



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

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Alabi, Ward, Brusk

ABSENT: Benner, Kleckley

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 02/06/2025

Minutes stand approved

Planning & Zoning Board - Regular Meeting - 02/20/2025

Minutes stand approved

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers for the evening were sworn in by Mr. Furst.

PUBLIC COMMENT

No public comment.

UNFINISHED 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.

Mr. Furst recognized that the applicant addressed some additional remedies, but

didn't address why they wouldn't be feasible other than convenience factors. Mr. Furst asked that the applicant speak about the hardship factors and how their property is unique.

Ms. Hall asked for more clarification on what a hardship is. Attorney Shook explained that it generally means that you can't make beneficial use of the property unless you grant the variance. That the applicant can't use the property the way the zoning code allows it to be used.

Ms. Hall explained this was a benefit to upgrade the backyard for comfort and safety. The sewer line is far from the house and beyond the property line. She did explain there were some electrical wires, and she wasn't sure if the structure would be in the way.

Mr. Furst explained that a deprivation of use would prevent the applicant from using the home as a single-family residence. The applicant said no and they understood the code.

Mr. Furst asked why the other options they explored were not feasible. The microphone did not pick up the applicant's response.

Mr. Furst asked if there was something that made their property different from surrounding homes. Again, the microphone didn't pick up the response.

Ms. Alabi asked questions about the other considerations for clarity.

Mr. Furst asked about the applicant's ability to replace the current deck. Ms. Bauthier explained attached and detached decks and their requirements along with the replacement of under 75%.

Mr. Meyer recalled in the previous meeting that the deck was completely rotted and that it is in rough shape and probably wouldn't qualify for the 75% replacement.

The applicant asked some questions, but they were inaudible.

Mr. Furst made a motion to deny the variance, and it was seconded by Mr. Brusk.

Mr. Meyer explained that only five board members were present, and they would need four votes to pass. Also, if the variance was denied, they would have to wait a year to apply again. If the applicant would like to withdraw the variance, they would not be held to the one-year period for resubmitting.

The applicant would like to withdraw their application.

Mr. Furst withdrew his motion.

Mr. Furst: Understanding the applicant would like to withdraw their application, I move that this application be withdrawn.

Mr. Brusk: I second.

RESULT:	Withdrawn
MOVER:	Furst
SECONDER:	Brusk
AYES:	Ward, 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 is here on behalf of the property owner and the tenant. Both fire and public safety have reviewed both variances and have no issues with any of the requests. Mr. Gleason thought this was a simple conditional use permit. They removed a bar that had caused some issues in the area, and were putting in a small format grocery store. As staff pointed out, the new code now requires, since there's a change of use, that we meet the new parking requirements. Next door, a restaurant moved out, and a new restaurant moved in. They did not need to meet the requirements due to it being the same use. If they had been quicker and put a bar in right away, they wouldn't have to meet these parking requirements. He believes the staff's biggest issue is with the precedent issue. He is not aware of anyone being denied or allowed. He understands the precedent issue that concerns staff, but believes the other factors outweigh any of that. He asked staff to pull up the map and showed them that other properties have parking in the back and, while they are grandfathered in, the issue is going to come up in the future. Mr. Gleason explained the hardship of not being able to use this property, because if any new use goes in there, they have to comply, and these spaces will not be able to be rented out because there's not enough parking. The other option they looked at was asking for a variance to reduce the number of parking spaces. He felt as if it was better to have more parking, especially because fire and public safety didn't have an issue with making the drive aisles smaller. He asked the board to approve the reduction in drive aisles, which fire and public safety have already agreed to.

Mr. Furst explained that they have granted drive aisle reductions in the Community Commercial District, but have not done so in the Innovation District. By looking at

the surrounding properties, it looks as if their properties are similar and asked the applicant how this wouldn't be considered a special privilege or circumstance that would otherwise be denied to those other properties.

Mr. Gleason explained there's always a first. If these properties are going to be used in the future, it may have to be done. The other option is to tear down the building and start over, but he doesn't think that should be required when this satisfies all the other requirements. He doesn't think it would be appropriate to deny something that is OK from all other issues just because somebody else in the future may ask for it.

Mr. Furst asked if putting a bar back in there would be a remedy available. Mr. Gleason and Attorney Shook explained that a bar is no longer considered permitted or conditional in that district. The previous bar was operating as a non-conforming use. Since the space has been vacant for more than six months, any use would need to be approved.

Mr. Brusk has concern that nothing can be done with this property ever again due to the code changes and thinks that would work as a hardship.

Mr. Meyer explained we only have five members present, and they would need four to pass. If they would like to table it, they were welcome to. Mr. Gleason would like to move forward.

Mr. Barnhart: I make a motion that the application for a variance be approved.

Mr. Brusk: I second.

RESULT:	Denied
MOVER:	Barnhart
SECONDER:	Brusk
AYES:	Barnhart, Brusk, Ward
NAYS:	Alabi, Furst

Mr. Gleason talked about tabling this to file for a different variance to reduce the number of required parking spaces. He thought that, according to the last meeting, it made more sense to do the drive aisle variance than to reduce the number of parking spaces.

Ms. Buathier explained that with anything that is denied, the applicant can appeal to City Council.

App# 2024-0565; 6014 E. Livingston Ave; John Gleason for Caribbean

Grocery Store LLC; Conditional Use

Mr. Gleason asked to table this application for two weeks. After discussing deadlines, Mr. Gleason asked to table it until the May 1st meeting.

Mr. Furst: The applicant would like to table this until the May 1st regularly scheduled meeting.

Ms. Barnhart: I second.

RESULT:	Tables until May 1st, 2025
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Ward, Brusk, Barnhart, Alabi, Furst

NEW BUSINESS

6008-6014 E. Livingston Avenue; Zoning Code Violation/Cease and Desist; Appeal

Mr. Gleason asked to table this item until May 1st, 2025 as well.

Attorney Shook didn't want to continue it that far and would like it on the next meeting.

They agreed to meet in the middle at the April 17th meeting.

Mr. Furst: I understand the applicant would like to table the appeal until our next regularly scheduled meeting on April 17th, 2025.

Ms. Barnhart: I second.

RESULT:	Tabled until April 17th, 2025
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Brusk, Ward, Furst

OTHER BUSINESS



None

ADJOURNMENT

Planning and Zoning Administrator

Chairman