



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
October 17, 2024**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Benner, Kleckley, Brusk

ABSENT: Alabi, Ward

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 9/19/2024

Minutes stand approved.

Planning & Zoning Board - Regular Meeting - 10/3/2024

Minutes stand approved.

APPROVAL OF AGENDA

Items three and four under unfinished business were asked to be removed due to being addressed administratively.

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

**App# 2024-0577; 6821 E. Main St; Andy Gray of Mann Parsons Gray
Architecture for Grease Monkey; Conditional Use**

Ms. Buathier read the staff report into the record.

No questions from the board.

Mr. Benner: I move that we approve this conditional use as written.

Mr. Brusk: I'll second.

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

App# 2024-0565; 6014 E. Livingston Ave; John Gleason for Caribbean Grocery Store LLC; Conditional Use

Ms. Buathier: It's my understanding that you have an email before you from the applicant asking to potentially hold this, they think they need a variance. Staff is recommending that the application be held no later than December 19th, which is the last meeting of this year, to give them time to potentially get that application together and then kind of work it out and bring it before you.

Mr. Furst: I move that we table this application to no later than December 19th.

Ms. Barnhart: I second.

RESULT:	Held until no later than December 19th, 2024
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Furst, Kleckley, Brusk, Benner, Barnhart

App# 2024-0564; 2290 Ayers Dr; Glen Dugger of Smith and Hale for HERC Rentals; Conditional Use

Items three and four under unfinished business were asked to be removed due to being addressed administratively.

App# 2024-0438; 2290 Ayers Dr; Glen Dugger of Smith and Hale for HERC Rentals; Appeal

Items three and four under unfinished business were asked to be removed due to being addressed administratively.

NEW BUSINESS

App# 2024-0695; 1284 Brice Road; Robb Childs for The Christian and Missionary Alliance; Variance

Ms. Buathier read the staff report into the record.

Mr. Childs explained that they are a non-profit organization that is building this building on donations. He explained that due to the economy, the donations have slowed down, therefore they have had to scale back the project.

The previous project was a four-story mixed-use building which included future developments of housing, a hotel and restaurants that would have required a parking garage. The new concept is a two-story building and pulled most of the retail into another building. Instead of One Alliance Place being along Brice, it is now set back along the private road. The parking will be in the back. This building will include a coffee shop, house their offices as well as around 6,000–7,000 square feet of meeting room space. The retail will be in a separate building along Brice Road and ideally the restaurants on the corner.

Mr. Fay from OHM explained that the purpose of this variance is because this is phase one of the project. The goal of this development plan is to preserve the Brice Road frontage and the corner for retail and restaurants. The code doesn't make any provisions for measuring setbacks from an interior private road. They are maintaining approximately 20ft from the private street, which is consistent with the intent of the code. This variance is essentially temporary until the front buildings are developed. They did study the configurations on the site and ultimately came back to the current configuration as this best supports the goals of the district.

Mr. Benner asked if the board would eventually receive another 20ft setback along Brice Road or if it was the nature of this parcel.

Ms. Buathier expanded, it is a 20ft setback off the public road. They are making a private road that's not considered part of the setback. A building is required to be setback no further than 20ft. Outside this parcel and the Kroger, these are the only two large enough for this.

Mr. Benner asked if the applicant had a timetable for the remaining development. Mr. Childs has been working with a potential developer, but they have not secured that yet.

Mr. Benner asked if they planned to move the entire staff into the new building. They plan to move about 90% to the new building. They will continue to use the existing building.

Ms. Barnhart asked if it made sense to parcel off this property and asked why the drive was private and not public.

Mr. Childs explained that they looked at making the road public and giving it to the city, but it came with its own unique challenges. Ultimately, keeping the road private allows the most flexibility for future mixed-use development.

Mr. Fay added that there are some physical constraints with the existing McDonald's where they wouldn't be able to develop the west portion of the road as a public street until the tenant changed.

McDonald's has a ground lease until 2039. They plan to work their design around McDonald's, but eventually they do see it being redeveloped with a different concept.

Ms. Barnhart's concern with allowing this and not having a timeline for the rest of the parcel is that it will stay empty for years. That's why she thought maybe parceling it off to potentially sell would be more beneficial.

Ms. Buathier explained that a public road is 26ft of pavement, but our code also requires 50 ft right of way. This wouldn't allow parking off the private road and things wouldn't be as walkable, which is the point of the Brice and Main District.

Mr. Furst's experience from previous applications in this district is that the right of way has presented significant difficulties. He believes the private drive solves that issue and allows this parcel to be redeveloped. He believes in this case a variance is the proper remedy to this particular scenario. Mr. Furst is satisfied based on the presentation that this meets the factors for a variance.

Mr. Furst: I move that we approve this application for a variance as submitted.

Mr. Brusk: I second.

Mr. Shook asked for the motion to include consideration of the factors set forth in the city code.

Mr. Furst: Having duly considered the variance factors laid out in section 1109.11D of our code, and having found that the applicant has met those factors, I do move that we grant this application, accepted as submitted.

Ms. Kleckley: I second.

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

**App# 2024-0693; 1710 Rosehill Road; Tura Lencho of Bokore LLC;
Conditional Use**

Ms. Buathier read the staff report into the record.

Mr. Brusk asked if they had any other facilities and the applicant does not. This would be the first facility.

Mr. Brusk asked if they planned to have just two residents or the allowed four. The applicant is aiming to only have two residents at a time with one employee. Mr. Brusk asked staff if they were to increase their capacity would they be required to go before the board? Mr. Shook explained that The Ohio Department of Job and Family Services will issue a license that would allow them to house between one and five residents. That is per state law, so this board would not have the discretion to deny that as long as they have a license from the state.

The resident at 1715 Rosehill Road asked that since this is being designated as adults, if they were allowed to have any children.

Mr. Shook explained that if children were added, they would no longer have the entitlement under state law to a zoning certificate from the city.

Mr. Benner asked if they were to expand the beds and require more employment how that would impact traffic.

Ms. Buathier explained their consideration was based on what the applicant provided.

Mr. Brusk explained that his brother lived in a home similar to this, on the same street, to the south. His brother had a great experience, and they found no problems with traffic. His brother enjoyed walks in the area, and they experienced no issues and great service. He asked if they planned transportation to and from work sites. The applicant does not have that in the plan because they want to provide personal care in their home environment.

Mr. Furst: I move that we accept this application as submitted.

Mr. Brusk: I second.

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

OTHER BUSINESS



ADJOURNMENT

Planning and Zoning Administrator

Chairman