



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
November 6, 2025**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 10/02/2025

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

None.

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

NEW BUSINESS

An Ordinance to Amend Chapter Eleven — Planning and Zoning Code for the City of Reynoldsburg

The Reynoldsburg Planning and Zoning Board discussed proposed changes to the city's zoning code.

The key proposed changes include:

- Allowing a zero side foot setback for accessory structures, balconies, porches, etc. in attached single-family dwellings.
- adding "food service - commercial kitchen" as a permitted land use in the ORD-C, EMD, BMD, and CC zoning districts.
- providing an exemption to the maximum front building setback in the EMD and BMD districts if the building is located in a municipal landscape easement.
- reducing the minimum lot width and length requirements for attached single-family dwellings.
- adding "retail - extra-large format" and "shopping center - enclosed" as permitted land uses in the community commercial (CC) district.
- adding "retail vape shop/smoke shop" as a conditional land use in the CC district, with additional supplemental use conditions.
- reducing the rear building setback in the CC district from 20 feet to 10 feet.
- reducing the minimum lot width in the Innovation district from 200 feet to 80 feet.
- adding requirements for EV charging stations in new developments with 20 or more parking spaces.
- revising parking standards for various land uses.
- adding additional wall sign provisions for larger retail buildings.
- adding standards for temporary storage containers on construction sites.
- updating the nonconformity section of the zoning code.

The board discussed and provided feedback on several of the proposed changes, particularly around the sign regulations for large retail buildings.

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman