



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
July 31, 2025**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Benner, Alabi, Kleckley

ABSENT: Barnhart, Ward, Brusk

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

NEW BUSINESS

**App# 2025-0364; 7453 E. Main Street; David Russell for HN Holdings, LLC;
Certificate of Appropriateness**

Ms. Buathier read the staff report into the record.

The board did not have any questions.

Mr. Furst moved to accept the application as submitted.

Ms. Alabi seconded.

RESULT:	Approved as submitted
MOVER:	Furst

SECONDER: Alabi AYES: Kleckley, Benner, Alabi, Furst

**App# 2025-0340; 7509 E. Main Street; Puran Guatam for Gautam Homes, LLC;
Certificate of Appropriateness**

Ms. Buathier read the staff report into the record.

No questions from the board.

Mr. Furst moved to accept the application as submitted.

Mr. Benner seconded.

RESULT: Approved MOVER: Furst SECONDER: Benner AYES: Alabi, Kleckley, Benner, Furst
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OTHER BUSINESS

Zoning Code Updates

- The Reynoldsburg Planning and Zoning Board discussed several proposed changes to the city's zoning code, including:
 - Measuring distance requirements and allowing balconies to encroach into setbacks for dwelling-attached single-family homes.
 - Modifying setback and lot size requirements for townhomes and condos in the Suburban Residential and Residential Medium districts.
 - Breaking out "vehicular care services minor" into two categories (with and without drive-through) in the East Main Street District and Community Commercial districts.
 - Allowing temporary storage containers on construction and renovation sites across all districts, with guidelines on their placement and use.
 - Increasing lighting standards for loading and parking areas for semi-trailer trucks in the Innovation District.
 - Adding definitions and land use classifications for retail vape/smoke shops, tarot/psychic services, porches, and service drives.
- The board provided feedback on the proposed changes and discussed the timeline for formally submitting the zoning code updates to City Council.



ADJOURNMENT

Planning and Zoning Administrator

Chairman