



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
January 16, 2025**

CALL TO ORDER

ROLL CALL

Appoint Chair, Vice Chair and Secretary

Mr. Benner nominated Mr. Furst for Chair.
Seconded by Ms. Kleckley.

RESULT: Mr. Furst voted in as Chair

MOVER: Benner

SECONDER: Kleckley

AYES: Benner, Bruck, Kleckley, Ward, Furst
Ms. Kleckley nominated Mr. Benner as vice chair.
Seconded by Mr. Brusk.

RESULT: Mr. Benner voted in as Vice Chair

MOVER: Kleckley

SECONDER: Brusk

AYES: Ward, Kleckley, Brusk, Benner, Furst
Mr. Furst appointed staff as Secretary of the board.
Seconded by Mr. Benner.

RESULT: Staff was voted in as Secretary of the board.

MOVER: Furst

SECONDER: Benner

AYES: Benner, Brusk, Kleckley, Ward, Furst

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 12/5/2024

Minutes stand approved.



Planning & Zoning Board - Regular Meeting - 12/19/2024

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

No public comment.

UNFINISHED BUSINESS

App# 2024-0630; 2467 Taylor Square Dr.; Kush Patel for 256 Hotel Group, LLC; Variance

Ms. Buathier read the staff report into the record.

Mr. Fox was able to obtain the three islands and would like to withdraw the variance.

App# 2024-0629; 2467 Taylor Square Dr.; Kush Patel for 256 Hotel Group, LLC; Conditional Use

Ms. Buathier read the staff report into the record.

Mr. Fox has been working with the fire department and they feel that they can achieve all of the requirements.

Mr. Furst: So you wouldn't have any objections if we imposed the condition that staff recommended?

The applicant does not have any objections.

Mr. Furst: Upon reviewing the conditional use factors in 1109.13D, I am satisfied that the applicant meets those conditions, and I move that we accept the application as submitted with staff's recommendation.

Mr. Brusk: I second.

RESULT:	Approved with conditions
MOVER:	Furst
SECONDER:	Brusk
AYES:	Benner, Brusk, Kleckley, Ward, Furst

NEW BUSINESS

App# 2024-0871; 7535 E. Main St.; Ron Arps for Cacchillo & Daniel Inc.; Certificate of Appropriateness

Ms. Bauthier read the staff report into the record.

Ms. Alabi is present for the meeting.

The applicant declined to add anything to the presentation.

Mr. Furst: I'm satisfied that the applicant meets the Certificate of Appropriateness factors as outlined in the code, and I therefore move that we accept this application as submitted.

Ms. Kleckley: I second.

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

App# 2024-0866; 7514 E. Main St.; Dilli Subedi for Nepali RK Clothing LLC; Certificate of Appropriateness

Ms. Buathier read the staff report into the record.

The applicant did not have anything to add the the presentation.

Mr. Benner: I move that we approve this.

Ms. Ward: I second.

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

OTHER BUSINESS

App# 2024-0713; 2793 Taylor Rd.; Ben Dariano of WD Partners for Walmart; Variance - Withdrawn

The applicant emailed prior to the packet going out stating they would like to withdraw signs 10-15, which was the discussion about directional signs.

Mr. Furst: Accepted.

Zoning Code

Staff is looking to do some zoning code updates.

The board was provided a tentative schedule. It will take roughly a year.

Ms. Buathier explained to the board the time line and how involved they would like the board to be, versus every change coming from staff. The goal is to have the first read at Council in September, with the final read January 2026.

Mr. Meyer explained the process to get the changes through Council and wait periods.

Mr. Furst has no objections to the outlined format.

Mr. Benner noted the large gap between February and May.

Mr. Meyer explained it takes a lot of time to actually do zoning text research and write everything out.

Mr. Brusk agreed to host these when there's no item on the agenda when possible.

ADJOURNMENT

Planning and Zoning Administrator

Chairman