsburg, Ohio Mayor, _____ Reynoldsburg, Ohio

Transferred this ____ day of ____, 20__.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of ____, 20__ at _____ M. Fee \$ _____

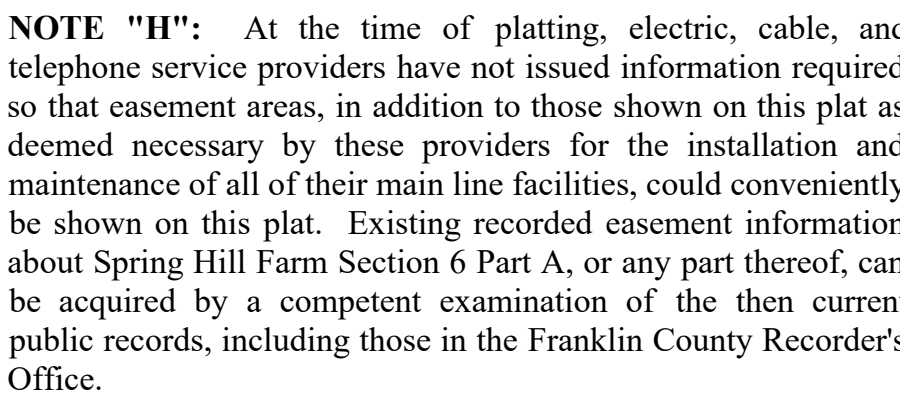
Recorder, Franklin County, Ohio

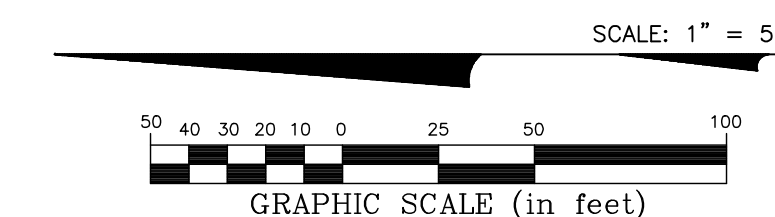
File No. _____

Recorded this ____ day of ____, 20__.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____





CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	
C1	28°38'37"	200.0'	99.99'	N 29°08'06" E	98.95'	
C2	50°01'27"	125.00'	109.14'	N 68°28'08" E	105.70'	
C3	39°58'33"	125.00'	87.21'	N 66°31'52" W	85.46'	
C4	11°11'10"	225.00'	43.93'	N 20°24'23" E	43.86'	
C5	11°25'15"	225.00'	44.85'	N 31°42'36" E	44.78'	
C6	6°02'12"	225.00'	23.71'	N 40°26'19" E	23.69'	
C7	8°40'11"	150.00'	22.70'	N 47°47'31" E	22.68'	
C8	16°15'37"	150.00'	42.57'	N 60°15'25" E	42.43'	
C9	16°15'37"	150.00'	42.57'	N 76°31'01" E	42.43'	
C10	8°50'02"	150.00'	23.13'	N 89°03'51" E	23.10'	
C11	89°28'30"	20.00'	31.23'	S 48°44'37" W	28.41'	
C12	90°31'30"	20.00'	31.60'	N 11°15'23" W	28.15'	
C13	36°02'16"	100.00'	62.90'	N 75°27'44" E	61.87'	
C14	13°59'11"	100.00'	24.41'	N 50°27'00" E	24.35'	
C15	90°00'00"	20.00'	31.42'	N 1°31'35" W	28.28'	
C16	39°58'33"	100.00'	69.77'	N 66°31'52" W	68.36'	
C17	8°34'32"	150.00'	22.45'	N 82°13'52" W	22.43'	
C18	17°32'19"	150.00'	45.92'	N 69°10'21" W	45.74'	
C19	13°51'31"	150.00'	36.28'	N 53°28'21" W	36.19'	
C20	90°00'00"	20.00'	31.42'	N 88°27'25" E	28.28'	
C21	39°24'03"	175.00'	120.34'	N 23°45'23" E	117.99'	
C22	104°25'36"	200.00'	37.55'	N 09°26'05" E	37.49'	
C23	33°04'08"	145.00'	83.69'	S 69°59'04" E	82.53'	

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: Re: Spring Hill Subdivision - Final Plat 6A & 6B
Date: Thursday, April 18, 2024 12:16:45 PM
Attachments: [Outlook-fpoiwwz.png](#)

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

No comments about this project.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, April 17, 2024 1:25 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: Spring Hill Subdivision - Final Plat 6A & 6B

Lt. Schmidt,

I am sending you a Final Plat application for Spring Hill Subdivision off of Waggoner Road, along with related items that are scheduled for the May 5th Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am

asking for any comments you may have by April 24th so that we can incorporate them in the staff report that goes out first thing April 25th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: [Mark Riley](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: RE: Spring Hill Subdivision - Final Plat 6A & 6B
Date: Wednesday, April 17, 2024 2:36:13 PM

Phoenix,

Based on M/I Homes's communication with Director Doorman, I have no comments.

Kind regards,

Mark A. Riley
Public Service Manager

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6887 | **F** 614-322-6830
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mriley@reynoldsburg.gov

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To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: Spring Hill Subdivision - Final Plat 6A & 6B

Mark,

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Sincerely,
Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | **F** 614-322-6830

April 25, 2024

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Spring Hill Farms Subdivision, Final Plat, Section 6 Part B

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. The 13.320+/-acre residential subdivision is zoned SR - Suburban Residential. To the north and east is SR- Suburban Residential district. To the south is Truro Township single family residential; to the west is SR- Suburban Residential and Etna Township single family residential.
- b. Currently under agricultural use, the site is proposed to be developed with 33 single-family lots at a density of 2.48 du/ac.
- c. Open space is being platted in Reserve "N" at 6.267 acres.

2. Zoning Review

- a. The applicant is seeking final plat approval for Spring Hill Subdivision Section 6 Part B.
- b. The lot dimensions, rights-of-way, layout, setbacks, and open space configurations appear to be consistent with the approved major site plan and preliminary plat.
- c. On Sheet 1 of 3: Revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"
- d. On Sheet 1 of 3: Add a signature line for the "Director of Public Service"
- e. On Sheet 1 of 3: A statement of the expiration date of the City approval shall be placed just ahead of the space provided for the County Auditor's signature.

3. Engineering Review

- a. Sheet 1 of 2: There is the instrument reference that is a 2023XXXXXX placeholder. Should this be a 2024 prefix and can this number be filled in at this time or does it need to have a blank line for a remainder parcel?
- b. Sheet 2 of 2: The adjoining parcel for the Steve Hatton has changed name with new instrument numbers. Please ensure all adjoining names are current per the Franklin County auditor and recorder's website.
- c. Sheet 2 of 2: Reserve "N" does not match what is shown on the street plans. This is labeled as Reserve "M" on the recently reviewed street plans.
- d. Sheet 2 of 2: The sum of the various acreage breakdowns is off by 0.004 acres from the total acreage listed. Please advise on the difference in areas or update the summary accordingly.



4. Recommendation

- a. Recommend final plat approval of Spring Hill Subdivision Section 6 Part B, with the following conditions:
 - i. That sheet 1 of 3 be revised as noted in the above zoning review (2.c-e) to the approval of City staff.
 - ii. That the plat be revised as noted in the above engineering review (3.a-d) to the approval of City Staff.
 - iii. That the plat is revised to city staff's satisfaction before going to City Council.

If you have any questions or comment, please feel free to contact us.

Very truly yours,

Rick Fay PLA, ASLA
Planner

Sean Gillilan, PE
Engineer

Reynoldsburg

Department of Development Planning &
Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

*All Applications are submitted in person,
through mail or the Building Department by
email at: permit@reynoldsburg.gov

*Please know that an application will not be
processed until payment has been received.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☐ Paid: _____

Property Address/Name of Plat:

SPRING HILL FARM SECTION 6 PART B

Description of Location:

EAST OF WATKINS ROAD, OFF OF COLLINS DRIVE

Parcel ID#(s):

060-009329

Number of Lots:

33

Complete Where Applicable:

Engineer/Surveyor: EMIT T

Builder/Developer: M/I HOMES OF CENTRAL OHIO, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/I HOMES OF CENTRAL OHIO, LLC

Property Owner Address:

4131 WORTH AVENUE, SUITE 310, COLUMBUS, OHIO

II. APPLICANT INFORMATION

Applicant Name:

SAME AS PROPERTY OWNER

Applicant Address:

Applicant Phone Number:

614-418-8000

Applicant Email:

JFRANCES@MIHOMES.COM

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

III. PROJECT TYPE

- ☐ Subdivision without Plat (lot split) (\$200 Residential/\$250 Non-Residential) ☐ Preliminary Plat (\$750 + \$50 per lot All Districts) ☐ Preliminary Plat Extension (\$50 All Districts) ☒ Final Plat (\$500 All Districts) ☐ Plat Modification/Vacation (\$500 All Districts) (includes changes to approved preliminary not expired, or changes to approved final plat)

Applicant Signature: [Signature]

Date: 3/26/24

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: _____
☐ Olde Reynoldsburg District

☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

Planning and Zoning Board Meeting

Date: _____

City Council Meeting

Date: _____

☐ Approved as Submitted
☐ Submitted Approved
☐ w/ Conditions Tabled
☐ Denied

P&Z Administrator: _____

Clerk of Council: _____

Date: _____

Date: _____



Engineers, Surveyors, Planners, Scientists

Transmittal

TO:

City of Reynoldsburg
ATTN: Eric Meyer
7232 East Main Street
Reynoldsburg, Ohio, 43068

FROM:

Name: Matt Kirk

Date: 4-4-24

Job No.: 20221125

Subject: Spring Hill Farm 6 Parts A and B

We are sending via: ☐ Courier ☐ U.S. Mail ☒ UPS ☐ Email attachment

☐ Sharefile ☐ Other online file storage: _____

The following items: ☒ Copies ☐ Originals ☐ CAD Files ☐ PDFs ☐ [Other]

Copies	Date	Number of sheets	Description / Filenames
7		3	Part A final plat
7		2	Part B final plat
2		1	Applications
		2	Checks for application fees

These are transmitted as checked below:

☐ For Approval ☐ For Your File ☐ As Requested ☒ For Review and Comment

☐ For Execution/Signatures ☐ [Other]

Remarks:

If you should have any questions or need additional information, please do not hesitate to contact me directly at 614-775-4131 or via email at mkirk@emht.com.

THIS IS NOT A SUBSTITUTE FOR THE ELECTRONIC RELEASE FORM, which must be signed prior to the transfer of any digital information externally.

For EMH&T: _____
Matt Kirk 614.775.4131

SPRING HILL FARM SECTION 6 PART B

1
2

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, and in Sections 5 and 6, Township 16, Range 20, Refugee Lands, containing 13.320 acres of land, more or less, said 13.320 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC**, by deeds of record in Instrument Numbers 202403050021708, 202403050021709 and 202403050021710, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL, JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**SPRING HILL FARM SECTION 6 PART B**", a subdivision containing Lots numbered 322 to 354, both inclusive, and an area designated as Reserve "M", does hereby accept this plat of same and dedicates to public use, as such, all of Collins Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **TIMOTHY C. HALL, JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of: **M/I HOMES OF CENTRAL OHIO, LLC**

By **TIMOTHY C. HALL, JR.**,
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL, JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ____ day of ____, 20__.

Chairman, Planning and Zoning Board,
Reynoldsburg, Ohio

Approved this ____ day of ____, 20__.

City Engineer,
Reynoldsburg, Ohio

Approved this ____ day of ____, 20__.

Director of Public Service,
Reynoldsburg, Ohio

Approved and accepted this ____ day of ____, 20__, by Ordinance No. _____ wherein all of Collins Drive dedicated hereon is accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, _____ Reynoldsburg, Ohio Mayor, _____ Reynoldsburg, Ohio

Transferred this ____ day of ____, 20__.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of ____, 20__ at _____ M. Fee \$ _____

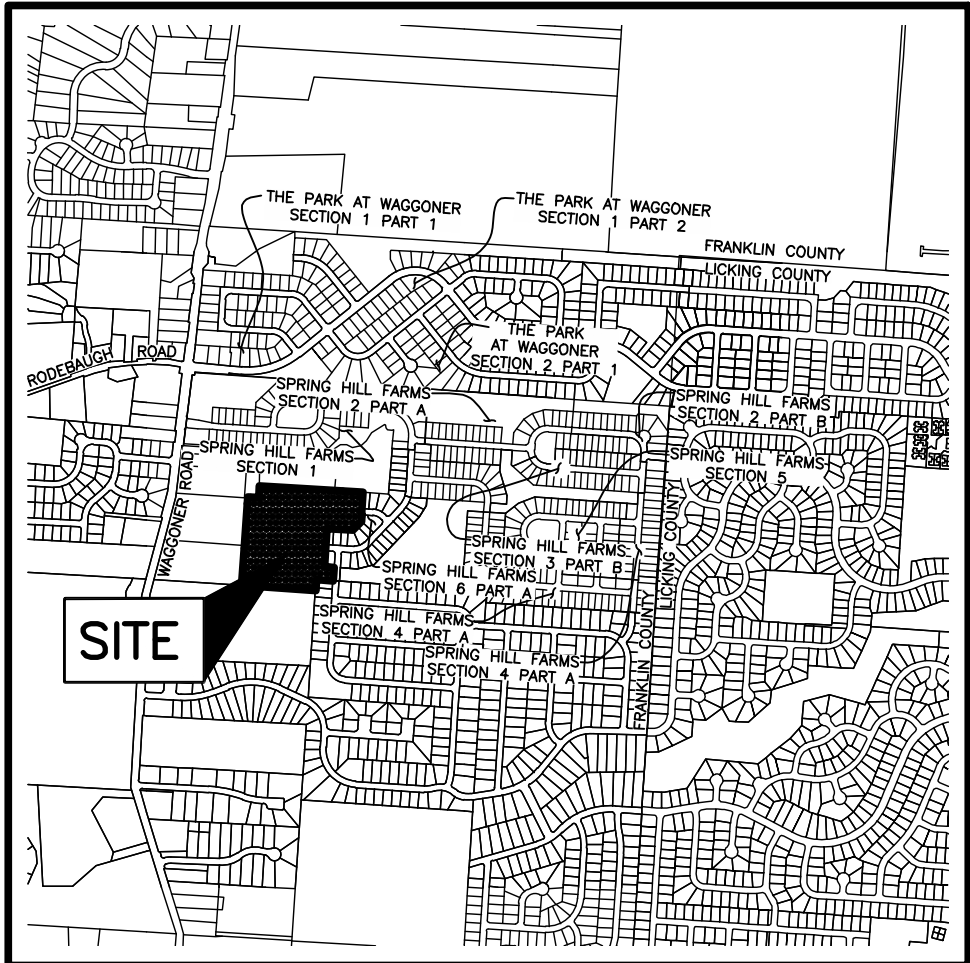
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of ____, 20__.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 48, GLENREST and FCGS 4408 RESET.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY

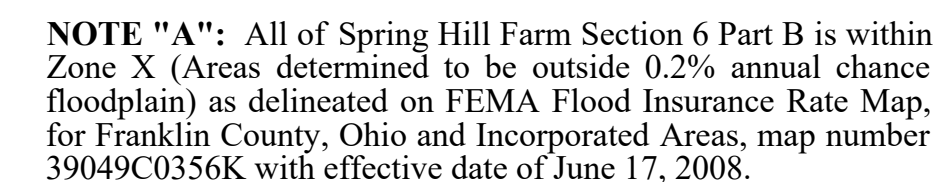


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

Date



NOTE "B" - ACREAGE BREAKDOWN:

Total acreage	13.320 Ac.
Reserve "N"	6.267 Ac.
Acreage in lots	5.855 Ac.
Acreage in public rights-of-way	1.198 Ac.

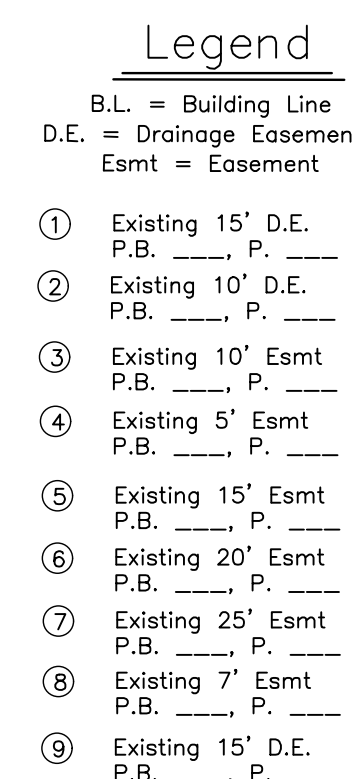
NOTE "C" - ACREAGE BREAKDOWN: Spring Hill Farm Section 6 Part B is out of the following Franklin County Parcel Numbers:

060-009329 13.320 Ac.

NOTE "D" - RESERVE "M": Reserve "M", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Spring Hill Farm subdivisions for the purpose of operating storm/water facilities.

NOTE "E": The purpose of this plat is to show certain property rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over any conflicting limitations and requirements that may be shown as existing on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "F": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Spring Hill Farm Section 6 Part B, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	125.00'	196.35'	S 41°31'08" E	176.78'
C2	90°00'00"	125.00'	196.35'	S 48°28'52" W	176.78'
C3	15°31'39"	150.00'	40.65'	S 78°45'19" E	40.53'
C4	17°32'29"	150.00'	45.92'	S 62°13'15" E	45.74'
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C7	18°32'31"	150.00'	48.54'	S 19°31'31" E	48.33'
C8	5°52'07"	150.00'	15.36'	S 00°32'48" W	15.36'
C9	17°55'13"	150.00'	46.92'	S 12°26'28" W	46.72'
C10	17°32'29"	150.00'	45.92'	S 30°10'20" W	45.74'
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From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: Re: Spring Hill Subdivision - Final Plat 6A & 6B
Date: Thursday, April 18, 2024 12:16:45 PM
Attachments: [Outlook-fpoiwwz.png](#)

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

No comments about this project.

Thanks,

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Truro Township Fire Department
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If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

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Cc: [Eric Meyer](#)
Subject: RE: Spring Hill Subdivision - Final Plat 6A & 6B
Date: Wednesday, April 17, 2024 2:36:13 PM

Phoenix,

Based on M/I Homes's communication with Director Doorman, I have no comments.

Kind regards,

Mark A. Riley
Public Service Manager

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mriley@reynoldsburg.gov

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DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

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City of Reynoldsburg
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T 614-322-6829 | **F** 614-322-6830



**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



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance Appropriating Funds from the Unappropriated General Fund to the Police Department for Donated Monies

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

The Reynoldsburg Police Department is requesting \$250.00 be appropriated from the general fund to account 110.111.5207. This money was donated by Park National Bank for the purpose of National Night Out (Check # 653219).

AN ORDINANCE APPROPRIATING FUNDS FROM THE UNAPPROPRIATED GENERAL FUND TO THE POLICE DEPARTMENT FOR DONATED MONIES

WHEREAS, the Reynoldsburg Police Department has received a generous donation from Park National Bank of \$250.00 for the police National Night Out; and

WHEREAS, those monies need to be appropriated from the unappropriated General Fund and into the following police department funds.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That an amount of \$250.00 in the unappropriated General Fund be and is hereby appropriated as follows:

\$250.00

110.111.5207

Law Enforcement Supplies

SECTION 2. That upon adoption by Council, this Ordinance shall be in effect thirty days following signature by the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance Authorizing a Change in Appropriations for Various City JEDD Agreements, and Declaring an Emergency

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

three read emergency waiving the 30 day period

REASON FOR EMERGENCY:

financial needs of the City and JEDDs to adjust the

STAFF REPORT:

J1 – reduced by \$140,000 (to \$520,000)
J2 – reduced by \$455,000 (to \$95,000)
J3 – increase by \$190,000 (to \$770,000)
J4 – increase by \$90,000 (to \$135,000)

AN ORDINANCE AUTHORIZING A CHANGE IN APPROPRIATIONS FOR VARIOUS CITY JEDD AGREEMENTS, AND DECLARING AN EMERGENCY

WHEREAS, the City of Reynoldsburg has several JEDD agreements that require distribution to multiple JEDD partners quarterly; and

WHEREAS, it is necessary for City Council to make adjustments to increase funds for JEDDs 3 and 4 and reduce funding for JEDDS 1 and 2.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO OF FRANKLIN, LICKING AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. JEDD agreements require distribution of funds to all members associated with the JEDD agreements on a quarterly basis.

SECTION 2. That the following changes be made from the unappropriated JEDD funds and to

the JEDD Funds as follows:

Reductions

JEDD 1	941.000.5529	\$140,000
JEDD 2	942.000.5529	\$455,000

Increases

JEDD 3	943.000.5529	\$190,000
JEDD 4	944.000.5529	\$ 90,000

SECTION 3. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City, and further to allow for the acceptance and distribution of JEDD funds. Upon passage by Council, this Ordinance shall be in effect immediately upon signature by the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance to Amend Section 333.02 Reckless Operation of the Codified Ordinances of the City of Reynoldsburg

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

An Ordinance to Amend Section 333.02 Reckless Operation of the Codified Ordinances of the City of Reynoldsburg

WHEREAS, the City of Reynoldsburg recognizes that the lawful operation of motor vehicles on public and private property is necessary for the safety of individual persons and property; and

WHEREAS, the City of Reynoldsburg finds that the reckless operation of a motor vehicle, defined as the operation of a vehicle without due regard for the safety of persons or property, is a serious violation that warrants a degree of culpability higher than an average traffic offense; and

WHEREAS, the City of Reynoldsburg further finds that individuals who utilize designated center turn lanes for the purpose of passing or attempting to pass another vehicle traveling in the same direction, present a risk of serious physical harm to other vehicles on the roadway, justifying its classification as reckless operation.

NOW, THEREFORE, BE ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG:

Section 1. That Section 333.02, Reckless Operation, of the Codified Ordinances of the City of

Reynoldsburg is hereby amended as set forth in the attached Exhibit A.

Section 2. That this Ordinance shall take effect thirty days following the approval of Council and the signature of the Mayor.

333.02 RECKLESS OPERATION ON STREETS, PUBLIC OR PRIVATE PROPERTY AND OPERATION IN WILLFUL OR WANTON DISREGARD OF SAFETY.

(a) (1) No person shall operate a vehicle on any street or highway without due regard for the safety of persons or property.

(b) (1) No person shall operate a vehicle on any public or private property other than streets or highways, without due regard for the safety of persons or property.

(2) No person shall operate a vehicle on any street or highway in willful or wanton disregard of the safety of persons or property.

(c) Any person who commits a violation of Section 4511.33 of the Ohio Revised Code using a center turn lane for the purpose of passing or attempting to pass another vehicle moving in the same direction shall be rebuttably presumed to have committed a violation under this section.

(c) Except as otherwise provided in this division, whoever violates any provision of this section is guilty of a ~~minor~~ misdemeanor of the fourth degree. If, within one year of the offense, the offender previously has been convicted of or pleaded guilty to one predicate motor vehicle or traffic offense, whoever violates any provision of this section is guilty of a misdemeanor of the ~~fourth~~ third degree. If, within one year of the offense, the offender previously has been convicted of two or more predicate motor vehicle or traffic offenses, whoever violates any provision of this section is guilty of a misdemeanor of the ~~third~~ second degree.

~~(ORC 4511.20)~~

~~—(d)—No person shall operate a vehicle on any public or private property other than streets or highways, in willful or wanton disregard of the safety of person or property.~~

(e) This division does not apply to the competitive operation of vehicles on public or private property when the owner of such property knowingly permits such operation thereon.

(ORC 4511.201; Ord. 21-83. Passed 3-14-83.)



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance to Amend Chapter 1335 Flood Damage Prevention of the Codified Ordinances of the City of Reynoldsburg

APPROVALS:

Joe Begeny
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

An Ordinance to Amend Chapter 1335 Flood Damage Prevention of the Codified Ordinances of the City of Reynoldsburg

WHEREAS, communities that participate in the National Flood Insurance Program (NFIP) are required to adopt and enforce floodplain management regulations that are compliant with NFIP criteria; and

WHEREAS, the Ohio Department of Natural Resources (ODNR) Floodplain Management Program has developed model flood damage reduction regulations to assist communities with the promulgation of regulations that are compliant with the minimum criteria of the NFIP; and

WHEREAS, the City of Reynoldsburg, in cooperation with ODNR, has incorporated the necessary amendments to the City's current flood damage prevention code in order to be compliant with the minimum criteria of the NFIP.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG:

Section 1. That Chapter 1335 Flood Damage Prevention is hereby amended as set forth in the attached Exhibit A.

Section 2. That this Ordinance shall take effect thirty days from the approval of Council and the signature of the Mayor.

CHAPTER 1335

Flood Damage Prevention

- 1335.01 Statutory authorization.
- 1335.02 Findings of fact.
- 1335.03 Statement of purpose.
- 1335.04 Methods of reducing flood losses.
- 1335.05 Definitions.
- 1335.06 Applicable lands.
- 1335.07 Basis for establishing the areas of special flood hazard.
- 1335.08 Compliance.
- 1335.09 Abrogation and greater restrictions.
- 1335.10 Interpretation.
- 1335.11 Warning and disclaimer of liability.
- 1335.12 Establishment of development permit.
- 1335.13 Exemption from filing a development permit.
- 1335.14 Designation of the Flood Damage Prevention Administrator.
- 1335.15 Duties and responsibilities of the Floodplain Administrator.
- 1335.16 Appeal and Variance Procedures.
- 1335.17 Map maintenance activities.
- 1335.18 Data use and flood map interpretation.
- 1335.19 Substantial damage determinations.
- 1335.20 Assurances of Flood carrying capacity.
- 1335.21 Notice of violation.
- 1335.22 Severability.
- 1335.23 Application required.
- 1335.24 Review and approval.
- 1335.25 Inspections.
- 1335.26 Post-construction certifications required.

1335.27 Revoking a Floodplain Development Permit.

1335.28 Use and development standards for flood hazard reduction.

1335.99 Penalty.

CROSS REFERENCES

Flood control bonds; public capital improvement - see Ohio Const. Art. VIII, Sec. 21; Ohio R.C. 129.70 et seq.

Basis of zoning districts - see Ohio R.C. 713.10

Levees - see Ohio R.C. 717.01

Construction permits and prohibitions for dams, dikes or levees - see Ohio R.C. 1521.06

1335.01 STATUTORY AUTHORIZATION.

Article XVBI, Section 3 of the Ohio Constitution grants municipalities the legal authority to adopt land use and control measures for promoting the health, safety and general welfare of its citizens. Therefore, the City Council of Reynoldsburg does ordain as follows:

(Ord. 32-07. Passed 5-14-07)

1335.02 FINDINGS OF FACT.

(a) The City of Reynoldsburg has special flood hazard areas that are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base.

(b) Additionally, structures that are inadequately; elevated, floodproofed, or otherwise protected from flood damage also contribute to the flood loss. In order to minimize the threat of such damages and to achieve the purposes hereinafter set forth, these regulations are adopted.

(Ord. 32-07. Passed 5-14-07)

1335.03 STATEMENT OF PURPOSE.

It is the purpose of these regulations to promote the public health, safety and general welfare, and to:

(a) Protect human life and health;

(b) Minimize expenditure of public money for costly flood control projects;

(c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

(d) Minimize prolonged business interruptions;

(e) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines and streets and bridges located in areas of special flood hazard;

(f) Help maintain a stable tax base by providing for the proper use and development of areas of special flood hazard so as to protect property and minimize future flood blight areas;

(g) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions;

(h) Minimize the impact of development on adjacent properties within and near flood prone areas;

(i) Ensure that the flood storage and conveyance functions of the floodplain are maintained;

(j) Minimize the impact of development on the natural, beneficial values of the floodplain;

(k) Prevent floodplain uses that are either hazardous or environmentally incompatible; and

(l) Meet community participation requirements of the National Flood Insurance Program.

(Ord. 32-07. Passed 5-14-07)

1335.04 METHODS OF REDUCING FLOOD LOSSES.

In order to accomplish its purpose, these regulations includes methods and provisions for:

(a) Restricting or prohibiting uses which are dangerous to health, safety and property due to water hazards, or which result in damaging increases in flood heights or velocities;

(b) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

(c) Controlling the alteration of natural flood plains, stream channels and natural protective barriers, which help accommodate or channel floodwaters;

(d) Controlling filling, grading, dredging, excavating, and other development which may increase flood damage; and

(e) Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

1335.05 DEFINITIONS.

Unless specifically defined below, words or phrases used in these regulations shall be interpreted so as to give them the meaning they have in common usage and to give these regulations its most reasonable application.

(a) "Accessory structure" means a structure on the same lot with and of a nature customarily incidental and subordinate to, the principal structure.

(b) "Appeal" means a request for a review of the Floodplain Administrator's interpretation of any provision of these regulations or a request for a variance.

(c) "Base flood" means the flood having a one percent (1%) chance of being equaled or exceeded in any given year. The base flood may also be referred to as the 1% chance annual flood or one-hundred (100) year flood.

(d) "Base (100-year) Flood Elevation (BFE)" means the water surface elevation of the base flood in relation to a specified datum, usually the National Geodetic Vertical Datum of 1929 or the North American Vertical Datum of 1988, and usually expressed in Feet Mean Sea Level (MSL). In Zone AO areas, the base flood elevation is the lowest adjacent natural grade elevation plus the depth number (from 1 to 3 feet).

(e) "Basement" means any area of the building having its floor subgrade (below ground level) on all sides.

(f) "Development" means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

(g) "Enclosure Below the Lowest Floor" see "Lowest Floor".

(h) "Executive Order 11988 (Floodplain Management)" means the executive order issued by President Carter in 1977 that requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

(i) "Federal Emergency Management Agency (FEMA)" means the agency with the overall responsibility for administering the National Flood Insurance Program.

(j) "Fill" means a deposit of earth material placed by artificial means.

(k) "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

(1) The overflow of inland or tidal waters, and/or

(2) The unusual and rapid accumulation or runoff of surface waters from any source.

(l) "Flood Hazard Boundary Map (FHBM)" means usually the initial map, produced by the Federal Emergency Management Agency, or U.S. Department of Housing and Urban Development, for a community depicting approximate special flood hazard areas.

(m) "Flood Insurance Rate Map (FIRM)" means an official map on which the Federal Emergency Management Agency or the U.S. Department of Housing and Urban Development has delineated the areas of special flood hazard ~~areas~~.

(n) "Flood Insurance Risk Zones" means zone designations on FHBMs and FIRMs that indicate the magnitude of the flood hazard in specific areas of a community. Following are the zone definitions:

(1) Zone A: Special flood hazard areas inundated by the 100-year flood in any given year; base flood elevations are not determined.

(2) Zone A1-30 and Zone AE: Special flood hazard areas inundated by the 100-year flood in any given year; base flood elevations are determined.

(3) Zone AO: Special flood hazard areas inundated by the 100-year flood in any given year; with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.

(4) Zone AH: Special flood hazard areas inundated by the 100-year flood in any given year; flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations are determined.

(5) Zone A99: Special flood hazard areas inundated by the 100-year flood to be protected from the 100-year flood by a Federal flood protection system under construction; no base flood elevations are determined.

(6) Zone B and Zone X (shaded): Areas of 500-year flood; areas subject to the 100-year flood with average depths of less than 1 foot or with contributing drainage area less than 1 square mile; and areas protected by levees from the base flood.

(7) Zone C and Zone X (unshaded): Areas determined to be outside the 500-year floodplain.

(o) "Flood Insurance Study (FIS)" means the official report in which the Federal Emergency Management Agency or the U.S. Department of Housing and Urban Development has provided flood profiles, floodway boundaries (sometimes shown on the Flood Boundary and Flood-way Maps), and the water surface elevation of the base flood.

(p) "Floodproofing" means any combination of structural and non-structural additions, changes, or adjustments to structure which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

(~~pg~~) "Flood Protection Elevation (FPE)" means the base flood elevation plus zero (0) feet of freeboard. In areas where no base flood elevations exist from any authoritative source, the flood protection elevation can be historical flood elevations, or base flood elevations determined and/or approved by the floodplain administrator.

(~~qr~~) "Floodway" means the channel of a river or other watercourse and the adjacent land areas that have been reserved in order to pass the base flood discharge. A floodway is typically determined through a hydraulic and hydrologic engineering analysis such that the cumulative increase in the water surface elevation of the base flood discharge is no more than a designed height. In no case shall the designated height be more than one foot at any point within the community. The floodway is an extremely hazardous area, and is usually characterized by any of the following: Moderate to high velocity flood waters, high potential for debris and projectile impacts, and moderate to high erosion forces.

(~~rs~~) "Freeboard" means a factor of safety usually expressed in feet above a flood level for the purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, obstructed bridge openings, debris and ice jams, and the hydrologic effect of urbanization in a watershed.

(~~st~~) "Historic structure" means any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listings on the National Registrar;

(2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(3) Individually listed on the State of Ohio's inventory of historic places maintained by the Ohio Historic Preservation Office; or

(4) Individually listed on a local inventory of historic places maintained by Reynoldsburg whose historic preservation program has been certified by the Ohio Historic Preservation Office.

(~~tu~~) "Hydrologic and hydraulic engineering analysis" means an analysis performed by a professional engineer, registered in the State of Ohio, in accordance with standard engineering practices as accepted by FEMA, used to determine flood elevations and/or floodway boundaries.

(~~uv~~) "Letter of Map Change (LOMC)" means an official FEMA determination, by letter, to amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, and Flood Insurance Studies. LOMCs are broken down into the following categories:

(1) Letter of Map Amendment (LOMA) - A revision based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA

amends the current effective Flood Insurance Rate Map and establishes that a specific property is not located in a special flood hazard area.

(2) Letter of Map Revision (LOMR) - A revision based on technical data that, usually due to manmade changes, shows changes to flood zones, flood elevations, floodplain and floodway delineations, and planimetric features. One common type of LOMR, a LOMR-F, is a determination concerning whether a structure or parcel has been elevated by fill above the base flood elevation and is, therefore, excluded from the special flood hazard area.

(3) Conditional Letter of Map Revision (CLOMR) - A ~~formal review and~~ comment by FEMA ~~regarding as to whether~~ a proposed project ~~that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus results in the modification of the existing regulatory floodway, the effective base flood elevations, or the special flood hazard area. complies with the minimum National Flood Insurance Program floodplain management criteria.~~ A CLOMR does not amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, or Flood Insurance Studies.

(~~w~~w) "Lowest floor" means the lowest floor of the lowest enclosed area (including basement) of a structure. This definition excludes an "enclosure below the lowest floor" which is an unfinished or flood resistant usable solely for parking of vehicles, building access or storage in an area other than a basement area, provided that such enclosure is built in accordance with the applicable design requirements specified in these regulations for enclosures below the lowest floor.

(~~w~~x) "Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "Manufactured home" does not include a "recreational vehicle". For the purposes of these regulations, a manufactured home includes manufactured homes and mobile homes as defined in Chapter ~~3733-4781~~ of the Ohio Revised Code.

(~~x~~y) "Manufactured home park" means as specified in the Ohio Administrative Code ~~3701-27-014781-12-01(K)~~, any tract of land upon which three or more manufactured homes, used for habitation are parked, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as part of the facilities of the park. A tract of land that is subdivided and the individual lots are not for rent or rented, but are for sale or sold for the purpose of installation of manufactured homes on the lots, is not a manufactured home park, even though three or more manufactured homes are parked thereon, if the roadways are dedicated to the local government authority. Manufactured home park does not include any tract of land used solely for the storage or display for sale of manufactured homes.

(z) "Mean Sea Level" means for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum of 1929, the North American Vertical Datum of 1988, or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

(yaa) "National Flood Insurance Program (NFIP)" means a Federal program enabling property owners in participating communities to purchase insurance protection against losses from flooding. This insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods. Participation in the NFIP is based on an agreement between local communities and the Federal government that states if a community will adopt and enforce floodplain management regulations to reduce future flood risks to all development in special flood hazard areas, the Federal government will make flood insurance available within the community as a financial protection against flood loss.

(zbb) "New construction^{AS2}" means structures for which the "start of construction" commenced on or after the initial effective date of the City^{te} of Reynoldsburg's Flood Insurance Rate Map, dated September 1, 1978, and includes any subsequent improvements to such structures.

(aacc) "Person" means any individual or group of individuals, corporation, partnership, association, or any other entity, including state and local governments and agencies. An agency is further defined in the Ohio Revised Code ~~§Section~~ 111.15(A)(2) as any governmental entity of the state and includes, but is not limited to, any board, department, division, commission, bureau, society, council, institution, state college or university, community college district, technical college district, or state community college. "Agency" does not include the general assembly, the controlling board, the adjutant general's department, or any court.

(bdd) "Recreational vehicle" means a vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

(eee) "Registered Professional Architect" means a person registered to engage in the practice of architecture pursuant to Ohio Revised Code §under the provisions of sections 4703.01 to 4703.19 ~~of the Revised Code.~~

(dff) "Registered Professional Engineer" means a person registered as a professional engineer pursuant to Ohio Revised Code under Chapter 4733 ~~of the Revised Code.~~

(egg) "Registered Professional Surveyor" means a person registered as a professional surveyor pursuant to Ohio Revised Code under Chapter 4733 ~~of the Revised Code.~~

(fhh) "Special Flood Hazard Area" (also known as "Areas of Special Flood Hazard") means ~~it~~ is the land in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are designated by the Federal Emergency Management Agency on Flood Insurance Rate Maps, Flood Insurance Studies, Flood Boundary and Floodway Maps and Flood Hazard Boundary Maps as Zones A, AE, AH,

AO, AI-30, ~~and-or~~ A99. Special flood hazard areas may also refer to areas that are flood prone and designated from other federal state or local sources of data including but not limited to historical flood information reflecting high water marks, previous flood inundation areas, and flood prone soils associated with a watercourse.

(~~gg~~ii) "Start of construction" means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation of accessory buildings on the property, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of a building.

(~~hh~~jj) "Structure" means a walled and roofed building, manufactured home, or gas or liquid storage tank that is principally above ground.

(~~ii~~kk) "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to ~~the its~~ "before-damaged" condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

(~~jj~~ll) "Substantial improvement" means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. This term does not however include:

(1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; ~~or~~

(2) Any alteration of "historic structure", provided that the alteration will not preclude the structure's continued designation as an "historic structure" ~~or~~

~~—(3) Any improvement to a structure which is considered "new construction".~~

(~~kk~~mm) "Variance" means a grant of relief from the standards of these regulations consistent with the variance conditions herein.

(~~nn~~) "Violation" means the failure of a structure or other development to be fully compliant with these regulations.

(Ord. 32-07. Passed 5-14-07)

1335.06 APPLICABLE LANDS.

These regulations shall apply to all areas of special flood hazard within the jurisdiction of the City of Reynoldsburg, as identified in Section 1335.07 including any additional areas of special flood hazard annexed by the City.

(Ord. 32-07. Passed 5-14-07; Ord. 05-16. Passed 2-8-16.)

1335.07 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD.

For the purposes of these regulations, the following studies and / or maps are adopted:

(a) (1) Flood Insurance Study Licking County, Ohio and Incorporated Areas, effective May 2, 2007.

(2) Flood Insurance Rate Map Licking County, Ohio and Incorporated Areas, effective May 2, 2007.

(3) Flood Insurance Study Franklin County, Ohio and Incorporated Areas, effective March 16, 2004.

(4) Flood Insurance Rate Map Franklin County, Ohio and Incorporated Areas, effective March 16, 2004.

(b) Other studies and/or maps, which may be relied upon for establishment of the flood protection elevation, delineation of the 100-year floodplain, floodways or delineation of other areas of special flood hazard.

(c) Any hydrologic and hydraulic engineering analysis authored by a registered Professional Engineer in the State of Ohio which has been approved by the City as required by Section 1335.28(c) Subdivisions and Other New Large Scale Developments.

(d) Any revisions to the aforementioned maps and / or studies are hereby adopted by reference and declared to be a part of these regulations. Such maps and/or studies are on file in the office of the Floodplain Administrator.

(Ord. 32-07. Passed 5-14-07; Ord. 05-16. Passed 2-8-16.)

1335.08 COMPLIANCE.

(a) No structure or land shall hereafter be located, erected, constructed, reconstructed, repaired, extended, converted, enlarged or altered without full compliance with the terms of these regulations and all other applicable regulations which apply to uses within the

jurisdiction of these regulations, unless specifically exempted from filing for a development permit as stated in Section 1335.13.

(b) Failure to obtain a floodplain development permit shall be a violation of these regulations and shall be punishable in accordance with Section 1335.99. Floodplain development permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the use, and arrangement, set forth in such approved plans and applications or amendments thereto. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of these regulations and punishable in accordance with Section 1335.99.

(Ord. 32-07. Passed 5-14-07)

1335.09 ABROGATION AND GREATER RESTRICTIONS.

These regulations are not intended to repeal any existing ordinances (resolutions) including subdivision regulations, zoning or building codes. In the event of a conflict between these regulations and any other ordinance (resolution), the more restrictive shall be followed. These regulations are not intended to repeal, abrogate, or shall not impair any existing easements, covenants, or deed restrictions. covenant or easement but the land subject to such interests shall also be governed by the regulations. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(Ord. 32-07. Passed 5-14-07)

1335.10 INTERPRETATION.

(a) In the interpretation and application of these regulations, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under State statutes.

(b) Where a provision of these regulations may be in conflict with a state or Federal law, such state or Federal law shall take precedence over these regulations.

(Ord. 32-07. Passed 5-14-07)

1335.11 WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or

natural causes. These regulations do not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. These regulations shall not create liability on the part of the City, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on these regulations or any administrative decision lawfully made thereunder.

(Ord. 32-07. Passed 5-14-07; Ord. 05-16. Passed 2-8-16.)

1335.12 ESTABLISHMENT OF DEVELOPMENT PERMIT.

It shall be unlawful for any person to begin construction or other development activity including but not limited to filling; grading; construction; alteration, remodeling, or expanding any structure; or alteration of any watercourse wholly within, partially within or in contact with any identified special flood hazard area, as established in Section 1335.07, until a floodplain development permit is obtained from the Floodplain Administrator. Such floodplain development permit shall show that the proposed development activity is in conformity with the provisions of these regulations. No such permit shall be issued by the Floodplain Administrator until the requirements of these regulations have been met.

(Ord. 32-07. Passed 5-14-07)

1335.13 ~~EXEMPTION FROM FILING A DEVELOPMENT PERMIT~~ SPECIAL CASES. [AS3]

(a) An application for a development permit shall not be required for:

~~—(a)—~~ Maintenance work such as roofing, painting and basement sealing, or for small nonstructural development activities (except for filling and grading) valued at less than ~~five~~ two thousand five hundred dollars (\$~~52,050~~00);

(b) State and Federal Development

(1) Development that is funded, financed, undertaken, or preempted by state agencies shall comply with minimum NFIP criteria.

(2) Before awarding funding or financing or granting a license, permit, or other authorization for a development that is or is to be located within a 100-year floodplain, a state agency shall require the applicant to demonstrate to the satisfaction of the agency that the development will comply with minimum NFIP criteria and any applicable local floodplain management resolution or ordinance as required by Ohio Revised Code Section 1521.13. This includes, but is not limited to:

~~a.—~~ Development activities in an existing or proposed manufactured home park that are under the authority of the Ohio Department of

~~Commerce~~Health and subject to the flood damage reduction provisions of the Ohio Administrative Code Section ~~3701~~4781-12;

a.

~~b. (e)~~ Major utility facilities permitted by the Ohio Power Siting Board under Section 4906 of the Ohio Revised Code;

b.

c. ~~(d)~~ Hazardous waste disposal facilities permitted by the Hazardous Waste Siting Board under Section 3734 of the Ohio Revised Code; and

~~(3) (e)~~ Development activities undertaken by a federal agency and which are subject to Federal Executive Order 11988 – Floodplain Management.

a. Each federal agency has a responsibility to evaluate the potential effects of any actions it may take in a floodplain; to ensure that its planning programs and budget request reflect consideration of flood hazards and floodplain management; and to prescribe procedures to implement the policies and requirements of EO 11988.

~~Any proposed action exempt from filing for a development permit is also exempt from the standards of these regulations.~~

(Ord. 32-07. Passed 5-14-07)

1335.14 DESIGNATION OF THE FLOOD DAMAGE PREVENTION ADMINISTRATOR.

The Building Official is hereby appointed to administer and implement these regulations and is referred to herein as the Floodplain Administrator.

(Ord. 32-07. Passed 5-14-07; Ord. 05-16. Passed 2-8-16.)

1335.15 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.

The duties and responsibilities of the Floodplain Administrator shall include but are not limited to:

- (a) Evaluate applications for permits to develop in special flood hazard areas;
- (b) Interpret floodplain boundaries and provide flood hazard and flood protection elevation information;
- (c) Issue permits to develop in special flood hazard areas when the provisions of these regulations have been met, or refuse to issue the same in the event of noncompliance;

(d) Inspect buildings and lands to determine whether any violations of these regulations have been committed;

(e) Make and permanently keep all records for public inspection necessary for the administration of these regulations including Flood Insurance Rate Maps, Letters of Map Amendment and Revision, records of issuance and denial of permits to develop in special flood hazard areas, determinations of whether development is in or out of special flood hazard areas for the purpose of issuing floodplain development permits, elevation certificates, floodproofing certificates, variances, and records of enforcement actions taken for violations of these regulations;

(f) Enforce the provisions of these regulations;

(g) Provide information, testimony, or other evidence as needed during variance hearings;

(h) Coordinate map maintenance activities and FEMA follow-up; and

(i) Conduct substantial damage determinations to determine whether existing structures, damaged from any source and in special flood hazard areas identified by FEMA, must meet the development standards of these regulations.

(Ord. 32-07. Passed 5-14-07)

1335.16 APPEAL AND VARIANCE PROCEDURES.

(a) Appeals Board. City Council of the City of Reynoldsburg shall hear all requests for variances and appeals, and in such capacity shall hereinafter be referred to as the "Appeals Board". All meetings of the Appeals Board shall be open to the public except that the Appeals Board may deliberate in executive sessions as part of quasi-judicial hearings in accordance with law. The Appeals Board shall keep minutes of its proceedings showing the vote of each member upon each question and shall keep records of all official actions. Records of the Appeals Board shall be kept and filed in the office of the Clerk of Council.^[AS4]

(b) Powers and Duties

(1) The Appeals Board shall hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the Floodplain Administrator in the enforcement or administration of these regulations.

(2) Authorize variances in accordance with Section 1335.16(d) of these regulations.

(3) Those aggrieved by the decision of the Appeals Board may appeal such decision to the Franklin County, Fairfield County, or Licking Court of Common Pleas, as provided in Ohio R.C. Revised Code Chapter 2506.

(c) Appeals.

(1) Any person affected by any notice and order, or other official action of the Floodplain Administrator may request and shall be granted a hearing on the matter before the Appeals Board provided that such person shall file, within 30 days of the date of such notice and order, or other official action, a brief statement of the grounds for such hearing or for the mitigation of any item appearing on any order of the Floodplain Administrator's decision. Such appeal shall be in writing, signed by the applicant, and be filed with the Floodplain Administrator. Upon receipt of the appeal, the Floodplain Administrator shall transmit said notice and all pertinent information on which the Floodplain Administrator's decision was made to the Appeals Board, or their designated representative.

(2) Upon receipt of the notice of appeal, the Appeals Board shall fix a reasonable time for the appeal, give notice in writing to parties of interest, and decide the appeal within a reasonable time after it is submitted.

(d) Variances. Any person believing that the use and development standards of these regulations would result in unnecessary hardship may file an application for a variance. The Appeals Board shall have the power to authorize, in specific cases, such variances from the standards of these regulations, not inconsistent with Federal regulations, as will not be contrary to the public interest where, owing to special conditions of the lot or parcel, a literal enforcement of the provisions of these regulations would result in unnecessary hardship.

(1) Application for a Variance.

A. Any owner, or agent thereof, of property for which a variance is sought shall make an application for a variance by filing it with the Floodplain Administrator, who upon receipt of the variance shall transmit it to the Appeals Board, or their designated representative.

B. Such application at a minimum shall contain the following information: Name, address, and telephone number of the applicant; legal description of the property; parcel map; description of the existing use; description of the proposed use; location of the floodplain; description of the variance sought; and reason for the variance request.

C. All applications for a variance shall be accompanied by a variance application fee set in the fee schedule adopted by the City.

(2) Notice for Public Hearing. The Appeals Board shall schedule and hold a public hearing within thirty (30) days after the receipt of an application for a variance from the Floodplain Administrator. Prior to the hearing, a notice of such hearing shall be given in one (1) or more newspapers of general circulation in the community at least ten (10) days before the date of the hearing.

(3) Public Hearing.

A. At such hearing the applicant shall present such statements and evidence as the Appeals Board requires. In considering such variance applications, the Appeals Board shall consider and make findings of fact on all evaluations, all relevant factors, standards specified in other sections of these regulations and the following factors:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The availability of alternative locations for the proposed use that are not subject to flooding or erosion damage;
6. The necessity to the facility of a waterfront location, where applicable;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

B. Variances shall only be issued upon:

1. A showing of good and sufficient cause;
2. A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the property. Increased cost or inconvenience of meeting the requirements of these regulations does not constitute an exceptional hardship to the applicant;
3. A determination that the granting of a variance will not result in increased flood heights beyond that which is allowed in these regulations; additional threats to public safety; extraordinary public expense, nuisances, fraud on or victimization of the public, or conflict with existing local laws;
4. A determination that the structure or other development is protected by methods to minimize flood damages; and
5. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

Upon consideration of the above factors and the purposes of these regulations, the Appeals Board may attach such conditions to the granting of variances, as it deems necessary to further the purposes of these regulations.

C. Other Conditions for Variances.

1. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

2. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items in Section 1335.16(d)(3)A.1. through 11. have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

3. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

D. Procedure at Hearings.

1. All testimony shall be given under oath;

2. A complete record of the proceedings shall be kept, except confidential deliberations of the Appeals Board, but including all documents presented and a verbatim record of the testimony of all witnesses;

3. The applicant shall proceed first to present evidence and testimony in support of the appeal or variance;

4. The administrator may present evidence or testimony in opposition to the appeal or variance;

5. All witnesses shall be subject to cross-examination by the adverse party or their counsel;

6. Evidence that is not admitted may be proffered and shall become part of the record for appeal;

7. The Appeals Board shall issue subpoenas upon written request for the attendance of witnesses. A reasonable deposit to cover the cost of issuance and service shall be collected in advance; and

8. The Appeals Board shall prepare conclusions of fact supporting its decision. The decision may be announced at the conclusion of the hearing and thereafter issued in writing or the decision may be issued in writing within a reasonable time after the hearing.

(Ord. 32-07. Passed 5-14-07; Ord. 05-16. Passed 2-8-16.)

1335.17 MAP MAINTENANCE ACTIVITIES.

To meet National Flood Insurance Program minimum requirements to have flood data reviewed and approved by FEMA, and to ensure that Reynoldsburg's flood maps, studies and other data identified in Section 1335.07 accurately represent flooding conditions so appropriate floodplain management criteria are based on current data, the following map maintenance activities are identified:

(a) Requirement to Submit New Technical Data.

(1) For all development proposals that impact floodway delineations or base flood elevations, the community shall ensure that technical data reflecting such changes be submitted to FEMA within six months of the date such information becomes available. These development proposals include:

A. Floodway encroachments that increase or decrease base flood elevations or alter floodway boundaries;

B. Fill sites to be used for the placement of proposed structures where the applicant desires to remove the site from the special flood hazard area;

C. Alteration of watercourses that result in a relocation or elimination of the special flood hazard area, including the placement of culverts; and

D. Subdivision or ~~large-scale~~other new development proposals requiring the establishment of base flood elevations in accordance with Section 1335.28(c).

(2) It is the responsibility of the applicant to have technical data, required in accordance with Section 1335.17(a), prepared in a format required for a Conditional Letter of Map Revision or Letter of Map Revision, and submitted to FEMA. Submittal and processing fees for these map revisions shall be the responsibility of the applicant.

(3) The Floodplain Administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:

A. Proposed floodway encroachments that increase the base flood elevation; and

B. Proposed development which increases the base flood elevation by more than one foot in riverine areas where FEMA has provided base flood elevations but no floodway.

(4) Floodplain development permits issued by the Floodplain Administrator shall be conditioned upon the applicant obtaining a Letter of Map Revision from FEMA for any development proposal subject to Section 1335.17(a)(1).

(b) Right to Submit New Technical Data. The Floodplain Administrator may request changes to any of the information shown on an effective map that does not impact floodplain or floodway delineations or base flood elevations, such as labeling or planimetric details. Such a submission shall include appropriate supporting documentation made in writing by the Mayor of Reynoldsburg, and may be submitted at any time.

(c) Annexation/Detachment. Upon occurrence, the Floodplain Administrator shall notify FEMA in writing whenever the boundaries of the City have been modified by annexation or the community has assumed authority over an area, or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that the City of Reynoldsburg's Flood Insurance Rate Map accurately represent the City boundaries, include within such notification a copy of a map of the City suitable for reproduction, clearly showing the new corporate limits of the new area for which the City has assumed or relinquished floodplain management regulatory authority.

(Ord. 32-07. Passed 5-14-07; Ord. 05-16. Passed 2-8-16.)

1335.18 DATA USE AND FLOOD MAP INTERPRETATION.

The following guidelines shall apply to the use and interpretation of maps and other data showing areas of special flood hazard:

(a) In areas where FEMA has not identified special flood hazard areas, or in FEMA identified special flood hazard areas where base flood elevation and floodway data have not been identified, the Floodplain Administrator shall review and reasonably utilize any other flood hazard data available from a federal, state, or other source.

(b) Base flood elevations and floodway boundaries produced on FEMA flood maps and studies shall take precedence over base flood elevations and floodway boundaries by any other source that reflect a reduced floodway width and/or lower base flood elevations. Other sources of data, showing increased base flood elevations and/or larger floodway areas than are shown on FEMA flood maps and studies, shall be reasonably used by the Floodplain Administrator.

~~—(c) When Preliminary Flood Insurance Rate Maps and/or Flood Insurance Study have been provided by FEMA:~~

~~—(1) Upon the issuance of a Letter of Final Determination by the FEMA, the preliminary flood hazard data shall be used and replace all previously existing flood hazard data provided from FEMA for the purposes of administering these regulations.~~

~~—(2) Prior to the issuance of a Letter of Final Determination by FEMA, the use of preliminary flood hazard data shall only be required where no base flood elevations and/or floodway areas exist or where the preliminary base flood elevations or floodway area exceed the base flood elevations and/or floodway widths in existing flood hazard data provided from FEMA. Such preliminary data may be subject to change and/or appeal to FEMA.~~

(~~d~~c) The Floodplain Administrator shall make interpretations, where needed, as to the exact location of the flood boundaries and areas of special flood hazard. A person contesting the determination of the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 1335.16, Appeals and Variances Procedures.

(ed) Where a map boundary showing an area of special flood hazard and field elevations disagree, the base flood elevations or flood protection elevations (as found on an elevation profile, floodway data table, established high water marks, etc.) shall prevail.

(e) Use of Preliminary Flood Insurance Rate Map and/or Flood Insurance Study Data^[AS5]

A. Zone A:

1. Within Zone A areas designated on an effective FIRM, data from the preliminary FIRM and/or FIS shall be reasonably utilized as best available data.
2. When all appeals have been resolved and a notice of final flood elevation determination has been provided in a Letter of Final Determination (LFD), BFE and floodway data from the preliminary FIRM and/or FIS shall be used for regulating development.

B. Zones AE, A1-30, AH, and AO:

1. BFE and floodway data from a preliminary FIS or FIRM restudy are not required to be used in lieu of BFE and floodway data contained in an existing effective FIS and FIRM. However,
 - a. Where BFEs increase in a restudied area, communities have the responsibility to ensure that new or substantially improved structures are protected. Communities are encouraged to reasonably utilize preliminary FIS or FIRM data in instances where BFEs increase and floodways are revised to ensure that the health, safety, and property of their citizens are protected.
 - b. Where BFEs decrease, preliminary FIS or FIRM data should not be used to regulate floodplain development until the LFD has been issued or until all appeals have been resolved.
2. If a preliminary FIRM or FIS has designated floodways where none had previously existed, communities should reasonably utilize this data in lieu of applying the encroachment performance standard of Section 4.9(B) since the data in the draft or preliminary FIS represents the best data available.

C. Zones B, C, and X:

1. Use of BFE and floodway data from a preliminary FIRM or FIS are not required for areas designated as Zone B, C, or X on the effective FIRM which are being revised to Zone AE, A1-30, AH, or AO. Communities are encouraged to reasonably utilize preliminary FIS or FIRM data to ensure that the health, safety, and property of their citizens are protected.

(Ord. 32-07. Passed 5-14-07)

1335.19 SUBSTANTIAL DAMAGE DETERMINATIONS.

(a) Damages to structures may result from a variety of causes including flood, tornado, wind, heavy snow, fire, etc. After such a damage event, the Floodplain Administrator shall:

- (1) Determine whether damaged structures are located in special flood hazard areas;
- (2) Conduct substantial damage determinations for damaged structures located in special flood hazard areas; and
- (3) ~~Require owners of substantially damaged structures to Make reasonable attempt to notify owners of substantially damaged structures of the need to~~ obtain a floodplain development permit prior to repair, rehabilitation, or reconstruction.

(b) Additionally, the Floodplain Administrator may implement other measures to assist with the substantial damage determination and subsequent repair process. These measures include issuing press releases, public service announcements, and other public information materials related to the floodplain development permits and repair of damaged structures; coordinating with other federal, state, and local agencies to assist with substantial damage determinations; providing owners of damaged structures materials and other information related to the proper repair of damaged structures in special flood hazard areas; and assist owners of substantially damaged structures with Increased Cost of Compliance insurance claims.

(Ord. 32-07. Passed 5-14-07)

1335.20 ASSURANCE OF FLOOD CARRYING CAPACITY.

Pursuant to the purpose and methods of reducing flood damage stated in these regulations, the following additional standards are adopted to assure that the reduction of the flood carrying capacity of watercourses is minimized:

(a) Development in Floodways

(1) ~~Where development is partially or fully located within In~~ floodway areas, ~~the entire~~ development shall cause no increase in flood levels during the occurrence of the base flood discharge. Prior to issuance of a floodplain development permit, the applicant must submit a hydrologic and hydraulic analysis, conducted by a registered professional engineer, demonstrating that the proposed development would not result in any increase in the base flood elevation; or

(2) Development ~~encroaching -into~~ floodway areas causing increases in the base flood elevation may be permitted provided all of the following are completed by the applicant:^[AS6]

- A. Meet the requirements to submit technical data in Section 1335.17(a);
- B. An evaluation of alternatives, which would not result in increased base flood elevations and an explanation why these alternatives are not feasible;
- C. Certification that no structures are located in areas that would be impacted by the increased base flood elevation;
- D. Documentation of individual legal notices to all impacted property owners within and outside the community, explaining the impact of the proposed action on their property; and
- E. Concurrence of the Mayor of Reynoldsburg and the Chief Executive Officer of any other communities impacted by the proposed actions.

(b) Development in Riverine Areas with Base Flood Elevations but No Floodways

(1) In riverine special flood hazard areas identified by FEMA where base flood elevation data are provided but no floodways have been designated, the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the base flood elevation more than 1.0 (one) foot at any point. Prior to issuance of a floodplain development permit, the applicant must submit a hydrologic and hydraulic analysis, conducted by a registered professional engineer, demonstrating that this standard has been met; or

(2) Development in riverine special flood hazard areas identified by FEMA where base flood elevation data are provided but no floodways have been designated causing more than one foot increase in the base flood elevation may be permitted provided all of the following are completed by the applicant:

- A. An evaluation of alternatives which would result in an increase of one foot or less of the base flood elevation and an explanation why these alternatives are not feasible;
- B. Section 1335.20(a)(2), items A. and C. - E.

(c) Alterations of a Watercourse. For the purpose of these regulations, a watercourse is altered when any change occurs within its banks. The extent of the banks shall be established by a field determination of the "bankfull stage." The field determination of "bankfull stage" shall be based on methods presented in Chapter 7 of the USDA Forest Service General Technical Report RM-245, Stream Channel Reference Sites: An Illustrated Guide to Field Technique or other applicable publication available from a Federal, State, or other authoritative source. For all proposed developments that alter a watercourse, the following standards apply:

(1) The bankfull flood carrying capacity of the altered or relocated portion of the watercourse shall not be diminished. Prior to the issuance of a floodplain development permit, the applicant must submit a description of the extent to which any watercourse will be altered or relocated as a result of the proposed development, and certification by a registered professional engineer that the bankfull flood carrying capacity of the watercourse will not be diminished.

(2) Adjacent communities, the U.S. Army Corps of Engineers, and the Ohio Department of Natural Resources, Division of Water, must be notified prior to any alteration or relocation of a watercourse. Evidence of such notification must be submitted to the Federal Emergency Management Agency.

(3) The applicant shall be responsible for providing the necessary maintenance for the altered or relocated portion of said watercourse so that the flood carrying capacity will not be diminished. The Floodplain Administrator may require the permit holder to enter into an agreement with Reynoldsburg specifying the maintenance responsibilities. If an agreement is required, it shall be made a condition of the floodplain development permit

(4) The applicant shall meet the requirements to submit technical data in Section 1335.17(a)(1)C. when an alteration of a watercourse results in the relocation or elimination of the special flood hazard area, including the placement of culverts.

(Ord. 32-07. Passed 5-14-07)

1335.21 NOTICE OF VIOLATION.

Whenever the Floodplain Administrator determines that there has been a violation of any provision of these regulations, he shall give notice of such violation to the person responsible therefore and order compliance with these regulations as hereinafter provided. Such notice and order shall:

- (a) Be put in writing on an appropriate form;
- (b) Include a list of violations, referring to the section or sections of these regulations that have been violated, and order remedial action, which, if taken, will effect compliance with the provisions of these regulations;
- (c) Specify a reasonable time for performance;
- (d) Advise the owner, operator, or occupant of the right to appeal;
- (e) Be served on the owner, occupant, or agent in person. However, this notice and order shall be deemed to be properly served upon the owner, occupant, or agent if a copy thereof is sent by registered or certified mail to the person's last known mailing address, residence, or place of business, and/or a copy is posted in a conspicuous place in or on the dwelling affected.

(Ord. 32-07. Passed 5-14-07)

1335.22 SEVERABILITY.

Should any section or provision of these regulations be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

(Ord. 32-07. Passed 5-14-07)

1335.23 APPLICATION REQUIRED.

An application for a floodplain development permit shall be required for all development activities located wholly within, partially within, or in contact with an identified special flood hazard area. Such application shall be made by the owner of the property or his/her authorized agent, herein referred to as the applicant, prior to the actual commencement of such construction on a form furnished for that purpose. Where it is unclear whether a development site is in a special flood hazard area, the Floodplain Administrator may require an application for a floodplain development permit to determine the development's location. Such applications shall include, but not be limited to:

(a) Site plans drawn to scale showing the nature, location, dimensions, and topography of the area in question; the location of existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing.

(b) Elevation of the existing, natural ground where structures are proposed.

(c) Elevation of the lowest floor, including basement, of all proposed structures.

(d) Such other material and information as may be requested by the Floodplain Administrator to determine conformance with, and provide enforcement of these regulations.

(e) Technical analyses conducted by the appropriate design professional registered in the State of Ohio and submitted with an application for a floodplain development permit when applicable:

(1) Floodproofing certification for non-residential floodproofed structure as required in Section 1335.28(e).

(2) Certification that fully enclosed areas below the lowest floor of a structure not meeting the design requirements of Section 1335.28(d)(5) are designed to automatically equalize hydrostatic flood forces.

(3) Description of any watercourse alteration or relocation that the flood carrying capacity of the watercourse will not be diminished, and maintenance assurances as required in Section 1335.20(c).

(4) A hydrologic and hydraulic analysis demonstrating that the cumulative effect of proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood by more than one foot in special flood hazard areas where the Federal Emergency Management Agency has provided base flood elevations but no floodway as required by Section 1335.20(b).

(5) A hydrologic and hydraulic engineering analysis showing impact of any development on flood heights in an identified floodway as required by Section 1335.20(a).

(6) Generation of base flood elevation(s) for subdivision and ~~large-scale~~other new developments as required by Section 1335.28(c).

(f) A floodplain development permit application fee set by the fee schedule adopted by the City.

(Ord. 32-07. Passed 5-14-07; Ord. 05-16. Passed 2-8-16.)

1335.24 REVIEW AND APPROVAL OF A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION.

(a) Review.

(1) After receipt of a complete application, the Floodplain Administrator shall review the application to ensure that the standards of these regulations have been met. No floodplain development permit application shall be reviewed until all information required in Section 1335.23 has been received by the Floodplain Administrator.

(2) The Floodplain Administrator shall review all floodplain development permit applications to assure that all necessary permits have been received from those federal, state or local governmental agencies from which prior approval is required. The applicant shall be responsible for obtaining such permits as required including permits issued by the U.S. Army Corps of Engineers under Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act, and the Ohio Environmental Protection Agency under Section 401 of the Clean Water Act.

(b) Approval. Within thirty (30) days after the receipt of a complete application, the Floodplain Administrator shall either approve or disapprove the application. If the Floodplain Administrator is satisfied that the development proposed in the floodplain development application conforms to the requirements of this ordinance, the Floodplain Administrator shall issue the permit~~an application is approved, a floodplain development permit shall be issued.~~ All floodplain development permits shall be conditional upon the commencement of work within one (1) year. A floodplain development permit shall expire one (1) year after issuance unless the permitted activity has been substantially begun and is thereafter pursued to completion^[AS7].

(Ord. 32-07. Passed 5-14-07)

1335.25 INSPECTIONS.

The Floodplain Administrator shall make periodic inspections at appropriate times throughout the period of construction in order to monitor compliance with permit conditions.

(Ord. 32-07. Passed 5-14-07)

1335.26 POST-CONSTRUCTION CERTIFICATIONS REQUIRED.

The following as-built certifications are required after a floodplain development permit has been issued:

(a) For new or substantially improved residential structures, or nonresidential structures that have been elevated, the applicant shall have a Federal Emergency Management Agency Elevation Certificate completed by a registered professional surveyor to record as-built elevation data. For elevated structures in Zone A and Zone AO areas without a base flood elevation, the elevation certificate may be completed by the property owner or owner's representative.

(b) For all development activities subject to the standards of Section 1335.17 (a), a Letter of Map Revision.

(c) For new or substantially improved non-residential structures that have been floodproofed in lieu of elevation, where allowed, the applicant shall supply a completed Floodproofing Certificate for Non-Residential Structures completed by a registered professional engineer or architect together with associated documentation.

(Ord. 32-07. Passed 5-14-07)

1335.27 REVOKING A FLOODPLAIN DEVELOPMENT PERMIT.

A floodplain development permit shall be revocable, if among other things, the actual development activity does not conform to the terms of the application and permit granted thereon. In the event of the revocation of a permit, an appeal may be taken to the Appeals Board in accordance with Section 1335.16 of these regulations.

(Ord. 32-07. Passed 5-14-07)

1335.28 USE AND DEVELOPMENT STANDARDS FOR FLOOD HAZARD REDUCTION.

The following use and development standards apply to development wholly within, partially within, or in contact with any special flood hazard area as established in Section 1335.07 or 1335.18(a):

(a) Use Regulations

(1) Permitted Uses. All uses not otherwise prohibited in this section or any other applicable land use regulation adopted by the City are allowed provided they meet the provisions of these regulations.

~~—(2) Prohibited Uses~~

~~—A. Private water supply systems in all special flood hazard areas identified by FEMA, permitted under Section 3701 of the Ohio Revised Code.~~

~~—B. Infectious waste treatment facilities in all special flood hazard areas, permitted under Section 3734 of the Ohio Revised Code.~~

(b) Water and Wastewater Systems. The following standards apply to all water supply, sanitary sewerage and waste disposal systems is the absence of any more restrictive standard provided under not otherwise regulated by the Ohio Revised Code or applicable state rules:

(1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems;

(2) New and replacement sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and;

(3) On-site waste disposal systems shall be located to avoid impairment to or contamination from them during flooding.

(c) Subdivisions and Large-Other New Developments.

(1) All subdivision proposals and all other proposed new development shall be consistent with the need to minimize flood damage and are subject to all applicable standards in these regulations;

(2) All subdivision proposals and all other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;

(3) All subdivision proposals and all other proposed new development shall have adequate drainage provided to reduce exposure to flood damage; and

(4) In all areas of special flood hazard where base flood elevation data are not available, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates base flood elevations for all subdivision proposals and other proposed developments containing at least 50 lots or 5 acres, whichever is less; and

(5) The applicant shall meet the requirement to submit technical data to FEMA in Section 1335.17(a)(1) D. when a hydrologic and hydraulic analysis is completed that generates base flood elevations as required by Section 1335.28(c)(4).

(d) Residential Structures.

This section applies to new construction of residential structures and to substantial improvements to residential structures in Zones A, A1-30, AE, AO, and AH, when designated on the community's effective FIRM, and when designated on a preliminary or final FIRM issued by FEMA under the circumstances when provided in Section 1335.18(e).

(1) New construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and

hydrostatic loads, including the effects of buoyancy. Where a structure, including its foundation members, is elevated on fill to or above the base flood elevation, the requirements for anchoring (this paragraph) and construction materials resistant to flood damage (Section 1335.28(d)(2)) are satisfied.

(2) New construction and substantial improvements shall be constructed with methods and materials resistant to flood damage.

(3) New construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.

(4) New construction and substantial improvement of any residential structure, including manufactured homes, shall have the lowest floor, including basement, elevated to or above the flood protection elevation. In Zone A areas where no flood protection elevation data are available, the structure shall have the lowest floor, including basement, elevated at least two feet above the highest adjacent natural grade.

(5) New construction and substantial improvements, including manufactured homes, that do not have basements and that are elevated to the flood protection elevation using pilings, columns, posts, or solid foundation perimeter walls with openings ~~sufficient to allow the automatic equalization of hydrostatic pressure unimpeded movement of flood waters~~ may have an enclosure below the lowest floor provided the enclosure meets the following standards:

A. Be used only for the parking of vehicles, building access, or storage; and

B. Be designed and certified by a registered professional engineer or architect to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters; or

C. Have a minimum of two openings on different walls having a total net area not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one foot above grade. The openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(6) Manufactured homes shall be affixed to a permanent foundation and anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

(7) Repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure, shall be exempt from the development standards of Section 1335.28(d).

(e) Nonresidential Structures.

This section applies to new construction of residential structures and to substantial improvements of nonresidential structures in Zones A, A1-30, AE, AO, and AH, when designated on the community's effective FIRM, and when designated on a preliminary or final FIRM issued by FEMA under the circumstances when provided in Section 1335.18(e).

(1) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of Section 1335.28(d)(1) – (3) and (5) –(7).

(2) New construction and substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated to or above the level of the flood protection elevation; or, together with attendant utility and sanitary facilities, shall meet all of the following standards:

A. Be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water to the level of the flood protection elevation;

B. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy, and,

C. Be certified by a registered professional engineer or architect, through the use of a Federal Emergency Management Agency Floodproofing Certificate, that the design and methods of construction are in accordance with Section 1335.28(e)(2)A. and B.

(3) In Zone A areas where no flood protection elevation data are available, the structure shall have the lowest floor, including basement, elevated or dry floodproofed at least two feet above the highest adjacent natural grade.

(f) Accessory Structures. Structures that are 600 square feet or less which are used for parking and storage only are exempt from elevation or dry floodproofing standards within Zones A, A1-30, AE, AO, and AH designated on the community's FIRM~~Relief to the elevation or dry floodproofing standards may be granted for accessory structures containing no more than 600 square feet.~~ Such structures must meet the following standards:

(1) They shall not be used for human habitation;

(2) They shall be constructed of flood resistant materials;

(3) They shall be constructed and placed on the lot to offer the minimum resistance to the flow of floodwaters;

(4) They shall be firmly anchored to prevent flotation;

(5) Service facilities such as electrical and heating equipment shall be elevated or floodproofed to or above the level of the flood protection elevation; and

(6) They shall meet the opening requirements of Section 1335.28(d)(5)C.

(g) Recreational Vehicles. Recreational vehicles on sites within Zones A, A1-A30, AE, AO, or AH must meet at least one of the following standards:

(1) They shall not be located on sites in special flood hazard areas for more than 180 days, or

(2) They must be fully licensed and ready for highway use, or

(3) They must be placed on the site pursuant to a floodplain development permit issued under Sections 1335.12 and 1335.23, and meet all standards of Section 1335.28(d).

(h) ~~Above Ground~~ Gas or Liquid Storage Tanks. Within zone A, A1-A30, AE, AO, or AH, new or substantially improved ~~All~~ above ground gas or liquid storage tanks shall be anchored to prevent flotation or lateral movement resulting from hydrodynamic and hydrostatic loads.

(Ord. 32-07. Passed 5-14-07; Ord. 05-16. Passed 2-8-16.)

1335.99 PENALTY.

Violation of the provisions of these regulations or failure to comply with any of its requirements shall be deemed to be a strict liability offense, and shall constitute a misdemeanor of the first degree. Whoever violates these regulations or fails to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall be fined or imprisoned as provided by the laws of the City of Reynoldsburg. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation. The City shall prosecute any violation of these regulations in accordance with the penalties stated herein.

(Ord. 32-07. Passed 5-14-07; Ord. 05-16. Passed 2-8-16.)



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2023 Juneteenth Event

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2023 Juneteenth Event

WHEREAS, the City of Reynoldsburg had balances from the Juneteenth Festival of \$2,932.47 for Juneteenth; and

WHEREAS, these funds were deposited into the General Fund and need to be transferred into the 2024 Community Events budget.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

Section 1. That an amount of \$2,932.47 in the unappropriated General Fund be and is hereby appropriated as follows:

110.344.5339 Miscellaneous Contract Services	\$2,432.47
110.344.5395 Printing/Advertising	\$ 500.00

Section 2. That upon adoption by Council, this Ordinance shall be in effect thirty days

following signature by the Mayor.



**STAFF REPORT
REYNOLDSBURG CITY COUNCIL**

DATE: June 10, 2024

RE: An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2023 Pride Event

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2023 Pride Event

WHEREAS, the City of Reynoldsburg had balances from the Pride Event of \$2,074.83 from 2023; and

WHEREAS, these funds were deposited into the General Fund and need to be transferred into the 2024 Community Events budget.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

Section 1. That an amount of \$2,074.83 in the unappropriated General Fund be and is hereby appropriated as follows:

110.344.5339 Miscellaneous Contract Services	\$1,574.83
110.344.5395 Printing/Advertising	\$ 500.00

Section 2. That upon adoption by Council, this Ordinance shall be in effect thirty days

following signature by the Mayor.