



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
February 20, 2025**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Alabi, Kleckley, Brusk

ABSENT: Benner, Ward

APPROVAL OF AGENDA

Ms. Buathier asked for the unfinished business to be moved to after new business because the conditional use also needs a variance.

Mr. Furst: I move.

Ms. Kleckley: I second.

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

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

No public comment.

UNFINISHED BUSINESS

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

Mr. Furst: Understanding that the applicant is requesting that we also table this

application, I move to table this application to the April 3rd, 2025 meeting.

Mr. Brusk: Second.

RESULT:	Tabled until April 3rd, 2025
MOVER:	Furst
SECONDER:	Brusk
AYES:	Kleckley, Brusk, Barnhart, Alabi, Furst

NEW BUSINESS

App# 2025-0033; 6675 Woodsedge Dr; Kevin Farrell of Great Day Improvement for Toyia Hall; Variance

Ms. Buathier read the staff report into the record.

The applicant did speak, but it was inaudible.

Mr. Furst explained that there are a number of factors to consider for a variance, and he shares staff's concerns. Mr. Furst addressed the factors and asked the applicant to speak about the factors.

The applicant spoke again, but it was still inaudible.

Mr. Furst asked about the proof of hardship or practical difficulty.

Staff talked about the requirements for legal nonconforming and how, either way, the applicant would need a variance for the 30-foot rear setback. Mr. Furst mentioned the accessory structure being placed at the side of the house and whether that would encroach on the side yard.

The applicant replied, but it was inaudible.

Ms. Kleckley offered some alternative options for the applicant to explore.

Mr. Furst offered to table the application if the applicant would like to explore further options.

Ms. Buathier explained to the applicant they can review the nine factors in the staff report to address the variance issues at the next meeting.

Mr. Furst: Based on the applicant's request, I so move that we table this application until the April 3rd regular meeting.

Ms. Alabi: I second.

RESULT:	Tabled until April 3rd, 2025
MOVER:	Furst
SECONDER:	Alabi
AYES:	Kleckley, Brusk, Barnhart, Alabi, Furst

App# 2024-0770; 6008-6014 E. Livingston Ave; John Gleason for One Souss LLC; Variance

Ms. Buathier read the staff report into the record.

Mr. Gleason, on behalf of the applicant, asked the board if they should continue the variance for the parking spaces or ask for a variance for the drive aisle. They need 24 spaces versus the 17 that's there, so they filed a variance for the 7 short. They can fit 7 spaces in the back, and ask for a variance for the drive aisle.

Mr. Furst explained that the board couldn't give them a sure answer, but that variances for drive aisles have been done in the past.

Ms. Bauthier explained that the applicant will need to ask for the drive aisle variance and address all the variance factors. If they are able to address all the factors, generally staff would write a recommendation for approval.

Mr. Furst: Based on the applicant's request, I move that we table this application until no later than April 3rd, 2025 regular meeting.

Ms. Kleckley: I second.

RESULT:	Tabled until April 3rd, 2025
MOVER:	Furst
SECONDER:	Kleckley
AYES:	Alabi, Barnhart, Brusk, Kleckley, Furst

OTHER BUSINESS

ADJOURNMENT



Planning and Zoning Administrator

Chairman