



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
July 17, 2025**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 06/18/2025

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

NEW BUSINESS

**App# 2025-0337; 7360 E. Main Street; Bryan Nelson for Slab Restaurant, LLC;
Certificate of Appropriateness**

Ms. Buathier introduces application 2025-0337 for a certificate of appropriateness at 7360 East Main Street.

Mr. Nelson, representing the applicant, Brian Nelson, requests approval for exterior modifications of two wall sign faces and one new wall sign.

Mr. Furst agrees with staff's recommendation and moves to accept the application as submitted.

Ms. Alabi: I second.

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

App# 2025-0208; 7041 E. Main Street; Driven Brands, Inc. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change; Variance

Ms. Buathier introduces application 2025-0208 for three variances at 7041 East Main Street for Driven Brands, Inc.

Mr. Slagter provides a detailed report on the variances requested: increased setback requirements, reduced landscape buffer zone, and no abort escape lane.

Ms. Zackary, representing the applicant, explains the need for the variances due to the narrow width of the property and safety concerns.

Mr. Slagter provided additional photos and a parcel map to support the variance requests. He explained the practical difficulties of meeting the current zoning requirements and the benefits of the proposed variances.

Mr. Furst agreed with the setback variance as the board had previously approved other applications. Mr. Furst is concerned about the precedent regarding the escape lane.

Mr. Benner asked if they had considered other alternatives.

Ms. Zackary explained the challenges of providing an escape lane due to the narrow width of the property.

Mr. Furst asked if the applicant would like to review the additional comments from staff and table this application for further review.

Mr. Slager agreed to withdraw the request for the landscape buffer zone and

discussed alternative plans for the escape lane.

Mr. Furst suggests tabling the matter until the August 21, 2025, meeting to allow for further evaluation of the new engineering plans.

The applicant asked to table the application.

RESULT:	Tabled until August 21st, 2025
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Ward, Furst

App# 2025-0207; 7041 E. Main Street; Driven Brands, Inc. care of John P. Slagter, Esq. for Ashley Daly of Take 5 Oil Change; Conditional Use

This was discussed under the previous topic and tabled as well.

Mr. Furst suggests tabling the matter until the August 21, 2025, meeting to allow for further evaluation of the new engineering plans.

The applicant asked to table the application.

RESULT:	Tabled until August 21st, 2025
MOVER:	Furst
SECONDER:	Kleckley
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Ward, Furst

App# 2025-0338; 8200 Palmer Road; Jeanne Cabral for Akash Acharya and Sagar Dhital; Conditional Use

Ms. Buathier introduces application 2025-0338 for a conditional use at 8200 Palmer Road for a dwelling group home. She provided a detailed report on the application, including the proposed use, number of residents, and staffing requirements.

Ms. Cabrell, the architect for the owner, explains the revised application to limit the number of residents to five and the proposed remodeling plans. Ms. Cabrell addressed concerns about the property's appearance and the plans for landscaping and ADA compliance. All the staff's recommendations will be met per their state license. They have to be staffed 24 hours a day and no commercial activities are allowed.

Mr. Richard, a neighbor, raises concerns about the use being changed and the property's appearance, the potential for future changes, and the need for clarity on the conditional use.

Mr. Furst: The conditional use cannot be changed after it is granted.

Ms. Krumlauf expresses concerns about the structural integrity of the property and the ability to accommodate 6-8 elderly residents. As well as the condition of the lot.

Mr. Huntersheed raises concerns about a rusted fence and unregistered cars parked on the property.

Mr. Hines shares concerns about the property's appearance and its impact on the neighborhood.

Mr. Furst clarifies the board's role in addressing property maintenance issues and the process for inspecting and enforcing compliance.

Ms. Cabrell addresses the concerns raised by the public, explaining the plans for inspections, ADA compliance, and landscaping. She emphasizes the commitment to meeting all code requirements and the extensive experience of the applicant in managing similar facilities. Ms. Cabrell reassures the board that the property will be well-maintained and compliant with all regulations.

Mr. Furst explains the process of revoking a conditional use permit even after a certificate of occupancy is issued, emphasizing transparency and the board's approval. Mr. Furst inquires if the applicant is willing to restrict the age of occupants to 55 or older, to which the applicant agrees without objection.

Mr. Furst asks for additional comments or questions from the board, which are none, leading to a motion to approve the application with the staff's recommendations and the age restriction.

Mr. Brusk seconded.

RESULT:	5-2 - Approved
MOVER:	Furst
SECONDER:	Brusk
AYES:	Barnhart, Benner, Brusk, Kleckley, Furst
NAYS:	Alabi, Ward

OTHER BUSINESS

Zoning Code Updates

Ms. Buathier asks the board if they are interested in additional presentations, considering the late hour, and suggests postponing the zoning code updates.

Mr. Furst prefers to delay the discussion. The board agreed to discuss the zoning code updates and decided to delay the item until the next regularly scheduled meeting.

ADJOURNMENT

Planning and Zoning Administrator

Chairman