



**MINUTES REGULAR MEETING  
REYNOLDSBURG PLANNING & ZONING BOARD  
May 1, 2025**

**CALL TO ORDER**

**ROLL CALL**

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

ABSENT: Brusk

**APPROVAL OF MINUTES**

**Planning & Zoning Board - Regular Meeting - 04/03/2025**

Minutes stand approved.

**APPROVAL OF AGENDA**

Mr. Furst noted that staff requested that an item be added to the agenda in Other Business to discuss moving the August 7, 2025 Planning and Zoning Board meeting to a different date in order to avoid a conflict with the Reynoldsburg Tomato Festival. No Board members objected to this change, and the amended agenda is approved.

**SWEARING IN OF SPEAKERS**

Speakers for the evening sworn in by Mr. Furst.

**PUBLIC COMMENT**

No public comment.

**UNFINISHED BUSINESS**

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

Mr. Furst called Mr. Gleason to speak before the Board on this item.

Mr. Gleason stated that he had spoken with City Attorney Chris Shook about the

case and Mr. Gleason stated that his client had ceased operating at the site. Mr. Gleason stated that his client was confused about the process that needed to be followed in order to open up the business appropriately and that Mr. Gleason's client did not realize that there was no certificate of occupancy in place for the business. Mr. Gleason went on further to state that, now understanding the case, Mr. Gleason would be comfortable withdrawing his appeal as long as Mr. Shook could confirm that there were no penalties associated with the cease and desist letter, and that the issue would go away once the business received the appropriate permits.

Mr. Shook summarized the enforcement process. Mr. Shook then stated that if the business is not operating, as Mr. Shook indicated that Mr. Gleason represented to City Council, then the appeal is moot and the violation becomes moot. Mr. Shook then noted that if the business were to open up again without a zoning certificate and certificate of occupancy, the City would likely file an injunction against the business.

Mr. Furst asked Mr. Gleason if, in light of the statements made by Mr. Gleason and Mr. Shook, Mr. Gleason would like to withdraw the appeal.

Mr. Gleason withdrew the appeal as the matter is moot.

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

Mr. Gleason indicated the conditions that staff recommended be placed on the application were acceptable. Mr. Gleason also stated that his client would be submitting a revised site plan and that the applicant needed to get a variance approved before submitting the revised site plan. Mr. Gleason indicated that he should have the final site plan submitted to staff tomorrow and that it may also include documentation of the applicant moving the location of the fresh produce in the store.

Mr. Furst asked if there were questions or comments from the Board. After hearing no questions or comments, Mr. Furst moved that the application be approved as submitted with the condition that the applicant submit a revised site plan showing the required parking numbers of reduced parking due to the 10% reduction, along with the required ADA parking standards being met, that the applicant identify which interior layout of the two layouts proposed in writing will be used, that fresh produce be defined as fruit and vegetables only, and that the applicant adhere to this definition, and that the applicant revise their drawings any other materials to show that the final set of plans meet the approved conditional use conditions.

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| <b>RESULT:</b>   | <b>Approve</b>                                 |
| <b>MOVER:</b>    | Alex Furst                                     |
| <b>SECONDER:</b> | Toni Kleckley                                  |
| <b>AYES:</b>     | Furst, Barnhart, Benner, Alabi, Kleckley, Ward |

## NEW BUSINESS

**App# 2025-0185; 1447 Jackson Avenue; David Menches for Spoken Word Assemblies; Certificate of Appropriateness**

Ms. Buathier read the staff report into the record.

Mr. Furst asked if the steps that the applicant wishes to modify are the south-facing steps.

Ms. Buathier stated that the south-facing steps are the steps that the applicant wishes to modify.

Mr. Furst swore in Mr. David Menches and reminded him to sign in and to state his name and address for the record.

Mr. Menches: David Menches, 6592 Balsam Drive.

Mr. Menches stated that the applicant wished to make the improvements submitted to the Board because the insurance carrier for Spoken Word had ceased covering the site. Spoken Word was able to find an insurance carrier, but the carrier required that the siding be replaced, and the concrete steps be replaced for safety reasons. Mr. Menches also stated that he had met with the City and would follow the City's building code requirements.

Mr. Furst asked if there were any questions for the applicant. After no questions were asked, Mr. Furst made a motion to accept the application as submitted.

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| <b>RESULT:</b>   | <b>Approve</b>                                 |
| <b>MOVER:</b>    | Alex Furst                                     |
| <b>SECONDER:</b> | Amy Barnhart                                   |
| <b>AYES:</b>     | Furst, Barnhart, Benner, Alabi, Kleckley, Ward |

## OTHER BUSINESS

August 7, 2025, Planning and Zoning Board Meeting

Mr. Furst noted that the 2025 Tomato Festival would be taking place at the same time as the August 7, 2025, Planning and Zoning Board Meeting, and asked staff about how this should be resolved.

Ms. Buathier stated that the Board only has one meeting scheduled for July, which is on July 17<sup>th</sup>. Ms. Buathier stated that the Board could choose to cancel the August 7 Board meeting and not reschedule it. Or, the Board could schedule the meeting for July 31 or August 14. Ms. Buathier stated that the decision is ultimately up to the Board.

Mr. Furst stated that attendance during the summer at Board meetings is less consistent than at other times. And, that he would be open to canceling the August 7 meeting.

Ms. Barnhart stated that her idea would be to reschedule the August 7 meeting to July 31. Ms. Barnhart also stated that based on passed precedent, it would be likely that one of the meetings in July would be canceled due to lack of agenda items.

Mr. Furst stated that Ms. Barnhart's idea seemed reasonable.

Mr. Furst made a motion to move the August 7, 2025, Planning and Zoning Board meeting to July 31, 2025, at 6:00 pm.

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| <b>RESULT:</b>   | <b>Adopted</b>                                 |
| <b>MOVER:</b>    | Alex Furst                                     |
| <b>SECONDER:</b> | Amy Barnhart                                   |
| <b>AYES:</b>     | Furst, Barnhart, Benner, Alabi, Kleckley, Ward |

**ADJOURNMENT**

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Planning and Zoning Administrator

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Chairman