



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
October 3, 2024**

CALL TO ORDER

ROLL CALL

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

ABSENT: Brusk

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 9/5/2024

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

No speakers to swear in.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

NEW BUSINESS

**App#2024-0601; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm
- Final Plat Phase 4A**

Ms. Buathier read the staff report into the record.

a. Final Plat Requirements (1111.07 & 1111.09):

i. On Sheet 1 of 2: the professional surveyor will need to sign and date the plat to verify that all dimensional and geodetic details are correct on the survey.

ii. On Sheet 1 of 2: the owner will need to sign the plat and have their statement notarized by a registered notary before obtaining any City Official's signature on the plat.

iii. On Sheet 1 of 2: revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"

iv. On Sheet 1 of 2: add a signature line for the "Director of Public Service"

v. On Sheet 1 of 2: add a signature line space for approval by the City Engineer and Director of Public Service of easements added to or revised

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on the final plat.

vi. On Sheet 1 of 2: the reservation of easements section states that the Final Plat is 12.625 acres, but sheet 2 of 2 shows the total acreage as being 12.642. Please revise the acreage calculations to be correct and consistent throughout both sheets.

Mr. Furst: Seeing as there is no applicant present here, I move that we adopt staff's recommendations.

Mr. Benner: Second.

RESULT:	Tabled until November 7th, 2024
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Barnhart, Benner, Kleckley, Ward, Furst

App#2024-0602; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm - Final Plat Phase 4B

Ms. Buathier read the staff report into the record.

Final Plat Requirements (1111.07 & 1111.09):

i. On Sheet 1 of 2: the professional surveyor will need to sign and date the plat to verify that all dimensional and geodetic details are correct on the survey.

ii. On Sheet 1 of 2: the owner will need to sign the plat and have their

statement notarized by a registered notary before obtaining any City Official's signature on the plat.

iii. On Sheet 1 of 2: revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"

iv. On Sheet 1 of 2: add a signature line for the "Director of Public Service"

v. On Sheet 1 of 2: add a signature line space for approval by the City Engineer and Director of Public Service of easements added to or revised on the final plat.

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vi. On Sheet 1 of 2: the legal description states that the final plat is 9.554 acres, but sheet 2 of 2 shows the total acreage as being 5.554. Please revise the acreage calculations to be correct and consistent throughout both sheets.

Mr. Furst: I also move that we adopt staff's recommendations.

Ms. Kleckley: Second.

RESULT:	Tabled until November 7th, 2024
MOVER:	Furst
SECONDER:	Kleckley
AYES:	Alabi, Barnhart, Benner, Kleckley, Ward, Furst

App#2024-0603; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm - Final Plat Phase 5

Ms. Buathier read the staff report into the record.

Final Plat Requirements (1111.07 & 1111.09):

i. On Sheet 1 of 2: the professional surveyor will need to sign and date the plat to verify that all dimensional and geodetic details are correct on the survey.

ii. On Sheet 1 of 2: the owner will need to sign the plat and have their statement notarized by a registered notary before obtaining any City Official's signature on the plat.

iii. On Sheet 1 of 2: revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"

iv. On Sheet 1 of 2: add a signature line for the "Director of Public Service"

v. On Sheet 1 of 2: add a signature line space for approval by the City Engineer and Director of Public Service of easements added to or revised

on the final plat.

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vi. On Sheet 1 of 2: the reservation of easements section states that the Final Plat is 9.539 acres, but sheet 2 of 2 shows the total acreage as being 11.425. Please revise the acreage calculations to be correct and consistent throughout both sheets.

Mr. Furst: I also move that we adopt the staff's recommendations.

Ms. Barnhart: Second.

RESULT:	Tabled until November 7th, 2024
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Benner, Kleckley, Ward, Furst

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman