



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
May 16, 2024**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 5/2/2024

Minutes stand approved with changes Mr. Furst previously submitted.

APPROVAL OF AGENDA

The applicants withdrew items C1 and D2.

SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

PUBLIC COMMENT

No public comment

UNFINISHED BUSINESS

App# 2023-5630; 441 Waggoner Road; Aurtec Designs LLC; Major Site Plan

Applicant withdrew.

NEW BUSINESS

App# 2024 - 0143; 1122 Lancaster Avenue; Laurie Gunzelman of Gunzelman

Architecture & Interiors for The Oliver Reynoldsburg, LLC; Major Site Plan

Ms. Buathier read the staff report into the record with the addition of condition 24. 24. "The applicant revises their drawings and any other materials, to show a final set of plans that meet the approved Major Site Plan conditions."

Ms. Gunzelman from Gunzelman Architects explained that they noted the concerns they received last week and revised the drawings based on the concerns. They did provide staff with new drawings and presented two copies for board members to review. They were able to revise the three-foot setback on the north side of the property to accommodate the request. They do not plan to have any variances. They revised and submitted elevations, photometric drawings, tree preservation plan, and landscaping to staff. They have 163 units. 89 of these units are one bedroom and 74 are two bedrooms. This is a for lease not for sale product.

Mr. Benner asked if it was their contention that the list of 23 conditions had been met? Ms. Gunzelman said that they believe so and as they are reviewed by staff, it is their intention to work with the city to make sure all conditions are met to meet the current zoning code.

Ms. Buathier explained that she did look at the setback for the driveway that would have required a variance and the concern for the variance is not there.

Mr. Brusk asked if the traffic study from three years ago was adequate. Ms. Buathier explained that the city engineer reviewed it and the previous development was for a larger number of homes, so the traffic study is still relevant to the current development. Ms. Buathier explained it was around 253 homes originally and they are now proposing 163 units.

Ms. Ward asked when they planned to start on the project. Ms. Gunzelman said they intended to start in October after getting through the permitting process and the project will last about 18 months.

Mr. Furst asked the applicant if they would prefer to table to ensure they can meet the long list of conditions. Ms. Gunzelman explained that they would prefer to have approval based on the conditions stated because they feel they are able to meet all the conditions.

Mr. Benner asked about the previous stormwater issues and how they corrected them. Mr. Davis from Osbourne Engineering explained they worked with engineering and resolved all the stormwater comments. Ms. Buathier explained the project will still have to go through the PGU process and meet all the requirements with engineering.

Mr. Furst: Based on the testimony here, I move that we accept this application as submitted with the conditions outlined in staff's report. That is all the conditions staff recommends.

Mr. Benner: I'll second.

Ms. Buathier asked for clarification on the recommendation. Mr. Furst explained all the conditions outlined in item D including the applicant revising their drawing and any other materials to show a final set of plans that meet the approved major site plan conditions.

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

Appeal by Larry James for 2138 - 2140 Baldwin Road for 4 Property Maintenance Violations

Application was withdrawn.

An Ordinance to Amend Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg

Ms. Buathier went over the major changes
Chapter 11 – Planning and Zoning Code Changes

- Olde Reynoldsburg Standards
- EMD/BMD Lot Coverage/Open Space
- Townhomes and Condos
- Parking Standards
- Sign Standards
- Accessory Structures
- Residential Design Standards
- Major Site Plans

Olde Reynoldsburg Commercial & Neighborhood Districts (ORD-C & ORD-N)

- Reduced (ORD-C)
- Setbacks in Commercial District
- Lot Width
- Lot Frontage
- Rear Parking Setback



- Removed Encroachment Setbacks (Both)
- Copied Design Guidelines for Olde Reynoldsburg (ORD-C)
- Land Uses (ORD-C)
 - Conditionally Permitted
- Medical and/or Recreational Marijuana Dispensary
 - Permitted
- Retail – Pharmacy without Drive Thru
- Commercial Center – Outdoor Large
- Commercial Center – Outdoor – Small

East Main Street and Brice and Main Street Districts (EMD & BMD)

- Land Uses
 - Removed
- Dwelling – Group (BMD – only)
- Dwelling – Developmental Disability (BMD –only)
 - Conditionally Permitted
- Medical and/or Recreational Marijuana Dispensary
- Retail – Pharmacy with Drive Thru
- Financial Services and Banking – with Drive Thru (EMD – only)
- Retail – Convenience with gasoline (EMD – only)
 - Permitted
- Retail – Pharmacy without Drive Thru
- Commercial Center – Outdoor Large
- Commercial Center – Outdoor – Small
- Reduced
 - Open Space Min
 - Open Space Maximum
- Max Building Height
- Sign Standards

Townhomes and Condos

- New Standards
- Lot Dimensions
 - Lot Width – 23 feet
 - Lot Frontage – 23 feet
- Setbacks
 - 20 Foot Front Yard Minimum
 - 0 Foot Side Yard
 - 30 Foot Rear Yard Minimum
- Zoning Districts
 - Olde Reynoldsburg Neighborhood District, ORD-N
 - Brice and Main District, BMD
 - East Main Street Insight, EMD

- Suburban Residential, SR
- Residential Medium, RM

Parking Standards

- Loading Spaces
 - Retail/Food Sales/Food Service Type Uses: 1 space first 10,000 SF, 1 additional space every 20,000 SF
 - Office/Medical/Financial Service Type Uses: No loading under 10,000 SF, 1 space 10,001 to 20,000 SF, 1 additional space every 20,000 SF
 - Other Uses: At the discretion of Planning and Zoning Administrator
- Off-Street Parking Spaces Required
 - Retail - Pharmacy without a Drive Thru (1:200)
 - Retail Pharmacy with a Drive Thru (1:200)
 - Commercial Center – Outdoor – Small (1:300)
 - Commercial Center – Outdoor – Large (1:450)
 - Community Facilities, Outdoor Enterprise & Camping (1 for each 3 patrons or a plan that is acceptable to the Planning and Zoning Administrator)
 - Vehicle Care Services – Washes (2 per site)

Sign Standards

- Olde Reynoldsburg Commercial District, ORD-C
 - External Lighting
 - All types except:
 - bulb surrounded – flashing or blinking
 - neon colored signs
 - Max 3 Signs, Monument Sign Exception
 - Wall Signs
- Public Entrance
- Corner Lots and Calculations
- Vinyl, Acrylic, Urethane
 - Projecting Signs
- Urethane
 - Monument Sign
- Stone, Brick Veneer, Stone Veneer
- Suburban Residential, SR and Medium Residential, RM
 - Monument Sign
- Front Setback – 10 feet
- Brice and Main, BMD, East Main Street, EMD, Community Commercial, CC and Innovation, I
 - Wall Signs
- Max of 2
- Public Entrance
- Corner Lots and Calculations

- Vinyl, Acrylic, Urethane
- Monument Sign
- Stone, Brick Veneer, Stone Veneer

Accessory Structures

- Standard 1105.05. A.vii.3 changed to only apply to sheds

Residential Design Standards

- Standard 1105.06. E.i. changed to only apply to detached single-family and detached –two-family homes.

Major Site Plan

- To include 5,000 SF of surface area, structure and/or building
- Administratively done in all Zoning Districts except Olde Reynoldsburg Commercial District, ORD-C and Olde Reynoldsburg Neighborhood District, ORD-N

Mr. Brusk asked about any restrictions regarding medical marijuana regarding schools and that type of thing. Ms. Buathier explain that there are already conditions on medical marijuana, and now they are adding recreational to the medical throughout the code. This change to include recreational is because of the state law.

Ms. Buathier noted that they also changed the Certificate of Appropriateness from 14 to 21 days. Having the tighter deadline is creating a hard turnaround time for staff. With the 21 days, this allows all applications to have the 21-day deadline.

Mr. Furst asked about language that prohibits temporary signs being used internally on a permanent basis.

Ms. Buathier explained that there is a change to the window sign in the code proposed stating that anything within three feet of the window would be a sign. Staff took out the two window signs and keeping them at 30% total for the front window facing the road.

Mr. Furst asked about parking in some of the urban districts and if we have considered parking minimums or shared parking. Ms. Buathier explained that currently in the ORDC you are not required any parking for anything on the ground floor that is 3000 sq ft or less. The upper floors, if it is residential, it's one space per unit or half a space per studio. Staff made that the standard not only for East Main Street, but also the commercial area that may not be along Main Street. Staff did not make changes to EMD or BMD.

Ms. Barnhart asked if staff addressed EV parking. Ms. Buathier explained it is on the list, but didn't get addressed in this round of changes.



Ms. Barnhart asked for clarification about signage. Ms. Buathier explained signs are permitted on public entrances, not an employee or delivery entrance.

Mr. Furst: I move that we table this item until our next regularly scheduled meeting.

Ms. Barnhart: Second.

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

OTHER BUSINESS

Planning and Zoning Board Training

ADJOURNMENT

Planning and Zoning Administrator

Chairman