



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
March 5, 2026**

CALL TO ORDER

ROLL CALL

PRESENT: Barnhart, Benner, Brusk, Conley, Ward, Furst

ABSENT: Tuwamo

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 02/05/2026

The regular meeting minutes of 02/05/2026 were approved as submitted.

APPROVAL OF AGENDA

The agenda was approved as submitted.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Mr. Furst.

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

NEW BUSINESS

6591 E. Main Street; Precise Remodeling and Contracting LTD for Daniel Duckworth of Splash Laundry; Appeal to Zoning Certificate

Ms. Buathier: Thank you, Mr. Chairman. As you said, it is an appeal. The applicant is Rick Murphy with Precise Remodeling and Contracting limited for Daniel Duckworth of Splash Laundry. The property is located at 6591 East Main Street. It consists of one parcel with the

zoning of BMD, Brice and Main District. Before you is an aerial of the subject site. Here's an image of the zoning map.

Here is a google street view of the site from East Main Street. The applicant is before the Planning and Zoning Board today, appealing staff's decision to deny their Zoning

Certificate Application for a Building/Site Modification. On December 1st, 2025, staff received a sign permit for a new sign for Splash Laundry. In their application, staff noticed that the karate studio sign, that currently exists next to Splash Laundry's, would be coming down and the new proposed Splash Laundry sign would be moving to the right, as you can see before you showing that it would apply to both units, not just the exiting one. On

December 2nd, 2025, staff received a zoning certificate application for a new business/use for a karate studio at 6589 E. Main Street, next to where the existing karate studio was.

Staff asked for clarification, and on December 12th, the property owner, Jennifer B[ake]well, informed us that the karate studio would be moving from 6591 E. Main Street to the next unit over, at 6589 E. Main Street. The karate studio's application was subsequently approved as it met all zoning code standards and is a permitted land use in the

BMD. Regarding the sign permit for Splash Laundry, on December 12th, staff notified Jennifer B[ake]well and Daniel Duckworth that the sign could not encroach into the front façade of the next unit over, which staff understood currently existed as a karate studio.

Jennifer responded saying "We are combining 6593 & 6591 E Main St into one space. Splash Laundry will occupy both moving forward." That is that email you have in front of

you, the physical one. Staff then notified Jennifer B[ake]well and Rick Murphy that a zoning certificate application would be needed to expand the business. Staff also made them aware that per Section 1107.13.A.i, a legal nonconforming land use, such as a laundromat, are not permitted to be enlarged or extended on the parcel, therefore the expansion of an existing laundromat would likely not be permitted. Staff informed them that they have the right to apply through the zoning certificate application process, but staff wanted to make them aware of the situation, and that if they wanted a formal determination,

a zoning certificate would be required. On January 7th, Rick Murphy of Precise Remodeling and Contracting submitted the Zoning Certificate Application for a Building/Site

Modification on behalf of the property owner, Jennifer B[ake]well, and Daniel Duckworth of Splash Laundry. Here is an image of the proposed layout expansion on the left. And on

the right is the existing approved layout for the karate studio. After a thorough review of the application, staff denied the application on January 30th, 2026 because a self-serve

laundromat is not a permitted land use within the Brice and Main Street Zoning District.

That any pre-existing laundromat, prior to the adoption of the zoning code, became a legal non-conforming land use, based on Section 1107.13.A. Legal-nonconforming land uses cannot be enlarged or expanded, which is what the applicant is proposing to do by

combining separate units to serve as a single laundromat. The applicant intends to expand the laundromat into a separate unit (6591) that was not a part of the current legal non-conforming land use unit (6593), and was not previously set up or operated as a laundromat

but as a martial arts studio. Staff made the determination to deny the application of the

proposed expansion of the laundromat, due to Section 1107.13 not permitting the expansion

of any legal non-conforming land use. Along with staff determining that the unit in question was not manifestly arranged or designed for such a land use at the time of the adoption or amendment of the Code, since it was set up for a martial arts studio in 2022, not a laundromat. You can see the specific reasoning by staff, regarding these subsections in the PowerPoint above. And then here are photos provided by the applicant for their use. Mr. Chairman.

Mr. Furst: Thank you. I now invite the applicant to come to the podium at this time, and you may make whatever presentation you wish. I'll just ask that you state your name and address for the record before doing so, please. And if you could, please speak into the microphone.

Mr. Murphy: I am president and owner of Precise Remodeling and Contracting, and also facilities manager for CBR Group, which owns the shopping center there. Daniel's been, has had the shop, as you can see, he runs a very clean, very nice operation there. Laundromat has been in that facility since 1964. It's been a continuing business that's operated in your city of Reynoldsburg. He has never had any issues. It's always clean. That always has an attendant on it when it's clean. Daniel also has a drop and fold that happens there, so it's not only self serve. You can drop off your laundry and pick it up that night, it's all done for you. But the issue seems to be with the dryers, he needs more dryers. And we have this opportunity for him to add those dryers in the space that is vacant in our center, the address will all be under one address when it's done. So it's just like to get him so he can expand his business in your city and we have the opportunity to do so. I say it's a very professional run business from Daniel. I say, it's always been a very clean, very well taken care of. So I'd like you guys to look, take into consideration of that when, say that we can't add to his existing business in your city.

Mr. Furst: Thank you. I mean, I do admit it's a, you know, it does look very, very clean and, you know, it's an attractive laundromat. That notwithstanding, the issue is, is that, you know, unfortunately, the code restricts what we can consider. And, you know, I did hear your presentation here that, you know it's been in continuous use and that there have been no issues. And I'm glad to hear it. But the matter before us is a matter of the zoning code, and so what we are trying to determine is if staff's recommendation was incorrect.

Mr. Murphy: The zoning code was rewrote in 2020 evidently and changed it for laundromats. Uh, I'm not been able to understand why that was done. And no one has been able to tell me why suddenly in Reynoldsburg you can't expand a laundry mat. If you don't want him, I could understand not putting a new one in, but to let it continue operation, not let him expand in your city. That is a well maintained and well run business in the city of Reynoldsburg. So we're asking you, we're asking you to overlook that and let us, let him apply for the building permit and expand his business.

Mr. Furst: Yeah, even I believe in the previous zoning code, expansions of non-conforming

uses would not have been permitted. So that's not really a change. That's a very typical land use regulation.

Mr. Murphy: When we remodeled it, when he took it over and it was remodeled in 2018, was that only because it was existing there that we were allowed to expand the remodel?

Mr. Furst: It's because you weren't really expanding. It was within.

Mr. Murphy: Without expanding, we were remodeling.

Mr. Furst: Exactly. Remodeling, no problem. Expansion, that wouldn't be permitted under the code.

Mr. Murphy: Okay, is there a reason for that? I mean, I don't understand the reasoning for not wanting a business, a laundromat, to expand and I would understand if it was poorly run maybe or there was issues with that facility, but there's not here.

Mr. Furst: Yeah. So, you know, the zoning code, its intent is to regulate the land use in various districts. And it was determined by City Council that the use of a laundromat was not suitable for this particular district.

Mr. Murphy: Okay.

Mr. Furst: So, we are the, you know, the interpreters, but City Council wrote the law, so we'd have to defer you to City Council there.

Mr. Murphy: Then I guess we'll let Daniel talk.

Mr. Furst: Please and thank you.

Mr. Duckworth: I'm Daniel Duckworth...

Mr. Furst: I'm sorry, if you just please state your address for the record.

Mr. Duckworth: Daniel Duckworth, 9601 Salem Church Road, Canal Winchester, Ohio. So do you have the authority to overturn those decisions on the non-conforming use?

Mr. Furst: So we have the authority to sustain or deny your appeal.

Mr. Duckworth: So I would say, why is it a non-conforming use? When there's a karate studio, they're not under the same standards as us.

Mr. Furst: That's an allowed use in the district.

Mr. Duckworth: But why? Versus a laundromat. That's the main question here. And that's what I want to know is, I'm operating a very nice laundromat. This is one out of five of my laundromats. And this is actually the smallest one. We run a really, really good operation and very proud of it. We put a lot of money and time in these you know, a laundramt is actually an essential business, so I don't know why it's prejudiced from...

Mr. Furst: Well, it's not that it's prejudice there are other other districts in the city in which it's an allowable use. It's just not allowed in this one. If you review the zoning code.

Ms. Buathier: Mr. Chairman, laundromats actually are not permitted anywhere within the City of Reynoldsburg.

Mr. Furst: Oh, I am sorry, I am mistaken.

Mr. Duckworth: I thought it was a corridor. But that's what I thought. Anyways.

Mr. Furst: I actually assumed that they were allowable some other place. So you know, I don't know, to be honest, I couldn't speak to that.

Mr. Duckworth: Sorry, was this in 2019 that this variance was passed? 2020? Does anybody know?

Mr. Furst: You mean when was the zoning code changed?

Mr. Duckworth: Yes.

Ms. Buathier: March of 2020, City Council redid the entire zoning code and they also redid the zoning map where they went from approximately 17 zoning districts down to about 9 or 10.

Mr. Duckworth: And this is when laundromats were included?

Ms. Buathier: I have no idea, I don't have a copy of that old code. Our retention records do not require that we keep them.

Mr. Furst: The code is continuously updated.

Mr. Duckworth: Anything past 2019, I have a legally bound document that I would ask to be grandfathered in.

Mr. Furst: You are.

Mr. Duckworth: Just because my right of first refusal on that building, I planned on expanding it anyway. And actually, the entire building if I was able to.

Mr. Furst: So, private real estate arrangements are outside of the purview of this board.

Mr. Duckworth: That's fine, I'm just saying that's the argument.

Mr. Furst: That is no bearing on this matter.

Mr. Duckworth: Right. And then this is a single parcel, right? Each space there is not a single parcel. All I'm doing is putting a hole in the wall, right, and I'm just going to the next one, which collectively, they're all under the same parcel. I mean, there's two sides to the argument here, and that's where we're trying to get. And that's why I'm asking everybody to consider what I'm trying to say. The laundromat is not going anywhere. I'm always going to be there. I just want to make it nicer for the city. It's essential. There's a lot of people that go to this laundromat and I want to have the best operation possible for this city. You know, you see how nice it is. It's going to be even nicer. I got \$200,000 of machines sitting there because I thought we were going to put it in there. We ran into this. So, um... I don't know. Anything we can do together, that'd be great to get this passed so I can create a nice service, a nice facility for the city. Otherwise, I mean, I'm stuck, right? Or I've got to move it somewhere else. You know, I have respect for the city. So I'm proud of it. So let's just like work together. Please? You know? Or somebody else is...

Mr. Furst: Yeah, I appreciate your situation. So the, you know, this is an allowable process here that you're going through. But I think a better remedy would be an appeal to Council so they can rewrite the law for you. Unfortunately, from my perspective, this seems like a very black and white matter.

Mr. Duckworth: I understood, why am I here then if I need to appeal to council? What am I doing? Are you an audience to my problems? You know, then I should be there, but I was told to come here.

Mr. Furst: Well, this is your first step, right? And then you can appeal to council. Council does have the power to overturn our decisions, right.

Ms. Buathier: Mr. Chairman, per the zoning code, it is section 1109, give me just one second, 1109.23 which is given to you based on staff's determination that lined out the appeal process. To appeal the planning and zoning administrator's determination, you come before the planning and zoning board as long as you appeal within 14 days. And then the next step would be if you do not agree with the board's decision, you have 30 days from that day of the board's decision to then appeal to city council. That is the process in the appeals process under 1109.23.



Mr. Duckworth: But you guys agree with me, that it'd be nice to make this facility, Mr. Benner, nice, right? An existing business that's been here for decades to make it nicer? Or do you disagree?

Mr. Benner: Nicer doesn't apply to the law.

Mr. Duckworth: I understand the law and I respect the law.

Mr. Benner: Ok.

Mr. Duckworth: I don't want you to misunderstand what I'm trying to do here, but I'm appealing to you guys. You guys want something nice in the city, so do I. So let's do, let's work together to make that happen. That's all I'm asking here. Right?

Mr. Benner: You're just working with the wrong people.

Mr. Furst: I wish we could take that into consideration, but we can't. Our hands are tied by the zoning code.

Mr. Duckworth: Ok, I mean, we'll appeal to them. All I can ask is ask for your support, and that's it. If I have everybody's support, then I guess that's all I can ask for. So, I mean, laundromats, I don't know.

Ms. Ward: I just want to say I've used your laundromat before it was yours and from your photos. It's beautiful. You've done a great job with it, but you have to go to council to see if they can overturn it.

Mr. Duckworth: I will, I will. I appreciate that Mrs. Ward.

Ms. Ward: It looks very nice.

Mr. Duckworth: Unfortunately, probably why the variance was created was the management of the previous owner, which it was not very well run at all.

Ms. Ward: You're grandfathered in and we, that's the law of the zoning code so we cannot do anything about that.

Mr. Duckworth: No, I understand. I respect that.

Ms. Ward: Check council, maybe they can...

Mr. Duckworth: And I apologize, I was mistaken, so I thought...

Mr. Furst: I was too. But you can also petition council to change the law and make it an allowable use.

Mr. Duckworth: How long would that take? So it's not like a, you know, overturn like I had thought. I have to go through a longer process?

Mr. Furst: There is an appeal, right? If you don't agree with our decision, you can appeal, as Ms. Buathier outlined, to City Council, and you can wait for their decision. But at any time, it's your right as a citizen here to, you can petition them to change the law.

Mr. Duckworth: Okay, so your vote is...

Ms. Ward: We don't have a vote.

Mr. Duckworth: Oh, you don't have a vote?

Ms. Ward: Well, I mean we can overturn it.

Mr. Duckworth: What's the vote for?

Mr. Furst: So, the vote this evening, if you'd wish us to proceed, is to grant or deny your appeal, right? So if we denied it, your next avenue then would be to appeal to City Council.

Mr. Duckworth: Okay, so I'm getting approval from here to go to the next step.

Mr. Furst: Well, if we were to deny it. If we were to approve it this evening, if we were to approve your appeal, then you'd be allowed to proceed with your plans.

Ms. Buathier: They would be overturning the Planning and Zoning Administrator's determination. Mr. City Attorney did you have something to add?

Attorney Shook: Yes, so essentially the board operates in an appellate capacity and the determination that you make today is whether the Planning and Zoning Administrator applied or misapplied the code to this specific application. If you find that the Planning Zoning Administrator properly applied the code, to this situation, you would affirm that decision. If you found that they did not, then you would reverse it. That's it. And then if you do decline the appeal, then you do have the right to appeal that to city council.

Mr. Duckworth: Mr. City Attorney, so my lease would have nothing to do with this? Even if I had a right of refusal before the variance was even passed?

Attorney Shook: It's not a, I'm not dismissing it in terms of its effect on you and the business that you choose to operate. It just can't have any effect on this board's

determination. Just as while it may have a nice appearance in the photographs that we review, that's also not a consideration that this board is allowed to have. They're only permitted to consider whether the Planning and Zoning Administrator properly applied the plain language of the code to your application.

Mr. Duckworth: Okay, so if you guys vote in favor, then we can proceed, right? So are you saying you're automatically going to deny it? Is that what we're saying?

Mr. Furst: No, no, certainly not.

Mr. Duckworth: Oh, okay.

Mr. Furst: No, so each of the members here has, you know, their own interpretation of whether or not the Planning and Zoning Administrator applied the code correctly.

Mr. Duckworth: Right.

Mr. Furst: And so if we were to vote tonight, that's what we would do then, is be voiced in their opinion. I was stating my opinion in that, you now, I believe the Planning Zoning Administrator correctly interpreted the code. It sounds like Mr. Benner agrees with me. You know, it sounds like perhaps some of the other board members agree with me, but if anyone would care to ask the applicant any questions.

Ms. Barnhart: Well, I was going to jump in and it's the question that we are to answer is if the zoning administrator interpreted our laws appropriately. So that's what we're here to answer that question. When it comes to that question, certainly with the code, the zoning code that we have in place right now, you know, I think I can probably speak for the majority here. The administrator did interpret our current zoning code appropriately.

Mr. Duckworth: With caveats because it, I mean, there is an argument. I think everybody can agree that with the parcel issue and the lease issue possibly, maybe.

Ms. Barnhart: But that's not the question we have in front of us.

Ms. Buathier: Ms. Barnhart, I just wanted to let you know, this application was turned in on give me one second. Let me get to the right page. This application was turn in on 1-7-2026. Our current code went into effect 1-15-2026. So this is based on the 2024 August version because our legal nonconforming section was updated. Because it was turned in before the new code went into effect, the old code was the one under consideration.

Ms. Barnhart: Okay.

Mr. Furst: So the code clearly outlines how we can think about these matters and what

factors are relevant.

Mr. Duckworth: Right.

Mr. Furst: You know, the factors that you have raised, unfortunately, we are not authorized to consider.

Mr. Duckworth: When you say you can't expand a laundromat, what we're doing is going through a wall, like a masonry block wall. When it says you can't expand it, in the variance, it means you can expand the building.

Mr. Furst: No.

Mr. Duckworth: Yes, but...

Mr. Furst: You cannot expand the square footage.

Ms. Buathier: There is no variance.

Mr. Benner: Yeah, this is not a variance.

Ms. Buathier: This is for a zoning certificate.

Mr. Duckworth: Sorry, non-conforming.

Mr. Furst: You cannot expand the square footage of your operation.

Mr. Duckworth: Okay. Well, I mean, it doesn't exactly say that, does it?

Mr. Brusk: Pretty much.

Mr. Furst: It does. If you read the code fully, the intent is very clear.

Mr. Duckworth: Okay, alright. Well, I've argued as much as I can, you know, so.

Ms. Barnhart: Well, another question to be asked, I think, and it's outside of our scope here. But, as far as a laundromat being an allowed use in the city. And, you know, I find it surprising that we don't have laundromats as an allowed use somewhere in the City. Well, right now, based on our zoning code, if somebody new wanted to come in and open a laundromat, there is not anywhere in the city that allows that use.

Mr. Duckworth: That is also a concern because I thought it was just in the Main and Brice corridor. Because if another laundromat would come in outside the main in Brice corridor

then that would be detrimental to my business.

Ms. Barnhart: Right. But right now, a laundromat is not an allowable use anywhere. That's a bigger question to me, because it does seem like, and you pointed out at the beginning, that that is a necessity of some sort, you know. It's, so it seems like we, there should be an allowable.

Mr. Duckworth: We were deemed essential during Covid-19, so I mean. You need to have good hygiene, right?

Ms. Barnhart: That might be an avenue to pursue, you know, to look at and pursue.

Mr. Duckworth: I understand why it's probably there, because it was so bad before, so I feel like this is, you know, I'm getting kind of punished for something I didn't have anything to do with. But I understand that why it was there because it was so bad, I mean it had drugs and alcohol, or of course alcohol, but prostitution running out of there, so.

Ms. Barnhart: Well, and I wouldn't take it as a hit to your particular business or even your location, but the city as a whole, um, I'm just thinking, I think there, we have two laundromats, um.

Mr. Duckworth: Yeah.

Ms. Barnhart: And theoretically, if both were to leave, then we couldn't have another one. And it is, I think, what one would consider. You know, you would want one, at least, you know, that's.

Mr. Duckworth: That laundromat probably serves, I would say, you know, 15-20% of the Reynoldsburg population. So, it's widely used. You know, we get a lot of people that go through there.

Mr. Furst: And I think those are arguments that, you know, you could make to city council about why it should be an allowable use.

Mr. Duckworth: Yes, I understand.

Ms. Barnhart: Because we want you to succeed as a businessman in our city.

Mr. Duckworth: Of course.

Mr. Furst: I don't want to waste any more of your time.

Mr. Duckworth: Nor mine yours.

Mr. Furst: Unless you have any other testimony you would like to give, I'd like to vote on this matter so you can have your due process.

Mr. Duckworth: Sure, thank you, Mr. Furst, I appreciate it.

Mr. Furst: This is Mr. Furst. Based on the appellant's testimony, I am not convinced that there is any issue with the Planning and Zoning Administrator's interpretation of this matter. Therefore, I move that this appeal be denied. Do I have a second?

Mr. Benner: Second.

Mr. Furst: Second by Mr. Benner. Is there any additional discussion?

Mr. Meyer: Just to note that if you're saying, if you are voting yes, then you're voting to deny the appeal just to clarify before we call the roll.

Mr. Furst: Thank you, Mr. Meyer. Staff would you please call the roll?

RESULT:	6-0 (UNANIMOUS)
MOVER:	Furst
SECONDER:	Benner
AYES:	Brusk, Barnhart, Ward, Conley, Benner, Furst

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman