



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
April 3, 2025**

CALL TO ORDER

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

Motion to excuse the absence of Mr. Benner.

ROLL CALL

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

Mr. Furst move to excuse Mr. Benner. Second by Mr. Brusk. Motion carried.

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 03/20/2025

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

An email from James Crosswell stating that Mr. Crosswell is against Reynoldsburg allowing for the renting of individual rooms was read into the record.

UNFINISHED BUSINESS

None

NEW BUSINESS

App# 2025-0091; 2213 Belltree Drive; Danielle Kamgang for Danny Residence Care; Conditional Use

Ms. Buathier read a summary of the staff report into the record.

Mr. Furst stated that the applicant had not identified themselves as being in attendance. As the applicant did not identify themselves as being present, Mr. Furst directed staff to call those in attendance for public comment on this agenda item to be called to the podium by staff one at a time. Mr. Furst also directed those providing public comment to keep the duration to three minutes and to state their names and addresses when speaking.

Mr. Devin Brothers: Good evening, members of the Reynoldsburg zoning board. My name is Devin brothers. I'm a resident of this community. I'm here to respectfully ask you to deny the conditional use permit application for a class two residential care facility at 2213 Belltree drive proposed by Danielle Kamgang as a residential care facility. Well, I appreciate the intent to support mental health care. This location, right near junior high school, and in a neighborhood full a neighborhood full of little kids, is simply not right, not the right fit. Let me explain why. First, safety is my biggest concern. This house is steps away from junior high school, where hundreds of students walk, play and learn every day. On top of that we have little kids and this and this neighborhood toddlers and young children who ride bikes, play in the arts and walk to friends' houses. The applicant says the facility will house up to five, five adults with stable mental illnesses. But stable is not a promise. Mental health can change, and with only two staff members coming and going, not even there full time. There's no guarantee a situation won't spiral before help arrives. Even a small incident could affect our kids, and that's a risk we shouldn't have to take second. This is a residential neighborhood built for families, not facilities. This letter claims there will be no extra traffic or noise, but that's hard to believe staff working 24/7 deliveries for meals or meds and visitors would add activity more than a typical home for little kids playing outside or napping. That can mean more cars to dogs or unexpected noise disruptions disrupting their days. The applicant says parking won't spill over, but a garage in the driveway won't hold everyone street parking near a school and young families is a hazard waiting to happen. Third, this changes our community character. We chose this area for its quiet, family friendly feel and safe for our kids to grow up. A care facility, even one that blends in shifts that a parent will know. If there is, that parents will know it's there, they'll weigh on us. Will I let my little ones lay out front freely? Will more families, families with young kids buy homes here? Or will they look elsewhere? Worried about safety, property values aren't just about looks. They're about perception, and this could hurt ours. The applicant offers mitigations, a contact number, cameras, no violent residents, but those don't solve the core issue. A

hotline means we're reaching, reacting, not preventing. Cameras record problems. They don't stop them. Screening residents, sounds good, but mental health isn't static. It's an intermittent staff, and intermittent staff can't monitor every moment with a junior high and little kids so close. We need certainty, not hope. I'm not against mental health care. Franklin County needs it, but there are better spots for this facility away from schools and young families. The Fair Housing Act ensures access, not placement in every neighborhood. Zoning exists to protect our community's purpose, and that purpose doesn't fit ours. Approving it could set a precedent turning more homes in the facilities and eroding what makes this place special. So, I urge you deny this permit. Protect our kids and both the little ones at home and the students at school. Keep this neighborhood residential as it was meant to be. Let's work together. Find a solution that helps everyone in a location that doesn't put our most vulnerable at risk. Thank you for your time and consideration.

Mr. Furst asked for Mr. Brothers to state his address.

Mr. Brothers: My address is 2179 Leah Lane.

Mr. Furst reminded speakers to state their name and address at the podium before addressing the Board and to keep their comments to three minutes in duration. Mr. Furst also asked to keep clapping and public outbursts to a minimum.

Ms. Sean Mitchell: Hello. Thank you for having me. My name is Sean Mitchell. I live at 6438 Cherroy Drive, Reynoldsburg, Ohio. What else was it that you needed? Was that it?

Mr. Furst noted that Ms. Mitchell had provided the necessary information and could continue.

Ms. Mitchell: Um, I ditto everything this gentleman just said. I don't want to have to take his paper and read it, but I did all everything he said, and I also have a concern. My property backs up to the Belltree property, their fence line, we are backyard to backyard now. They say they have a fenced in property. It is fenced in, but the fence is raggedy and it's rusty and I would like that to be noted. They also should put up a privacy fence. I believe. I'm also concerned about the children in the neighborhood and the school. The children walk to and from school. And another one of my concerns is the property value. And I am a single parent with grandchildren, like I said, my property backs up to that property. I mean property to property and the lawn care. I'm not sure who's going to be taking care of the lawn, but I take pride in my lawn, and I sit in my backyard quite a bit in the summertime, so I just wanted that to be added to the record for my property and my well-being. Thank you.

Ms. Joanna Horton: My name is Joanna Horton. I'm at 2196 Leah Lane. I am against this facility being established care. The reason why is because of the kids in the neighborhood. I'm a new homeowner. I believe our property value would decrease. Also, I think of the safety of our kids, especially our neighbors that are not American, they basically would not under even understand this if they were to know that there's a facility for mental illness people, and then also by me actually living in a neighborhood with a house that established we were always on our toes all the time looking out our windows. That is stressful. It's frustrating because you don't know what, actually what goes on in these homes. And then me just doing some research, there was a home not too long ago in on in 2022 where someone was stabbed and they actually died from their injuries. And this was actually a mental facility that was made out of a home. So, I opposed to this. This is not a place for this type of establishment, it needs to be somewhere where it's not a neighborhood, and we need to keep our neighborhood full of children happiness and less fear. Thank you.

Ms. Buathier stated that her understanding is that the other members of the public in attendance wished to speak on a different agenda item.

Mr. Furst stated that he did not see any other members of the public in attendance identify that they wished to speak on this agenda item. Mr. Furst also stated that he was not sure if the board could come to a decision without the applicant addressing the public comments provided and that he believes the applicant is owed that chance for due process purposes.

Mr. Furst: Therefore, I move that we table this application to our next regularly scheduled meeting.

Ms. Barnhart seconded Mr. Furst's motion.

Mr. Furst asked if there is any additional comment.

Mr. Meyer stated that the next regularly scheduled meeting of the Planning and Zoning Board meeting is on April 17th, 2025. Mr. Meyer stated that that timing would work fine for staff.

Mr. Furst directed staff to call a vote on his motion.

RESULT:	Tabled
MOVER:	Alex Furst
SECONDER:	Amy Barnhart
AYES:	Furst, Barnhart, Alabi, Kleckley, Ward, Brusk

App# 2025-0089; 6493 E. Main Street; Coughlin Investments, Ltd. c/o Laura Macgregor Comek, ESQ; Varaince

Ms. Buathier read a summary of the staff report into the record.

Ms. Laura Comek: Good evening. Thank you. My name is Laura. Come back. I'm the attorney for the applicant. My address is 17 South High, Suite 700 Columbus, Ohio, 43215. Nice to be back in front of you again. I've got the entire team to answer any questions that you might have got. Mr. Coughlin of Coughlin Investments, which is the ownership entity. We have Scott McClintock, and we have Nick Stoffinger, our engineer. Couple quick housekeeping items, we accept Phoenix's notes and very thorough review of our documents, we would request for an amendment of our application to permit that adjustment from 92 to 97 feet. First, Phoenix's review is wonderfully thorough, and because of her and the staff review and Eric, our application materials are pretty complete, so I won't spend a lot of time I know having appeared before you on a few occasions that you read the materials in advance. So I won't repeat these things. This project, the pre-COVID, then the COVID delay, then we have the 22 approval. The delay, most recently, has been related to an effort to work with surrounding property owners on an access plan. We are ready to move forward at this time, and we have negotiated an easement with the Wright Patterson Air Credit Union. Yes, the CU is next door. That's what you see on the plan there. We make every effort to comply with the code. Obviously, we have a very old building. As your code has changed, our application has been revised a couple times to meet those technical requirements. Every time we look to see where else we can either eliminate variances or balance them in the best public interest. We don't have too many of those here, and Phoenix has listed those, so we're ready to answer any questions that you might have. And thank you for being here, and thank you for staff working with us.

Mr. Furst stated that he has no questions for the applicant at this time.

Mrs. Buathier stated that there is a public comment on the case.

Mr. Furst invited up the individual with the public comment to speak to the Board and reminded them to state their name and address for the record.

Mr. Jason Gunsarek: Jason Gunsarek, 7821 Morris Road, New Albany, Ohio. I'm here representing the surrounding property owners, and specific to the easement we have the specifically for this property, it's the Main Street Developers' property, which sold the one acre that is now the Wright Patt Credit Union. In doing so, we created a reciprocal access agreement and the easement allowing for the adjoining properties that we have to access that property. And we're familiar with the fact that

Mr. Coughlin and his crew and this Board has been trying to get their property figured out for the last five years as well as have we? We finally got the heart piece approved, and we're, we're waiting to get the other six acres kind of figured out, and probably just marketing it at this point. So really, having a clear path for that is key. We have a few emails into the city staff on some clarity of some zoning issues. But specific to this easement, we have the right to approve any change in the construction or design of the roadway. And Ms. Comek and her team is familiar that we did not approve of that. In fact, we have, we've had some conversations in a conference call to that effect that we don't approve of it, and we approve of it in the location that it was on, probably on in the former applications. There's also utility easement that runs north, south, right, right where that is, and will dramatically increase the costs of our future development. There's a reason we did the reciprocal access agreement. I have a copy of it, but it's, you know, it's, it's, it's an item that's filed. It can be pulled up by anyone as a matter of public record with the county. So, you know, we're not in any sort of opposition of this piece being redeveloped and redeveloped the way as planned. It's not our intent. Our intent is to make sure that the access kind of goes along with the plan. We'd met with engineer and staff multiple times over multiple years to discuss the design of the entire eight acres. It's now six remaining two of them going to heart that will be breaking ground on this upcoming Monday. And a lot of it tends to be a lot of it is connecting, you know, kind of an East-West road, one kind of all along the, you know, the back of Mr. Collins' property, the back of the Genji Go property, and continuing into Heart and beyond. Those were the plans that we had talked about. We've done a number of traffic studies around that effect how a different curb cut, there's just so many questions. But how a different curb cut into this access road impacts a lot you know, those you know, without any assurances from the city or city staff. I'm not sure how we could, could proceed with, with now changing, and a dramatic change in that this, this, this access. So that's all, thank you.

Mr. Furst: Let the record indicate that the applicant is now back at the podium. I will state for the record that the city's stance on easements is that they are a matter for private enforcement that is beyond the city's purview entirely, and certainly beyond the purview of this Board. Are there any additional questions, comments, concerns from the board to the applicant.

Mr. Furst: Well, I will say for my piece that I also appreciate the thorough analysis. I tend to agree with staff's recommendation here. Certainly, I am reminded of the similarity between this property and the other properties in the neighboring district here. We have seen pretty much every property that has sought to be redeveloped in the Insight Districts be subject to variances based on the utility and landscaping easements. So, I think that this property is no different, and these variances are certainly reasonable, given that. Beyond that, I do understand that the applicant has asked to amend their application to note that I believe it's the maximum

setback is 97 feet. Is that correct?

Ms. Comek: Yes, sir.

Mr. Furst: Okay, so they have asked amend that from 92 to 97 feet. I'd certainly be willing to accept that. You know, beyond that, I would just ask the applicant, would you have any concerns if we were to grant the variance as listed with staff's recommendations. Would you have any objections to that?

Ms. Comek: We have no objection to the staff recommendations, and I believe that we've provided the amended information already, so no, no objection. Thank you.

Mr. Furst asked if there were any additional questions or comments for the applicant. Mr. Furst then made a motion to accept this application as submitted with staff's recommendations as listed in their report.

Mr. Meyer noted that a motion would require four votes to be passed, even though one board member is absent.

Ms. Comek acknowledged Mr. Meyer's comments and accepted them.

Mr. First then moved that the Board accept this application as submitted with staff's recommendations as listed in their report, noting that the applicant has amended their application to note that the maximum setback is now 97 feet.

Mr. Brusk seconded the motion.

Mr. Furst directed staff to call a vote on his motion.

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

App# 2025-0088; 6493 E. Main Street; Coughlin Investments, Ltd. c/o Laura Macgregor Comek, ESQ; Conditional Use

Ms. Buathier read a summary of the staff report into the record.

Ms. Comek: Mr. Chairman, thank you. I'll note for the record that the applicant for this item is the same as the previous item.



Mr. Furst asked the applicant if they would like to add anything to the comments shared by staff.

Ms. Comek: Actually, all I would like to do is incorporate the prior notes and staff report into this case.

Mr. Furst asked if there were any questions from the Board.

Ms. Barnhart asked the applicant if there were changes made to the application presented and previously approved in 2022.

Ms. Comek: Oh, actually there's significantly similarity in terms of the site plan. There's also the pass by aisle that we were able to retain. And so, the pass by aisle is seen as certainly more important for safety and security of access than the landscaping for the prior variance that was provided. So, really nothing has changed with the exception of that access point that now comes out to the right path access drive.

Mr. Meyer noted that the area being discussed is viewable on bottom right of the monitors in front of the Board.

Ms. Barnhart: So can we actually go back to that. So, if I'm looking at this correctly, there's access to this building from the Wright Patt pathway and then from Main Street. Correct?

Ms. Comek: Correct. That is what we are proposing.

Ms. Alabi: So, there's no pass through from this site to any site to what I guess would be the West.

Ms. Comek: Correct. The access is essential because of the future main street improvements that will limit access to the site to write in right out, only for Main Street. So that's why the importance of these other access points that have you've heard of this evening, and this one is so important.

Mr. Meyer: What the applicant is alluding to is not finalized, but as of now, the intent for the COTA bus rapid transit line is that there would be some type of median in the center of some sections of Main Street that would limit access compared to what is currently existing. I can't tell you what the final design will be. As of the intent for the design is, it will be 60% complete in May and then 90% in q1 of 2026. So, can I tell you what it will look like? No. Can I tell you right now that the intent, as it stands now, from the design team is to have some medians obstructing some turning movements. Yes, that's about the most I can confidently say. But I



just wanted to put that on the record for the Planning and Zoning Board, since while we're meeting regularly with COTA and their design team, the Planning and Zoning Board is not part of those conversations. So, I just wanted to give some color to that comment.

Mr. Furst asked if public comment was received for this case. Ms. Buathier indicated that there was no public comment submitted.

Mr. Furst: I largely agree with staff's recommendation here. I see no reason why we should deny this application and I agree with staff's recommendation, including their conditions. I'll ask the applicant, do you have any objections if we were to approve this, including staff's conditions as listed on the screen?

Ms. Comek: We have no objection to the condition.

Mr. Furst: Okay. This is Mr. Furst. I move that we accept this application as submitted with staff's recommended conditions. Do I have a second, second?

Ms. Kleckley: Second.

Ms. Buathier noted that the applicant had met staff's condition of receiving the required variances from the Planning and Zoning Board. Ms. Buathier also asked Ms. Comek to provide the intended hours of operation, the loading volume, and the number of employees.

Ms. Comek noted that the applicant does not have an end user for the site as of yet. But, noted that the volume of delivery activity, number of employees and hours of operations would be similar to the surrounding restaurant uses and that of the nearby McDonald's.

Ms. Buathier noted to Mr. Furst that staff would amend their recommendation for the first condition that the applicant then provide information on hours, employees, and deliveries when the applicant submits their zoning certificate for their new business, new use application.

Mr. Furst asked the applicant if they would be accepting of staff's conditions?

Ms. Comek stated that the applicant would accept staff's conditions.

Mr. Furst. I withdraw my prior motion and now move that we accept this application as submitted with the recommendations of staff, as stated by Miss Buathier. Do I have a second?

Ms. Kleckley: Second.

Mr. Furst directed staff to call a vote on his motion.

RESULT:	Approve
MOVER:	Alex Furst
SECONDER:	Toni Kleckley
AYES:	Furst, Barnhart, Alabi, Kleckley, Ward, Brusk

OTHER BUSINESS

IPad Update

Mr. Meyer noted that the Board will have access to iPads to use at upcoming Board meetings, but that the iPads would remain at City Hall. Mr. Meyer then asked the Board to look up their credentials for logging into Civic Plus. Mr. Meyer stated that the ultimate goal is for the Board to go paperless, but that there would need to be a trial period working with the iPads until that change is formally made.

ADJOURNMENT

Planning and Zoning Administrator

Chairman