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Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, December 19, 2024

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF AGENDA
3. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

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

D. NEW BUSINESS

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT

September 09, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: John A. Gleason for Caribbean Grocery Store, LLC; 6014 E Livingston Avenue:
Conditional Use Application – Food Sales – Small Format Grocery

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is addressed 6008-6014 E Livingston Avenue and the subject tenant space is located at 6014 E Livingston Avenue. The subject parcel is 0.24 acres with a building that is divided into multiple tenant spaces. The entire building is approximately 7,072 square feet according to the Franklin County Auditor's website. The subject building has had a variety of tenants with different uses including a restaurant, a personal care and beauty services use, and a tattoo parlor. The applicant states that the square footage of the subject tenant space is 700 square feet. According to the applicant, the subject tenant space was previously used as a bar establishment. The subject site is zoned I, Innovation District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of I, Innovation to the west, north, and east. The subject site borders the City of Columbus to the south. The surrounding land uses consist of a tire shop to the east, what appears to be a vacant building to the west, and a commercial building to the north.
- c. **Applicant's Request:** The applicant is requesting to use the subject tenant space use for a Food Sales – Small Format Grocery, which was listed as a conditional use in the I, Innovation zoning district under the Zoning Code prior to the most recent update. The applicant submitted this Conditional Use request before the most recent Zoning Code update went into effect. The applicant intends to operate a grocery store 7 days a week from 8am to 9pm. The applicant states that the storefront contains approximately 700 square feet of gross floor area, that the store will employ 2 employees, and that deliveries from vendors will occur 1 or 2 times a week.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the Innovation District is intended to "...[I]nclude a mix of industrial and office uses intended to serve as economic centers for Reynoldsburg and surrounding communities. Professional office users such as research and development, laboratory, and technology businesses, among others are encouraged"

2. Project Review

- a. **Definition:** Food Sales – Small Format Grocery: A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 500 square feet but not more than 25,000 square feet of gross floor area. At least 10 percent of a small format grocery shall be devoted to the sale of fresh produce at all times
- b. **Conditional Use Standards:** Conditional Uses are required to meet the general standards found in Section 1109.13.D.i-viii:
 - i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 1. Staff finds that the proposed use is in harmony with the existing character of the I, Innovation zoning district and that the use will not change the essential character of the zoning district.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 1. Staff finds that the proposed use will not adversely affect the use of adjacent properties.
 - iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 1. Staff finds that the proposed use will not adversely affect the health, safety, morals, and welfare of persons residing or working nearby based on the information provided in the application.
 - iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
 1. Staff finds that the subject site is adequately serviced by public facilities and services. The Fire Department has no concerns with the application at this time.
 - v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
 1. Staff finds that the proposed use will not impact traffic significantly different from permitted uses in the zoning district.
 - vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
 1. Staff finds that the proposed use meets the general purpose and intent of the Zoning Code and complies with applicable specific provisions of the Code, but does not meet the intentions of the I, Innovation District as described in the 2018 Comprehensive Plan.
 - vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 1. **Off-street Parking Requirements:** Required off-street parking spaces for a Commercial Center – Outdoor – Small is detailed in Table 1105.01A and the requirement is 1 parking space for each

300 square feet of floor area.

- i. According to the Franklin County Auditor's website, the total square footage of the entire building is approximately 7,072 square feet. The required off-street parking spaces for the entire building is 24 parking spaces. It is unclear how many parking spaces there are on the existing site based on the information provided in the application.
 - a. Staff finds that the applicant will need to submit an official site plan showing how off-street parking requirements are met in Section 1105.01 of the Zoning Code.
 1. If the required parking cannot be met for the site, a variance would likely be needed for the site.
 2. The applicant will need to provide an official site plan for the site, showing how all development standards that are applicable in the Zoning Code are met. If the required standards cannot be met, a variance to said standard would likely be needed before any New Business/Use Application is approved by staff.
- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 1. The definition of Food Sales – Small Format Grocery is defined in the Code as: "Food Sales - Small Format Grocery. A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 500 square feet but not more than 25,000 square feet of gross floor area. At least 10 percent of a small format grocery shall be devoted to the sale of fresh produce at all times."
 - i. Staff finds that the applicant has not submitted a sufficient interior floor plan to determine that the proposed new business/use meets the definition of a Food Sales – Small Format Grocery. This is due to a specific area not be identified on the interior site plan where "fresh produce" will be located. The applicant is required to provide 70 square feet of fresh produce area, for a 700 square foot small format grocery store. The applicant has provided a drawing, however the drawing does not appear to be to scale. The applicant will need to provide a drawing of the interior layout of the building that is to-scale, identifying the square footage and location of the fresh produce.
 - ii. The applicant also did not define what they intended to mean by "fresh produce". In the past the Planning and Zoning Board has defined "fresh produce" as fruits and vegetables only.

3. Recommendation

- a. Staff recommends denial of the conditional use for a Food Sales – Small Format Grocery based on the following reasons:
 - i. The applicant has not provided a to-scale interior floor plan, identifying the location of the required 10%, “fresh produce” area within the store. Without meeting the requirements of Food Sales – Small Format Grocery definition, staff is concerned that proposed land use may not be the correct land use intended for this site.
- b. If the Planning and Zoning Board decides to grant the conditional use for a Food Sales – Small Format Grocery, staff recommends that the following conditions be placed on its approval:
 - i. The applicant submit a to-scale floor plan showing that at least 10% of the total tenant space floor area be dedicated to “fresh produce”.
 - ii. That fresh produce be defined as fruits and vegetables only, and that the applicant adhere to this definition.
 - iii. The applicant revise their drawings and any other materials, to show a final set of plans that meet the approved conditional use conditions.

Reynoldsburg

Department of Development
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

*All Applications are submitted in person,
through mail or to the Building
Department by email at
permit@reynoldsburg.gov.

App./Case#: _____

Date Submitted: **AUG 23 2024**

*Please know that an application will not be processed until payment has been received.

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6014 East Livingston Avenue	Parcel ID#(s): 060-001840-00
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): One Souss LLC	
Contact Email: souss2015@hotmail.com	Contact Phone Number: 614-218-1448

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Caribbean Grocery Store LLC	Contact Name: Jeanriel Barjon
Contact Email: jeanbarjon2@gmail.com	Contact Phone Number: 614-596-9836
Description of Use: Food Sales- Small Format Grocery	

III. APPLICANT INFORMATION

Applicant Name: John A. Gleason	Applicant Address: 4200 Regent Street, Columbus, Ohio 43219
Applicant Phone Number: 614-296-1281	Applicant Email: jgleason@gleasonlawofficellc.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Attorney/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☐ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.]

The property in question was a liquor permit premise (bar). The current tenant would like to have a small format grocery. Such use is a Conditional Use in the Innovation Zone. Section 1103.23.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: _____ Date: **8-23-2024**
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information Additional Approval Required

Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____ Date: _____

CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. The Board meets on the first and third Thursday of each month (except December).

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Special Exception relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit eleven (11) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF or similar scan of the completed application and packet.

What information must be provided with a Conditional Use ?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

☒ Description of the existing use of the lot and of adjacent lots

☒ A statement of the conditional use for which the application is submitted.

☒ The application shall also include a description of the activities proposed on the site, including the goods and services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Board to understand the nature of the proposed use and its potential impacts;

☒ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;

☒ A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent lots including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

☒ A narrative addressing each of the applicable criteria set forth in section 1145.09

Such other information as the Board deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations may be required. Such additional information may include, but shall not be limited to:

- Traffic impact analysis;
- Storm water impact analysis;
- Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional requests.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6829.

OR Visit our website at:

<http://www.reynoldsburg.gov>

Section 1109.15

STANDARDS FOR ALL CONDITIONAL USES

In review of a Conditional Use application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- ☒ The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- ☒ The proposed use shall not adversely affect the use of adjacent property;
- ☒ The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- ☒ The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- ☒ The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;
- ☒ The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- ☒ The proposed use complies with the applicable specific provisions and standards of this Code;
- ☒ The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

In approving a Conditional Use, the Planning and Zoning Administrator or the PZB may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of the Code. Such conditions may include:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use.

STATEMENT IN SUPPORT OF CONDITIONAL USE APPLICATION

6014 East Livingston Avenue
Parcel Number 060-001840-00 (the "Property")

Applicant is seeking conditional use approval at the Property for a Food Sales-Small Format Grocery within the Innovation Zone. The Property was previously a liquor permit premise operating under the name Putters Pub. Other establishments in the retail structure include a tattoo parlor, a hair braiding establishment and a wing restaurant.

As set forth above, the Tenant seeks to operate a small format grocery store which will primarily sell food and produce, but also may sell other convenience and household goods. The storefront contains approximately 700 square feet of gross floor area.

At the present time, it is anticipated that the store will be open every day from 8:00 a.m. to 9:00 p.m. It also is anticipated that the store will employ approximately two (2) employees. Deliveries from vendors will occur one (1) or two (2) times a week, but it is not anticipated such deliveries will negatively impact traffic flow or other tenants.

A site plan showing the location of the Property and a photograph depicting the structure on the Property are submitted herewith. Tenant does not anticipate making any structural changes to either the interior or exterior of the Property. Freestanding racks that will house the groceries and freestanding counters for checkout will be located within the Property.

Each of the Applicant, the Tenant and the Owner believe the proposed conditional use will be compatible with the adjacent lots and will have no negative impact on traffic circulation, noise, glare, odor, fumes, vibration and/or storm water. In fact, all parties believe that the proposed conditional use will be less intrusive than the prior use.

Addressing each of the eight (8) conditional use standards, Applicant respectfully submits the following:

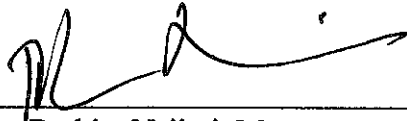
1. The proposed use will be in harmony with both the existing zone and nearby zones and will not change the essential character of such zones.
2. The proposed use will not adversely affect the use of any adjacent property.
3. The proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.
4. The proposed use will be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools.

5. The proposed use will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district.
6. The proposed use will be in accord with the general and specific objectives, and the purpose and intent of the Reynoldsburg Zoning Code, the Land Use Plan and any other plans and ordinances of the City of Reynoldsburg.
7. The proposed use complies with the applicable specific provisions and standards of the Reynoldsburg Zoning Code.
8. Food Sales-Small Format Grocery is specifically listed as a conditional use in the Innovation Zone. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
place since late 2001. Second, the fence starts over 40' back from the Scottsdale Ave. sidewalk (on the north) along the west side of the house and ends over 100' from the Ramblewood Ave. sidewalk (on the south). Third, there are no visibility impediments from either Mercer Ave. or Scottsdale Ave.

All in all, the Applicant, Tenant and Owner believe that the proposed use will be a net positive to the retail structure and the area as a whole.

One Souss LLC, Owner of the Property, consents to the proposed conditional use.

ONE SOUSS LLC

By: 
Brahim Nejari, Manager

AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

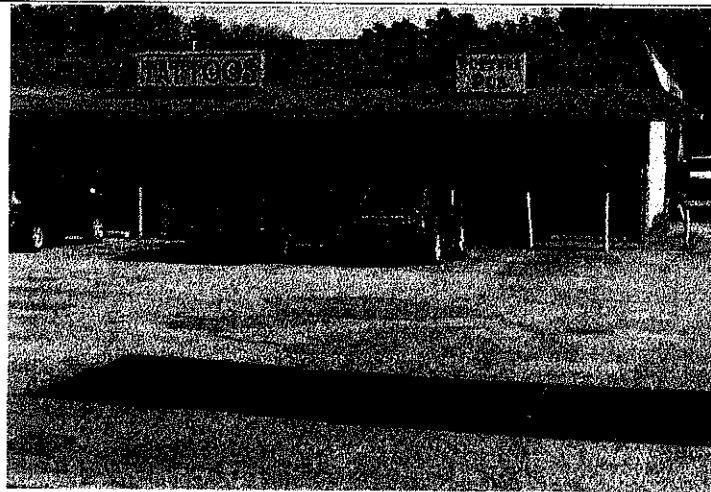
Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links



060-001840 07/22/2022



Public



Public



Public



Public

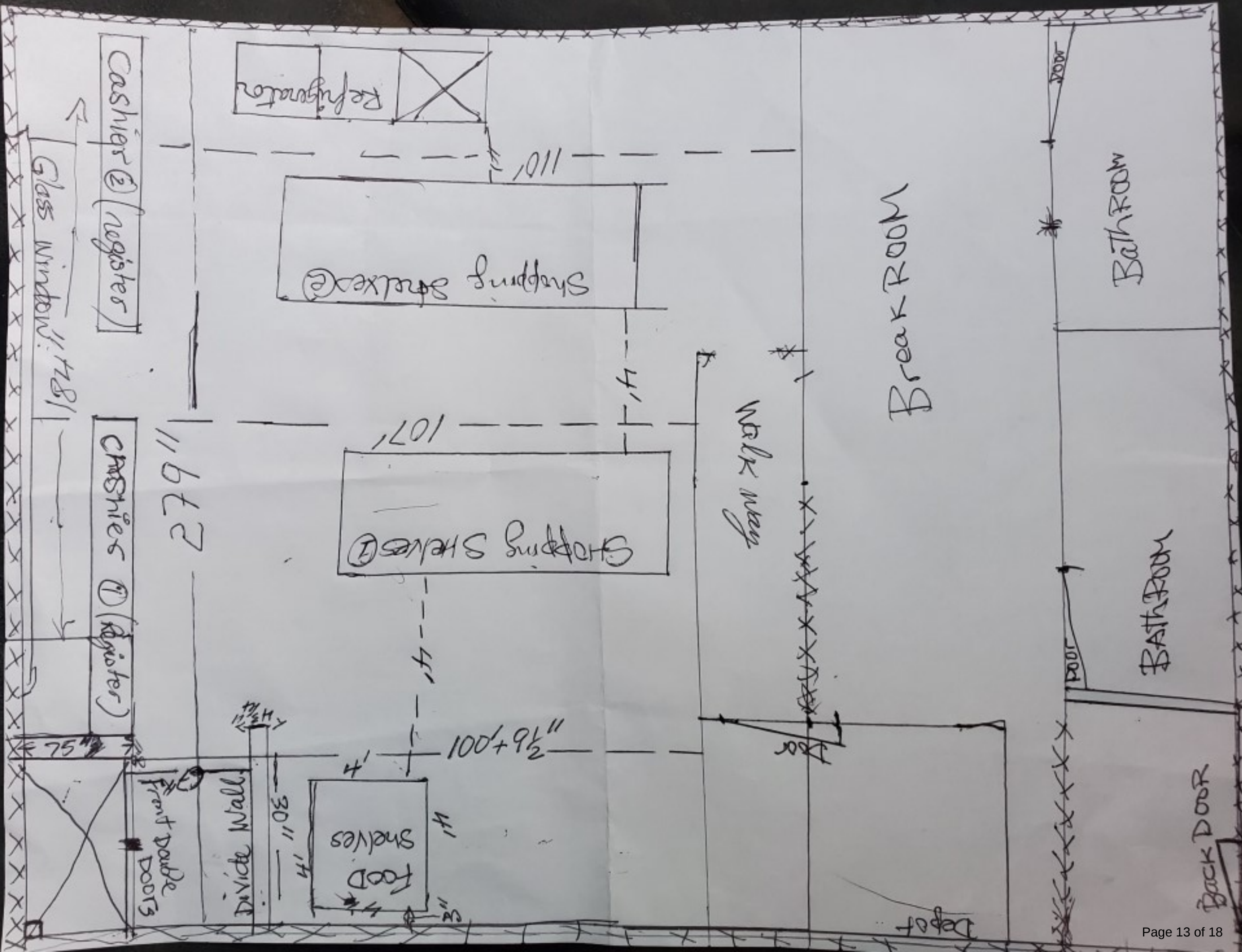


Public

Disclaimer:

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Marie Meeks

From: John Gleason <jgleason@gleasonlawofficellc.com>
Sent: Tuesday, September 10, 2024 1:14 PM
To: Marie Meeks
Subject: RE: 6014 E Livingston - Conditional Use - Small Format Grocery

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Marie, I hope all is well. The total interior square feet is 700. I am trying to make the drawing prettier and will get it to you ASAP. Getting hacked is no fun.

From: John Gleason <jgleason@gleasonlawofficellc.com>
Sent: Thursday, August 29, 2024 2:27 PM
To: Marie Meeks <mmeeks@reynoldsburg.gov>
Subject: Re: 6014 E Livingston - Conditional Use - Small Format Grocery

Thanks. I'll get that revised.

John A. Gleason
Gleason Law Office LLC
4200 Regent Street, Suite 200
Columbus, Ohio 43219
614-296-1281
jgleason@gleasonlawofficellc.com

Post Office Mailing Address
P.O. Box 768
New Albany, Ohio 43054

***** Notice from Gleason Law Office LLC *****

This message may be protected by the attorney-client privilege. If you believe that it has been sent to you in error, do not read, print or forward it. Please reply to the sender that you have received the message in error, then delete it. Thank you.

***** End of Notice *****

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Thursday, August 29, 2024 2:24:56 PM
To: John Gleason <jgleason@gleasonlawofficellc.com>
Subject: RE: 6014 E Livingston - Conditional Use - Small Format Grocery

Hi John,

This interior layout does not show where the fruits and vegetables are. There needs to be at least 10% of the floor area of the store dedicated to fresh fruits and vegetables. I can accept this, but staff would likely recommend denial of the application due to the lack of an interior floor plan that shows at least 10% of fruits and vegetables. I will also need the total square footage of the tenant space.

Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Sent: Friday, September 6, 2024 11:43 AM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: 6014 E Livingston Ave - Conditional Use - Food Sales - Small Format Grocery

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

We are good with this proposal.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Friday, September 6, 2024 11:37 AM
To: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: 6014 E Livingston Ave - Conditional Use - Food Sales - Small Format Grocery

Hi Lt Schmidt,

I have attached a Conditional Use Application for 6014 E Livingston Ave for a Food Sales – Small Format Grocery. Please let me know if the Fire Department has any comments about this application by September 16th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner 1

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

Marie Meeks

From: Marie Meeks
Sent: Tuesday, December 10, 2024 10:10 AM
To: 'John Gleason'
Cc: Phoenix Buathier
Subject: RE: 6014 E Livingston - Conditional Use

Hi John,

Phoenix and I would like to have a quick 5-10 minute phone call with you to discuss the 6014 E Livingston Avenue Planning and Zoning Board case sometime today or tomorrow. Do you have any availability today or tomorrow between the hours of 8:30am-3:30pm?

Thank you,
Marie Meeks
PLANNER 1
—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: Marie Meeks
Sent: Friday, December 6, 2024 4:02 PM
To: 'John Gleason' <jgleason@gleasonlawofficellc.com>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: RE: 6014 E Livingston - Conditional Use
Importance: High

Hi John,

This case will be held at the 12/19/2024 Planning and Zoning Board meeting due to the Planning and Zoning Board's approved motion to hold this case to no later than the 12/19/2024 Planning and Zoning Board meeting. Please know that as the applicant, you are allowed to request that the application be tabled to a later meeting date, but the Planning and Zoning Board is not guaranteed to accept the request.

Thank you,
Marie Meeks
PLANNER 1
—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

From: John Gleason <jgleason@gleasonlawofficellc.com>
Sent: Friday, October 4, 2024 10:32 AM
To: Marie Meeks <mmeeks@reynoldsburg.gov>

Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Subject: RE: 6014 E Livingston - Conditional Use

[NOTICE: This email originated outside of the City of Reynoldsburg.]

I apologize, I have had some personal issues, and we are having some issues finding someone to finalize the plans. I will follow up ASAP. Thanks and have a great weekend.

From: Marie Meeks <mmeeks@reynoldsburg.gov>

Sent: Thursday, October 3, 2024 2:31 PM

To: John Gleason <jgleason@gleasonlawofficellc.com>

Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>

Subject: 6014 E Livingston - Conditional Use

Good Afternoon,

I just wanted to reach out and let you know that the deadline to submit additional material for the 10/17 Planning and Zoning Board meeting passed on 9/26 and we have not received any additional documentation for this application. This case will go before the Planning and Zoning Board on 10/17 at 6pm in City Hall Council Chambers, 7232 E Main Street.

Please feel free to reach out with any questions.

Thank you,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

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