



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
November 7, 2024**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 10/17/2024

Minutes stand approved

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

No public comment

UNFINISHED 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.

No questions or further discussion from the board or the applicant.

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

Ms. Kleckley: I second.

RESULT:	Approved as submitted
MOVER:	Furst
SECONDER:	Kleckley
AYES:	Alabi, Barnhart, Benner, Brusk, 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.

No questions or further discussion from the board or the applicant.

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

Ms. Alabi: I second.

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

**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.

No questions or further discussion from the board or the applicant.

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

Mr. Benner: I second.

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

NEW BUSINESS

App#2024-0758; MI Homes of Central Ohio c/o Andrew Gottesman; Variance

Ms. Buathier read the staff report into the record.

Mr. Barkan explained that this has been a 15-month project where MI Homes has been working with staff on how to bring another great product to Reynoldsburg. They were also aware that there has not been a City of Reynoldsburg park on the far east side of the city. They are asking for a few variances, but the main reason is to preserve almost all the trees and create this park-like environment for the residences on the east side.

Mr. Benner appreciates the indepth explanation of all the variances. He is not a fan of 21ft townhomes, but with the housing shortage, we need it. He has no objections to what is going on with this application.

Ms. Barnhart asked why the 21ft townhomes.

Mr. Barkan explained that they initially started out creating this product as a way to become a more affordable market. They went to multiple cities in other states and decided 21 was the right number. Their City Collection branded houses at Grandview Yard are \$900,000, and they are 21ft. They felt that if they can go for that much that it is a good product. They felt it would just make it more expensive and not get more for the customer.

Ms. Barnhart asked about the lot depth.

Mr. Barkan explained their single family homes are 120 ft, with a traditional front and backyard. These will have a walkup with a driveway in the back. They are trying to preserve the additional open space that includes pocket parks, a clubhouse, a pool, etc. If they gave the lots a little more depth, you would lose some lots and would only be gaining a little bit more of a driveway or a little front yard, so it wouldn't translate to usable space.

Mr. Barkan confirmed that all 280 are for sale, not for rent.

Mr. Meyer clarified that MI will be building the townhome portion and Metro Development will be building the 380 apartments.

Mr. Barkan looked at what was going to the north and south and tried to make it an appropriate transition with a park.

Ms. Barnhart asked if the plan for the trees on the western portion was to keep them. That is the plan, and they plan to give that area to the city so they can build a park. Mr. Meyer did confirm it is the city's intent to take ownership of the park and maintain it. The intent is to be similar to Pine Quarry Park where there are trails.

Ms. Barnhart asked if there was going to be access from the Taylor Woods neighborhood. There will not be access, but there will be access to the north from Maplewood and connection to the AMH development to the south.

Ms. Barnhart asked what school district this was and it is Licking Heights.

Mr. Barken talked about the streets and how the main traffic roads are all 26ft. The only 18ft roads are what they consider to be the alley. Ms. Barnhart asked about fire access. Staff did include in the packet that West Licking Fire is comfortable with this layout.

Mr. Furst confirmed that the applicant considered a number of different configurations for the development. He asked the applicant if these variances are the minimum necessary to accomplish their purpose and they are.

Ms. Alabi asked how the development is laid out if that was the only way they could provide the extra area for the park. This was the only layout to stay completely outside the trees.

Mr. Furst: Having considered the variance factors in section 1109.11D, I do move that we accept this application as submitted with the conditions outlined in the staff report. For clarity, that is acceptance of all the variances which are applied for.

Mr. Brusk: I second.

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

**App#2024-0756; MI Homes of Central Ohio c/o Andrew Gottesman;
Preliminary Plat**

Ms. Buathier read the staff report into the record.

There are no objections to staff's comments from Mr. Barkan.

Mr. Furst: I move that we accept this application as submitted with the conditions outlined in the staff report.

Ms. Kleckley: I second.

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

Parks and Public Service Facility

Service Director William Dorman gave the board a presentation on how the new Parks and Public Service Facility will look. The cost estimate is 27 million.

ADJOURNMENT

Planning and Zoning Administrator

Chairman