



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
June 20, 2024**

CALL TO ORDER

ROLL CALL

PRESENT Ward, Brusk, Alabi, Benner, Barnhart, Furst

:

ABSENT: Kleckley

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

Mr. Robertson was speaking on behalf of his property at 2290 Ayers Drive. He is advocating not removing the conditional uses in the Innovation Zone. Mr. Robertson read the definition of the Innovation district and explained his building is accessed off I-70. Since 2020, there's been the removal of auto-oriented businesses. He explained that equipment repair, heavy equipment, vehicular sales major and minor, vehicular repair heavy and light have been removed. Items on the chopping block include; storage contractor, vehicular sales automobile, vehicular sale, motorcycle, boat and recreational vehicles. Which leaves the only vehicle piece in Innovation to be car washes. He is trying to sell his property but running into roadblocks due to the specific zoning. He had a company turned down for an approved business due to not wanting to go through a rezoning or variance process. He asked the board to renew the conditional uses in the Innovation Zone because it is harming his property marketability and value wise.

Mr. Robertson read the following letter:

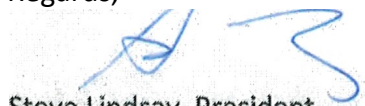
To whom It may concern,

The East Columbus Business Association has a strong commitment to enhancing economic opportunities and job prospects for the local community. Here are some compelling points to consider, and why the ECBA is advocating against removing more of the conditional uses within in The City of Reynoldsburg, specifically in the Innovation Zone:

1. **Current Trends:** Highlight the lack of new businesses that have been attracted to the Brice Road corridor since the zoning map revision in 2020, while showing the new economic growth in The City of Columbus, specifically south of 170 within the Brice and Tussing Rd area. Emphasize the importance of maintaining a diverse range of zoning uses to attract a variety of businesses to the area.
1. **Job Creation:** Stress the significance of creating entry/mid-level and blue-collar job opportunities in the area, which can provide valuable employment options for local residents. These jobs not only contribute to economic growth but also offer a pathway to employment for individuals in the community.
 1. **Community Benefit:** Emphasize how the 0A0A;">focus on education and hands-on experiences has positively impact the local population. By supporting job creation and growth, the community benefits from increased opportunities for personal and professional development.
 1. **Vacancies and Abandoned Properties:** Draw attention to the high number of vacancies and dilapidated properties on Brice Road. Changing zoning uses without careful consideration could potentially exacerbate this issue and further hinder revitalization efforts in the Innovation Zone.
5. **Request for Consideration:** Politely request that the planning and zoning board carefully evaluate the Implications of removing business uses from the Innovation Zone. Encourage a collaborative approach that takes into account the needs of local businesses, residents, and the overall economic well-being of the community.

By presenting these arguments and insights, the East Columbus Business Association can effectively advocate for preserving the current zoning uses in the city to support continued economic development and job growth in the area.

Regards,



Steve Lindsay, President
East Columbus Business Association

Mr. Robertson asked the board not to vote for the Conditional Uses to be taken away from the Innovation Zone.

UNFINISHED BUSINESS

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

Mr. Meyer explained that this is the third time this has come before the board. These items were gone through individually, so he wants to give a high-level summary.

- Grammatical issues and definition corrections along with tying out page numbers.
- Marijuana standards to reflect the state legislation and the constitutional amendment.
- There are some changes to group homes based on our City Attorney's recommendation.
- We have refinements to zoning districts to align with tenant descriptions of the district.
- Signage and parking adjustments.

Mr. Shook explained the changes to marijuana. The changes were made to treat recreational marijuana facilities consistent with how we were previously treating medical marijuana facilities. The same standards are now for both. The one change is that we don't want a processing and dispensary on the same site, or a dispensary with a cultivation user on the same site. Beyond that, the regulations are nearly identical.

Group Home - Mr. Shook explained that when the zoning code was rewritten in 2020, somehow the previous definition was much more narrow than the group home definition that went into the zoning code. Mr. Shook is sure this was not discussed or noticed. His guess is Calfee put a boilerplate definition, but the reality is this definition is very broad, and encompasses group homes like juvenile delinquent facilities in residential neighborhoods. Mr. Shook explained that House Bill 583 regarding group homes is being considered by the state. They are noticing a wide range of issues with juvenile group homes that can adversely impact residential neighborhoods. The City of Dayton, law enforcement had over 1000 calls to juvenile type group homes in the first five months of 2024, and close to 3000 calls in 2023. Since our zoning code change, we have received two applications for these kinds of homes. The first one we researched and determined they operated a group home in Dayton, and they had an excessive

number of police calls to the home, some serious situations. We recommended denial of that conditional use, and they ended up pulling that application. We have another application in a couple of weeks that you will see staff reports on. We had a similar group home on Baldwin Road for several years. This home was a significant problem in terms of calls for service to this location, crimes committed in the neighborhood by the juveniles, and a murder on site by one of the juveniles against a staff member. Consequently, that juvenile home is not in operation, but these are the kinds of things we are concerned about. The state is seeing this and they are concerned. Greater restrictions need to be put in place, and perhaps in the future we can take a look at it again to determine if what the state puts into place is effective, and to make sure neighborhoods are safe where these facilities are located.

Innovation District - Ms. Buathier explained the intent of the district and showed images of what the code is looking for. This is large development, flex space, and more economic drivers for the city. Things we are trying to remove are vehicular boat sales, automobiles, motorcycles, recreational vehicles, the storage contractor or the self-storage vehicular and boat.

Mr. Meyer explained these are not job centers or creators. The intent of the Innovation Zone is a mix of office and industrial uses that will facilitate the creation of economic centers that will serve Reynoldsburg and surrounding areas. The code prior to 2020 was written as traditional auto-oriented retail and commercial development. The zoning code was intended to change that. If you look at the uses, they are intended to be job centers for economic growth. The things that we are looking at removing are allowed in the Community Commercial District, so they are not being eliminated from the city. We believe that removing some of the conditional uses like RV and boat sales, that take up a lot of space and tend to not have that many jobs, helps further job creation.

Ms. Buathier pointed out tattoos and piercing is allowed in the ORDC. That seemed to be more customer based, just like retail, which is not the intent of the district.

Nothing is being thrown out of the code. They are just revisiting the districts and better aligning them with the intent.

Mr. Benner asked what would prevent Safelite from going into the property at Ayers Dr. Mr. Meyer explained it is not allowed under the current zoning and has nothing to do with the code changes.

Olde Reynoldsburg District - Ms. Buathier explained the changes include moving the setbacks up to the property line. The property width minimum and the frontage minimums reflect the setback change.

Townhomes - Currently there are no standards for townhomes. If someone wanted

to build townhomes today they would have to get variances for side setbacks. We've introduced townhome standards throughout the code.

Parking Standards - One example is the Planet Fitness down the road. That site needs around 900 parking spaces for the strip center. The decrease is partly due to business operations and the businesses opening at different hours.

Open Space - We reduced the open space minimum from 30 to 20 and the maximum from 50 to 30 in the East Main and Brice and Main Districts. This area is off major highways and is intended to be mixed use; high traffic and condensed property and uses. Reducing the open space aligns with the high traffic volume of the area.

Sign Standards - We changed the sign standards in the ORDC to have a maximum of three signs, one of them being a monument sign, while the other two signs could be used on a building that has a public entrance, or it faces the right of way. Also, in the BMD, CC, and Innovation, these were changed to reflect more of what's out there, and to allow patrons to identify areas in parking lots along with main entrances. We also changed the allowable materials to allow urethane, vinyl, acrylic. These are already used and standard, we are just allowing them and adding them to the code.

Mr. Meyer added that our code says you should have your building on the street and parking in the rear, but unless you get a sign variance, you can't put a sign at the rear of the building to identify the entrance. The maximum allowed area is based on the frontage. If you have a 50-foot frontage, you can have 100 square foot signage. If you have three public entrances, you can divide that 100 square feet among all three signs, but all three combined can not be more than 100 square feet. There's no increase in the sign area, just that you can distribute the sign area differently.

Mr. Furst: In my view, a large portion of these changes are grammatical and minor updates. And I certainly think that there wouldn't be a lot of conflict as to the value of those. I certainly would not want the perfect to be the enemy of the good here. If we need to recalibrate some of these changes, if we need to reconsider some of them, by all means, let's pull them now, and we can come back to them at a later date, so we can let these adjustments go through. Top of my mind are the ones that the city attorney mentioned.

Mr. Benner asked about the state regulations regarding medical marijuana. Mr. Shook has not seen if the state has taken further action, but he is tracking the legislation.

Mr. Brusk asked about the definitions for NP and NA and not reflecting on page

60. It was moved to page 62 and staff will ensure it is updated on the draft to Council.

Mr. Furst: I move that we accept these changes as submitted in staff's recommendations.

Ms. Barnhart: I'll second.

Mr. Shook: I just want to interject on just the language of the motion. I think the language to accept staff recommendations is good, but I think we need the additional qualifier that you recommend that we forward this matter back to City Council with a recommendation to approve.

Mr. Furst: Yeah, that is procedurally correct. I retract my motion and let me restate. I do move that we accept staff's recommendations as submitted and move this item back to Council for further action.

Ms. Barnhart: I'll second.

RESULT:	Approved - Sent back to Council
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Benner, Brusk, Ward, Furst

NEW BUSINESS

None

OTHER BUSINESS

Chair Furst excused the absence of Ms. Kleckley.

ADJOURNMENT

Planning and Zoning Administrator

Chairman

