



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
August 15, 2024**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF AGENDA

Agenda stand approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

UNFINISHED BUSINESS

App# 2024-0381; 1239 Fletcher Drive; Tyra Martin of Foundation of Love for Youth, LLC; Conditional Use Application

Mr. Meyer read the staff report and the new conditions set by Attorney Shook.

Ms. Martin did some research on the previous group home in Reynoldsburg. She doesn't want to speak about them, but she does want the board to know that this is something she is passionate about. This is not a money grab for her, and she is on call 24/7. In 2013 Ms. Martin decided to do what her heart had wanted to do for so long. She figured out that it was a group home. ODJFS requires a bachelors degree to be an administrator of a group home. She looked at it as a journey, but in 8 to 12 years she would be doing her dream. She went back to school while being a mom and wife. She then got her license to be a social worker. She was a social worker at Pickerington High School and then went to Marion Franklin and Groveport. She then went back to school to get her masters and doctorate. She believes her group home is different because she has devoted her life to this, and it

is not something she pushes off onto staff. They don't have the same kids they had in the beginning. They have learned to go through the kids' files and look for keywords that lead them to not accept kids because they are not a good fit. They are setting them up for life at the Fly House and some kids are not fit for that environment. She showed the board a folder they call the bank where kids can earn money for doing what they are supposed to do.

Ms. Tisdale is a neighbor on Fletcher Drive. She is happy they alleviated the parking concerns. She has two questions for the applicant. She wants to know about staff turnover and what in months the two-year age range means.

Ms. Martin answered that two years would be 24 months. They do not have a lot of staff turnover. They have had to terminate staff, but most of the staff are nighttime and have been there for years.

Mr. Meyer explained that Ms. Alabi was not at the last meeting and would be abstaining from any discussion or votes.

Ms. Kleckley asked about the attorney's recommendation ii.

ii. The applicant should be limited to four (4) juveniles residing in the home, who shall not have differences in ages ranging more than two (2) years maximum with limited exceptions subject to administrative approval by the City.

Ms. Martin told the board she agreed to not allow more than four residents in the home.

It was determined that the word should be changed to shall.

Mr. Brusk asked about the two-year age difference and being approved by the city. Ms. Martin's understanding is that they could possibly approve a 15 year-old if their cognitive age is 11. The city would not be approving an adjustment to the number of youth in the home.

Mr. Furst asked the applicant to speak about the parking. They showed adding two additional spots, but questioned the number of staff members and if this would be enough. Ms. Martin said they will keep the number of staff to the allowed amount based on parking. If they need additional staff, they will add parking before adding staff. This may mean they have fewer youth, but they will not go over the parking requirements.

Mr. Benner confirmed the plan was still to have the Fletcher address house younger youth. Ms. Martin said, historically, you had to be 12 to be in a group home, but they are receiving referrals from four years old and up to 10 years old. They plan for this house to be the 10-12 year old age group.

Mr. Furst asked Ms. Martin if they agreed to all five items previously agreed on. She agrees with all of them.

Mr. Benner: I'm going to make a motion that we approve this with the conditions that the city attorney has put, A-i through V. And that, in number two, should be changed to shall.

Ms. Kleckley: Second.

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

NEW BUSINESS

App# 2024-0471; 523 Hunt Valley Drive; Netsanet Gmichael of Mommy Home Daycare; Conditional Use Application

Mr. Meyer read the staff report into the record.

Ms. Gmichael has been operating a Type B childcare since 2022. She has kids from six weeks to 12 years old. She hasn't had any problems with traffic. She received a lot of calls for the night shift, so she has been working nights. They arrive at about six or seven and a couple of hours later they go to bed. They don't go outside, they prepare dinner, and they go to bed. She also has the morning shift. Her problem is if the morning shift parents are 10 or 20 minutes late and the night shift kids come, they overlap. ODJFS does not allow for more than six children in the home at a time, even if it is for one minute. Safety is their first priority, and they do their part to prepare them for preschool. She is not asking to take on more children, she is asking for approval for the overlapping time. When she applied for Type A last year she wasn't aware of the requirements. She dropped off the application and didn't come back. She thought she could hire an additional employee to help her with the kids. She was not aware that hiring someone outside the home was not allowed. She has four children of her own and this is how she is able to support her family. She helps families out because if they are late, it is OK. If they get stuck in traffic, it is OK. They are not penalized. Her husband is living back in the home and has taken all the required classes to take

care of the children as well. She has two parking spaces in the garage and has never had any parking issues. With her four children, she was only allowed to have two additional children, which wasn't generating enough money. This is why she decided to do the night shift.

Mr. Furst invited public speaker, Ann Price to the stand.

Ms. Price was not aware a daycare was being run there. She lives directly behind this property and sees everything that goes on in the backyard. Ms. Price has been a licensed real estate agent in Ohio for over 24 years. She feels like she has a good understanding of Reynoldsburg and the diverse generational community. This subdivision is zoned residential, not commercial, which she considers a business like this as commercial. On the auditors' site, Ms. Price saw the applicant received a non-business tax reduction of \$500 in the previous tax year. If a business is being run, why are they receiving a tax reduction? They did not know a childcare center was being run, they thought they had a lot of kids. Ms. Price's time expired and Mr. Furst offered for her to submit her statement in writing.

The email below was read into the record.

My name is Charles Price, and my wife, Ann, and I reside at 6618 Fusilier Ave., Reynoldsburg, OH 43068. I am writing about my concerns about the daycare application at 523 Hunt Valley Dr. Reynoldsburg, OH 43068.

Our north property line abuts with the southern property line at 523 Hunt Valley for approximately 102.6 feet. (see attachment 20240812_100140.JPG)

Our neighbors at 523 Hunt Valley have been raising their children there for the past 5 years. When my wife works in the backyard on every non-rainy days from early spring to late fall, she has heard the children at 523 Hunt Valley bullying, screaming and crying in their backyard. There has been no outside adult supervision or intervention for the past five years and has tolerated it because she knew the children would grow older and out of that behavior. She would tell me about the children and how the mother would never come out to break up any fights or quarrels or even check on the children. This same mother wants to have a childcare and will have children from other families and those children should not be subjected to that kind of unsupervision.

We have had problems with our neighbors at 523 Hunt Valley in the past. Several years ago, they had a deck put on the back of their house. The workers played music so loud that we had to ask them to turn it down. They got hostile toward us and we called the police.

Last Saturday, August 10, my wife and I were on our back patio and a worker was



building a tree house in the backyard at 523 Hunt Valley. He was playing music very loud, and so I asked him if he could turn it down. He got hostile toward me and would not turn the music down. I walked around the corner, knocked on the door at 523 Hunt Valley and asked to speak with the owner. A man said he was the owner. I explained the situation and I asked him if he could have his worker turn down the music. A woman came to the door and said that she told her worker he could play his music as loud as he wanted. I left and returned home, called the Reynoldsburg Police at 6:11 P.M. and reported the disturbance. The next day, Sunday, August 11, the worker had not finished his work and was expected to return, and we felt we needed to stay away from our own home so we could have a peaceful day.

We have spent considerable money making sure our fence provided privacy for us and their small children. This tree house they are building next to our property would give small children access and the opportunity to view people in the swimming pool and on our deck, nullifying the privacy we had obtained. {see attachment 20240812_130640.JPG)

My concerns are that the children will be mostly unsupervised and very noisy, and if there should be any problems, the owner/residents at 523 Hunt Valley will not deal with issues that arise. I don't think a childcare in a quiet, residential neighborhood would be in the best interest of the residents in this community. There are many childcare facilities in commercially zoned areas in Reynoldsburg as well as non-profit churches. Our community is not lacking places available for such use. I respectfully request the conditional use of this property as a childcare be denied.

Sincerely,
Charles Price
6618 Fusilier Ave.
Reynoldsburg, OH

Ms. Gmichael bought her house six years ago. She understands the neighbor has a pool and needs her privacy. The neighbor is frequently outside and asks them to quiet down. Ms. Gmichael explained that they are kids, and they have to be outside to explore. They can't be locked up all the time. They are enjoying their backyard just like they are enjoying their pool. Her husband had told Ms. Gmichael that the neighbor may need a break and to take the kids inside. They do take the kids inside when asked, but they also need to play and be outside. They do not take children outside at night, only during the day and under her supervision. She described a contractor that was recently there installing a slide and was listening to music that disrupted the neighbor. Ms. Gmichael explained that every time they ask them to do something, they do it. They do not want any problems with their

neighbors. They are constantly asked to put the children inside, and they do it, and do not argue.

Mr. Furst explained it is beyond the scope of this board to adjudicate disagreements between neighbors.

Mr. Furst shares some of the concerns as staff and tells the applicant if they are not prepared to speak to each of these, she can table the application to allow time to gather these items.

He would like to better understand the staffing component, and if they will be hiring outside staff. The staff noted this is not allowable under the home occupation guidelines.

The staff does affect how many parking spaces would be needed for this occupation.

They would like confirmation of the maximum number of children and the hours of operation.

Ms. Gmichael explained that many families have multiple children; some have four or five. She does not think parking is an issue because they come together. When they arrive, they park in the driveway.

Mr. Furst explained that, regardless of the logistics, there are legal requirements for a certain number of spaces.

Ms. Gmichael confirmed the only staff would be her and her husband. They will not hire outside staff.

Ms. Gmichael is only allowed to have six children per adult. When the kids are in school she will still have one of her own at home, so she will have five from the outside for a total of six. When her husband is there, they can have up to 12. Ms. Alabi asked to confirm where her children were in the count. Ms. Gmichael explained that's excluding her three when they are in school.

Mr. Furst didn't get into the parking requirements, but noted that the applicant did address the parking to some extent.

Mr. Furst asked about the compliance violations from ODJFS. He is worried the board would be approving additional noncompliance by allowing this home occupation. He asked what steps the applicant has taken to remediate these violations.

When ODJFS came in for the inspection it was lunchtime. Ms. Gmichael explained there were dishes in the sink because the older kids had finished eating, and she was feeding the baby. She was going to do the dishes after the baby was fed, but that's when they walked in for the inspection. She submitted all 11 complaints to ODJFS and they were all approved.

Mr. Furst asked about the allowed 250 square feet, and if that was accurate. Ms. Gmichael confirmed it was accurate, and it was on the second level.

Mr. Furst asked the applicant to state the hours of operation for the record.

Ms. Gmichael does the morning and the night shift. If she gets approved, she can have up to 12 children.

Ms. Barnhart asked how many children were on the night shift. Ms. Gmichael explained no more than six, but usually under four. Ms. Gmichael confirmed her children would be there during the night and could take up to eight additional children if her husband was there.

Ms. Barnhart explained that the City of Reynoldsburg doesn't allow for overnight childcare. Ms. Gmichael wasn't aware of that when she submitted the application. Ms. Gmichael confirmed she is currently running both shifts out of her home. She does the day shift and her husband does the night shift.

Mr. Furst explained that this is not a law making body and can't allow overnight in-home childcare. The applicant would have to stay within what the city allows. They also would not be authorized to be outside the ratio. From the testimony, if the applicant and her husband were to switch off sleep cycles, they could come to an agreement with six children, but no more than six.

Ms. Gmichael explained she would only have one or two overnight, not 12. Mr. Furst explained that the board can not allow any hours of operation outside 6 A.M. to 7 P.M., and they couldn't allow more than six children.

Mr. Furst understands the applicant is trying to serve the community, but is not satisfied that the care she is giving meets the minimum requirements for a home occupation. Specifically, he is concerned that the applicant doesn't meet the conditional use factors listed in 1109.13D of the code. Mr. Furst doesn't think the applicant meets the following:

- The proposed use shall not adversely affect the use of the adjacent property, and that the proposed use shall not adversely affect the health, safety, morals, welfare of the persons residing or working in the neighborhood.
- That the proposed use will impose a traffic impact upon the public right away, significantly different from the anticipated permitted uses of the zone or district.
- That the proposed use will be in accord with the general and specific objectives of the Suburban Residential Zoning Code in which the property is located.

Mr. Brusk agrees that this would not be a great fit.

Mr. Furst: Based on the rationale that I previously stated. I move that we deny this application for a conditional use based on the applicant not meeting these stated conditional use factors found in 1109.13D.

Mr. Benner: I second.

RESULT:	DENIED
MOVER:	FURST
SECONDER:	BENNER
AYES:	ALABI, BARNHART, BENNER, BRUSK, KLECKLEY, WARD, FURST

App# 2024-0509; 7305 E Main Street; Richard Holmes for Styling & Profiling Men's Grooming Lounge; CoA Application

Mr. Meyer read the staff report into the record.

Mr. Furst asked the applicant if they wanted to add anything. The applicant declined.

Mr. Furst: I'm supportive of this staff's recommendation. I believe the new black shingles are certainly appropriate and fitting for the structure, and I'm glad to see that it's getting a new roof. I do move that we accept this application as submitted.

Ms. Kleckley: I second.

RESULT:	APPROVED
MOVER:	FURST
SECONDER:	KLECKLEY
AYES:	ALABI, BARNHART, BENNER, BRUSK, KLECKLEY, WARD, FURST

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator



Chairman