



Alex Furst, Chair
Keith Benner, Vice-Chair
Amy Barnhart
Norman Brusk
Hilary Conley
Yannick Tuwamo
Anita Ward

Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Phoenix Buathier, Planning &
Zoning Administrator

Thursday, September 3, 2026

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 06/18/2026
 2. Planning & Zoning Board - Regular Meeting - 07/30/2026
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2026-0453; Neba Valentine and Omar Nuro of J Hawkins Learning Academy for Blacklick Properties Bishoff Company; Conditional Use Application

D. NEW BUSINESS

1. App# 2026-0364; Netsanet Gmichael of Mommy Home Daycare LLC; 1792 Brice Road; Conditional Use Application

E. OTHER BUSINESS

1. Zoning Code Workshop

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
June 18, 2026**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF AGENDA

The agenda was approved as submitted.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Mr. Furst.

PUBLIC COMMENT

UNFINISHED BUSINESS

NEW BUSINESS

App# 2026-0052; 6320 E. Main Street, Trent Mayberry for Ridgecrest Reynoldsburg I LLC; Variance

Mr. Meyer read the staff report into the record.

Mr. Furst invited the applicant to the podium to speak and swore in the speaker who was not present when speakers were initially sworn in.

Mr. Trent Mayberry of Told Development Company stated his name and his address as 6483 Broward Street, St. Augustine, Florida. Mr. Mayberry then stated that he was present to answer any questions about their proposed project and gave background on the project to that point, stating that the project would include a Dutch Bros coffee shop and dental clinic called Clear Lakes Dental.

Mr. Furst opened up the floor for questions to the applicant.

Mr. Tuwamo asked about the stacking capacity of the drive-thru.

Mr. Mayberry stated that the drive-thru has a full bypass lane and maximum stacking for ten cars. He explained further that Dutch Bros will have staff that go out into their drive-thru with ipads to keep the drive-thru moving quicker than other coffee shops.

Mr. Tuwamo followed up by asking what happens when vehicles spill out into traffic.

Mr. Mayberry stated that vehicles would not spill out onto Main Street or Brice. Their development has enough drive aisles that they are confident that that won't happen.

Ms. Barnhart stated for the record that this is a unique site, and she appreciates that the applicant has found solutions for the site.

Mr. Mayberry stated that they were happy to work with staff to come up with a plan for the site and were able to shift everything a bit to accommodate the Brice Road realignment project, which he thinks will be great for the area when it is completed.

Mr. Furst stated that he appreciates that this is a unique site, and he can't think of any previous intersection realignments while sitting on City boards. In general, he is pretty satisfied that the requirements for a variance have been met and noted that the site is unique and has sat vacant for a number of years. He then noted that the setback requirement along Main Street is really a concern given the landscape and utility easements on Main Street and, due to those factors, he thinks he is satisfied that a variance is necessary.

Mr. Benner asked if the applicant had looked into and were aware of the zoning requirements when they purchased the property and further asked specifically about the parking lot screening variance.

Mr. Mayberry stated that the configuration of the vehicular access to the site did not allow room for screening to fit and that there would not be any windows on the west elevation of the dental clinic, making the screening of views from that building unnecessary.

Mr. Benner asked if they were using the entire Walgreens building.

Mr. Mayberry stated that they are demolishing a third of the building, bringing the square footage of the building down to 10,000 square feet.

Mr. Benner asked which third of the building they were demolishing.

Mr. Mayberry stated the western elevation along the drive aisle would be removed, and with medical facilities, any windows would have to be covered up to avoid HIPAA violations.

Mr. Benner asked if the applicant owns the whole property and if the City would have to go to them to get right-of-way.

Mr. Mayberry stated, Yes.

Mr. Benner stated that our code says you have to have a hardship, and he's not sure that there is a hardship.

Mr. Mayberry noted that the right-of-way adjustment pinches the site, which creates a hardship there.

Mr. Benner stated that the frontage for Dutch Bros is going to fall within what is needed, and noted that the escape lane makes him reasonably happy, so he's done his due diligence.

Mr. Shook stated that, to be clear to the board, the potential need for the city to acquire right-of-way on this property is not an appropriate consideration.

Mr. Furst thanked Mr. Shook and asked if there were any additional questions or comments for the applicant.

Mr. Brusk asked if this would remain as one lot or would it be split.

Mr. Mayberry stated that there would be a lot split and that they would own both parcels.

Mr. Brusk asked if it would be difficult to build on or change years from now based on the current code.

Mr. Meyer stated that it would be difficult to answer those questions without hearing the specific situation for a specific case.

Mr. Furst asked Mr. Brusk if he was asking whether the new subdivided parcels would inherit the variances that are being requested.

Mr. Brusk clarified that no, he is really worried about future development.

Mr. Mayberry stated that they would not do something that would jeopardize their ability to backfill a space. Both lot would be usable from their perspective. That is something that they look at with all of their projects.

Mr. Furst: This is Mr. Furst. Based on the applicant's testimony and the staff report, I move that we accept this variance as submitted. Do I have a second?

Mr. Brusk: I second that, Norm Brusk.

RESULT:	7-0
MOVER:	Furst
SECONDER:	Brusk
AYES:	Barnhart, Benner, Brusk, Conley, Furst, Tuwamo, Ward

App# 2026-0051; 6320 E. Main Street, Trent Mayberry for Ridgecrest Reynoldsburg I LLC; Conditional Use

Mr. Furst invited the applicant to remain at the podium.

Mr. Meyer read the staff report into the record.

Mr. Furst noted that the applicant at the podium was the speaker from the last item and invited him to give whatever testimony he wished at that time.

Mr. Mayberry stated he's sure they are all familiar with a Dutch Bros coffee shop and that a drive-thru is very imperative to their business operation, which is why they were requesting a conditional use permit.

Mr. Furst asked if they would have any concerns with any of staff's recommended conditions as listed on the screen.

Mr. Mayberry stated he did not.

Mr. Furst asked if there were any additional questions, concerns or comments for the applicant.

Mr. Furst: Well, hearing none, this is Mr. Furst, I move that we approve this conditional use application as submitted. Do I have a second?

Ms. Barnhart: This is Ms. Barnhart, I'll second.

RESULT:	7-0
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Barnhart, Benner, Brusk, Conley, Furst, Tuwamo, Ward

App# 2026-0139; 2220 Reynoldsburg-Baltimore Road; Rebecca Green of Blair Image fro Reynoldsburg Dutchess, LLC; Variance

Mr. Meyer read the staff report into the record.

Mr. Furst invited the applicant to the podium to speak.

Mr. Jim McFarland of Zoning[Resources.com](https://www.reynoldsburgresources.com) stated his name and his address as 5765 Boucher Drive, Orient, Ohio. Mr. McFarland then stated that this had been a long project that had gone through multiple revisions with staff. They had reduced the amount of nonconformities. The sign would be shorter than it currently is, the area would be equivalent, and the foundation would remain. Dropping the cabinet down to a legally conforming height would not allow for visibility of the price, which would be covered by shrubbery and difficult to view when in traffic. This is a legally nonconforming sign. If it was a vacant site, BP believes that it would be relevant to conform to the code. However, this is an existing sign with minimal changes to the cabinetry and fixtures. BP is open to dropping the variance for five colors down to four. They don't feel it is economically feasible to remove the structure to conform with the setback, they would have to remove the existing fence. He reiterated that the visibility of the cabinetry and prices would be hindered if they removed the monument or dropped the height to six feet to comply with code. He'd be happy to answer any questions.

Mr. Furst asked if there were any questions or concerns for the applicant.

Mr. Tuwamo asked what the true hardships were for this project.

Mr. McFarland stated that visibility would be limited due to the lower sign height. Stated that they would be open to reducing the number of colors. For the sign area, they have two different brands. Three, if you include the type of fuel and limiting the sign area to 24 square feet would force BP to have to choose which of those brands they would have to reduce or remove. If this was a vacant lot with a new monument, there would be lots of room for compliance, but BP believes at present they are close to conformity with what was existing. They would have to completely remove or reduce at least by two feet the monument foundation and cut their

signage in half to conform to code. At this point, it is not something that BP is willing to consider.

Mr. Furst recalled the applicant previously making similar arguments for signage on the building and asked what was wrong with the existing sign.

Mr. McFarland stated that it was to keep up with the national brand and features involved with all BP locations.

Mr. Furst stated he believed they had denied variances for a monument sign for a gas station in the Community Commercial District that advanced similar arguments. On those grounds, he was not sure that they could accept a variance here. The testimony provided reads like a matter of convenience or preference.

Mr. McFarland stated that if that's the case, they'd like to request a table.

Mr. Furst stated certainly, and asked when would be a convenient time for them to come back.

Mr. McFarland stated at the next scheduled hearing.

Mr. Meyer stated that the next meeting would be July 16th and new meeting materials would be required three weeks before the meeting. He recommended the first meeting in August, but was trying to find the date for sure.

Ms. Barnhart stated that the date in August is the 20th.

Mr. Meyer checked his calendar and confirmed the date as the 20th of August and advised it be tabled to no later than August 20th.

Mr. Fursk asked if that would be suitable for the applicant.

Mr. McFarland stated that it would and asked for clarification from staff that if BP chose to reutilize the existing signage, reconfigure and reduce the colors from five to four, would it maintain its legal nonconforming status?

Mr. Meyer explained that they need to review the applicable rules regarding how much of the physical material can be replaced (believing the threshold is around 70–75%, though they're not certain). They offer to evaluate any proposed metal materials beforehand to determine whether they meet code requirements, ideally before the next board meeting. If the board approves tabling the matter until no later than August 20, the applicant can still submit materials before that date, and the review can take place in advance of the August 20 meeting.

Mr. McFarland stated that sounded fine.

Mr. Furst: Okay, hearing that the applicant would like to table this matter until no later than the 20th of August, I so move.

Mr. Benner: Second.

RESULT: 7-0

MOVER: Furst

SECONDER: Benner

AYES: Barnhart, Benner, Brusk, Conley, Furst, Tuwamo, Ward

776 Clark Drive; Lazar and Nelli Mangayan; Appeal to Zoning Certificate App# 2026-0256

Mr. Meyer read the staff report into the record.

Mr. Furst invited the applicant to the podium to speak.

Mr. Lazar Mangayan stated his name and his address as 776 Clark Drive, Reynoldsburg, Ohio, 43068.

Ms. Nelli Mangayan stated her name as well.

Mr. Furst asked if there was any testimony they wished to give or if they were just there to answer questions. He further explained that several required questions on the home occupation application were left unanswered, which is why staff recommended denial. They ask the applicant to provide the missing information, suggesting that doing so would likely resolve the issue.

Mr. Mangayan explained that the home occupation will serve only as a quiet administrative office for a non-skilled home health care agency. The office is required as part of the agency's setup, based on guidance from a consulting company, and will be used to securely store confidential client information with restricted access.

Ms. Mangayan explained that the application did not specify the office location because they had not yet decided which room to use. They have now selected a separate, lockable room on the second floor that occupies less than 30% of the home. The room will have a locked door, and locked cabinets will be added to

securely store materials if the application is approved.

Mr. Mangayan provided that the square footage of the room is 120 square feet and the square footage of the house is 2,550 square feet so the room is less than 30 percent of the house.

Ms. Mangayan clarified that the business will not provide care or see clients at the home. As a non-skilled home health care agency, services will be provided at clients' residences by the nurse. Any employee meetings or interviews will take place at off-site locations, such as a coffee shop, rather than at the home.

Mr. Furst stated for clarity, you two are both permanent residents of the house and are the only two who are going to be working out of that office. Is that correct?

Mr. and Ms. Mangayan stated that that was correct.

Ms. Mangayan then stated the purpose of the home occupancy is to make calls and store records.

Mr. Mangayan explained that the business will not change the home's exterior or display any signage. It will not increase traffic, parking, or noise because only the two residents will work from the home. The home office is primarily required under Ohio law to securely store business records, while other work will be performed elsewhere, including at an existing office.

Mr. Furst stated that he understood. That a separate office is required by regulation.

Ms. Mangayan explained that, as a new business, operating from their home is the most practical and cost-effective option. They may lease separate office space in the future if the business grows, but for now they are requesting approval to use their home as the business's administrative office.

Mr. Furst stated that made sense and asked if there were any additional questions for the applicant.

Ms. Conley sought clarification, asking the applicants to confirm that, as part of the appeal, the home will not receive any clients or employees and that the business will function solely as an administrative home office with securely locked files.

Ms. Mangayan confirmed.

Mr. Benner: Based on the testimony of the applicant, it would appear that they

meet all of the requirements for the home occupation, and I move that we approve this as submitted.

Mr. Tuwamo: Mr. Tuwamo seconds that.

RESULT:	7-0
MOVER:	Benner
SECONDER:	Tuwamo
AYES:	Barnhart, Benner, Brusk, Conley, Furst, Tuwamo, Ward

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
July 30, 2026**

CALL TO ORDER

ROLL CALL

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

ABSENT: Conley

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 06/04/2026

The regular meeting minutes of 06/04/2026 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

UNFINISHED BUSINESS

NEW BUSINESS

**App# 2026-0403; 1311 Lancaster Avenue; Kevin Thompson for Mark Ozment;
Variance Application**

Ms. Buathier read the staff report into the record.

Mr. Furst invited the applicant to the podium to speak.

Mr. Mark Osment of 1311 Lancaster Avenue explained that he is requesting additional space to expand the home/garage while maintaining the existing house's appearance, structure, and materials. They want to preserve backyard access, views of the creek, and space for entertaining. The request is for approximately 206 additional square feet to accommodate three vehicles, a tractor, zero-turn mower, and other equipment that they currently have to store outside.

Mr. Furst expressed sympathy for the owner's desire for a garage but emphasized that the board cannot use a variance to effectively rewrite the zoning law. The board must evaluate the request based on specific variance criteria, particularly whether there is a hardship that makes the variance necessary.

Mr. Furst went on to state that the application appeared to focus on the owner's needs and wants rather than demonstrating why the existing property could not reasonably be used for its intended purpose, which is a residence, without the variance. They were therefore not convinced the hardship requirement had been met and suggested that a smaller garage might satisfy the owner's needs without requiring a variance.

Mr. Osment acknowledged the board's concerns and indicated they were willing to revise the proposal and reduce the requested size, potentially eliminating the need for the additional 200 square feet.

Mr Furst clarified that 1,044 square feet appears to be the maximum allowable garage size. They suggested that if the applicant reduced the garage slightly to stay within that limit, a variance would not be necessary.

Mr. Osment agreed to reduce the garage size to comply with the allowable limit.

Mr. Furst then asked whether the applicant wished to withdraw the variance application.

Mr. Osment agreed to withdraw the application.

Mr. Furst: Okay, based on the applicant's testimony then, I understand this application would like to be withdrawn and I so move. Do I have a second?

Mr. Benner: Second

RESULT: 6-0

MOVER: Furst

SECONDER: Benner

AYES: Barnhart, Benner, Brusk, Furst, Tuwamo, Ward

App# 2026-0453; Neba Valentine and Omar Nuro of J Hawkins Learning Academy for Blacklick Properties Bishoff Company; Conditional Use Application

Ms. Buathier read the staff report into the record.

Mr. Furst invited the applicant to the podium to speak.

Mr. Valentine Neba clarified that the trash location shown in the staff denial is only a temporary placement; regular trash pickup occurs at the front of the property on Wednesday mornings. The playground already exists and was previously approved by the City of Reynoldsburg as part of an existing daycare. He intends to transfer their existing daycare from Lancaster to this location because the current daycare operator no longer wants to operate there. The proposed use would not involve physical changes to the existing daycare or playground; they simply want to take over the location and begin operating their existing daycare there.

Mr. Furst said the concerns in the staff report could likely be resolved by providing photos of the existing site. The main issue was the apparent vehicle circulation near the grassy area where the playground is located, which made it unclear from the application whether the playground would be located where vehicles travel. He suggested both problems could be solved by submitting photos of the existing site clearly showing the existing playground location and the designated trash area.

Mr. Neba stated to clarify that the playground is located in the grass towards the trees.

Mr. Furst said the submitted materials did not clearly show the playground and trash locations. They recommended putting the application on hold, so the applicant could provide photos showing where the playground and trash area will be located, consult with staff to identify and address any additional concerns and resubmit the information.

Mr. Shook, Reynoldsburg's City Attorney, suggested that it would be helpful if Mr. Bishoff, the commercial landlord, could attend any continued hearing to clarify how the site layout would work. Mr. Shook cited concerns that the proposed playground is not directly behind the applicant's tenant space, meaning children may have to

travel a significant distance behind other businesses and leased areas to reach it. The city has previously had issues with dumpster requirements at the property, including citations for failure to construct required dumpster enclosures. After the dumpsters were removed, tenants were left using regular trash cans, which reportedly became overfilled and contributed to littering. Because the applicant may not have control over these property-wide issues, Mr. Shook believes Mr. Bischoff is better positioned to explain the intended use and management of the rear portion of the property and recommended that, if the hearing is continued, Mr. Bischoff be present to answer these questions and provide clarification.

Mr. Neba agreed.

Mr. Furst noted that the applicant could not speak on behalf of Mr. Bischoff and asked how long the applicant would like the application placed on hold. Since the board generally avoids open-ended continuances, he suggested bringing the application back within 90 days.

Mr. Neba agreed.

Staff pulled up the Planning and Zoning Board meeting calendar for the remainder of the year.

Mr. Furst asked if there was a specific date that worked for the applicant.

Ms. Buathier clarified that and additional information must be submitted 3 weeks prior to the scheduled meeting. The next possible meeting that the applicant could submit for is September 3rd which would have a deadline of August 13th to submit new information.

Mr. Benner suggested extending as far as the applicant could in an effort to try and get Mr. Bishoff to make it to the meeting. The applicant could come to an earlier meeting than what is set provided that additional information is submitted 3 weeks prior to the meeting.

Mr. Furst recommended that that the applicant put the application on hold until no later than the meeting scheduled on December 17th and asked if that would be suitable for the applicant.

Mr. Neba asked whether any modifications could be done by himself.

Mr. Meyer explained that the applicant would generally need zoning approval before obtaining a building permit, although the exact requirements depend on the proposed work. They offered to review a written description of the planned work

and direct the applicant to the appropriate city department.

Regarding the application hold, Mr. Meyer clarified that December 17 is the latest possible return date. The applicant may return earlier, including at an upcoming meeting, as long as the required three-week advance submission deadline is met. The board's intent is to provide enough time for the applicant to work with Mr. Bishoff so that he can attend the meetin and resolve the outstanding issues, avoiding repeated requests for extensions. The applicant should provide the proposed work in writing so staff can determine the appropriate process and contacts.

Mr. Furst confirmed that the applicant could return at any point before December 17, rather than waiting until that date. The purpose of the extended timeframe was to give the applicant maximum opportunity to work with the landlord. The applicant could work with staff on the materials for resubmission at any time in the interim.

Mr. Neba agreed.

Mr. Furst: Hearing that the applicant would like to put this application on hold, I move that we do so and place it on hold for any meeting no later than our regularly scheduled meeting December 17th, 2026. Do I have a second?

Mr. Brusk: I have the second. Norm Brusk.

RESULT:	6-0
MOVER:	Furst
SECONDER:	Brusk
AYES:	Barnhart, Benner, Brusk, Furst, Tuwamo, Ward

**App# 2026-0362; Matt Kirk of EMH&T for M/I Homes of Central Ohio, LLC;
Final Plat Application for Summit Crossing Section 2 Phase A**

Ms. Buathier read the staff report into the record.

Mr. Furst invited the applicant to the podium to speak.

Mr. Dan Bruin of M/I Homes stated his name and his address as 4131 Worth Avenue. Mr. Bruin stated that they had reviewed staff comments and were amenable to them. They were ready to make the changes and resubmit the plans to staff and asked if the board had any questions for him.

Mr. Furst asked if any other board members had additional questions for the

applicant.

Mr. Furst: All right, hearing that the applicant is amenable to staff's recommendations, as Mr. Furst, I so move that we approve this application as submitted with staff's recommendations.

Ms. Barnhart: I'll second.

Mr. Furst: Second. Please call the roll>

Mr. Benner: Mr. Shook, are you okay with recommendations as opposed to conditions?

Mr. Shook: City Council's gonna have to make the final call anyway. So, if the recommendations, whether you call them conditions or recommendations, is almost immaterial, because if they're not met, Council's not gonna approve.

Ms. Buathier: Roll call, Mr. Chairman?

Mr. Furst: Please and thank you.

RESULT:	6-0
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Barnhart, Benner, Brusk, Furst, Tuwamo, Ward

**App# 2026-0452; Kyle Harmon of EMH&T for M/I Homes of Central Ohio, LLC;
Final Plat Application for Summit Crossing Section 2 Phase B**

Ms. Buathier read the staff report into the record.

Mr. Furst invited the applicant back to the podium noting that the the applicant is the same as item D3 and did not need to restate his name and address.

Mr. Bruin stated that he had the same response. Staff's comments had been reviewed, they are amenable to them and will make the updates and resubmit the application.

Mr. Furst asked if there were any further questions or comments for the applicant.

Mr. Furst: Hearing none, this is Mr. First. I recommend that we approve this application as submitted with the conditions listed in staff's report.

Ms. Barnhart: I'll second.

RESULT:	6-0
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Barnhart, Benner, Brusk, Furst, Tuwamo, Ward

OTHER BUSINESS

Zoning Code

Mr. Meyer provided an update on upcoming zoning code changes. Staff has prepared a roughly 65-page PowerPoint for the August 20th meeting and plans to condense it. The meeting will focus on identifying zoning issues and getting the board's direction and consensus before staff drafts specific code amendments. The anticipated process is that staff drafts changes, they will then get presented to City Council. City Council then sends them to the Planning & Zoning Board. The Planning and Zoning Board the votes on recommendations for City Council then City Council will vote on those recommended changes. Staff hopes to get key direction on August 20, develop the proposed changes, send them to City Council in early October, and then allow the board time to review them. Not every issue will have proposed language at the August workshop; some will simply involve discussing photos/examples and determining whether changes are needed.

Mr. Meyer then also warned that City Hall's council chambers will undergo renovations from late August through December. Planning and Zoning Board meetings are expected to continue there, but beginning in September, attendees should expect some construction-related disruption.

ADJOURNMENT

Planning and Zoning Administrator

Chairman

August 24, 2026

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Neba Valentine and Omar Nuro of J Hawkins Learning Academy for Blacklick Properties
Bishoff Company; 6549 E. Livingston Avenue: Conditional Use Application

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is addressed 6505-6575 E Livingston Avenue, parcel ID number 060-003838, and the subject tenant space is located at 6549 E Livingston Avenue. The parcel is 4.12 acres with a large building that is divided into multiple tenant spaces at a total of 34,305 square feet in size. The subject site was previously used as a Child Day Care - Center. The subject site is zoned CC, Community Commercial.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of CC, Community Commercial to the west, east, north, and southeast. Southwest of the subject site is zoned SR, Suburban Residential. The surrounding land uses consist of single family residential to the southwest, retail to the west, vacant restaurant to the north, townhomes to the east, and condos to the southeast.
- c. **Applicant's Request:** The applicant is requesting to use the subject tenant space use for a Child Day Care – Center, which is a conditional use for the CC, Community Commercial zoning district. A Child Day Care - Center is defined as “Any place operated by a person, society, agency, corporation, institution, or any other group that is licensed by the State of Ohio wherein twelve (12) or more children under 17 years of age who are not related to the facility operator and whose parents or guardians are not residents in the same house and with such person, society, agency, corporation, or institution responsible for the control and care of children enrolled therein.” The applicant intends to operate a Daycare at the subject tenant space from 6am to 6:30pm, Monday through Friday, with an anticipated 8-10 employees and a maximum of 98 children. The applicant also states that they will not be undergoing any inside or outside building modifications.

1. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the Community Commercial District is “...[I]ntended to serve residents of Reynoldsburg and the surrounding areas. With easy access to I-70 and I-270, the districts should promote businesses that rely on a larger geographic market area for their consumer base, along with offices and companies with a regionally-based workforce that can access the district from adjacent, heavily-traveled corridors.”

2. Project Review

- a. **Conditional Use Standards (i-viii):** Conditional Uses are required to meet the general standards found in Section 1109.13.D:
 - i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 1. The applicant states the zoning district is of a commercial purpose which will host a child daycare center and the adjacent existing lots are also of commercial activities which host an adult daycare center on the right from the main door at the entrance and on the left adjacent lot is an empty space for lease. The existing parking lots at the front are used to satisfy minimum off-street parking requirement for the child daycare center together with other existing adjacent lots.
 2. Staff finds the proposed use is in harmony with the existing character of the zone and will not change the essential character of the zone/district.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 1. The applicant states the business which is a child daycare center is for a commercial use and the zoning district is for a commercial use in the area. Adjacent lots also are for commercial purposes.
 2. Staff finds that the proposed use will not adversely affect the use of adjacent properties.
 - iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 1. The applicant states that the unit is independent from other units and away from residential houses. Kids spend most of the day inside the building unit and could only move to the playground for like 30 minutes. There is no close access of the kids and teachers of the daycare with others in the adjacent lots. Therefore health, safety, morals, or welfare of persons around are secured.
 2. Staff finds that the proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.
 - iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
 1. The applicant states the child daycare center is served by any public facilities such as the police, roads, fire companies, water, lighting, and so on. The facility is being supervised by Job and Family Services, building department, sanitary department, & fire department.
 2. The fire department has no comments for this application. Staff finds that the site is served adequately.
 - v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of

the zone or district;

1. The applicant states the daycare center for kids is suitable there because the area is noise free, low-traffic space and the building can operate within the day. The apartment or unit that I wish to operate the child daycare center is very spacious enough to host a good number of kids at a particular time with given state requirements.
2. Staff finds that that applicant will not impose a traffic impact upon the public right-of-way significantly different from the anticipated uses of the zoning district.
- vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
 1. The applicant states that the proposed use of Child Day Care - Center will be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City.
 2. Staff finds that the land use of Child Day Care - Center is a conditionally permitted land use, and is in the general and specific objectives of the Zoning Code and Land Use Plan.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 1. The applicant has provided an updated site plan. Staff has been given a site plan where the dumpster has been removed and the outdoor play area is identified within a grass area.
 2. Childcare Centers are required to meet the general standards found in Section 1105.13.H:
 - i. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor.
 - a. The applicant in there updated stated has said it is not withing 150 feet of a gas station.
 - b. Staff finds that the proposed Child Day Care Center does not appear to be within 150ft of any lot or parcel with an approved gasoline station use.
 - ii. All outdoor play areas shall meet the minimum requirements outlined by the State agency with oversight of childcare centers. No play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. No play area shall be constructed in a manner that allows children access to any electrical or telecommunications box/vault.
 - a. The applicant states the outdoor play area is located moving from the right after making an exit from the

back door of the building as seen on the site plan attached to this application. The back of the building is free from traffic which makes movement safe and free. Kids get to the playground through the back exit door and on well levelled like gateway ramps steps. The playground is well fenced with entrance and exit doors.

b. Staff has reviewed the updated site plan, and finds that the applicant has identified a playground area on the site plan, it is located within the grass area. The applicant has also provided existing pictures of the site and between the pictures of the ramp from the door to the playground, along with the site plan, this requirement appears to have been met.

iii. No childcare center shall be permitted to operate between the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning Administrator or the Planning and Zoning Board.

a. The applicant states the apartment building will be solely for a child daycare center where kids are left there by their parents to be catered for by trained and qualified staff; the center will operate from Mondays-Fridays from 6:00am-6:30pm; the center will operate with at least 8 teachers and at most 10 teachers; total number of children will range from any numbers to maximum of 98 kids; and the square footage of the unit or the apartment is about 4800sf.

b. Staff finds that the proposed hours of operation of 6am to 6:30 pm meet the permitted hours of operation.

viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.

1. The applicant states the unit will be used as a Child Day Care - Center, which the site has previously been used for based on the applicant's statement.
2. Staff has determined that the intended land use of the site, is Child Day Care - Center. Based on the definition of Child Day Care - Center, which is found earlier in the staff report, the applicant meets this requirement.

3. Recommendation

Due to the applicant meeting all required Conditional Use standards, along with the additional regulations in Section 1105.13.H, staff recommends approval of the Child Day Care –Center Conditional Use.

*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

*Please know that an application will not be processed until payment has been received.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

Property Address: <u>6549 E. LIVINGSTON AVENUE</u>	Parcel ID#(s): <u>060-003838</u>
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>BLACKLICK PROPERTIES/E.V. BISHOFF COMPANY</u>	
Contact Email: <u>ZKirk@evbco.com</u>	Contact Phone Number: <u>614 367 2660 / 614 221 4736</u>

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>J HAWKINS LEARNING ACADEMY</u>	Contact Name: <u>VALENTINE NEBA / NURO OMAR</u>
Contact Email: <u>jlearningacademy@yahoo.com</u>	Contact Phone Number: <u>614 815 2394 / 614 989 1135</u>
Description of Use: <u>CHILD DAYCARE CENTER</u>	

III. APPLICANT INFORMATION

Applicant Name: <u>VALENTINE NEBA / NURO OMAR</u>	Applicant Address: <u>5841 MAPLE TREE LANE</u>
Applicant Phone Number: <u>614 815 2394 / 614 989 1135</u>	Applicant Email: <u>asobovalentine@yahoo.com</u>
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)
☐ Residential (single-family residential only)(\$200) ☐ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min])

Description of Project: THE USE IS FOR A CHILD DAYCARE CENTER WHERE PARENTS DROP OFF THEIR KIDS DURING THE DAY (I.E FROM 6:00AM-6:30PM) FROM MONDAYS THROUGH FRIDAYS AND THE KIDS ARE CATERED FOR BY RECOGNISED STAFF BY JOB & FAMILY SERVICES. DURING THEIR STAY, THEY PLAY, LEARN & TAUGHT BY TEACHERS, EAT & SLEEP.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: [Signature] Date: 07/08/2026
 *By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

* Revised 2026

Additional Notes:

Zoning District: CC

Additional Approval Required

☐ Major/Minor Site Plan
☐ Other: _____

P&Z Administrator: _____ Date: _____

PZB Meeting	
Date: _____	
☐ Approved as Submitted	
☐ Approved w/ Conditions	
☐ Tabled	
☐ Denied	
☐ Withdrawn	

Section 1109.13

CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to a regularly scheduled meeting of the Planning and Zoning Board (PZB) according to the published meeting Calendar.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Conditional Use relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit three (3) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF of the completed application and packet.

What information must be provided with a Conditional Use?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- ☐ Description of the zoning district and existing uses of adjacent lots;
- ☐ A statement of the conditional use for which the application is submitted;
- ☐ Including a description of the activities proposed on the subject property, the goods and services sold or provided, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will assist the PZB with understanding the nature of the proposed use and its potential impacts;
- ☐ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- ☐ A narrative statement describing the compatibility of the proposed use with the existing uses of adjacent lots and with the Land Use Plan, including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

- ☐ A narrative addressing each of the applicable criteria set forth in section 1109.13.D (see next page);
- ☐ Such other information as the PZB deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:
 - Traffic impact analysis;
 - Storm water impact analysis; and/or
 - Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional use requests

Conditional Uses may be subject to additional engineering review and multiple reviews may require additional engineering fees.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Zoning Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6850

OR Visit our website at:

<https://www.reynoldsborg.gov/166/Development-Department>

Section 1109.11 VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board (PZB) according to the published meeting Calendar.

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

- ☐ Name, address, and telephone number of the property owner(s) and owner's agent(s);
- ☐ Legal description, address, tax district and parcel number of the property;
- ☐ A description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code (see Section 1109.11.D on next page);
- ☐ Statement of the hardship; and
- ☐ Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

- ☐ Along with a completed application form, please submit three (3) hard copy packets of all required items. Please also submit a PDF of the completed application and packet.

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application has been deemed complete, it will be reviewed and placed on the next PZB agenda at the discretion of the Planning and Zoning Administrator. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days of the PZB hearing.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the PZB is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars (\$200) for a residential variance, and four hundred and fifty dollars (\$450) for all other variance requests.

Variances may be subject to additional engineering review and multiple reviews may require additional engineering fees.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the PZB granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6850

OR Visit our website at:

<https://www.reynoldsburg.gov/166/Development-Department>

Section 1109.11.D

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Planning and Zoning Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards:

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.
- ☐ There is deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

J THURKINS LIVING CENTER 6549 E. LIVINGSTON AVENUE

E Livingston Ave

Iron bars
 limiting
 traffic flow
 (End of any
 driveway or
 authorized vehicle
 entry)

Contains mulch
 on the ground floor

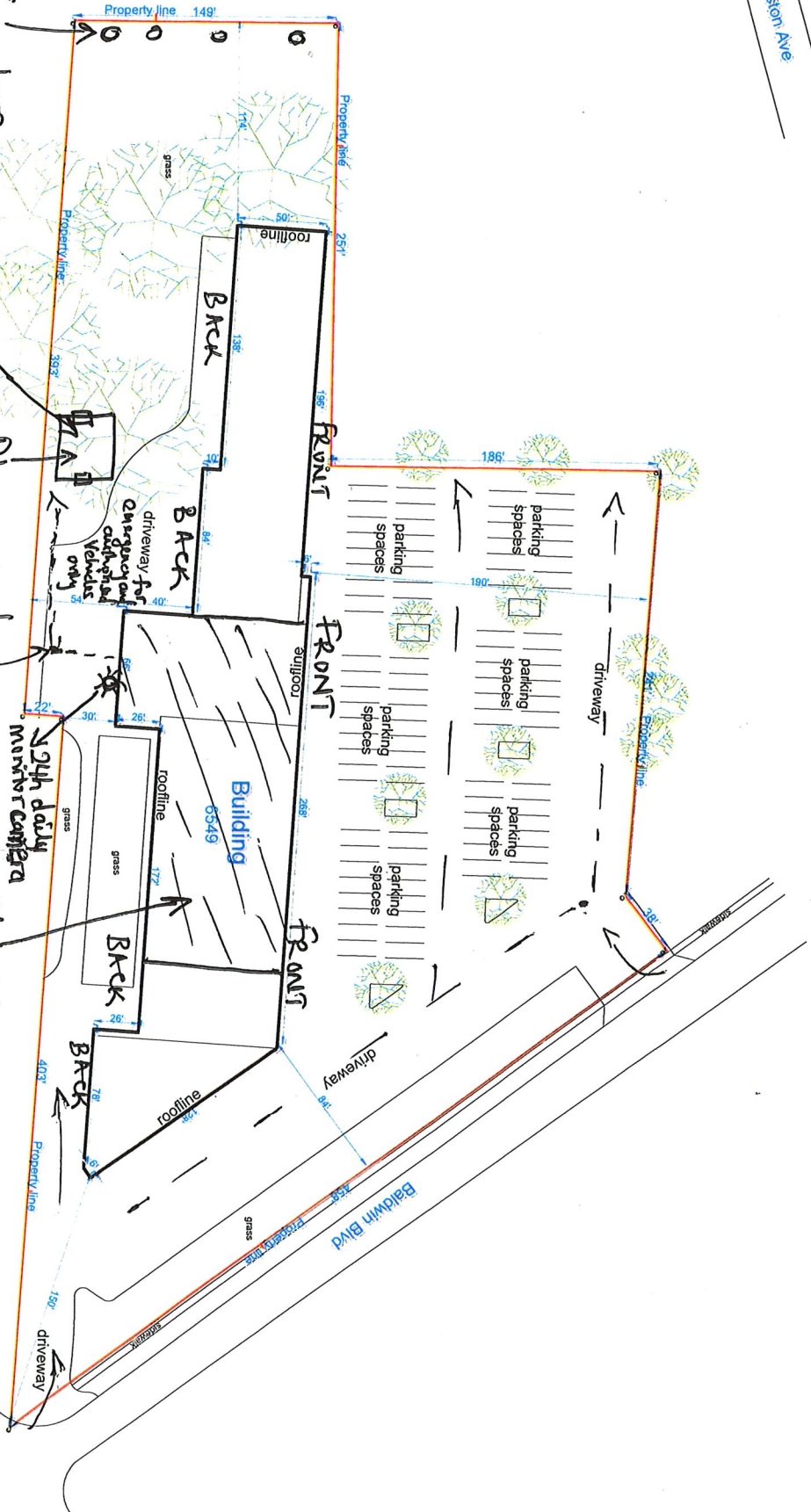
Playground
 Kids move
 to playground
 upon proper supervision
 from 2 standby staff
 or teacher

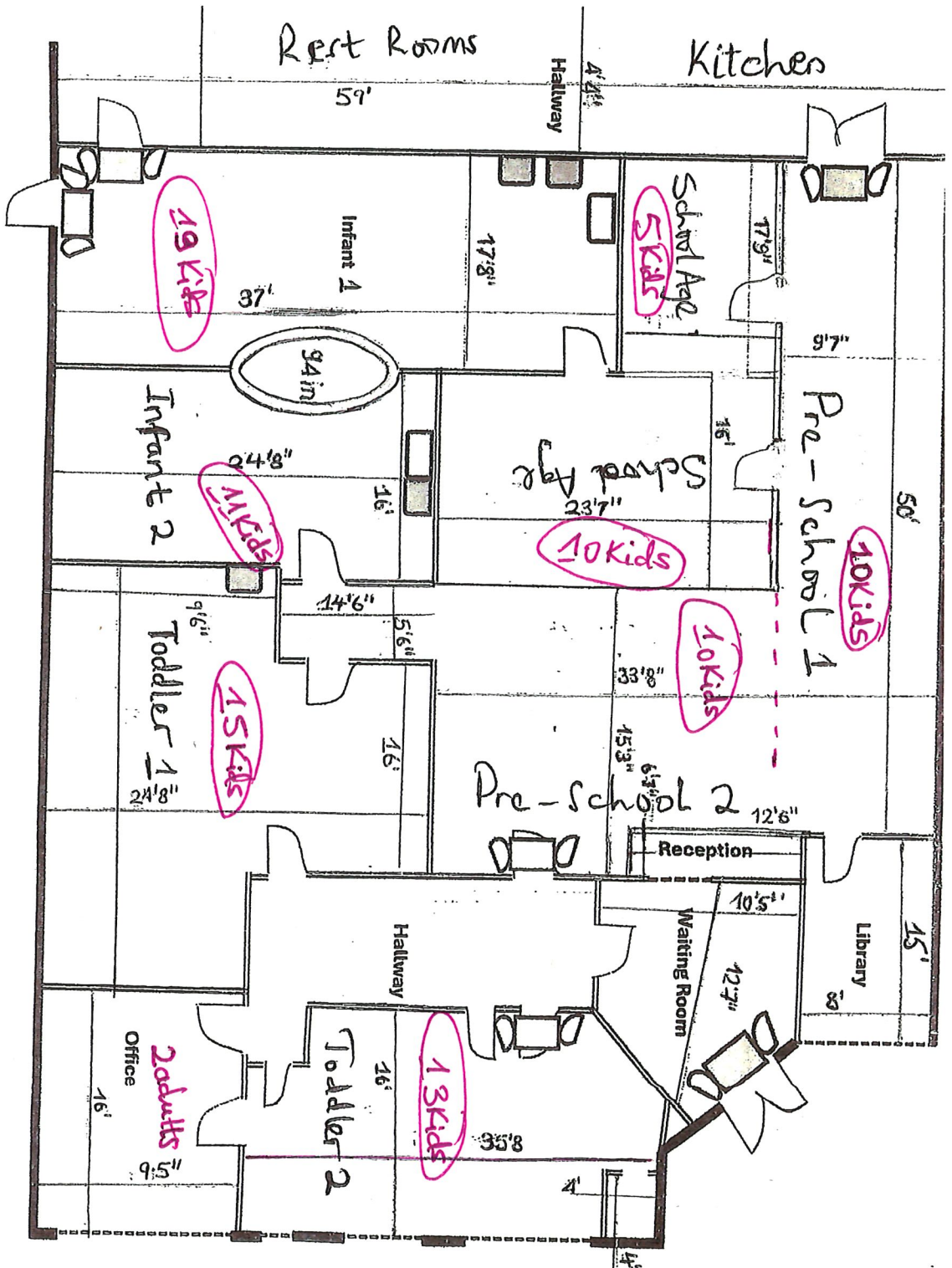
Child Daycare
 Apartment



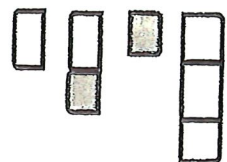
THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
 This work product represents only generalized locations of
 features, objects or boundaries and should not be relied upon
 as being legally authoritative for the precise location of any
 feature, object or boundary.

Parcel No. (APN) 050-003838
 Land Use COMMERCIAL
 SHOPPING CENTER
 179,306 SF (4.12 ACRES)
 ADDRESS: 6549 E Livingston Ave
 Reynoldsburg, OH 43068
 Scale: 1"=50'





HAWKINS LEARNING ACADEMY
 6549 E-LIVINGSTON AVENUE
 REYNOLDSBURG, OH 43068



3 Compartment Sink
 Hand Sink
 Changing Table & Hand Sink
 Changing Table

2 Bathrooms for children
 1 Bathroom for staffs
 1 Mop Sink (Bathroom)

Room Name	Age	Capacities
Infants 1	0-18 months	12
Infants 2	18 months-25 yrs	11
Toddlers 1	25-3 yrs. old	15
Toddlers 2	3 yrs. old	13
Preschool 1	4-5 yrs. old	10
Preschool 2	5-12 yrs. old	15

The Building Interior Height is 8'



Exit Sign

Temporary Room divider

All doors are 36" or 3' width

REYNOLDSBURG, OH 43068

APPLICATION FOR CERTIFICATE OF OCCUPANCYCONDITIONAL USES

1 The zoning district is of a commercial purpose which will host a child daycare center and the adjacent existing lots are also of commercial activities, ^{which} host an adult daycare center on the right from the main door at the entrance and on the left adjacent lot is an empty space for lease. The existing parking lots at the front are used to satisfy minimum off-street parking requirement for the child daycare center together with other existing adjacent lots.

2 The daycare centre for kids is suitable there because there are noise free, low-traffic space and the building can operate within the day. The apartment or unit that I wish to operate the child daycare center is very spacious enough to host a good number of kids at a particular ^{time} with given state requirements.

3 The apartment building will be solely for a child daycare center where kids are left there by their parents to be catered for by trained and qualified staff; the centre will operate from Mondays - Fridays from 6:00am - 6:30pm; the centre will operate with at least 8 teachers and at most 10 teachers; total number of children will range from any numbers to maximum of 98 kids; and the square footage of the unit or the apartment is about 4800sf.

INB: Please see site plan attached to this application

4 The childcare centre is located in between adjacent lots that don't have any other use. It is noise free. Also to provide nice

Circulation, free from trash and sewage from adjacent lots and there is the availability of constant electric flow, water and internet services.

] The outdoor play area is located moving from the right after making an exit from the back door of the building, seen on the site plan attached to this application. The back of the building is free from traffic which makes movements safe and free. Kids get to the playground through the back exit door and on well levelled like gateway ramps steps. The playground is well fenced with entrance and exit doors.

] The proposed conditional use is consistent with the following standards for conditional uses

1) The business which is a child daycare centre is for a commercial use^{and} the zoning district is for commercial use in the area. Adjacent lots also are for commercial purposes

2) The unit in the building is totally isolated from any noise, pollution, traffic from adjacent lots. The front lot and back lots are very spacious to host any outside movements and traffic.

3) The unit is independent from other units and away from residential houses. Kids spend most of the day inside the building unit and could only move to the playground for like 30 minutes. There is no close access of the Kids and teachers of the daycare with others in the adjacent lots. Therefore health, safety, morals or welfare of persons around are secured.

4) The child daycare centre is served by any public facilities such as the police, roads, fire companies, water, lighting, and so on. The facility is being supervised by Job and Family Services, building department, sanitary department, fire department.

□ There are no site improvements. The building, use, will be an existing child daycare centre which is just a change of ownership of the business. This unit had been approved by the City of Reynoldsburg zoning and building department and no alternations have been made or will be made. The new child daycare centre will not alter each of the applicable criteria set forth in section 1109.13.D (Standards for all condition uses).

□ Traffic is low and free, no storm water present and utility is available at all times.

□ The daycare will be operating from 6:00am - 6:30pm which is a half day and not for a 24h/day and therefore will not need a variance application.

□ There will be an allocation of additional 2 standby staff or teachers who will be guiding and monitoring Kids when they are getting to the playground, playing in the playground and also after exiting the playground area back to the child daycare facility. Additionally, there is a ramp or a step-free entrance that permits the Kids exit and enter the facility easily from the playground area. Also, there are 24h monitored camera at the back and front that monitor movements in and out of the building and so keeping Kids safe and informed to the management of the daycare at all times.

□ The child daycare center is located more than 150m away from any nearby gas station. That keeps the facility with Kids safe at all times.









Staff Pictures











August 24, 2026

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Netsanet Gmichael of Mommy Home Daycare LLC; 1792 Brice Road: Conditional Use Application

Planning and Zoning Board:

Below is the staff review of the above referenced Conditional Use Application.

1. Project Summary

- a. **Site Summary:** The subject site is addressed 1750-1798 Brice Road, parcel ID number 060-009227, and the subject tenant space is located at 1792 Brice Road. The parcel is 2.67 acres with a large building that is divided into multiple tenant spaces at a total of 19,260 square feet in size and a single building that is 1,120 square feet in size. The subject site is zoned I, Innovation District.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of CC, Community Commercial to the west, east, north, and southeast. Southwest of the subject site is zoned SR, Suburban Residential. The surrounding land uses consist of single family residential to the southwest, retail to the west, vacant restaurant to the north, townhomes to the east, and condos to the southeast.
- c. **Applicant's Request:** The applicant is requesting to use the subject tenant space use for a Child Day Care – Center, which is a conditional use for the I, Innovation zoning district. A Child Day Care - Center is defined as “Any place operated by a person, society, agency, corporation, institution, or any other group that is licensed by the State of Ohio wherein twelve (12) or more children under 17 years of age who are not related to the facility operator and whose parents or guardians are not residents in the same house and with such person, society, agency, corporation, or institution responsible for the control and care of children enrolled therein.” The applicant intends to operate a Daycare at the subject tenant space from 6am to 7pm, Monday through Friday, with an anticipated 4-8 employees and a maximum of 56 children. The applicant also states they have provided at home based childcare services for the past 4 years and are looking to expand. That the center will provide supervised childcare and age-appropriate learning activities for infants, toddlers, preschool, and school-age children. That no exterior construction is proposed other than an outside playground at the rear of the building.
- d. The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the Innovation District is intended to “...[I]nclude a mix of industrial and office uses intended to serve as economic centers for Reynoldsburg and surrounding communities. Professional office uses such as research and development, laboratory, and technology businesses, among others are

encouraged”

1. Project Review

- a. **Conditional Use Standards (i-viii):** Conditional Uses are required to meet the general standards found in Section 1109.13.D:
 - i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 1. The applicant states, “Remain in harmony with the existing and intended character of the zoning district and surrounding area”.
 2. Staff finds the proposed use is in harmony with the existing character of the zone and will not change the essential character of the zone/district.
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 1. The applicant states, “Avoid adverse effects on adjacent properties.”
 2. Staff finds that the proposed use will not adversely affect the use of adjacent properties.
 - iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 1. The applicant states, “Protect the health, safety and welfare of the children, families, employees, and neighboring properties.”
 2. Staff finds that the proposed use will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.
 - iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
 1. The applicant states. “Be adequately served by existing public facilities and services.”
 2. Comments were not given from the Fire Department. Staff finds that the site is served adequately.
 - v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
 1. The applicant states, “Manage traffic and parking to minimize impacts on the public right-of-way”.
 2. Staff finds that that applicant will not impose a traffic impact upon the public right-of-way significantly different from the anticipated uses of the zoning district.
 - vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
 1. The applicant states, “Remain consistent with the purpose and intent of the Reynoldsburg Zoning Code, Land Use Plan, and

- other applicable City plans and ordinances.” The applicant also states that there is adequate parking and that 20 existing parking spaces are available and shown on their site plan, along with mentioning the construction of an outdoor play area.
2. Staff finds that the land use of Child Day Care - Center is a conditionally permitted land use, and is in the general and specific objectives of the Zoning Code and Land Use Plan. However, the applicant has not provided a site plan showing the location of the existing parking spaces for the land use. The applicant has also stated that they intended to build/construct an outdoor play area. While the interior layout shows a playground area, it is not clear where the outdoor play area would be on the site, the size of it, or its relation to other areas of the remainder of the development overall, since a site plan was not provided. The applicant needs to provide a site plan not only showing the parking provided, but also the dedicated outdoor playground. Especially if it is located in the rear of the building, where the loading and unloading of goods appears to take place for this overall development.
- vii. The proposed use complies with the applicable specific provisions and standards of this Code;
1. The applicant states, “Comply with applicable provisions and standards of the Zoning Code and any conditions of approval.”
 2. The applicant has provided an interior layout of the building, with a playground area identified. The applicant has not provided a site plan. Therefore, staff is not able to fully review the application to ensure that all zoning code requirements for the site have been met, such as the required number of parking spaces and that all outdoor playground requirements found in Section 1105.13.H have been met. The applicant is required to show a site plan per Section 1109.13.B. iv showing all site improvements including structures, parking, loading areas, streets, traffic access, open spaces refuse and service areas, landscaping and all other relevant information. The applicant will also need to show the outdoor play area to scale, the materials of the fence, and any outdoor loading spaces and traffic circulation through the rear of the building, since based on the site plan, there is access for traffic in the rear of the site.
 3. Childcare Centers are required to meet the general standards found in Section 1105.13.H:
 - i. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor.
 - a. The applicant states, “There is no gasoline

station or other use likely to generate noxious fumes or vapors within 150 feet of the proposed childcare center at 1792 Brice Road. Therefore, the proposed location meets this separation requirement.”

- b. Staff finds that the proposed Child Day Care Center does not appear to be within 150ft of any lot or parcel with an approved gasoline station use, therefore this requirement is met.
- ii. All outdoor play areas shall meet the minimum requirements outlined by the State agency with oversight of childcare centers. No play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. No play area shall be constructed in a manner that allows children access to any electrical or telecommunications box/vault.
 - a. The applicant states in their statement and on the interior layout of the building states, “We only add playground on the back of the room which is not concerned for the area.”
 - b. Staff has reviewed the information provided in the application and is not sure what the statement on the interior lot plan is specifically stating. Will the playground be inside, however the written statement has it listed as an exterior construction. It is not clear to staff if there will be an interior and exterior play area for kids, or if the one shown on the interior layout of the building will be outside or inside. The applicant needs to provide a site plan, and more information addressing all of the requirements of the outdoor play area such as, is it located o adjacent loading areas? Is there a loading dock or areas where vehicles idle near the playground? Is there any type of electrical or telecommunications box or vault in or near this playground area. The applicant has not provided enough information to ensure this requirement of Section 1105.13.H has been met.
- iii. No childcare center shall be permitted to operate between the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning Administrator or the Planning and Zoning Board.
 - a. The applicant states, “Mommy Home Daycare

LLC will operate Monday through Friday from 6:00 am to 7:00 pm. The childcare center will not operate between 7:00 pm and 6:00 am; therefore, no request for extended operating hours is being made.”

- b. Staff finds that the proposed hours of operation of 6am to 7pm meet the permitted hours of operation.
- viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
 1. The applicant states the unit will be used as a Child Day Care - Center, that will comply with the City and State of Ohio requirements.
 2. Staff has determined that the intended land use of the site, is Child Day Care - Center. Based on the definition of Child Day Care - Center, which is found earlier in the staff report, the applicant meets this requirement.

2. Recommendation

Staff has reviewed the application, and based on the information provided, there does not appear to be enough information provided to show that the additional regulation for a Childcare Center found in Section 1105.13.H. has been met, along with showing that the parking requirements for the site have been, met due to the lack of a site plan. That a site plan has not been provided for this application, which is required per Section 1109.13.B of the zoning code.

Staff has concerns regarding the location of the outdoor play area, in relation to where it specifically is located on the site, its proximity to other loading areas due to it being located behind the building, and where loading spaces generally tend to be located. The applicant needs to provide more information about the outdoor play area, such as the specific area, circulation of vehicles in that area, the idling of vehicles near the playground area, and if there are any electrical or telecommunication boxes or vaults in that area. Staff would also like the applicant to address specifically how the play area will be safe and secure, such as if fencing will be used, and how the area intended for the playground area will be improved.

The applicant is also required per Section 1109.13.B to provide a site plan for the overall site. The applicant has not provided a site plan for the parcel it is located on and needs to provide one per the required information of a Conditional Use Application. Without a site plan, things such as meeting the required number of parking spaces cannot be verified.

Therefore, based on the reasons mentioned above and in the Project Review of the staff report, along with Section 1105.13.H, and Conditional Use Standards Sections 1109.13.B and 1109.13.D.vii of the zoning code having not been met, staff recommend denial of the Conditional Use application for a Child Day Care – Center.

Staff would be amenable to placing the application on hold, if the board chose to do so. Please know that if the application is placed on hold, the application would have to come back to the board within 60 days of this meeting for a determination, unless the applicant agreed to place this application on hold. The latest meeting this case could come back to the board without the applicant agreeing to the application on hold is October 22, 2026.



*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

*Please know that an application will not be processed until payment has been received.

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

Property Address: 1792 BRICE RD REYNOLDSBURG OH, 43068	Parcel ID#(s): 060-009227
---	------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): IMPALA CAPITAL LLC (LANDLORD)	
Contact Email: INFO@NATIONALEAGLE.COM	Contact Phone Number: 1 800-616-5365

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: MOMMY HOME DAYCARE LLC	Contact Name: NETSANET GMICHAEL
Contact Email: NETSY221@GMAIL.COM	Contact Phone Number: 507-351-2228
Description of Use: DAYCARE CENTER	

III. APPLICANT INFORMATION

Applicant Name: NETSANET GMICHAEL	Applicant Address: 523 HUNT VALLEY DR REYNOLDSBURG, OH 43068
Applicant Phone Number: 507-351-2228	Applicant Email: NETSY221@GMAIL.COM
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☐ Variance ☒ Conditional Use ☐ Variance or Conditional Use Extension (\$50)
☐ Residential (single-family residential only)(\$200) ☐ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min])

Description of Project: The address located 1792 Brice Rd, Reynoldsburg, oh, 43068

The facility will provide safe, nurturing, and educational childcare services for children while supporting local families and the community.

The project includes preparing the existing space for childcare operations, including classrooms,

learning areas, and required safety features in compliance with Ohio childcare licensing requirements.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: [Signature] Date: 08/11/2026
 *By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

* Revised 2026

Additional Notes:

Zoning District: CL

Additional Approval Required

☐ Major/Minor Site Plan
☐ Other: _____

P&Z Administrator: _____ Date: _____

PZB Meeting	
Date:	_____
☐ Approved as Submitted	
☐ Approved w/ Conditions	
☐ Tabled	
☐ Denied	
☐ Withdrawn	

Section 1109.13

CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to a regularly scheduled meeting of the Planning and Zoning Board (PZB) according to the published meeting Calendar.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Conditional Use relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit three (3) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF of the completed application and packet.

What information must be provided with a Conditional Use?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- ☐ Description of the zoning district and existing uses of adjacent lots;
- ☐ A statement of the conditional use for which the application is submitted;
- ☐ Including a description of the activities proposed on the subject property, the goods and services sold or provided, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will assist the PZB with understanding the nature of the proposed use and its potential impacts;
- ☐ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- ☐ A narrative statement describing the compatibility of the proposed use with the existing uses of adjacent lots and with the Land Use Plan, including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;

- ☐ A narrative addressing each of the applicable criteria set forth in section 1109.13.D (see next page);
- ☐ Such other information as the PZB deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:
 - Traffic impact analysis;
 - Storm water impact analysis; and/or
 - Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars (\$200) for a residential conditional use, and four hundred and fifty dollars (\$450) for all other conditional use requests

Conditional Uses may be subject to additional engineering review and multiple reviews may require additional engineering fees.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Zoning Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6850
OR Visit our website at:
<https://www.reynoldsborg.gov/166/Development-Department>

Section 1109.13.D

STANDARDS FOR ALL CONDITIONAL USES

Upon reviewing an application for a conditional use, the Planning and Zoning Administrator or the Planning and Zoning Board (PZB), as applicable, shall consider whether the application provides adequate evidence that the proposed conditional use is consistent with the following standards:

- ☐ The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
- ☐ The proposed use shall not adversely affect the use of adjacent property;
- ☐ The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- ☐ The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- ☐ The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
- ☐ The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- ☐ The proposed use complies with the applicable specific provisions and standards of this Code;
- ☐ The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.

In approving a conditional use, the Planning and Zoning Administrator or the PZB, as applicable, may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of this Code, to protect the character of the surrounding properties and neighborhood affected by the proposed use, and to mitigate the special impacts of the use. Such conditions may include, but shall not be limited to:

- Locations, setbacks, and configurations of structures and of uses of interior and exterior spaces;
- Screening comprised of landscaping, walls, fencing or other materials or construction;
- Access points and traffic management provisions, including those impacting vehicular and pedestrian access and the locations and design of parking facilities;
- Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
- Other features of construction, including but not limited to paving and parking, signs, and landscaping;
- Hours and method of operation
- Maintenance of the site, structures, landscaping;
- Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
- A time limit for operation of the use, if temporary operation is determined to be a typical characteristic of the proposed use or otherwise appropriate given unique circumstances of the proposed use.

Section 1109.11 VARIANCES

Initiating a Variance Request

A variance application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board (PZB) according to the published meeting Calendar.

What information must be provided for a Variance?

A property owner seeking a Variance shall submit a written request for Variance on forms provided by the Planning & Zoning Administrator. Such request shall include the following:

- ☐ Name, address, and telephone number of the property owner(s) and owner's agent(s);
- ☐ Legal description, address, tax district and parcel number of the property;
- ☐ A description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code (see Section 1109.11.D on next page);
- ☐ Statement of the hardship; and
- ☐ Such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.

***Note: The application must be signed by the property owner for the property which pertains to the variance.*

- ☐ Along with a completed application form, please submit three (3) hard copy packets of all required items. Please also submit a PDF of the completed application and packet.

What is the time frame for a variance request?

In general the application process takes 30-45 days. Once a variance application has been deemed complete, it will be reviewed and placed on the next PZB agenda at the discretion of the Planning and Zoning Administrator. The PZB can hold the application but a decision must be reached by the Board within sixty (60) days of the PZB hearing.

Why might you request a Variance?

To allow development of property prohibited by current zoning if such development will not adversely affect the surrounding property or neighborhood and if the PZB is satisfied that it will alleviate some hardship or difficulty.

How much will a Variance cost?

The fee for a variance is two hundred dollars (\$200) for a residential variance, and four hundred and fifty dollars (\$450) for all other variance requests.

Variances may be subject to additional engineering review and multiple reviews may require additional engineering fees.

What are the next steps after a Variance approval?

The approved variance will need to be officially documented through the issuance of a zoning certificate or a zoning sign permit depending on the type of variance. Any action of the PZB granted a variance shall be valid for a period of 12 months.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6850

OR Visit our website at:

<https://www.reynoldsburg.gov/166/Development-Department>

Section 1109.11.D

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Planning and Zoning Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards:

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.
- ☐ There is deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

CONDITIONAL USE APPLICATION

Mommy Home Daycare LLC

Applicant: Netsanet Gmichael

Business Name: Mommy Home Daycare LLC

Property Address: 1792 Brice Road, Reynoldsburg, Ohio 43068

Phone: 507-351-2228

Email: netsy221@gmail.com

Proposed Use: Childcare and Early Learning Center

Hours: Monday–Friday, 6:00 a.m.–7:00 p.m.

Proposed Capacity: Up to 56 children, subject to final licensing and occupancy approval

Employees: Approximately 4–8

1. Description of Proposed Use

Mommy Home Daycare LLC is requesting Conditional Use approval to operate a childcare and early learning center at 1792 Brice Road.

Mommy Home Daycare LLC has provided home-based childcare services for more than four years. This experience has prepared me to expand into a childcare center and provide additional childcare services to families in Reynoldsburg and the surrounding community.

The center will provide supervised childcare and age-appropriate learning activities for infants, toddlers, preschool, and school-age children. Routine deliveries will be limited to food, childcare supplies, and facility materials. No significant commercial delivery activity is anticipated.

2. Site, Parking, and Proposed Improvements

The existing building will be used for the childcare center. Interior areas will include classrooms, restrooms, storage, reception/administrative space, and other required childcare areas.

The property has approximately 20 existing parking spaces for employees and parent/guardian drop-off and pick-up, subject to final City requirements.

No major exterior construction is proposed other than the outdoor playground at the rear of the building and any improvements required through the City, building, fire, or childcare licensing review process.

The submitted site plan will show the building, parking areas, entrances and exits, traffic access, playground, refuse/service areas, and other applicable site features.

3. Specific Childcare Center Requirements

i. 150-Foot Separation Requirement

There is no gasoline station or other use likely to generate noxious fumes or vapors within 150 feet of the proposed childcare center at 1792 Brice Road. Therefore, the proposed location meets this separation requirement.

ii. Outdoor Play Area Requirement

The proposed outdoor playground will be located at the rear of the building and will meet the minimum requirements of the applicable State childcare agency. The playground will not be located adjacent to a loading space, loading dock, or other area where vehicles are likely to idle. The play area will also be designed and maintained so that children cannot access any electrical or telecommunications boxes or vaults.

iii. Hours of Operation Requirement

Mommy Home Daycare LLC will operate Monday through Friday from **6:00 a.m. to 7:00 p.m.** The childcare center will not operate between 7:00 p.m. and 6:00 a.m.; therefore, no request for extended operating hours is being made.

4. Compatibility and Impact on Adjacent Properties

The proposed childcare center will be operated in a manner compatible with surrounding properties and will not change the essential character of the area.

Most activities will occur indoors. Outdoor activities will be supervised and limited to appropriate operating hours. The proposed use is not expected to create significant noise, glare, odor, fumes, vibration, or other adverse impacts.

The property will be maintained in a clean, safe, and professional condition, and waste and deliveries will be properly managed.

5. Traffic, Drop-Off/Pick-Up, and Parking

Traffic will primarily consist of employees and parents/guardians dropping off and picking up children.

The center will maintain an organized drop-off and pick-up procedure to reduce congestion and provide safe vehicle and pedestrian circulation. Approximately 20 existing parking spaces are available on the property, subject to final City requirements.

Building entrances, exits, fire access, and required access areas will remain clear at all times.

6. Health, Safety, and Public Services

Mommy Home Daycare LLC will comply with applicable City of Reynoldsburg zoning, building, fire, health, safety, and occupancy requirements, as well as applicable State of Ohio childcare licensing requirements.

The property is served by existing roads, water, sanitary sewer, stormwater facilities, police, fire protection, and other public services. The proposed childcare center is not expected to create an unreasonable demand on these services.

7. Section 1109.13.D Conditional Use Standards

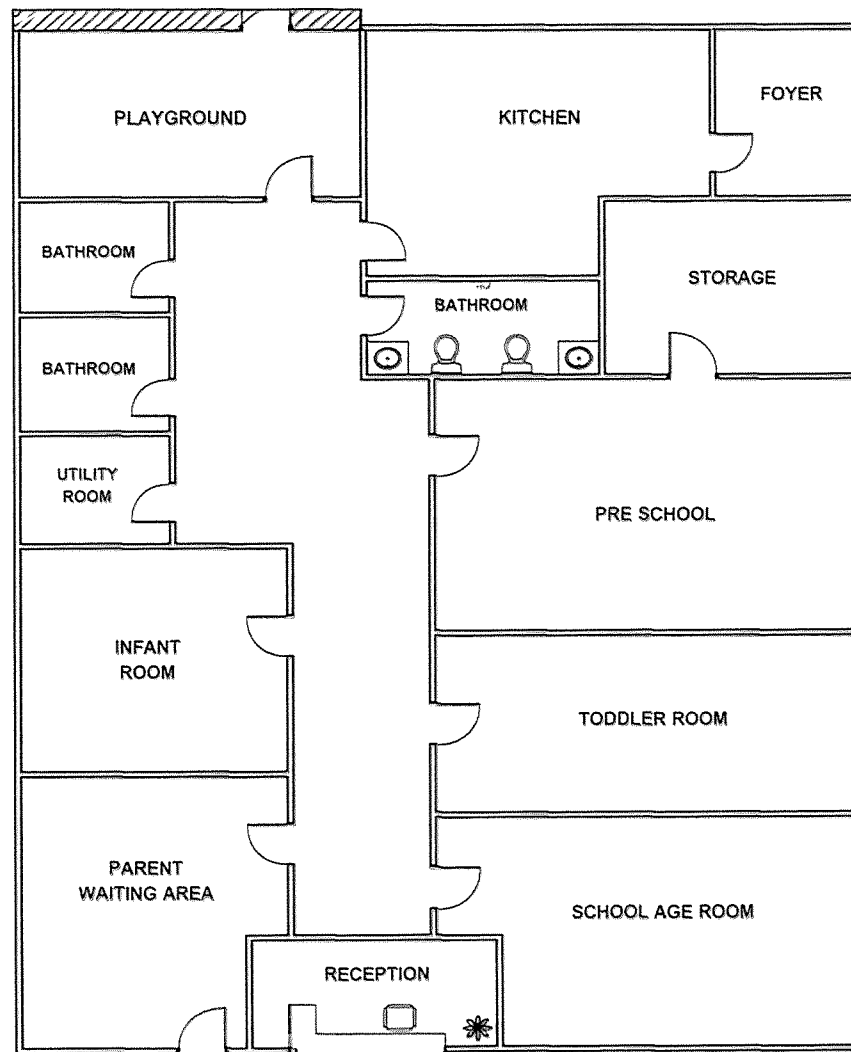
The proposed childcare center will:

- Remain in harmony with the existing and intended character of the zoning district and surrounding area.
- Avoid adverse effects on adjacent properties.
- Protect the health, safety, and welfare of children, families, employees, and neighboring properties.
- Be adequately served by existing public facilities and services.
- Manage traffic and parking to minimize impacts on the public right-of-way.
- Remain consistent with the purpose and intent of the Reynoldsburg Zoning Code, Land Use Plan, and other applicable City plans and ordinances.
- Comply with applicable provisions and standards of the Zoning Code and any conditions of approval.
- Meet the applicable definition and intent of a conditional use within the zoning district.

Conclusion

Mommy Home Daycare LLC proposes to establish a safe and professionally operated childcare and early learning center at 1792 Brice Road. With more than four years of childcare experience, the business is prepared to expand its services and provide additional childcare opportunities for families in Reynoldsburg and the surrounding community.

The proposed center will serve up to 56 children, subject to final licensing and occupancy approval, and employ approximately 4–8 employees. Mommy Home Daycare LLC will comply with applicable City of Reynoldsburg and State of Ohio requirements while protecting the health and safety of children and maintaining compatibility with neighboring properties and the surrounding community.



STATEMENT

- No outside of changing or new construction we use as it is.
- We only add playground on the back of the room which is not concerned for the area.
- The building remains as it is and will be used for childcare services only.
- We have 20 parking lots.
- We can only section based on the age group only inside the building.



PARKING

- We have a total of 20 parking lots.
- Parking is available on-site for staff and parents.



FACILITY USE

- The interior of the building will be sectioned based on age group only.
- No structural changes will be made to the building.
- All operations will comply with local zoning and childcare licensing requirements.

FLOOR PLAN

0 4' 8' 16'



ME100

FLOOR PLAN

No.	Date	Issue
1	04/15/24	ISSUE FOR REVIEW
2	05/01/24	REVISED
3	05/15/24	ISSUE FOR PERMIT

LE VIEUX LYON FRENCH BAKERY

1792 BRICE ROAD
COLUMBUS, OHIO 43068



JACOB B. & ASSOC. ENGINEERING

1234 MAIN STREET, SUITE 200
COLUMBUS, OHIO 43215
(614) 555-0198
www.jacobbangineering.com

Staff Pictures





Zoning Code Workshop 2027

Legal Ad

Proposed Change: Removal of required Legal Ad withing a local newspaper for Variance Applications.



The Columbus Dispatch

SAVEDAY, JUNE 23, 2011 1 DISPATCH.COM 154 YEARS SINCE 1837 PART OF THE USA TODAY NETWORK



The U.S. Air Force Thunderbirds perform survey flight maneuvers in F-16 Fighting Falcons on June 19 over Rickenbacker Air National Guard Base in celebration ahead of their performance for the Columbus Air Show, which continues through June 21, 2011 at an airshow location in central Ohio.

GETTING READY

U.S. Air Force Thunderbirds soar over Rickenbacker International Airport area

The Columbus Air Show, presented by NorthStarline, Inc., will take to the skies again June 20 and 21 at Rickenbacker International Airport. The U.S. Air Force Thunderbirds -- seen here performing practice survey flight maneuvers in F-16 Fighting Falcons on June 19 over the Rickenbacker area -- and U.S. Air Force F-16A Lightning II Demonstration Team highlight the lineup, while the Canadian Arrow Formation will be the first international team to ever perform at the air show. Gates open at 1 p.m. on June 20, and performances begin at 3:30 p.m. Pyrotechnics and fireworks will light up the sky at dusk on June 20. Gates open at 9 a.m. on June 21, and performances will begin from noon until 4 p.m. Parking must be purchased in advance. Visit columbusairshow.com for tickets and other details.



Sharing history at Juneteenth celebration

Families help pass down legacy, culture at event

By [Name] [Title]
[Location]

Columbians today and last 150 years ago gathered, mostly, not close together, at a historic picnic on June 19 inside the grounds at the Juneteenth Theatre in Columbus' King-Lincoln-Brownville neighborhood.

It was just one small way history was passing down African American history and culture to family as the two were among the crowd of people celebrating Juneteenth by doing various crafts, listening to the history of Columbus' neighborhoods, hearing West African dancers and more at the theatre's field of cultural celebration.

The event was just one of several Juneteenth celebrations happening around the Columbus area in recognition of June 19, 1865, when Union troops arrived in Galveston Bay, Texas, and announced that more than 250,000 enslaved black people in the state were free. The event was also President Abraham Lincoln's death anniversary. Juneteenth, and about two months after Emancipation, was celebrated by the South in 1865.

See JUNETEENTH, Page 3A

Next round of Iran peace talks on hold

By [Name], Michael Lewis and [Name] [Title]
[Location]

Israel and North Korea agreed to a ceasefire June 19 after concluding the latest round of talks. Israel and Lebanon negotiated a ceasefire. Israeli Prime Minister Netanyahu said the ceasefire was a first step toward a final peace agreement with Iran.

With negotiations to end the war, Israel and Lebanon agreed to a ceasefire. Israel and Lebanon negotiated a ceasefire. Israeli Prime Minister Netanyahu said the ceasefire was a first step toward a final peace agreement with Iran.

See IRAN, Page 3B



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Community Facility – Detention and Corrections

Proposed Change: Remove the land use of “Community Facility – Detention and Corrections” from the land use table in I, Innovation District

Examples: Glades County Detention Center, Florida (below); California City Dentation Facility, California (right)

Current Definition: “Community Facility - Detention and Corrections. A facility for the detention, confinement, or rehabilitation of per-sons arrested or convicted for the violation of civil and criminal law. Such facilities include an adult detention center, juvenile delinquency center, jail, and prison. These facilities house prisoners who are in the custody of city/county/law enforcement and the facilities are typically government owned.”



Laundromat – Use and Definition

Proposed Change: Allowing for Operation of Laundromats in cases when not existing use.

Possible Zoning Districts for Permissive Use: CC, BMD

Local Examples: Family Laundry Center (6541 E Livingston Ave.); Splash Laundry (6593 E Main St.)

Issue: No current definition for a laundromat. Similar Use determination made.

Add to Glossary: “Clothing Services - Self-Service Laundry/Laundromat. An establishment or business maintained for the public use of washer and dryer units at a fee designated by the business owner.”



Changeable Copy Signs

Discussion: Do we want to allow Changeable Copy Signs? If so, allow both Changeable Copy and Electronic Changeable Copy Signs?

- zoning districts
- percentage area
- colors/flashing
- type (wall, monument, projecting)

Examples: Digital Single Color (below); Pole-Mounted Digital Single Color (middle); Digital Multi-Color (top-right); Manual Changeable Copy Type (bottom-right)

* Sign Images do not meet code, just general examples.



Changeable Copy Signs - Continued

- **Location:** 1105.03 Signs

Issue: Address Changeable Copy Type Signs in all zones

Possible Change: Include in C. vii. “1. **Changeable Copy Types.** All changeable copy types shall be permitted in BMD/EMD, CC, OS, and I, provided that they conform to all other sign restrictions.”

Discussion: Gas station signage allows a third of the sign area.

Add to C. iv. “shall be permitted in the ORD-C: channel letters (and none shall be permitted in the ORD-N.)”



Manual Changeable Copy Type Sign



Automatic/Digital Changeable Copy Type Sign

Drive-Thru Escape Lanes

Local Examples:

- Single Drive-Thru Lane, No Escape @ Rally's (6101 E Main St., Columbus); Single Drive-Thru Lane.
- No Escape during large queue @ 5 Bean Coffee (2087 Baltimore-Reynoldsburg Rd., south side of building)

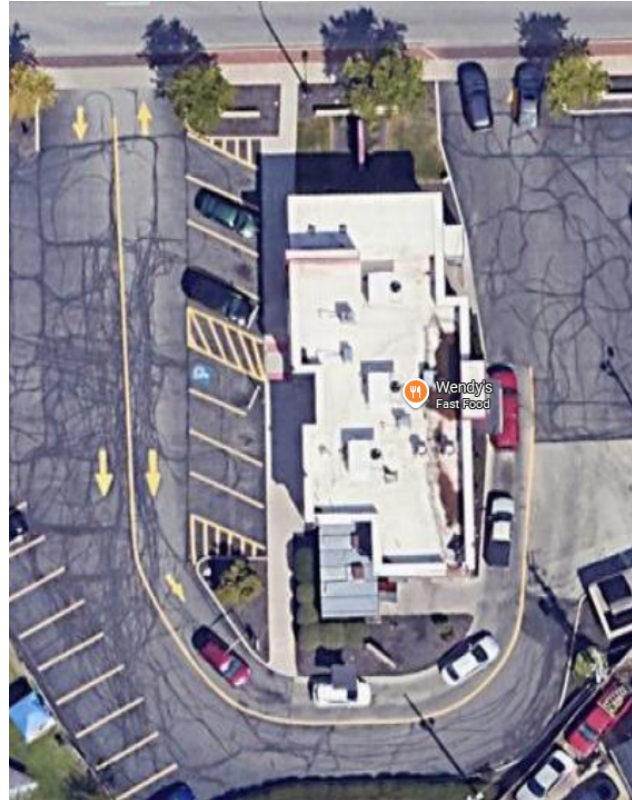


Discussion for the Board: Alteration of Escape/Abort Lane Requirement of Section 1105.13.L



Drive-Thru Escape Lanes Continued

Local Examples: Single Drive-Thru Lane with Escape Lane @ Wendy's (6781 E Main St., Reynoldsburg)



Two-Lane Drive-Thru and Escape Lanes



Discussion for the Board: Alteration of Escape/Abort Lane Requirement of Section 1105.13.L for Two-Lane/Double Drive Thru's

Local Example: Double Drive-Thru Lane, No Escape @ Chick-fil-a (2364 Taylor Park Dr, Reynoldsburg)

Enclosed Commercial Center Parking

Discussion for the Board: Reducing parking standards for Indoor Enclosed Commercial Center parking.



Accessory Dwelling Units

Possible Change: Include Specification on Number of Allowable Accessory Dwelling Units on a lot; Allow a Maximum of 1 Accessory Dwelling Unit on a lot.

As Defined in Zoning Code Glossary: “Accessory Dwelling Unit (ADU). An accessory dwelling unit (ADU) is a smaller, secondary home on the same lot as a primary dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking, and sanitation. ADUs can be detached structures or attached to the primary structure. One ADU is permitted per lot.”; and an “Accessory Structure. A building or structure that is subordinate to the principal building or structure upon the same lot and serving a purpose customarily incidental to the principal structure.”

Issues with Current Written Code: Section 1105.05.B does not clearly state one per lot and could lead to confusion.



Accessory Dwelling Units (Continued)

Possible Change: Relax Maximum square footage of an ADU. Expand 600 square foot maximum size to 700 square foot maximum size.

Current Allowable Dimensions according to Section 1105.05.B.ii.6: “The ADU may be no larger than six hundred square feet (600SF) or 50% of the size of the primary dwelling unit whichever is less”

Issues with Current Allowable Dimensions:

According to data posted by Apartments.com, the average square footage of a one bedroom apartment in Columbus, Ohio is six hundred and sixty eight square feet (668 SF). This number is larger than the maximum allowable building size, so property owners are expected to build undersized ADU's for other to live in. If building a full size ADU is impossible, the livable space will be even further reduced.

Fence v. Decorative Fence

Possible Change: Specify What Classifies as a Fence vs. Decorative Fence.

Current Definition: “**Fence.** A structure, hedge or other landscape material positioned up to or on top of the property line, easement line, right-of-way, or setback line, as applicable for the purpose of separating properties, or for screening, enclosing, and/or protecting the property within its perimeter.”

“**Fence, decorative.** A fence, hedge or other landscaping material used for decorative purposes only and not intended for use as an enclosure, barrier, or means of protection or confinement. Decorative fences shall not be site obscuring.”

Possible Updated Definition: “**Fence.** A linear structure positioned up to or on top of the property line, easement line, right-of-way, or setback line, as applicable for the purpose of separating properties, or for screening, enclosing, and/or protecting the property within its perimeter.”

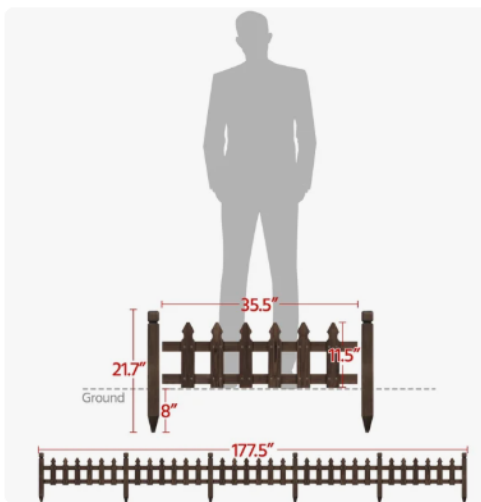
“**Fence, Decorative.** A fence positioned as a border to visually separate or identify a feature, and complement the subject site. Decorative fences shall have a maximum opacity of fifty percent (50%), a maximum height of eighteen inches (18 in) and be made of materials permitted within that zoning district. Decorative fences are not intended for the purpose of separating properties, or for screening, enclosing, and/or protecting the property within its perimeter.”

Fence v. Decorative Fence (Continued)

Examples: Decorative Fence vs. Fence



18 inch Decorative Fence



Standard Privacy Fence

Fence Regulations in Innovation District

Possible Change: Allow barbed security around all sides in Innovation district

Current Section 1105.11.A.iv.8: “Barb-Wire Fences—Innovation Zone. Fences containing barbs may be erected as rear fences to secure properties in the Innovation Zone. The Planning and Zoning Administrator shall only grant a fence permit for a fence of this type after determining that the nature and location of the fence is not a danger to the public or intended to injure persons engaged in lawful activity.”

Updated Section 1105.11.A.iv.8: “~~Barb-Wire~~ Spiked Fences—Innovation Zone. Fences containing ~~barbs~~ **spikes** may be erected ~~as rear fences~~ to secure **legal conforming land use** properties in the Innovation Zone. The Planning and Zoning Administrator shall only grant a fence permit for a fence of this type after determining that the nature and location of the fence is not a danger to the public or intended to injure persons engaged in lawful activity.”

Barb Wire
Fence



Spike/Protective
Fence

Pool and Hot Tub Decks

Possible Change: Allow pool decks connecting to the home and hot tubs or spas built closer to the home for greater privacy.

Current Section 1105.13.C.i.2: “The pool, including any walks or paved areas or accessory structures (including decks) adjacent thereto, shall not be located closer than ten feet (10’) to any lot line, shall not be closer than 10’ from the principal structure, and shall not be closer to any frontage than a distance ten feet (10’) greater than the setback required for a principal building. A pool is not permitted in the front yard or side front yard.”

Possible Updated Section 1105.13.C.i.2: The pool, including any walks or paved areas or accessory structures (including decks) adjacent thereto, shall not be located closer than ten feet (10’) to any lot line, and shall not be closer to any frontage than a distance ten feet (10’) greater than the setback required for a principal building. A pool is not permitted in the front yard or side front yard.

Possible Updated Section 1105.13.C.i.3: The pool, exclusive of decks, walks, and other appurtenances, shall not be closer than 10’ from the principal structure, with the exception of a hot tub or spa with a lockable cover which would have no required setback from the principal structure.

Reasoning: To allow for a pool with a pool deck that connects to the home, and to allow for hot tubs and/or spas to be located closer to the home.

Hot Tub and Spa Lockable Covers

Change: Allow Hot Tubs and Spas to be secured with a lockable cover.

Current Section 1105.13.C.i.5: “In ground pools are required to have a fence around the pool or the property, minimum height of 4 feet with a locking gate. Above ground pools are required to have a fence around the pool or the property, minimum height of 4 feet with a locking gate or a removable ladder that is able to be locked up”

Possible Updated Section: “In ground pools are required to have a fence around the pool or the property, minimum height of 4 feet with a locking gate. Above ground pools are required to have a fence around the pool or the property, minimum height of 4 feet with a locking gate or a removable ladder that is able to be locked up. Hot tubs or spas are required to be surrounded by a fence a minimum height of 4 feet with a locking gate or a rigid locking cover”

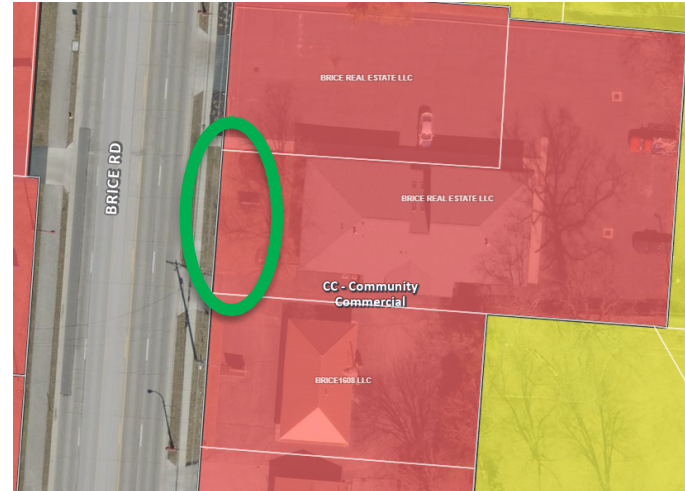
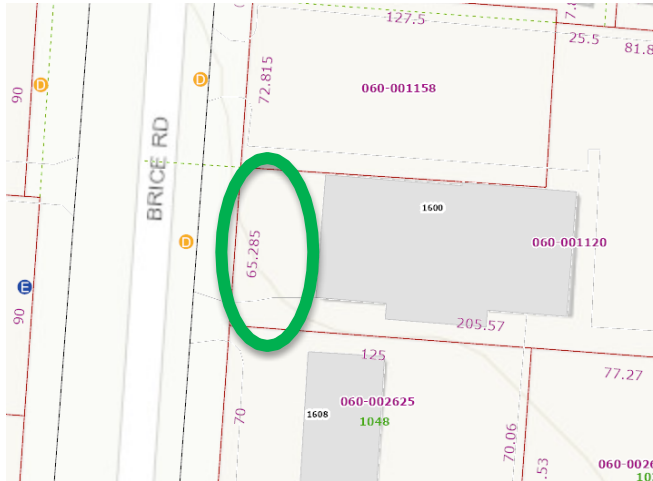
Reasoning: Locking covers are not addressed in the code, but have been allowed by staff to satisfy this requirement.

Community Commercial (CC) Lot Width Dimensions

Location: 1103.21 Ill. Community Commercial

Change: Lot Width Dimensions from a minimum of 80 feet to 65 feet in order to accommodate smaller retrofitted developments.

Examples: 1600 Brice Road, Reynoldsburg in CC



Building Height in Innovation District

Location: 1103.23 Ill. Innovation

Possible Change: Within “HEIGHT: BUILDING HEIGHT(MIN. FT.): reduce 35 feet minimum height to 30 feet in order to accommodate smaller industrial developments.

Example: Pioneer Development: 55,000 sq. ft. Pittsburg Flex Center (22’-24’ clear height according to Como Development) (2044 Pittsburgh Drive, Delaware)



Design Standards

Location: Front Façade Public Entrance Commercial Design Standards

Change: Don't need a front façade entrance

Example: Dutch Brothers



Dutch Bros Coffee



Caribou Coffee

Definition of Major Transit Stop

Location: 1103.15 IV. B. iii.

Change: Include Definition for Major Transit Stop

No Current Definition for “Major Transit Stop”, Proposed Addition: “Major Transit Stop. A Public Transit Stop which exists to serve an average daily ridership considerably larger than surrounding stops and/or a stop that operates as a park-and-ride or terminus of a line.”

Further Modifications to 1103.15 IV. B. iii.: “1. Buildings must have a front setback of no more than 20 feet, or an approved front building setback variance, or provide a sizable pedestrian plaza with seating, shade, and other reasonable amenities;”

This aids in encouraging pedestrian facilities and building density around transit infrastructure to facilitate transportation alternatives.

Public Transit Center

Location: Glossary

Possible Change: Addition of “Public Transit Center” as a Definition; Create Permitted Use Within EMD & BMD. Addition of “Park and Ride” in EMD & I Innovation.

Possible New Definitions:

“Public Transit Center. A Major Transit Stop that is expected to facilitate additional public services, operating as a multi-modal transportation hub, and an operations facility for transit staff. It must include employee amenities, platforms, access walks or ramps, and must be compliant with the Americans with Disabilities Act (ADA) to provide reasonable access between adjacent walking facilities and the boarding platform. It may include buildings, parking spaces, and pedestrian crosswalks as well as plazas or other public areas associated with the building(s) and amenities.”

“Public Transit Stop. A site that is designed for the loading or unloading of passengers from public transit vehicles.”

“Park and Ride. A Public Transit Stop, operated by a public transit agency, that is primarily designed to allow for a mode-shift between automobiles and transit, facilitating off-street parking for personal automobiles, a shelter for passengers to wait for a public transit vehicle, and a platform for loading and unloading passengers. Parking requirements should be subject to necessity as denoted by the operating transit agency.”



Park and Ride: COTA Northland Transit Center (Columbus)



Public Transit Center: COTA Spring Street Station (Columbus)

Define “Bicycle Storage”

Location: Glossary

Possible Change: Addition of “Bicycle Storage” as a Definition

New Definition: “Bicycle Storage. A facility or structure for the primary purpose of supporting a bicycle, as well as allowing the bicycle to be secured to, or within, the structure in order to deter theft, and allow convenient access for those who travel by bike.”



Bike Parking Rack



Bike Parking Locker



Indoor Bike Storage

Bike Racks Definition in ORC-C

Location: 1103.11 E. Notes (ORD-C)

Possible Change: Eliminate required clear space for bike racks

Updated Definition: “Bicycle parking must be provided in a ~~secure~~ safe environment and be ground mounted ~~with a clear width of 32 inches and a clear length of 84 inches.~~”



Bike Parking Rack

Overnight Lodging – Limited Services

Possible Change: Eliminate Overnight Lodging – Limited Services from uses across the code

Location: Glossary

Change: Clarification of Overnight Lodging - Limited Services is not defined. Should be removed? Was it meant to be Motel? Hostile?



Inconsistency in Preliminary Plat Section and Preliminary Plat Application

Issue: Inconsistency between Zoning Code 1111.05 B and Preliminary Plat Application

Possible Change: Replace the text from 1111.05 B: “The owner of land who desires to subdivide it shall submit eleven (11) copies of a preliminary plat along with eleven (11) copies of a general layout of all site improvements to be installed on the entire tract of land to be developed even if the owner or developer only intends to initially develop only a part of the tract, to the Planning and Zoning Board twenty-one (21) days prior to a regular meeting of the Board. A copy of the general layout of all site improvements attached to a copy of the plat shall be in the possession of each member of the Planning and Zoning Board for a minimum period of seven (7) days before consideration for approval”

with the text from the Preliminary Plat Application

“The owner of land who desires to subdivide it shall submit three (3) copies of a preliminary/final plat along with three (3) copies of a general layout of all site improvements to be installed on the entire tract of land to be developed even if the owner or developer only intends to initially develop only a part of the tract, to the Planning and Zoning Board twenty-one (21) days prior to a regular meeting of the Board. A copy of the general layout of all site improvements attached to a copy of the plat shall be in the possession of each member of the Board for a minimum period of seven (7) days before consideration for approval. One (1) electronic copy should also be submitted of the preliminary/final plat and the general layout of all site improvements at the time of submittal.”

Antique Shops Definition

Issue: Remove “Collectible Value” for Antique Shops Definition and Land Use Table – Specific Use Regulations

Possible Change: “80 percent of goods must be 30 years or older or have collectible value.” to “80 percent of goods must be 30 years or older, ~~or have collectible value~~. Antique shop does not include a thrift or second-hand store.”



Clarification of Parking Standards for Smaller Spaces

Location: 1103.11 E Required Spaces

Issue: Specify that the requirement is for units of $< 3,000$ sf, not whole buildings. So ground floor can be over 3,000 for the whole building, but as long as individual units are under 3,000 sf, the unit is not required to include parking for its users.

Change: “Ground Floor: Units $< 3,000$ sf, No off-street parking required; Units $\geq 3,000$ sf, 1 space/400 sf”

Additional Talking Points

- Dwelling – Group Definition
- Legal Non-Conforming
- Home Occupations

Thank You!

