



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
June 5, 2025**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 05-01-2025

Minutes stand approved.

Planning & Zoning Board - Regular Meeting - 05-15-2025

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

NEW BUSINESS

App# 2025-0228; 7610 E. Main Street; Doug Kincaid for First Service Federal Credit Union; Certificate of Appropriateness

Ms. Buathier presents application 2025-0228 for Doug Kincaid of First Service Federal Credit Union for exterior modifications at 7610 East Main Street.

- The proposed modifications include new white vinyl siding on the east and west sides and painting all existing wood trim white.
- Staff recommends approval due to meeting design guidelines and review criteria.
- Doug Kincaid, representing First Service Federal Credit Union, provides additional details and samples of the proposed siding.
- The board votes unanimously to approve the application.

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

APP# 2025-0195; 7382 E Main Street; Michael Jarrell with Clarizio Properties LLC for Brad Clarizio with Main Street Flats LLC; Certificate of Appropriateness

Ms. Buathier presents application 2025-0195 for Michael Durrell of Clasio Properties LLC for exterior modifications at 7382 East Main Street.

- The proposed modifications include replacing 10 existing doors and 20 existing windows with new ones.
- Staff recommends approval due to meeting design guidelines and review criteria.
- Michael Durrell provides additional details and clarifies the changes.
- The board votes unanimously to approve the application.

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

APP# 2025-0197; 7382 E Main Street, Michael Jarrell with Clarizio Properties LLC for Brad Clarizio with Main Street Flats LLC; Certificate of

Appropriateness

Ms. Buathier presents application 2025-0197 for Michael Durrell of Clasio Properties LLC for painting the exterior of 7382 East Main Street.

- The proposed colors include Sherwin Williams SW 9684 for doors and Sherwin Williams SW 7637 for walls.
- Staff recommends approval due to meeting design guidelines and review criteria.
- Michael Durrell provides additional details and samples of the proposed colors.
- The board votes unanimously to approve the application.

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

APP# 2025-0236; 7374 E Main Street; Michael Jarrell with Clarizio Properties LLC for Brad Clarizio with Main Street Flats LLC; Certificate of Appropriateness

Ms. Buathier presents application 2025-0236 for Michael Durrell of Clasio Properties LLC for exterior modifications at 7374 East Main Street.

- The proposed modifications include replacing eight existing door storefronts and 16 existing windows with new ones.
- Staff recommends approval due to meeting design guidelines and review criteria.
- Michael Durrell provides additional details and clarifies the changes.
- The board votes unanimously to approve the application.

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

APP# 2025-0238; 1606 Lancaster Avenue; Denise Bode for Lancaster Avenue Holdings, LLC; Conditional Use

Ms. Buathier presents application 2025-0238 for Denise Bode of Lancaster Avenue Holdings LLC for a medical clinic at 1606 Lancaster Avenue.

- The proposed use includes providing individual psychotherapy and community-based case management services.
- Staff recommends approval based on meeting conditional use requirements.
- Chelsea Earnhardt, representing the applicant, provides additional details and clarifies the services offered.
- The board votes unanimously to approve the application.

RESULT:	Approved
MOVER:	Benner
SECONDER:	Brusk
AYES:	Alabi, Benner, Brusk, Kleckley, Ward, Furst

APP# 2025-0231; 6530 Birchview Drive; Aida Owens; Variance

Ms. Buathier announces the withdrawal of application 2025-0231 for a variance at 6530 Birch View Drive.

- The board votes unanimously to accept the withdrawal.

RESULT:	Approved to withdraw
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Barnhert, Benner, Brusk, Kleckley, Ward, Furst

6502 Olde Mill Run; Property Maintenance Code Violation; Appeal

Attorney Shook introduced the appeal pursuant to chapter 1722 of the codified ordinance of the City of Reynoldsburg. The code violation was issued to Mr. Lloyd Newman at 6502 Olde Mill Run.

Ali Gazerani, the code enforcement officer, testified about the violation related to oxidation and discoloration on the exterior walls.

Mr. Shook Confirmed Mr. Gazerani's position within the City of Reynoldsburg and confirmed he has been in this position since March 2024. Mr. Gazerani confirmed the training he has received as part of his position within the city, which includes becoming a Certified Building Inspector. Mr. Shook asked if Mr. Gazerani has had occasions to enforce the code as part of his job responsibilities. Mr. Gazerani has

had experience and explained some of his experience with enforcing the code, which includes being proactive and responding to complaints. Mr. Gazerani came in contact with the property at Olde Mill Run as part of his daily routes driving through neighborhoods. They do proactively look for violations, but don't single out any individual properties. Mr. Gazerani noticed this property's exterior walls had oxidation, which means discoloration of the siding. Mr. Gazerani went back to the office to do some research on whom the property owner was, printed a violation, then took the violation to the front door at the property.

Mr. Shook showed pictures from the violation and Mr. Gazerani confirmed this was the picture of 6502 Olde Mill Run. He explained the oxidation shown in the picture and why he wrote the violation. Mr. Gazerani had a picture from the other side of the house on his phone and showed the additional water damage and stains. The water damage is section 304.2. Once a violation is issued, it includes corrective action to remedy the violation. In this case, the remedy was that the algae and oxidation needed to be removed, and they were given 28 days to remove it. This violation was issued on May 7th, 2025 with an appeal letter attached to the front door. Mr. Gazerani feels this is ample time to remedy this violation.

Mr. Gazerani explained that when they drive by a location at the posted speed limit and observe an issue, that's when they are prompted to stop and investigate further.

Mr. Shook asked Mr. Gazerani if they recommend a particular method by which to clean the siding when they issue a violation. Mr. Gazerani said they do not. Mr. Shook asked that, based on his experience in his position, how do properties typically resolve this issue? Mr. Gazerani explained that some power wash, but that is not necessary. Usually you can use your hose and dish soap or a little bit of bleach to do a soft wash, and it comes off easily. This is 10-15 minutes based on the size of the property or the stain and oxidation.

Mr. Shook asked if part of the code enforcement job was to look for blighted properties or properties that have unclean conditions. Mr. Gazerani explained they look for all of those. Mr. Gazerani also looks for grass and weeds as a condition for blighted properties.

Mr. Newman asks that the board vacate or expunge this code violation for misapplication and void of vagueness. Mr. Newman explained that Mr. Gazerani left out the word "wood" in his wording of the violation. The current code says wood surfaces and the violation just says surfaces. Mr. Newman further explains that the confirmation of oxidation on the surface is not evident from a distance and requires contact with the surface to confirm. Furthermore, the violation says to remove algae/oxidation from exterior walls. Mr. Newman feels that these terms can't be used as synonymous and can't be interchanged. He continues to explain the arbitrary use of vague laws and ordinances. He noted other properties in the area that could potentially have a violation.

Mr. Shook recited the first sentence of 304.2 that references exterior surfaces. Mr.

Newman agreed that the pictures reflect an exterior surface. Mr. Shook asked if Mr. Newman had any personal knowledge of the houses he referenced that had not been sited with property code violations.

Mr. Newman: Depending on the outcome of this appeal, if necessary, I will be making a request for documentation from the city on all of those properties to confirm whether there has or has not been a citation on those properties in the last year.

Mr. Shook asked if Mr. Newman's position was that the exterior surface, as depicted in the photographs, was in good condition. Mr. Newman says the siding remained flexible with no cracks.

Mr. Benner asked if Mr. Newman had been keeping a close eye on the houses he reported that have had this issue over the past year. Mr. Newman said not a close eye, but the conditions have not changed.

Mr. Benner asked if it was possible that the houses he was talking about might not be the same ones as in the past and that it is not very conducive to figure out what is wrong with the particular issue. Mr. Newman disagreed with Mr. Benner's comment. Mr. Benner explained that part of the argument is that the code isn't applied equally or consistently. The pictures that were provided of neighbors' homes, Mr. Benner doesn't think he would notice driving by. Mr. Newman's is noticeable due to the color and algae that is on the home. Mr. Newman Disagrees. Mr. Benner asked if he agreed that the color is a reflection of how well the algae is seen. Mr. Newman explained that it is too subjective and has too many variables. Mr. Benner asked the applicant what about the siding oxidation he doesn't want to take care of. It isn't that he doesn't want to take care of it, but he is working on the principle that, had he known the code was specific to organics, he would have taken care of it previously.

Mr. Furst: you said you would correct it, and through this process, I believe you have been informed that the city considers organic materials to be subject to the violation in which you were served. So, given that some time has passed now, what has prevented you from remedying the corrective action as specified? Mr. Newman wanted to know the outcome of his objection. He feels that this part of the code is very vague, unlike in the grass section.

Ms. Barnhart: This is an international code. This is not something that someone in Reynoldsburg wrote. Ms. Barnhart believes this section addresses all surfaces that are exterior. Mr. Newman said that discoloration is not oxidation. Ms. Barnhart said, but it also says it shall be maintained in good condition. Mr. Newman believes that is subjective and doesn't give clear guidelines. Mr. Newman asked if the board would be in a position to clarify that for the citizens. Ms. Barnhart is not in a position to make a judgment on an international code. The matter of laws for this city is a matter for City Council and beyond the purview of this board.



Mr. Furst: I move that we deny this appeal to clarify a vote. A yes is a vote for denial.

Ms. Barnhart: I second.

- The board voted to deny the appeal.

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

OTHER BUSINESS

ADJOURNMENT

Meeting adjourned at 7:05

Planning and Zoning Administrator

Chairman