



Alex Furst, Chair
Keith Benner, Vice-Chair
Teresa Alabi
Amy Barnhart
Norman Brusk
Toni Kleckley
Anita Ward

Planning & Zoning Board

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

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, February 6, 2025

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 01/16/2025
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Zoning Code Workshop

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**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

ZONING CODE WORKSHOPS – TOPICS

1. Variances Applications– 29 in past two years
 - a. To allow more wall signs (15 requests)
 - b. To allow more square footage and/or height for a monument sign (3 requests)
 - c. To allow internal illumination in the ORD-C (2 requests)
 - d. Setback reductions (6 requests) from building setbacks mostly (EMD & BMD) to patio and townhome setbacks
2. Permitted Encroachments into Setbacks
3. Landscape Standards
 - a. Parking Lot Islands
 - b. Credit for Existing Tree/Preservation/Planting
 - c. Interior Lot Landscaping
4. Electric Vehicle Parking Standards
5. Signage
 - a. Commercial Center
 - b. Big Box
 - c. Pickup area
 - d. Olde Reynoldsburg Commercial
 - e. Olde Reynoldsburg Neighborhood
 - f. Temporary Sign
 - g. Rebranding
 - h. Wall Sign Language
6. Standards for developments that may parcel off, but are being built as a complex
7. Townhome's in Residential Districts/Subdivision Regulations
 - a. lot frontage, width and depth
 - b. accessory structure setbacks
 - c. patio setbacks
 - d. front porches/entrances
8. Innovation Zone Standards
 - a. Maximum Setback
 - b. Lot Coverage / Open Space credit
 - c. Parking Requirements
 - d. Building Height

- e. Fencing in front of building maximum height
- f. Phased development/Industrial Park
- g. Lot length, width, frontage, depth
- 9. Parking
 - a. Aisle Width
 - i. One Way
 - b. Access
 - c. Site Triangles
 - d. Maneuverability
 - e. Lighting required except SR zones
 - f. Warehousing/Manufacturing/Production/Research Facility/Lab
 - g. Office
 - h. Clubhouse parking standards for apartment units
 - i. Big Box
- 10. Setbacks for Insight District in conjunction with easements
- 11. Setbacks/frontage for parcels that are not along a road frontage such as Brice Road or E. Main Street but designated in that zoning district
- 12. Brice Road & East Livingston Ave Overlay
- 13. Porches/Decks/Patios
- 14. Accessory Structure Design Guidelines
- 15. Commercial Design Standards – CC, BMD & EMD
- 16. Storage Containers
- 17. Lighting
 - a. Different standards for Innovation
- 18. Non-Conforming lots/ Non-Conforming land uses/ and Non-Conforming structures
- 19. Dwelling - Assisted, Dwelling - Group and Dwelling - Developmental Disability
- 20. Land Uses
 - a. Take out fish pond, water garden from supplemental use regulations
 - b. U-Haul and Rental Car as separate land use to Vehicular Sales – Automobile
 - c. Vape Shops/Smoke Shops as a land use
 - d. Tarot Card Reading/Palm Reader/Fortune Teller as a land use
- 21. Zoning Certificate Applications Review Periods
- 22. Subdivision regulations regarding landscape bonding
- 23. Site Plan Major & Minor landscape requirements

24. Definition

- a. Porch
- b. Deck
- c. Patio
- d. Front Porch
- e. Service Drive