



Pat Zollars, Chair
Alex Furst, Vice-Chair
Teresa Alabi
Toni Kleckley
Keith Benner
Amy Barnhart
Lee Bivens

Planning & Zoning Board

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

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, July 6, 2023

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 6/1/2023
 2. Planning & Zoning Board - Regular Meeting - 6/15/2023
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App#2023-5162; 8555 E. Main Street; Skilken Gold LLC; Variances

D. NEW BUSINESS

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



MINUTES
REYNOLDSBURG Planning & Zoning Board
June 1, 2023

CALL TO ORDER

ROLL CALL

PRESNET: Zollars, Furst, Benner, Bivens, Alabi

ABSENT: Barnhart, Kleckley

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 5-18-2023

Minutes stand approved

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers for the evening were sworn in by Mr. Zollars.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

App#2023-5162; 8555 E. Main Street; Skilken Gold LLC; Variances

Ms. Buathier read the staff report into the record.

Mr. Benner questioned the report given by OHM because it was indicated that Mr. Littleton said there appears to be no reason for the sign to be higher than the

permitted height of six feet. Later in the document, Mr. Littleton recommends approval. Mr. Benner questioned moving forward if an applicant reduces the number of signs, like this applicant did. Is it going to be a precedent that we approve the variance moving forward for future applications?

Ms. Buathier explained that the decision is up to the board, but the applicant did reduce the number of signs, gave a more detailed description of their hardships, and stated some safety issues.

Mr. Benner explained that with gas apps and the recognition of the Sheetz brand, he doesn't feel that the sign needs to be taller due to traffic. Mr. Benner doesn't see one-time travelers going down this road, but rather repeated traffic and they will know the Sheetz is there. He feels like approving these variances will set a precedent that he's not willing to set.

Mr. McFarland told the board that the hardship decision is based on the code and the exhibits they showed provide visual distractions and disruption from vehicles. Mr. McFarland said it comes down to the ability for people to safely make a turn into or out of the location. He is concerned that without a higher monument sign, it will decrease the ability for people to recognize the gas stations and gas prices.

Mr. Benner brought up that the Kroger gas station sign sits about four feet down and you can't see it from the road, but people find it. He does not see the importance of the monument sign varying from the code.

Ms. Green explained that their research shows that most people purchase gas on a whim and start looking for prices when their tank is low. Due to purchasing on a whim, this becomes a secondary decision, and having the visual gas prices makes a big difference.

Mr. Furst shared with Mr. Benner's concerns and thanked the applicant for trying to reduce the number of variances. Mr. Furst explained that he struggles to find the hardship for a Greenfield development. If there were structural impediments or refuse of an existing structure, the hardship could be persuaded more. Based on the evidence that was submitted, Mr. Furst does not see the hardship.

Ms. Alabi asked how large the monument signs are around Columbus. Ms. Green said that they range greatly, but anywhere from 10-20 feet.

Ms. Green asked if the signs could be voted on separately. Mr. Shook confirmed this could be done if the board chooses this route.

Mr. Zollars asked if there was a motion to approve any of the four variances. Due to only having five members and needing four yes votes to have the motion pass, Mr. McFarland asked them to table the variance application.

Mr. Furst: I move that we table this application until our next regularly scheduled meeting, keeping the hearing open.

Ms. Alabi: I'll second.

RESULT:	Tabled
MOVER:	Furst
SECONDER:	Alabi
AYES:	Alabi, Benner, Bivins, Furst, Zollars

Ms. Buathier: Ms. Alabi. Yes. Mr. Benner. Yes. Mr. Bivins. Yes. Mr. Zollars. Yes.

App# 2023-5185; 7335 E Livingston Ave; Hopewell Health; Variance for Monument Sign

Ms. Buathier read the staff report into the record.

Mr. Zollars recused himself from this application due to being the contractor on the project.

Lisa Polling has taken over the application on behalf of the original applicant that is no longer with the company.

Mr. Furst asked why they had four color choices and the applicant explained that they wanted to have multiple options due to material shortages and they wanted to meet the liking of the committee. Mr. Furst has no preference for the colors, but thinks it looks better matching the building. Mr. Furst is not certain that the applicant was given truthful information regarding a brick shortage, but feels that maybe this is just a smaller project that nobody wants to take on. Mr. Furst does appreciate the applicant working to the best of their ability to meet the intent of the code and that the materials look like stone.

Mr. Benner asked if staff was involved with verifying that this wasn't a cost issue and was indeed a material issue? Mr. Meyer explained that we do not have the resources to investigate and deem the applicant to be truthful. Mr. Meyer explained that the city has a project that is larger and they have also been unsuccessful at securing a contractor or for them to provide materials.

Mr. Benner asked, but where does that put the city with precedents with not only signs, but buildings?

Mr. Shook: The concern about precedent relates to the ability of this board, if they

were going to approve a variance to be able to articulate the unique characteristics of the site, the application itself, so that you don't create that precedent so that it doesn't apply to a similar application that doesn't have the unique characteristics of this application. That's how you avoid accidentally rewriting the code from this position.

Mr. Furst explained the unique configuration of the site, how the sign is off the road and how it is adjacent to other buildings. He explained this is not a typical development on Main or 256 where a typical monument sign would be because it does sit significantly back from the right of way. This sign sits off a private road. This case is unique and he would argue that this would not set a precedent.

Due to needed a unanimous vote the applicant preferred to table the application until the next regularly scheduled meeting.

Mr. Furst: I move that we table this application until our next scheduled meeting.

RESULT:	Tabled
MOVER:	Mr. Furst
SECONDER:	Mr. Bivens
AYES:	Alabi, Benner, Bivens, Furst

NEW BUSINESS

App# 2023-5194; 6672 E Main St; JP Morgan Chase; Conditional Use

Ms. Bauthier read the staff report into the record.

Mr. Furst agreed with the staff's finding for the conditional use based on the factors stated.

Mr. Furst: I move that we accept this application for a conditional use based on the factors submitted.

Mr. Benner: I'll second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Benner, Bivins, Furst, Zollars

App# 2023-5195; 6672 E Main St; JP Morgan Chase; Variances

Ms. Buathier read the staff report into the record.

Mr. Benner asked about easements along Rose Hill and Main Street and whether they were asking for extra or just what was needed. Mr. Benson explained that on the east side fronting Rose Hill they are as close as they can in order to add a couple of street trees and avoid fiber optic cables. This also allows for the required screening. On the Main Street side, they are right on the electrical easement with the pavement. They tried to get as close as possible without making curves that would make the drive-thru difficult for some drivers.

Mr. Bivens asked if these variances would stay with the site permanently and Ms. Buathier confirmed that was correct.

Mr. Furst: There are clearly some structural impediments here imposed by not only the code, but factors that are absolutely outside of your control, but mostly by the code. Seeing how the setback requirements do not at all contemplate easements in this manner, and as you can see from the adjacent properties, this has been a problem all along that section of the main street corridor. To staff, I do hope that any variances that we consider here you do when thinking of new code calibration, just consider those in your mind at any time. I'm certain that you do. As Mr. Benner's question alluded to that these do seem like they're the minimal amount necessary to accomplish your purpose here. Certainly the screening on the dumpster. I actually think that's probably an improvement over what you would have. I don't know that those trees would survive there. Completely opaque screening certainly is better than not completely opaque shrubbery. I do move that we accept this application as submitted and grant all the variances for this property.

Mr. Benner: I'll second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Benner
AYES:	Alabi, Benner, Bivens, Furst, Zollars

APP# 2023-5176; 6336 E. Livingston Ave; Nick Madonia; Appeal

Ms. Buathier read the staff report into the record.

Mr. Furst is not convinced that this is accomplishing the intent of this particular zone and asked the applicant to explain.

Mr. Shook wanted the applicant to be aware that the property does have outstanding code violations related to the condition of the parking lot.

Mr. Zollars asked if one of the applicants were the property owner. They are not, they are the design developers and the engineering firm.

Mr. Benner stated that, according to the staff report, that this doesn't meet financial services and asked the applicant to dispute that.

In Mr. Shiflett's interpretation of the code, he feels that an ATM would fall as a financial service with a drive-thru or financial services and banking. He agrees it is something a little different but they are providing banking services directly to the occupants of motor vehicles.

Mr. Furst pointed out the variance they just approved that has an ATM attached to it and would contend that this case would be different if there was a building attached to it.

Mr. Zollars asked them how much space this would be taking up on this lot and if this was excluding anything else from being built here. Mr. Shiflett explained this is on the green space on the property that the landlord has chosen to lease to US Bank.

Mr. Shiflett explained how the banking industry is changing and that branches are very expensive and it takes a lot of land. The banking industry is seeing a huge drop in branch attendance due to banking on an app. An app can't exchange cash or make deposits with cash. You can deposit checks on an app, but most banks limit the amount the check can be processed for on the app. An ATM can accept any amount of cash or checks. Banks are trending to remote drive up ATM's because this is what the customer is demanding. It's safe, secure and 24 hours.

Mr. Zollars argued that, with his experience, this is not attached to a building and is not serviced by any person, so this is not a bank, this is an ATM. Mr. Shiflett said these are smart ATM's that can do 90% of the banking of routine transactions.

Mr. Furst pointed out that the same forces that are driving people to the app are also driving them to visit ATMs less. From the code, Mr. Furst pointed out that this does not lend money. No loans or credit-type products attached to it. If these smart ATMs could deploy these products, it would fit the definition of financial services. Mr. Shiflett asked if they provided an ATM with these services. Would that classify as the proper definition? Mr. Furst indicates that if they could provide all the services listed under the definition, the applicant would have a much stronger argument.

Ms. Buathier explained the timeline for the appeal and the board discussed next steps based on approval or denial from this board, but a decision had to be made.

Mr. Meyer explained that this is just for use and the board is not discussing any other components that the applicant would have to meet.

Mr. Shiflett told the board that a branch does 30 different things and there's not a person in that ATM, so the ATM will never be able to meet all of the definitions of a financial service, so their application will fail, until the code changes. He asked the board to vote now.

Mr. Furst: I move based on the factors discussed here this evening pertaining to the application, not meeting the definition of financial services with a drive through that, we deny this application.

Mr. Benner: I'll second.

RESULT: Denied

MOVER: Furst

SECONDER: Benner

AYES: Alabi, Benner, Bivins, Furst, Zollars

OTHER BUSINESS

None

ADJOURNMENT



MINUTES
REYNOLDSBURG Planning & Zoning Board
June 15, 2023

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

Speakers for the evening were sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

App# 2023-5185; 7335 E Livingston Ave; Hopewell Health; Variance for Monument Sign

Ms. Buathier read the staff report into the record and reminded the board that it was tabled previously.

Mr. Furst explained the uniqueness of the site and that since it is not on a main road, but rather a drive drive, he doesn't feel as if approving this variance would set a precedent for future sites. Mr. Furst asked if the applicant would be amenable to staff coming to the site in sixmonths or so to verify the materials and layout match what was submitted. Ms. Poling agreed to that.

Mr.Furst: I move that we approve this application with the conditions listed here, with the additional condition that staff visit the site in six months to verify that the

installation meets the application specifications listed.

Mr. Benner: I second.

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

NEW BUSINESS

None

OTHER BUSINESS

Central SDA Church

Mr. Meyer explained that this is not an official submittal, but a presentation to receive feedback from the board.

Ms. Harrison from Central SDA Church explained that they are in contract on the 2.8 acre parcel at Brice and Main. It is in the Brice and Main District and next door to the Ziebart. They are looking to build a 300 seat church and are currently working on the design of the church. The congregation meets on Saturday mornings and Wednesday evening, which would be their peak traffic times.

Mr. Harrington explained that they are just looking for a little bit of feedback as they are looking to purchase the property and the due diligence phase is almost over.

Mr. Furst asked them to keep in mind easements and setback requirements, or anything that may require a variance and attempt to eliminate those in the planning process.

Mr. Harrington doesn't initially think they will have any variances unless the easement becomes a problem with the 25 feet from the road requirements. Mr. Furst said they have granted a number of variances in this district for that purpose, so they could probably find a way to forward that on. Mr. Furst just wants to make sure they stick away from variances for preferences or esthetic purposes.

Mr. Benner asked if there was a traffic issue that the board should be aware of. Mr. Meyer explained that while the project is not funded, the city is intending to align the intersection at Brice and Main. Mr. Harrison asked if any right-of-way would be taken for that project and Mr. Meyer wasn't sure because we do not have any construction plans yet.

Ms. Alabi asked what would be happening in the building when they were not meeting. Outside of Saturday and Wednesday, the only other use they see would be on Sunday mornings, when they would utilize the building for youth groups and most of them are non-drivers because they are underage, so it's a drop off situation.

Ms. Kleckley asked if they had any intention of using the facility as a daycare. Ms. Harrison explained that they are very community involved and their intent is to have a church, but are open to ways to continue to help the community. Mr. Furst explained that a previous application for a daycare was not met with open arms and that he would not put that as a top priority in this location.

No further questions from the applicant or the board.

ADJOURNMENT

May 19, 2023

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Sheetz Taylor and Main, 8555 East Main Street – Sign Variances.

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. The property at 8555 East Main Street is located in the southeast quadrant of the intersection of East Main Street and Taylor Road and consists of a 3.4-acre parcel that is part of a larger 16 +/- acre property.
- b. The current zoning of properties at the other three quadrants of the East Main Street and Taylor Road intersection includes Community Commercial (CC) at the southwest and northwest quadrants, and Aetna Township's General Business 1 (GB I) zoning in the northeast quadrant.
- c. The 3-acre site received Major Site Plan approval from the Planning Commission on March 16, 2023, and a recommendation on April 6, 2023, to submit a signage package to the Planning Commission.
- d. In the previous signage package submittal for the April 20th Planning and Zoning Board meeting, the applicant requested variances to Section 1105.03, Signs that included:
 - i. Variances for building/canopy signs:
 1. To allow for more than one wall sign facing a street, parking area, or service drive the primary structure and canopy. 1105.03.c.8. (Signs A3 and A.4)
 2. To allow for a wall sign that does not face a street, parking area, or service drive. 1105.03.c.8 (Sign A.5)
 3. To allow for a sign to be placed on the canopy's right-side elevation.(Sign B.3)
 - ii. Variances to a monument sign:
 1. To vary the height the monument sign's height from 6 ft to 9 ft 1/16 in. 1105.05.C.vii.4. (Sign C)
 2. To vary the sign area from 24 sf to 36.54 sf. 1105.05.C.vii.4. (Sign C)
 3. To vary the percentage of electronic sign area from one-third (33.33%) of the total sign area to 52%.1105.H.i. (Sign C). The electronic sign portion displaying fuel pricing is 19.03 sf and constitutes 52% of the total sign area.
- e. The Board recommended disapproval of the following sign variances:
 - i. To allow for more than one wall sign facing a street, parking area, or service drive the primary structure and canopy. 1105.03.c.8. (Signs A3 and A.4).
 - ii. To allow for a wall sign that does not face a street, parking area, or service drive. 1105.03.c.8 (Sign A.5)
 - iii. To allow for a sign to be placed on the canopy's right-side elevation.(Sign B.3)



- f. In Response to the Board's recommendation to reduce the number of sign variances, the applicant modified its signage package to remove the following variance requests:
 - i. To allow for more than one wall sign facing a street, parking area, or service drive the primary structure and canopy. 1105.03.c.8 (Sign A.4)
 - ii. To allow for a wall sign that does not face a street, parking area, or service drive. 1105.03.c.8 (Sign A.5)
 - iii. To allow for a sign to be placed on the canopy's right-side elevation.(Sign B.3)
- g. As a result of the Board's disapproval of its sign package submission the applicant is requesting the following variances to the signage requirements:
 - i. To allow for more than one wall sign facing a street, parking area, or service drive. (Sign A.3)
 - ii. To allow for more than one projecting sign. 1105.03.c.9. (Sign F.1 and Sign F.2)
 - iii. To vary the height the monument sign's height from 6 ft to 8 ft., 1105.03.C.vii.4 (Sign C)
 - iv. To allow for a monument sign with 36.54sf of area, a variance of 12.54sf., 1105.03.C.vii.4 (Sign C)
 - v. To allow for a monument sign with 4sf area of changeable copy 1105.03.H.i. (Sign C).

2. *Project Review*

Signs, Section 1105.03:

- a. Variance to the wall sign:
 - i. To allow for more than one wall sign facing a street, parking area, or service drive. 1105.03.c.8. (Sign A.3). One wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive (Sign A.1) Because the building is situated on a corner lot, another wall is permitted facing a street, parking area, or service drive (Sign A.2). Both signs are within the permitted sing area allowed by Section 1105.03, C, vii, 1. The third wall sign (Sign A.4) refers to the restaurant within the primary building and exceeds the permitted number of wall signs.
- b. Variances to a monument sign:
 - i. To vary the height the monument sign's height from 6 ft to 8 ft. 1105.03.C.vii.4. (Sign C). The monument sign is required to be set back a minimum of 10 feet from the property line. It appears from the Site Plan to be set back at least 10 feet. Since the sign is located at a similar grade/elevation to the road, there appears to be no reason the sign needs to be higher than the permitted height of 6 feet. Since the previous submission, the applicant has reduced the height of the base to allow for a one-foot decrease in overall sign height.to 8 feet.
 - ii. To vary the sign area from 24 sf to 36.54 sf. 1105.03.C.vii.4. (Sign C). The maximum surface area of the sign is limited to 24 square feet and if reduced in size (along with the base) to meet the 24 square foot requirement would contribute to a smaller sign area as well as mass.
 - iii. To allow for a monument sign with 4sf area of changeable copy1105.03 H.i. (Sign C). The electronic sign portion displaying fuel pricing is 19.03 sf and constitutes 52% of the total sign area. The applicant states that the "The price identification cabinet has a static area of 15.02sf and a changeable area of 4sf. The changeable area is 11% of the total sign area." By definition, the Sign Area is "the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure or similar character together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which such



sign is placed.” Consequently, there is no distinction between the “static area” and the “changeable area.”

3. Recommendation

- a. Because the applicant has followed the Board’s recommendation to reduce the number of sign variances, approval is recommended for the following:
 - i. To allow for more than one wall sign facing a street, parking area, or service drive. (Sign A.3)
 - ii. To vary the height the monument sign’s height from 6 ft to 8 ft., 1105.03.C.vii.4 (Sign C)
 - iii. To allow for a monument sign with 36.54sf of area, a variance of 12.54sf., 1105.03.C.vii.4 (Sign C)
 - iv. To allow for a monument sign with 19.03 sf of changeable copy, 1105.03 H.i. (Sign C).

If you have any questions or comments, please feel free to contact us.

Very truly yours,

Kim Littleton

Kim C. Littleton, AICP
Senior Planner/Project Manager

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 8555 E. Main St. Reynoldsburg OH	Parcel ID#(s): 013-027540-00.000
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): John Shepard	
Contact Email:	Contact Phone Number:

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Sheetz	Contact Name: Mike Casale
Contact Email: mcasale@sheetz.com	Contact Phone Number: 614-929-2126
Description of Use: Sheetz refueling station and convenience store	

III. APPLICANT INFORMATION

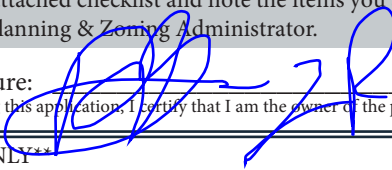
Applicant Name: Skilken Gold LLC	Applicant Address: 4270 Morse Rd Columbus OH 43230
Applicant Phone Number: 614.496.4220	Applicant Email: rebecca@zoningresources.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):

See attached Statement in Support

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:  **Rebecca Green Zoning Resources** Date: **3/30/2023**

*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****

Additional Notes:

Zoning Information Zoning District: _____ ☐ Olde Reynoldsburg District ☐ Other: _____	Additional Approval Required ☐ Major/Minor Site Plan ☐ Other: _____	PZB Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
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P&Z Administrator: _____ Date: _____



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Received

AUG 19 2022

Reynoldsburg Building Division

App./Case#: 2022-5348

Date Submitted: 8/19/22

Fee Amount: \$45000

☒ Paid: CK

I. PROPERTY INFORMATION

BOARD OF ZONING & BUILDING APPEALS

Property Address: 8555 E. Main St. Reynoldsburg OH	Parcel ID#(s): 013-027540-00.000
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): John Shepard	
Contact Email:	Contact Phone Number:

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Sheetz	Contact Name: Mike Casale
Contact Email: mcasale@sheetz.com	Contact Phone Number: 614-929-2126
Description of Use: Sheetz refueling station, convenience store, and drive-thru.	

IV. APPLICANT INFORMATION

Applicant Name: Skilken Gold LLC by Zoning Resources LLC	Applicant Address: 4270 Morse Rd Columbus OH 43230
Applicant Phone Number: 614.496.4220	Applicant Email: rebecca@zoningresources.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE:

Variance (☒ Non-Residential (\$450) / ☐ Residential (\$200):
See attached Statement in Support

☐ Conditional Use Permit (\$350):

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: X [Signature] Z R Rebecca Green Zoning Resources Date: August 18, 2022

*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

Additional Notes:	<u>Zoning Information</u>	BZBA Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	Zoning District: _____	
	☐ Historic District	
	<u>Add'l Approvals Req'd</u>	
	☐ Planning Commission	P&Z Admin.: _____ Date: _____
	☐ Other: _____	

Statement in Support
Modified May 11, 2023

Wall Signs

At the last hearing, Staff recommended disapproval of the following wall signs:

Sign A.3 "Sheetz"

Sign A.4 MTO

Sign A.5 24/7

Sign B.3 Canopy

In response, Sheetz modified its sign plan to remove:

Sign A.4 MTO

Sign A.5 24/7

Sign B.3 Canopy

Sheetz believes that the A.3 "Sheetz" wall sign is imperative so that traffic heading north can identify the Sheetz store. Sign A.3 is a wall sign facing a parking area.1105.03.c.8

Monument Sign

At the last hearing, Staff recommended disapproval of the monument sign requested variances for height, sign area, and percentage of electronic sign area. In response, Sheetz modified the proposed monument sign by reducing its height to 8ft. The sign area and the changeable sign area remain the same.

Sheetz has:

- 1 - Sheetz has removed Sign A.4 MTO according to Staff recommendation per 1105.03.c.8.
- 2 - Sheetz has removed Sign A.5 24/7 according to Staff recommendation per 1105.03.c.8.
- 3 - Sheetz has modified Sign C's height from 9'1"ft to 8ft.

Sheetz now asks that the City review the following monument sign variances:

- 1 - Sign C. Monument - To allow for a monument sign to be 8ft in height, a variance of 2ft.
- 2 - Sign C. Monument - To allow for a monument sign with 36.54sf of area, a variance of 12.54sf.
- 3 - Sign C. Monument - To allow for a monument sign with 4sf area of changeable copy. The price identification cabinet has a static area of 15.02sf and a changeable area of 4sf. The changeable area is 11% of the total sign area.

Projecting/Blade Signs

Staff recommends approval of Signs F.1 and F.2 "Fuel Type" signs.

Discussion of Factors for Variance

- (a) 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 variances requested are in accordance with the general purpose and intent of the regulations and are not injurious to the area or otherwise detrimental to the public welfare. The multi-functional nature of the site requires enhanced vehicular and pedestrian wayfinding to ensure safe circulation. Sheetz's wayfinding system uses the architectural features of the structures and signage to indicate the location of important site features. For example, the entrance towers indicate where pedestrians enter and exit the store, the fuel type signs at the ends of the fuel pump canopy indicate the location of a specific fuel type, and the fuel price signage gives consumers the most important decision-making information, fuel prices.

- *Variance for Sign A.3 "Sheetz" To allow a wall sign to face the parking lot on the south side of the store.*

Sign A.3 "Sheetz" faces the parking area on the south side of the store. It identifies the Sheetz store for those drivers traveling north. The addition of the right turn lane makes the store more difficult to identify the store for those traveling north. Reasonable identification of the store is critical for traffic safety on Taylor Road.

- *Variances for a monument sign, specifically a variance for the height the monument sign from 6 ft to 8ft, 1105.05.C.vii.4; a variance for sign area, from 24sf to 36.54sf, 1105.05.C.vii.4; and to allow changeable copy area of 4sf.*

The monument sign variances are required for consumers to make appropriate decision-making. Fuel price is the most important factor for a consumer when choosing a gas station. Seeing the fuel price in advance and allowing for time for decision-making makes the site safer and the surrounding roadways safer. If the price information is at ground level, the fuel price will be difficult to see, failing to give the consumer time for decision-making, and promote half-hazard, hasty turns into the site. Sign height and price information promote traffic safety.

The changeable copy section of the fuel price cabinet is 4sf - six numerals, 14 inches tall, and 6.75 inches wide. If the numerals are near ground level, drivers will be unable to make safe turning decisions.

- (b) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

The variance will not permit the establishment of a use which is not listed as permitted. The zoning code recognizes that gas station price signs are different than other signs and that the price signage is unique to that use.

- (c) 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 must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

The multi-functional nature of the site requires enhanced vehicular and pedestrian wayfinding to ensure safe circulation. Sheetz's wayfinding system uses the architectural features and signage to indicate the location of important site features. Moreover, the monument sign must display fuel prices in a manner that it is easy for consumers to read, decide to obtain, and safely turn into the site. The owner will be deprived the opportunity to provide a safe site and safe access if the variance is denied.

- (d) 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 hardship created by the strict application of the Code is the denial of Applicant's ability to use its enhanced wayfinding system to provide safe circulation on the site. Further, the strict application of the Code denies Applicant's ability to communicate fuel prices at a height and a manner that allows consumers to make safe driving decisions.

Customers driving west will approach the site at 35mph. The proposed monument sign is 8 ft. It lifts the price signs up to 36.75in. It is reasonable for a gas station to have its gas prices to be visible to passing drivers, and Sheetz has revised its request from 9ft to 8ft. This is the minimal height required. If the sign is limited to 6 ft, the gas prices will only be 10.75in from grade, and 6.75 in from grass height. Requiring drivers to view prices at about 6in from the height of the grass is unreasonable and creates a hardship.

A driver's minimum reading-to-reaction time is 6 to 8 seconds. In 6 to 8 seconds, the driver will need to decide to purchase gas at the exhibited price and react to turn into the site. A driver traveling on East Broad will be traveling 35mph. That driver will have 308ft to read-and-react.

The Manual on Uniform Traffic Control Devices recommends 1 inch of text for every 30ft of legibility distance. The existing price digits are 14 inches in height so are legible at 420ft. The price digits are designed to be the minimum necessary to promote driver safety on adjacent roadways.

However, if the digits are approximately 6 inches from the top of the grass, readability will vary depending on traffic hindering a consumers' ability to react safely. The more traffic is on the road, the less likely the driver will see the price and respond safely. East Main Street is a well-traveled. In 2021, MORPC counted 13419 travelers on the east side of the Taylor & Main Street intersection.

Gas price is the most important factor to a customer. A customer will decide to turn into a gas station based upon price alone. If a customer cannot see the gas price appropriately, the customer may not be able to safely onto the site. If the customer misses the turn, it may cause additional congestion due to drivers turning around and re-entering the site.

Sheetz has modified its request by 12 inches. The request is the absolutely the minimal amount required for safe driving on East Broad and Taylor.

- (e) 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 variances are necessary for the reasonable use of the land and building. The variances requested are necessary to enhance safety at the site.

- (f) 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 requested variances will not affect the supply of light or air.

- (g) 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.

The variances will not confer any special privilege.

- (h) 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 basis of the variances is a concern for site safety.

- (i) The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

The requested variances are not merely for convenience.

Sign Identifiers

Identifier	Type	Description	≅ Area	Height
Sign A.1	Permanent	"Sheetz"	25.94 sf	19'5"
Sign A.2	Permanent	"Sheetz"	25.94 sf	19'5"
Sign A.3	Permanent	"Sheetz"	25.94 sf	18'3"
Sign B.1	Permanent	"Sheetz"	15.37 sf	21"
Sign B.2	Permanent	"Sheetz"	15.37 sf	19'6"
Sign C	Permanent	Monument Sign	36.54sf	8'
Sign D.1	Permanent	Drive-thru Orderpoint		
Sign D.2	Permanent	Drive-thru Menuboard		
Sign E.1	Permanent	Price Sign	4.58 sf	12'

Sign E.2	Permanent	Price Sign	4.58 sf	12'
Sign F.1	Permanent	Blade Sign	5.08 sf	13'6"
Sign F.2	Permanent	Blade Sign	5.08 sf	13'6"



Michael L. Smith

Auditor, Licking County, Ohio

SHEPARD JOHN A
8555 E MAIN ST

Parcel #: 013-027540-00.000

Rt #: 013-002.00-007.000

1 of 1

Tax District: 013 - ETNA T-REYNOLDSB. C&CSD-WLJFD
 School District: REYNOLDSBURG CSD
 Neighborhood: 08500 Reynoldsburg -- South Half
 Classification: 415 Trailer & mobile home park
 Acreage:
 Property Desc: 17.010 AC SEC 16 & 9 R20 T16 (SHEPARDS MHP)



ATTRIBUTES

Story Height: 1
 Exterior Wall: Concrete Block
 Heating:
 Cooling:
 Basement:
 Attic:

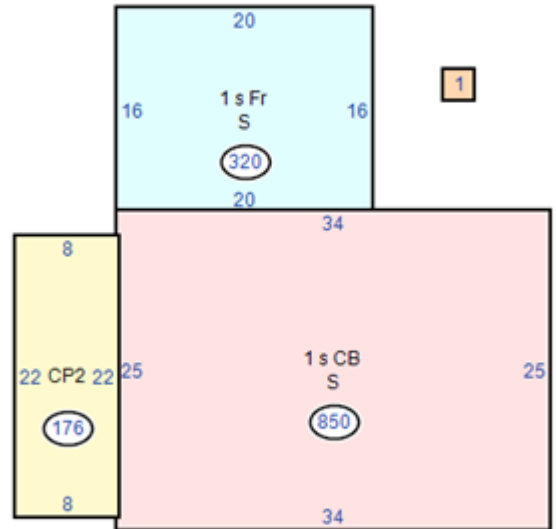
Total Rooms:
 Bedrooms: 0.0
 Family Rooms:
 Dining Rooms:

Full Baths: 0.0
 Half Baths: 0.0
 Other Fixtures: 0.0

Year Built: 1965
 Finished Living Area:

Fireplace Openings: 0.0
 Fireplace Stacks: 0.0

Basement Garage(s): 0.0
 Basement Finished: No



AREA

First Floor:
 Upper Floor:
 Attic:
 Half Story:
 Crawl:
 Basement:

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	761,200	110,000	871,200
	CAUV	0	0	0
2020	Market	761,200	110,000	871,200
	CAUV	0	0	0
2019	Market	761,200	110,000	871,200
	CAUV	0	0	0

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
-------	-----------------	------------	--------	---	----	----------------

IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 MH3 - MFD Home Pad	1965	47	97,800

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	10301.61	10301.61	20603.22
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	10301.61	10301.61	20603.22
Payments	0.00	10301.61	10301.61	20603.22
Net Due	0.00	0.00	0.00	0.00

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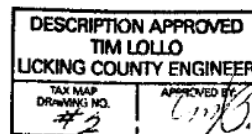
742

FORM 625 OHIO QUIT CLAIM DEED—Short Form.

23567

TITLEBLANK, REGISTERED U. S. PATENT OFFICE
TITLE CLAW PRINT PUBLISHERS, BRITLAND, VT 05702**Know all Men by these Presents****That** Bruce A. Shepard and Sadie E. Shepard, Husband and Wife

in consideration of One Dollar (\$1.00) and other good and valuable consideration

to them in hand paid by John A. Shepard
Tax mailing address: 10852 Zion Road
Thornville, OH 43076do hereby Remise, Release and Forever Quit Claim
to the said John A. Shepard, hisheirs and assigns forever, the following described Real Estate, situate in the Township
of Etna (now in the City of in the County of Licking and State of
Reynoldsburg)
Ohio:Situated in the County of Licking, in the State of Ohio, and in the
Township of Etna now in the City of Reynoldsburg and bounded and
described as follows:Being a part of the Northwest Quarter of Section 16 and the
Southwest Quarter of Section 9, Township 16, and Range 20, Refugee
Lands and bounded and described as follows: Beginning at a point
whether the center line of Township Road No. 169 intersects the
center line of the National Road; thence, along the center line of
the National Road, North 85° 37' East 695 feet to a point for a
corner; thence South 0° 04' East (passing an iron pipe at 40.11
feet) a distance of 1097.3 feet to a point for a corner, marked by
an iron pipe; thence South 89° 55' West (passing an iron pipe at
673.7 feet) a distance of 693.7 feet to a point in the center line
of said Township Road No. 169; thence, along the center line of
said Township Road, North 1042.4 feet to the point of beginning;
containing 17.010 acres, more or less, subject to all legal
highways;Subject to all conditions, easements restrictions, rights of way of
record, legal highways and applicable zoning regulations.Being the same premises conveyed to Grantor by deed recorded in
Volume 691 at Page 19 of the Deed Records of Licking County, Ohio.and all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have
and to hold the same, with all the privileges and appurtenances thereunto belonging, to said
grantee, his heirs and assigns forever.

In Witness Whereof, the said Bruce A. Shepard and Sadie E. Shepard

TRANSFERRED 2 01

743

hereby release their right and expectancy of dower in said premises, have
 hereunto set their hand, this 2nd day of November
 in the year A. D. nineteen hundred and Ninety Four
 Signed and acknowledged in presence of us:

Wm Douglas Jones
 Wm Douglas Jones
Robert N. Drake
 Robert N. Drake

Bruce A. Shepard
 Bruce A. Shepard
Sadie E. Shepard
 Sadie E. Shepard

State of Ohio, Licking County, ss.

On this 2nd day of November A. D. 19 94, before me, a
 in and for said County, personally came

Bruce A. Shepard and Sadie E. Shepard

the grantors in the foregoing deed, and
 acknowledged the signing thereof to be their voluntary act and deed.
 Witness my official signature and seal on the day last above mentioned.



ROBERT N. DRAKE
 ATTORNEY AT LAW
 Notary Public, State of Ohio
 147.03 R.C. Lifetime Commission

put to
 This instrument prepared by Robert N. Drake, 36 N. Second St., Newark, OH 43055

23567
 Licking County

NO

19

COUNTY AUDITOR

OF OHIO

SS

RECORD ON THE

19

lock M.

19

in

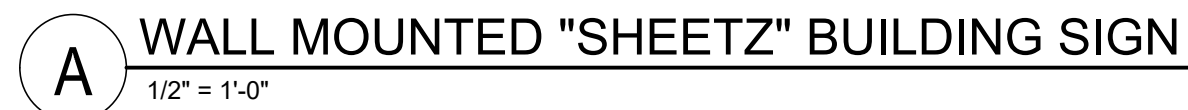
PAGE

COUNTY RECORDER

RECORDED
 IN OFFICIAL RECORD
 AGE 742 FEE 14.00
 LICKING COUNTY RECORDER



2 LEFT ELEVATION - NORTH
1/4" = 1'-0"

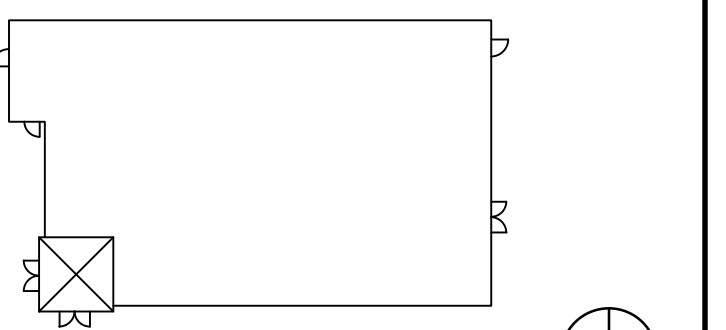


REYNOLDSBURG

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEYPLAN

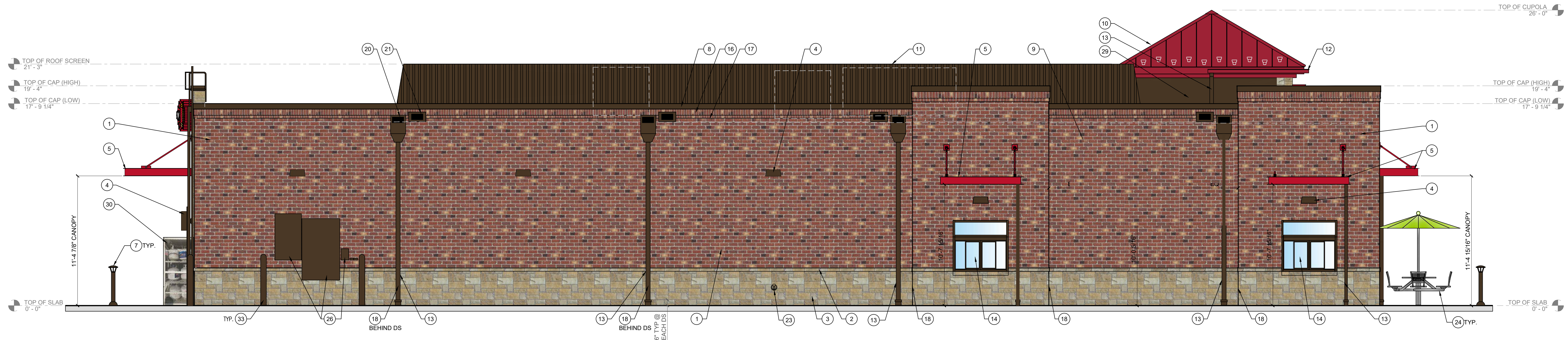
[illegible]

DATE:	08.24.2022
E ID NO:	214270
THOR BY:	RJK
VIEW BY:	NMV
ERSION:	6139_v1.2

EXTERIOR ELEVATIONS

A201

PRELIMINARY ELEVATIONS



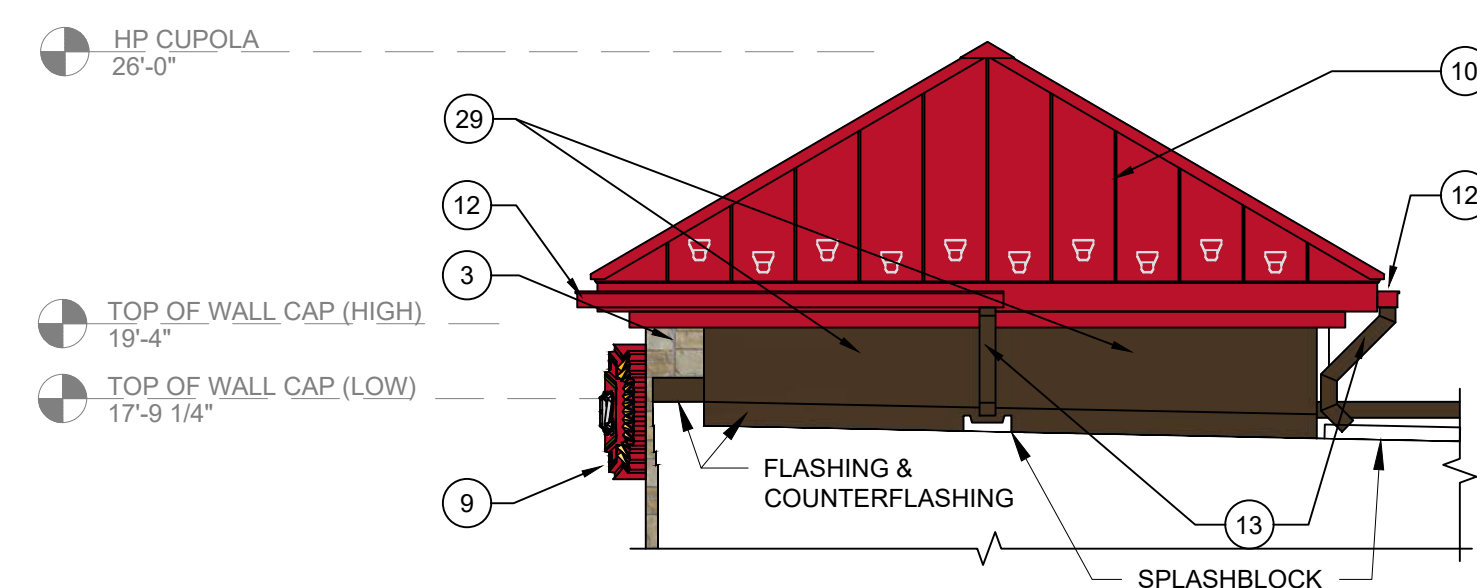
3 REAR ELEVATION - EAST
1/4" = 1'-0"

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCIDE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

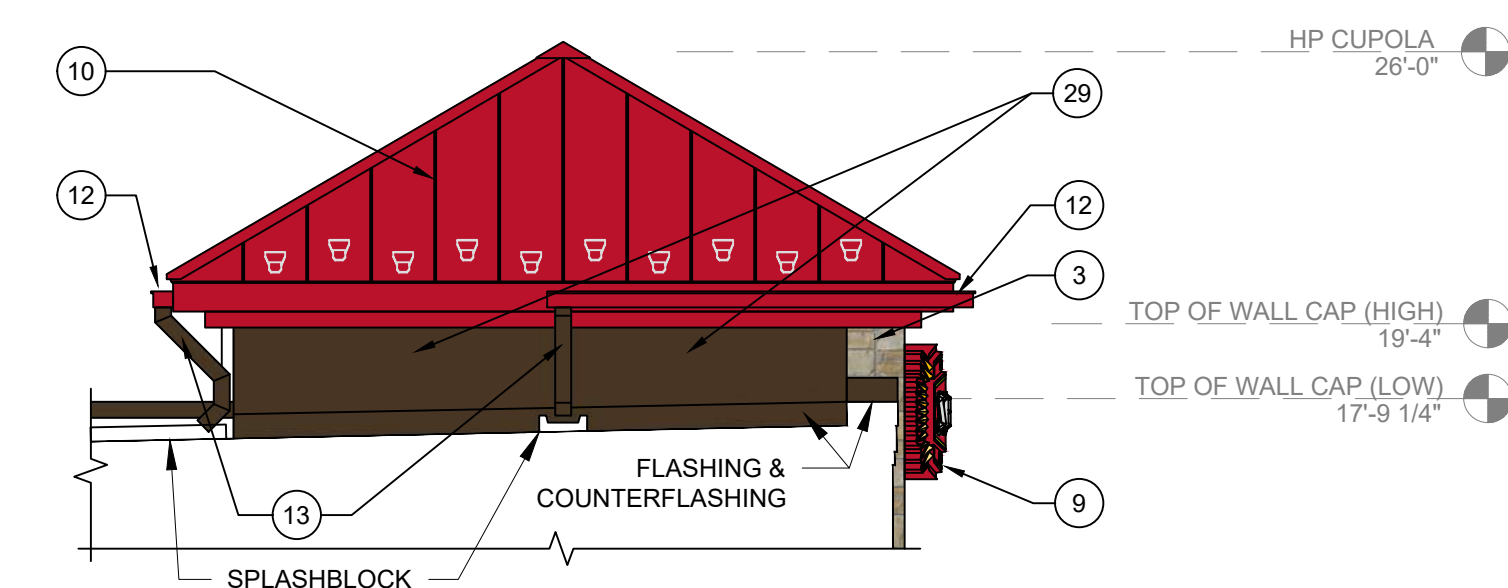
- 1 BRICK VENEER (01S 680 MOD BY CONTINENTAL BRICK CO.)
- 2 CAST STONE SILL (COLOR = CRAB ORCHARD)
- 3 ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
- 4 EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
- 5 ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
- 6 BRICK PAVER WALKWAY
- 7 LIGHTED BOLLARD
- 8 METAL COPING (COLOR = DARK BRONZE)
- 9 WALL MOUNTED BUILDING SIGN, INTERNALLY ILLUMINATED.
SEE SHEET A200.
- 10 STANDING SEAM METAL ROOF (COLOR = BRITE RED)
- 11 ROOF EQUIPMENT SCREEN (COLOR = DARK BRONZE)
- 12 GUTTER (COLOR = RED)
- 13 DOWNSPOUT (COLOR = DARK BRONZE)
- 14 DRIVE-THRU WINDOW (IF APPLICABLE)
- 15 METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY
(ROOF COLOR = BRITE RED, FRAME COLOR = DARK BRONZE)
- 16 BRICK SOLDIER COURSE (01S 680 MOD BY CONTINENTAL BRICK CO.)



4 RIGHT ELEVATION - SOUTH
1/4" = 1'-0"



5 CUPOLA FROM ROOF
1/4" = 1'-0"



6 CUPOLA FROM ROOF
1/4" = 1'-0"

PROJECT NAME:
**NEW SHEETZ STORE
REYNOLDSBURG**

Int. of Taylor Road
and East Main Street
Licking County
Etna Township, Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

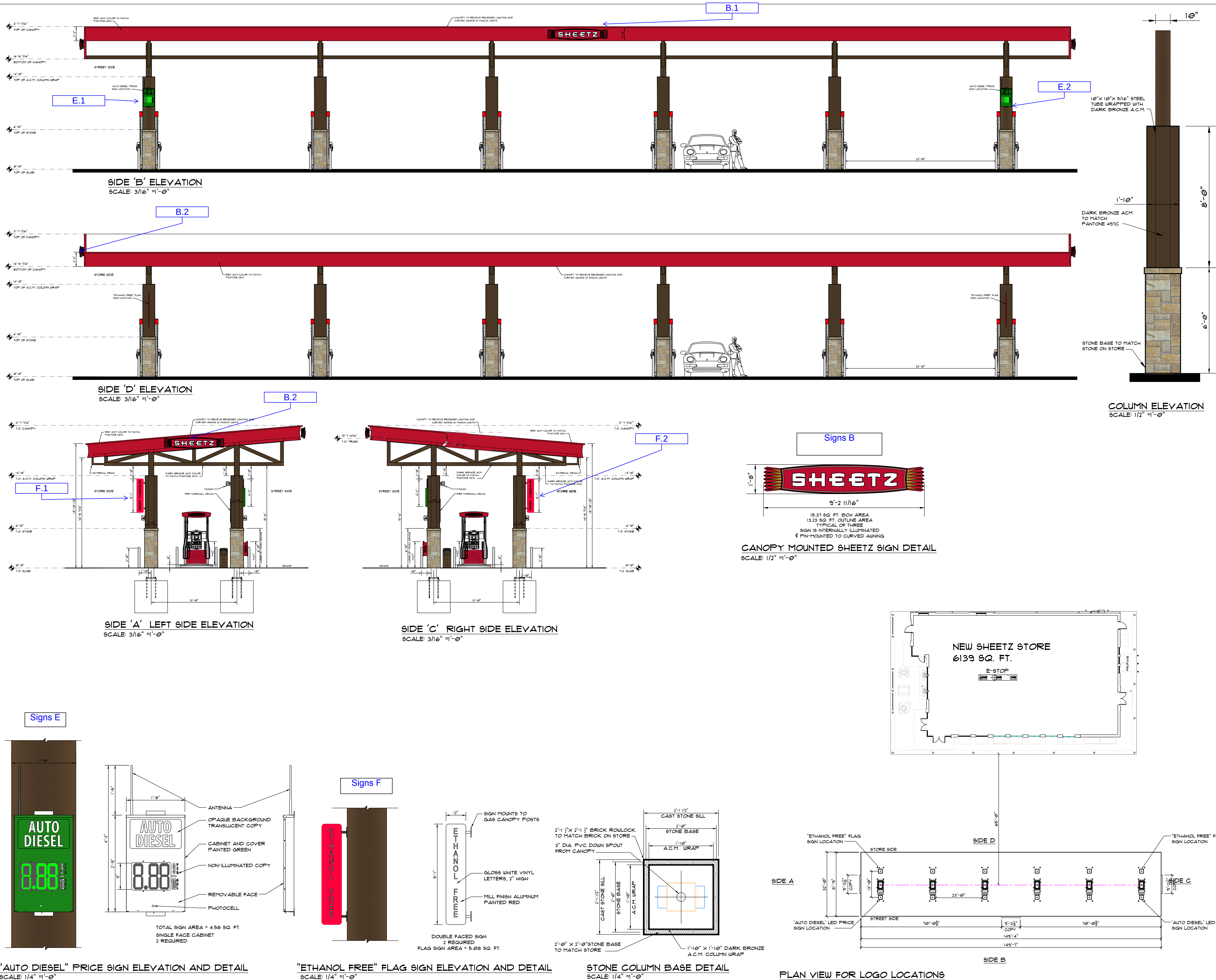
PROFESSIONAL

KEYPLAN

ISSUE: **09-06-22**
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

GAS AWNING

AWNING



PROJECT NAME:
NEW SHEETZ STORE
REYNOLDSBURG

Int. of Taylor Road
and East Main Street
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CONSULTANT

PROFESSIONAL

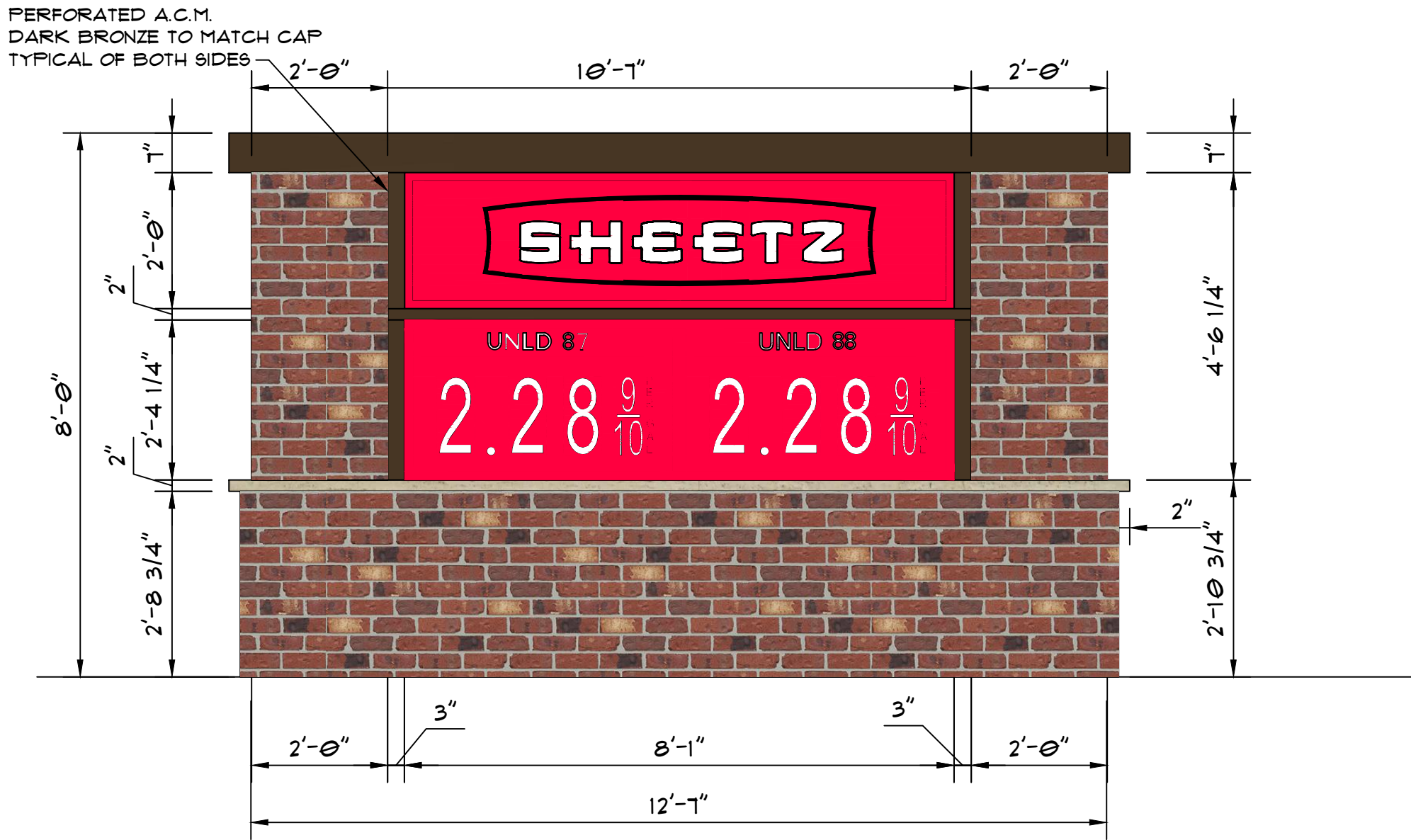
KEYPLAN

MARK	DATE	DESCRIPTION
NMI	05-04-23	ADJUSTED HEIGHT TO 8'-0"

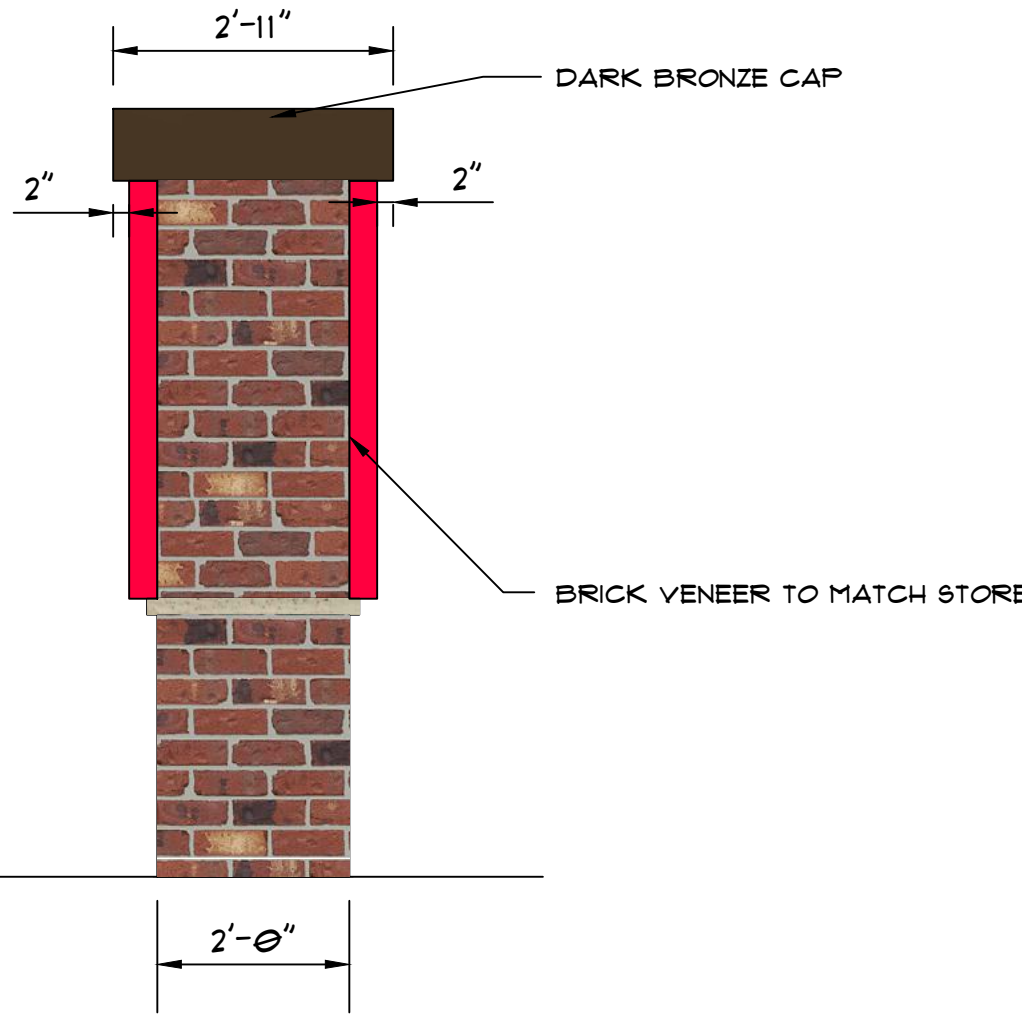
ISSUE: 09-02-22
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

MONUMENT SIGN
DETAILS

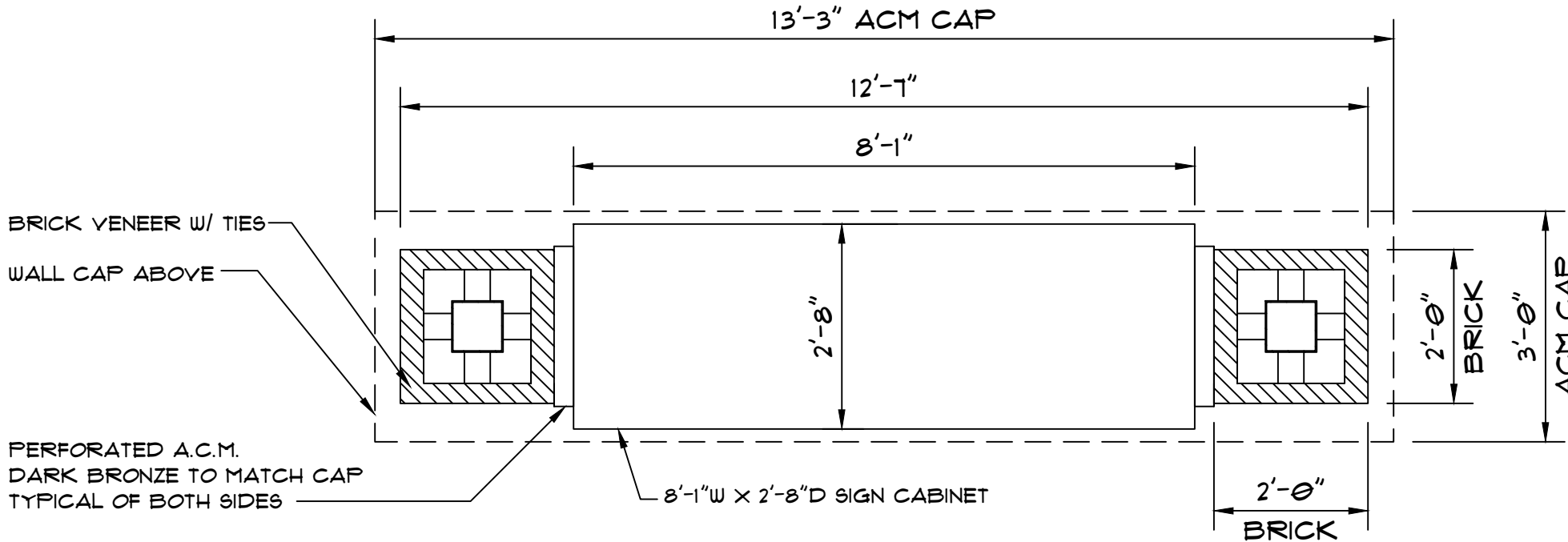
SIGN



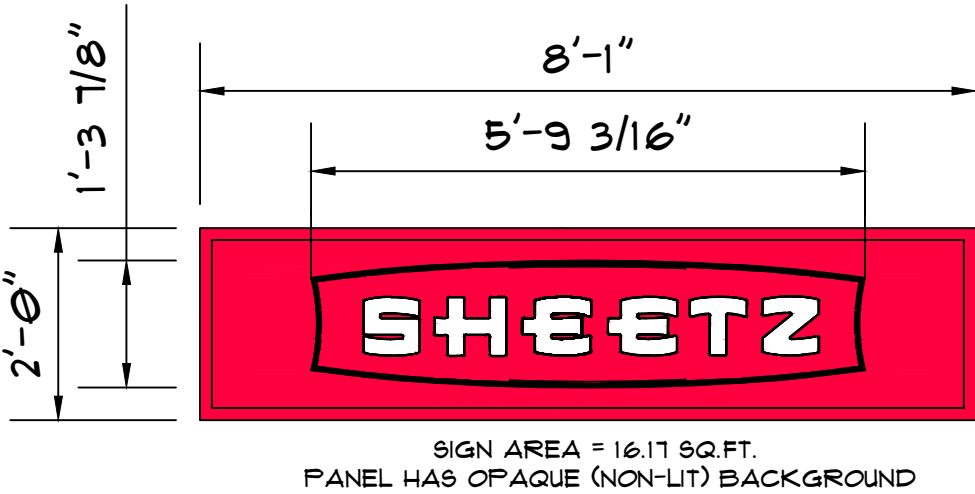
DOUBLE-FACED GAS PRICE SIGN DETAIL - PARTIAL ELEVATION
SCALE: 1/2" = 1'-0"
AREA: 35.19 SQ. FT.



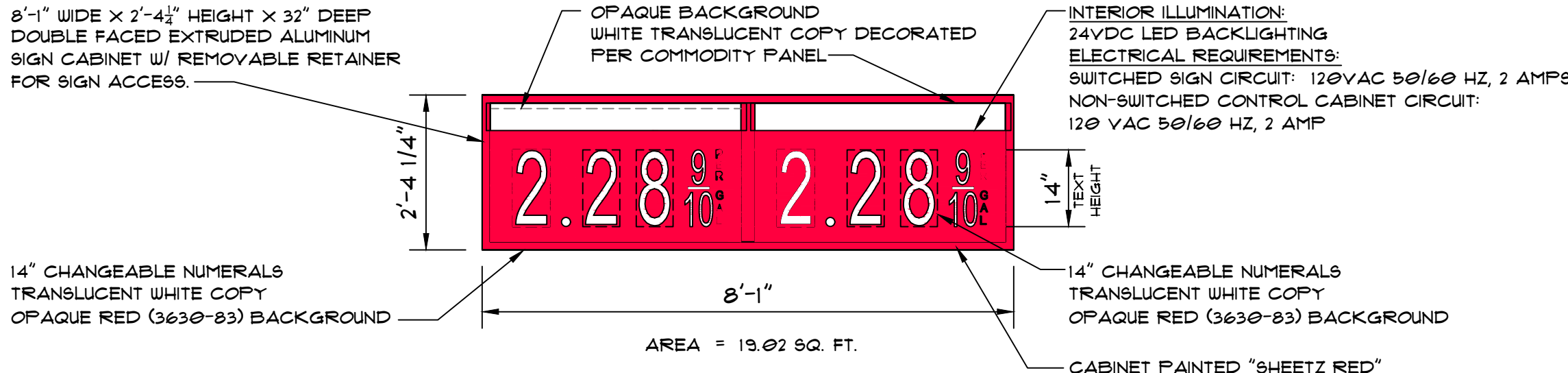
SIDE ELEVATION
SCALE: 1/2" = 1'-0"



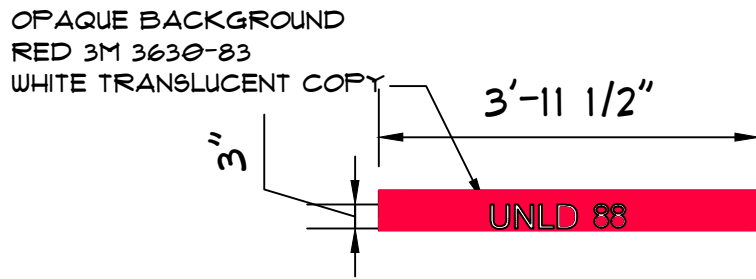
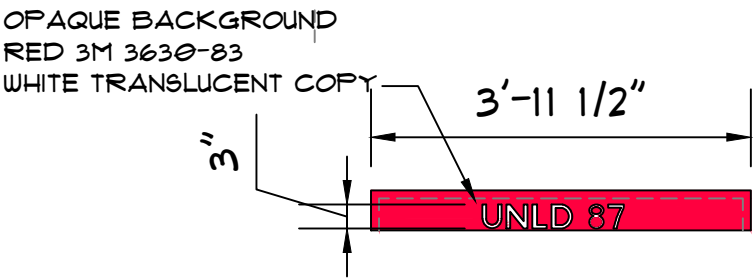
PLAN DETAIL THROUGH SIGN
SCALE: 1/2" = 1'-0"

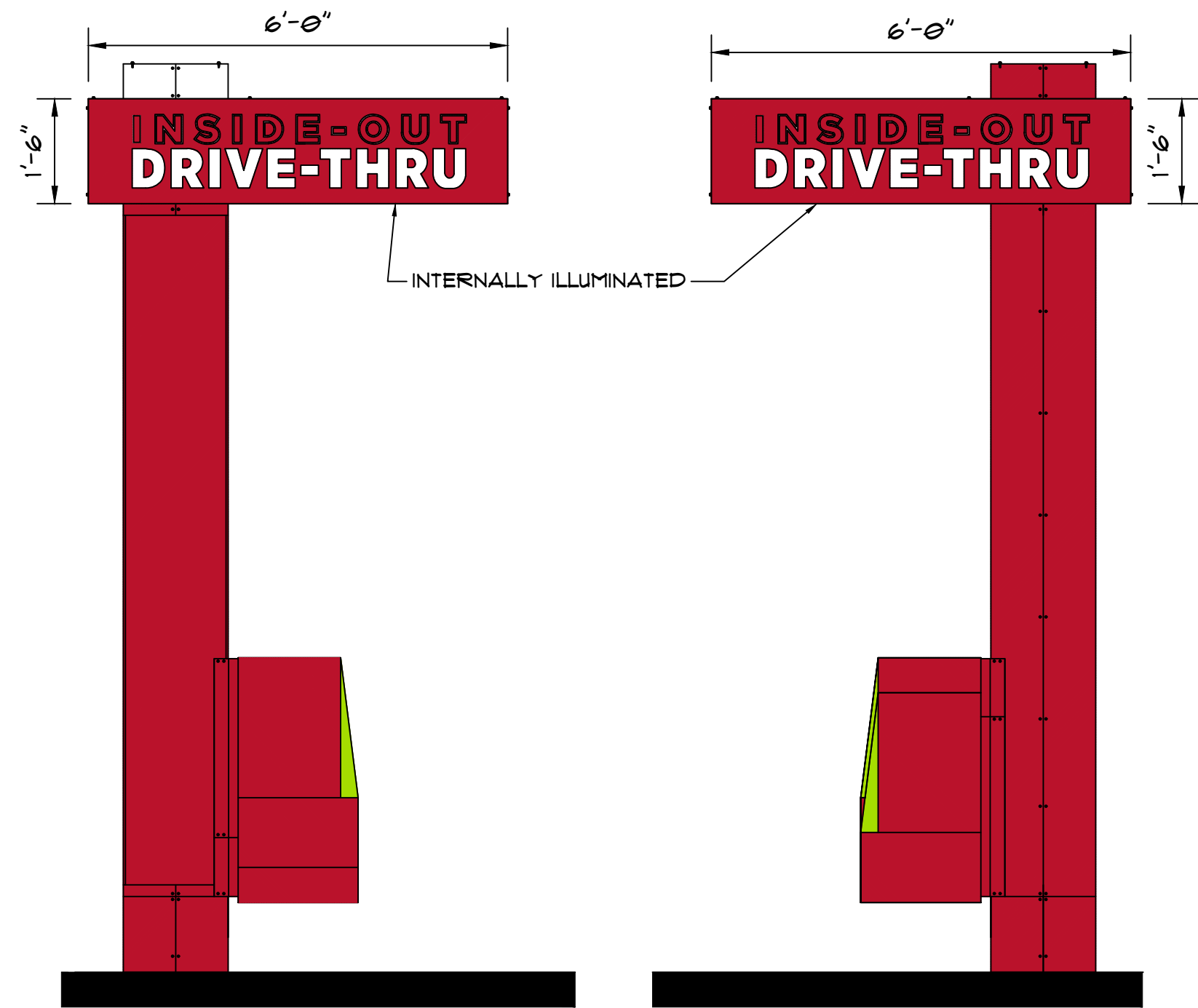
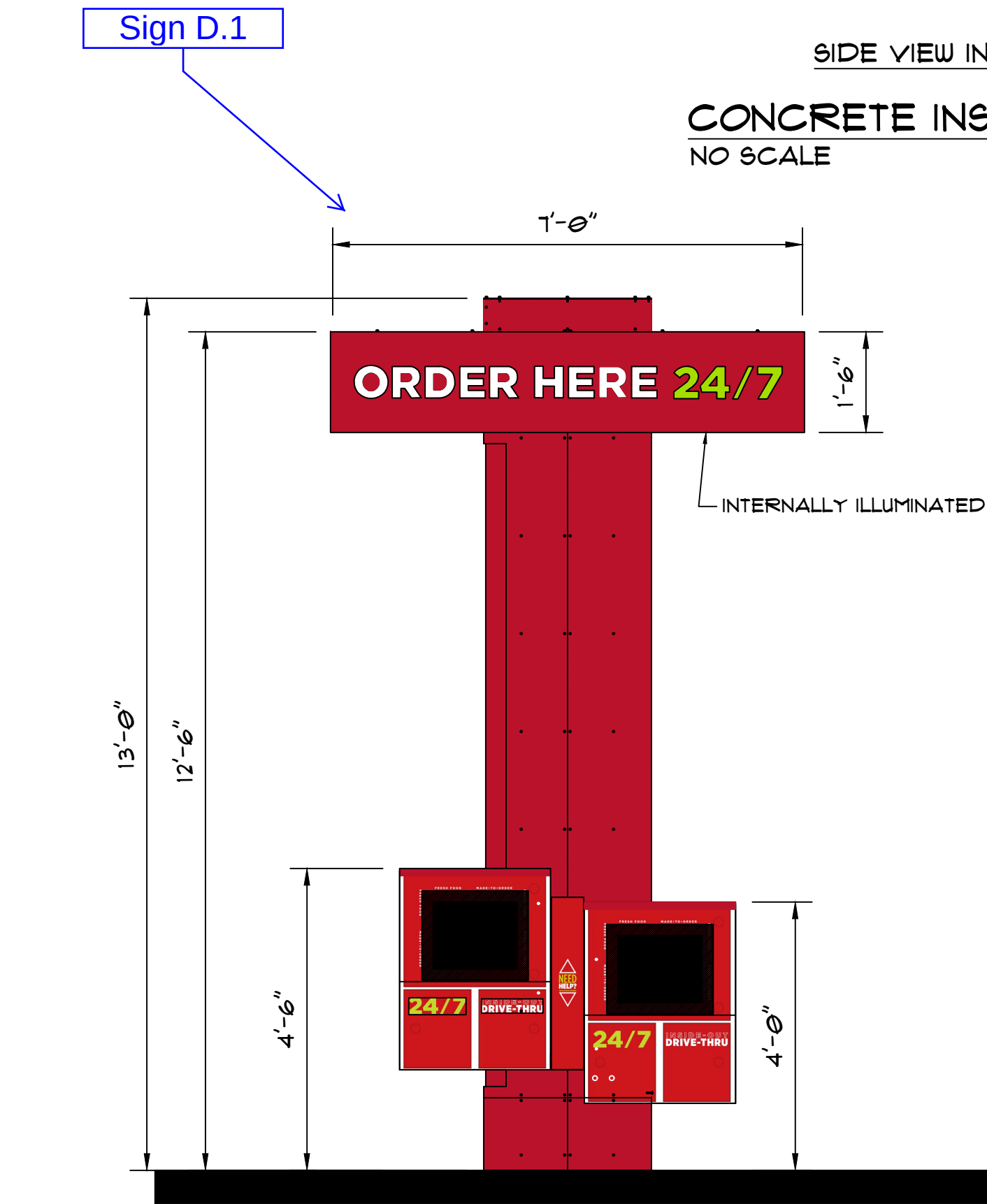
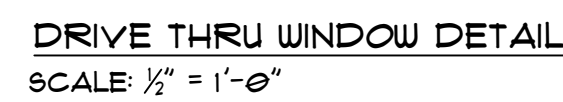
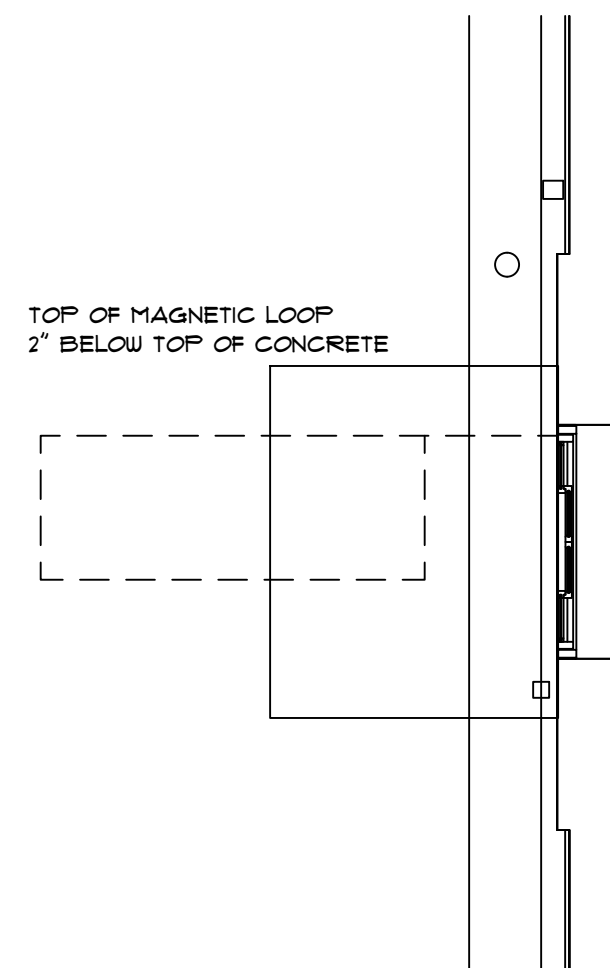
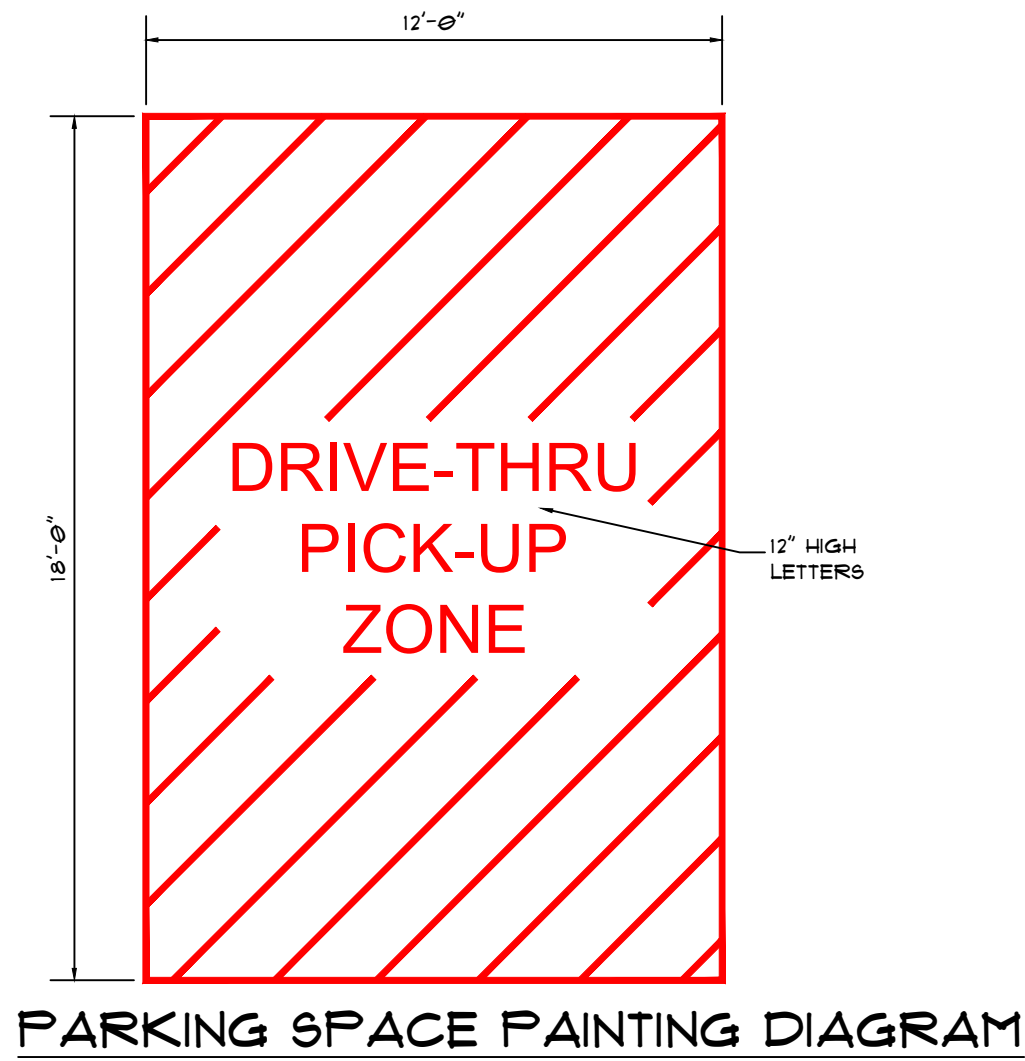
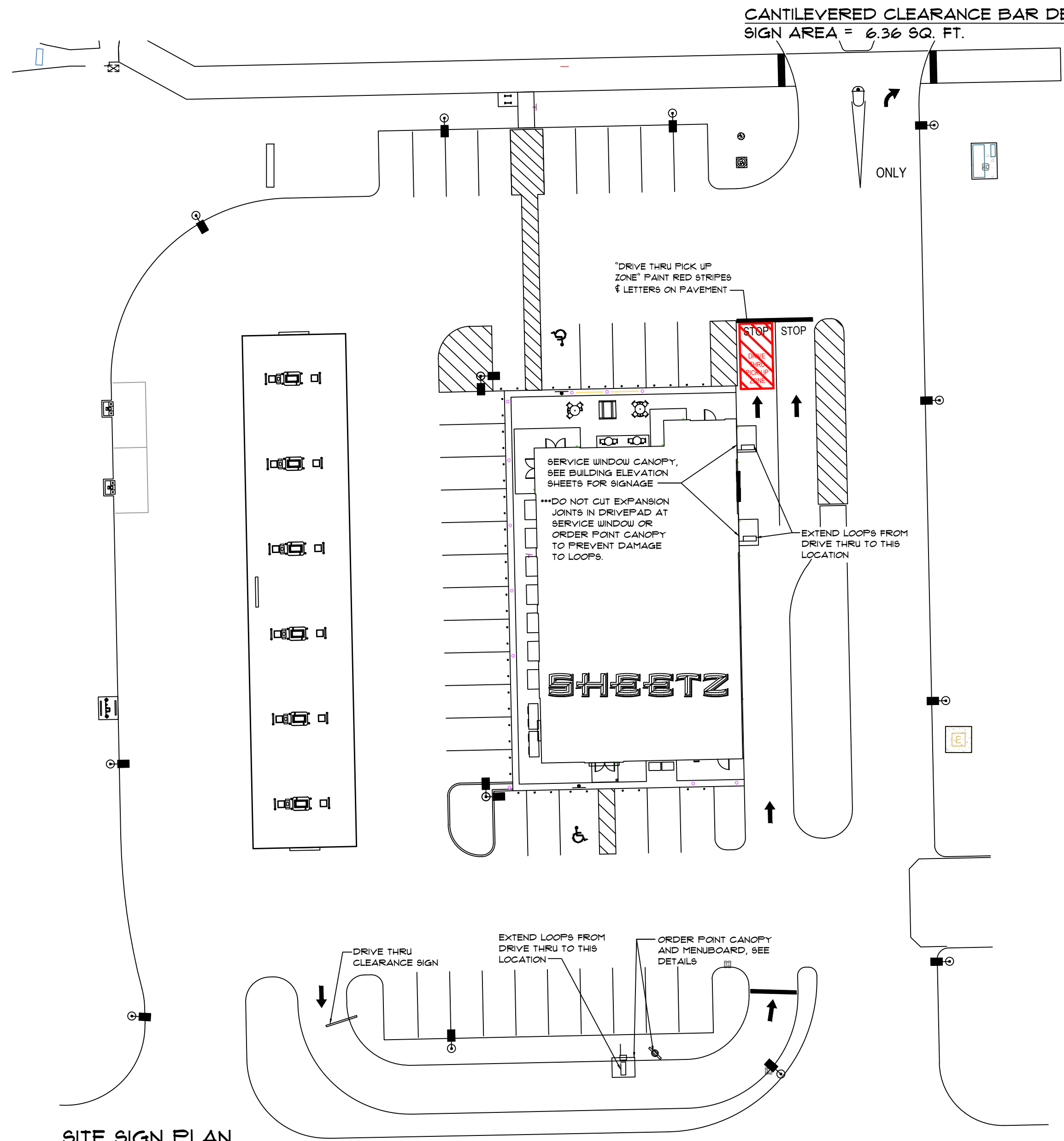
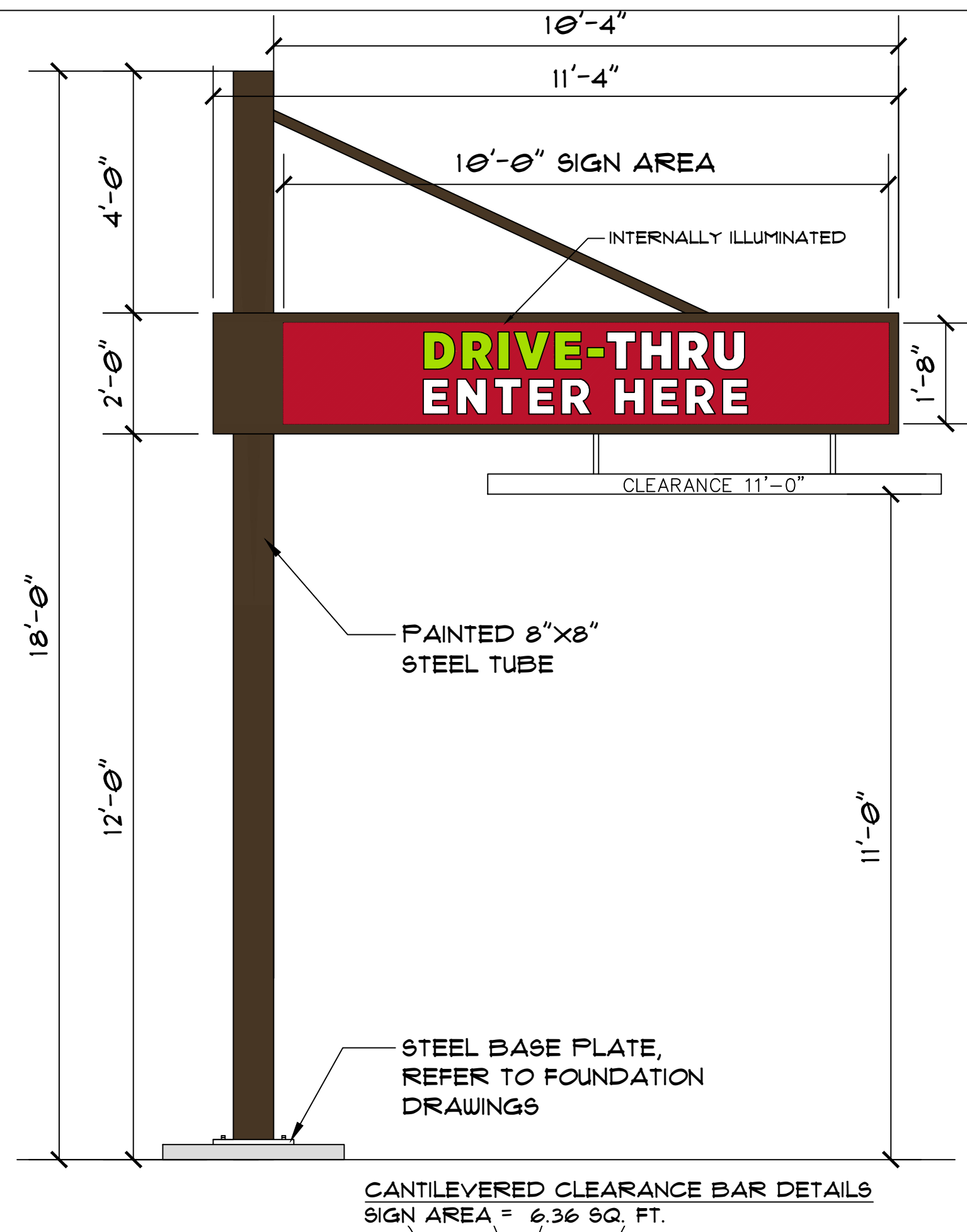
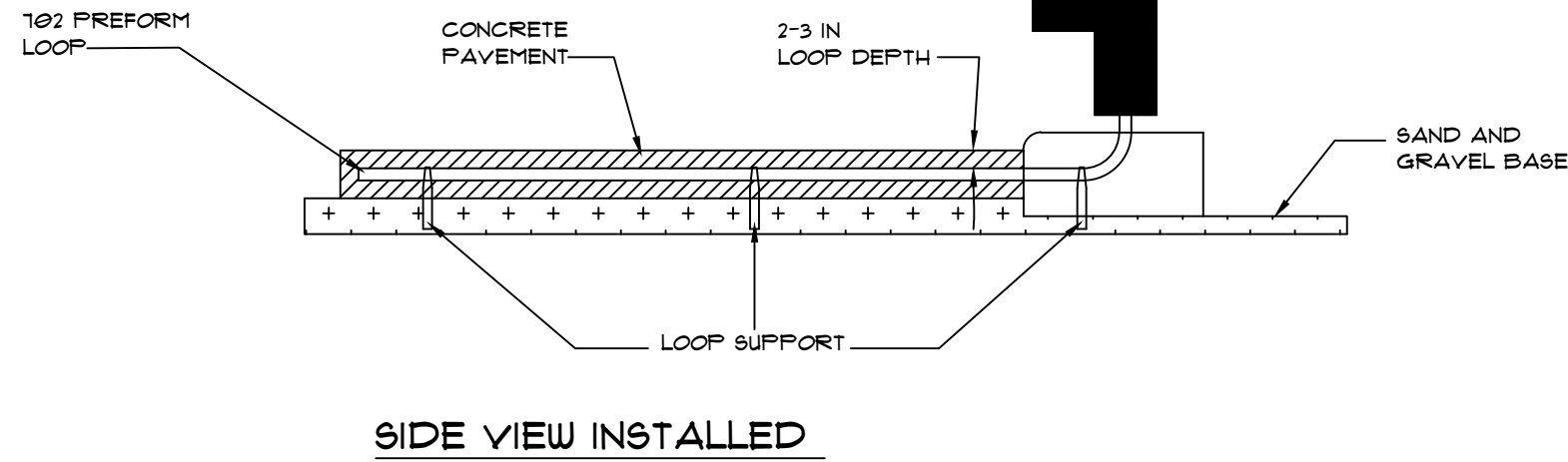
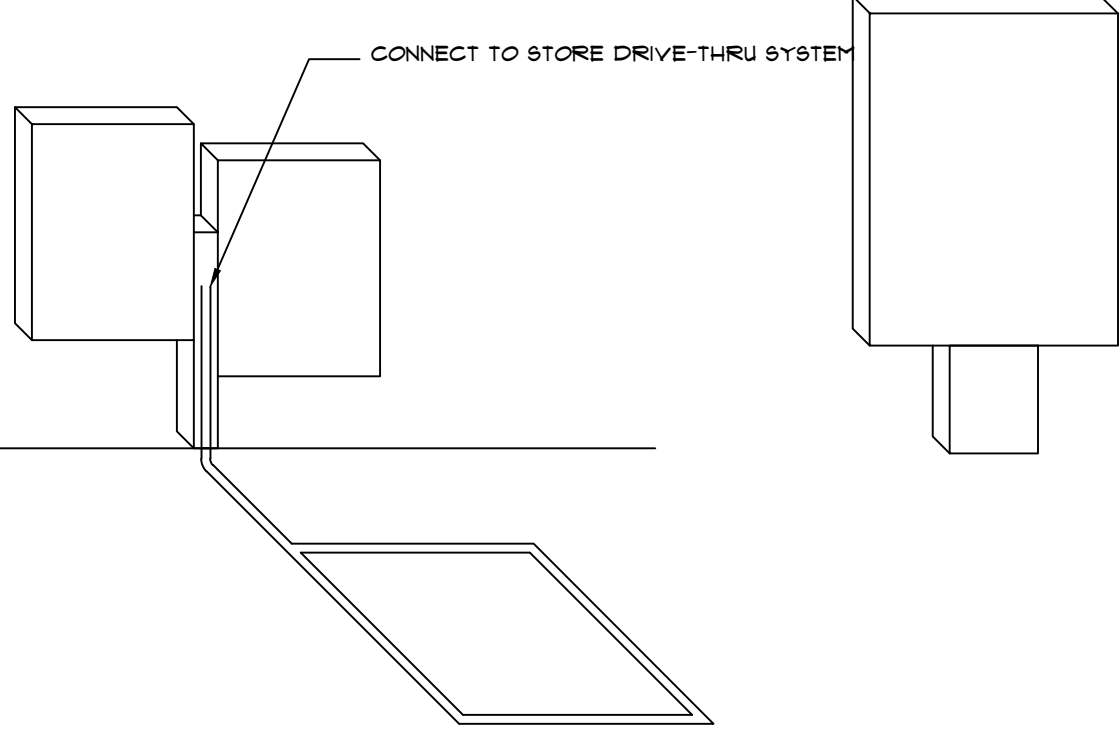


SIGN AREA = 16.11 SQ. FT.
PANEL HAS OPAQUE (NON-LIT) BACKGROUND

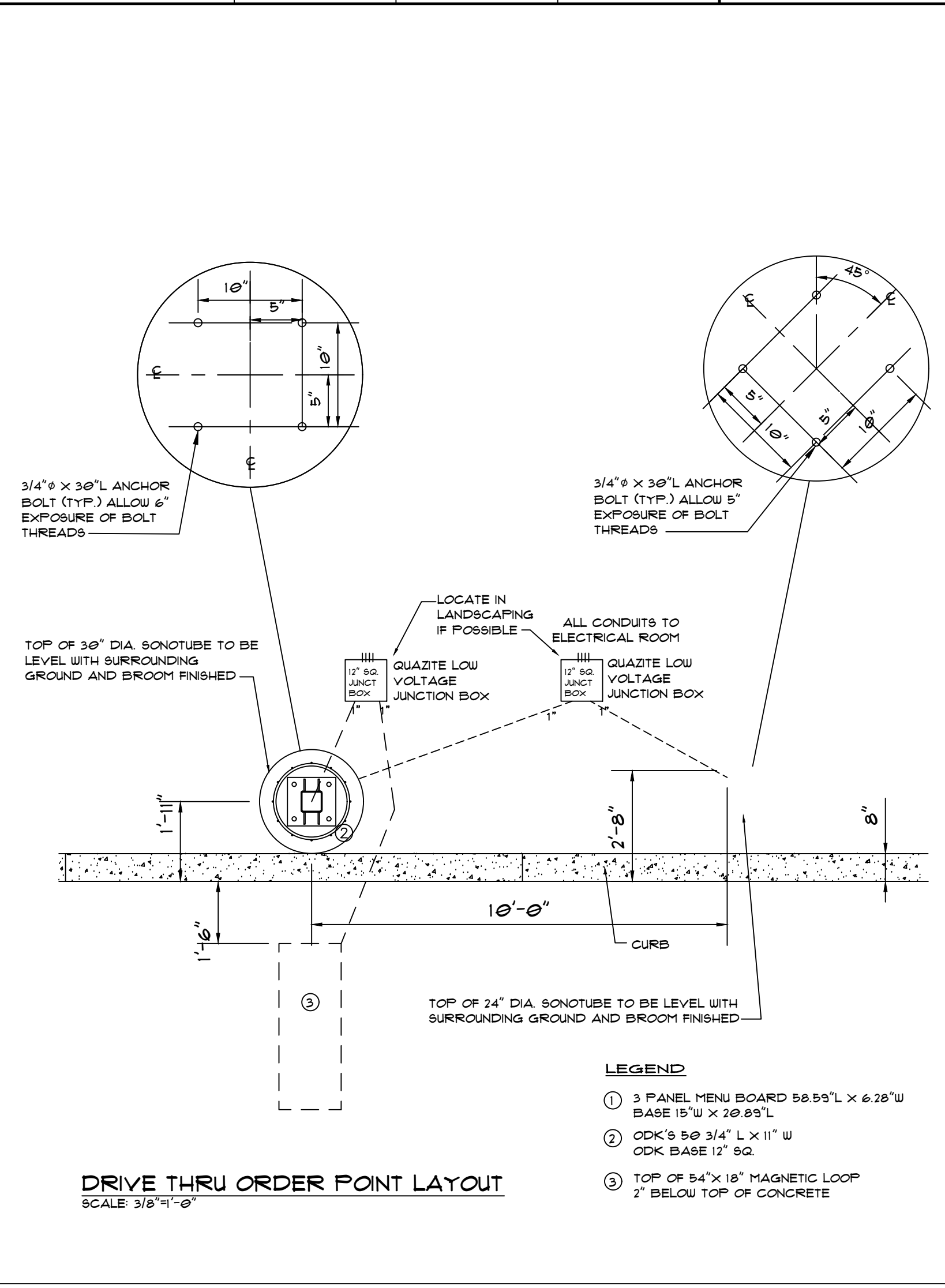
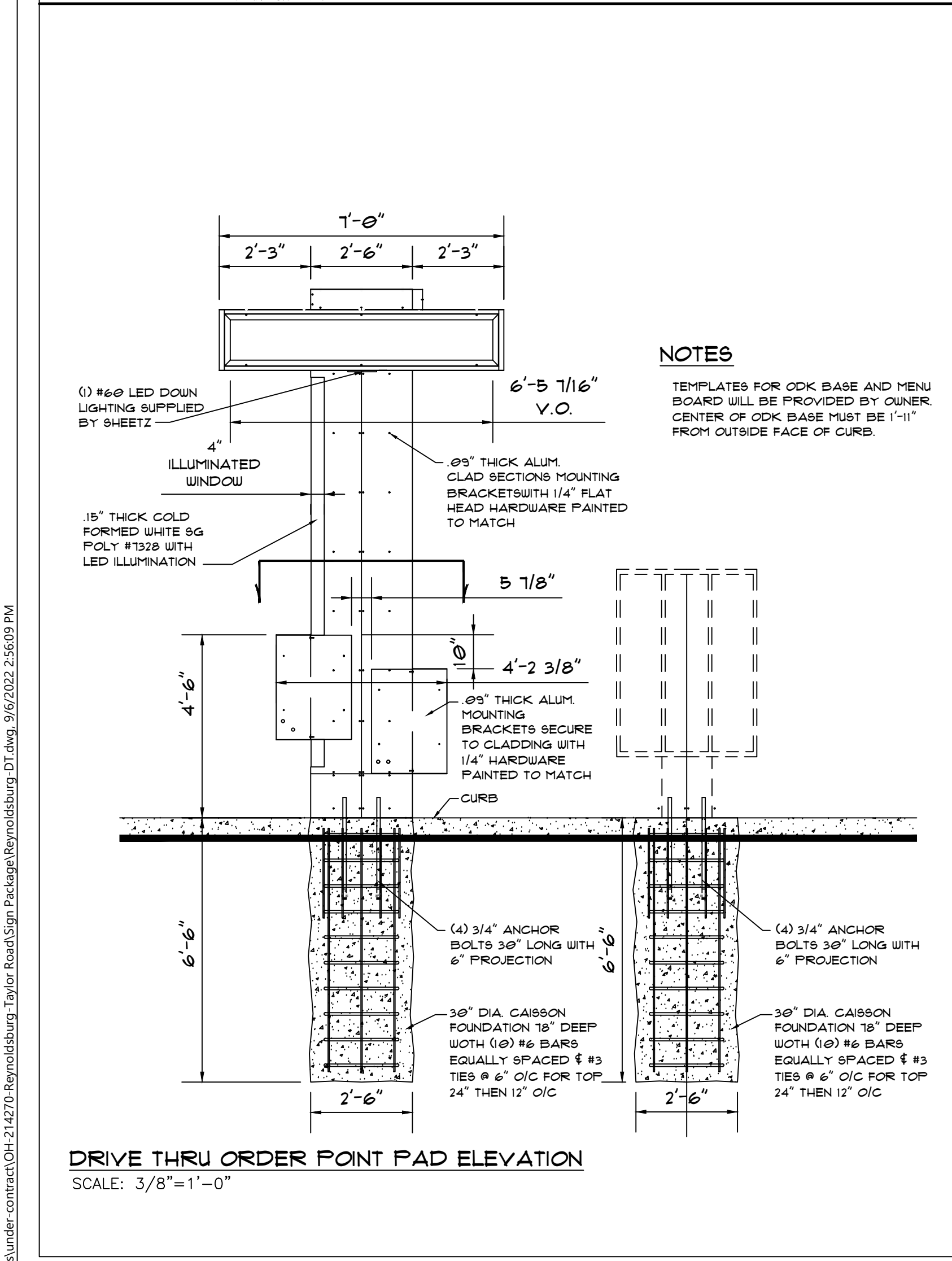
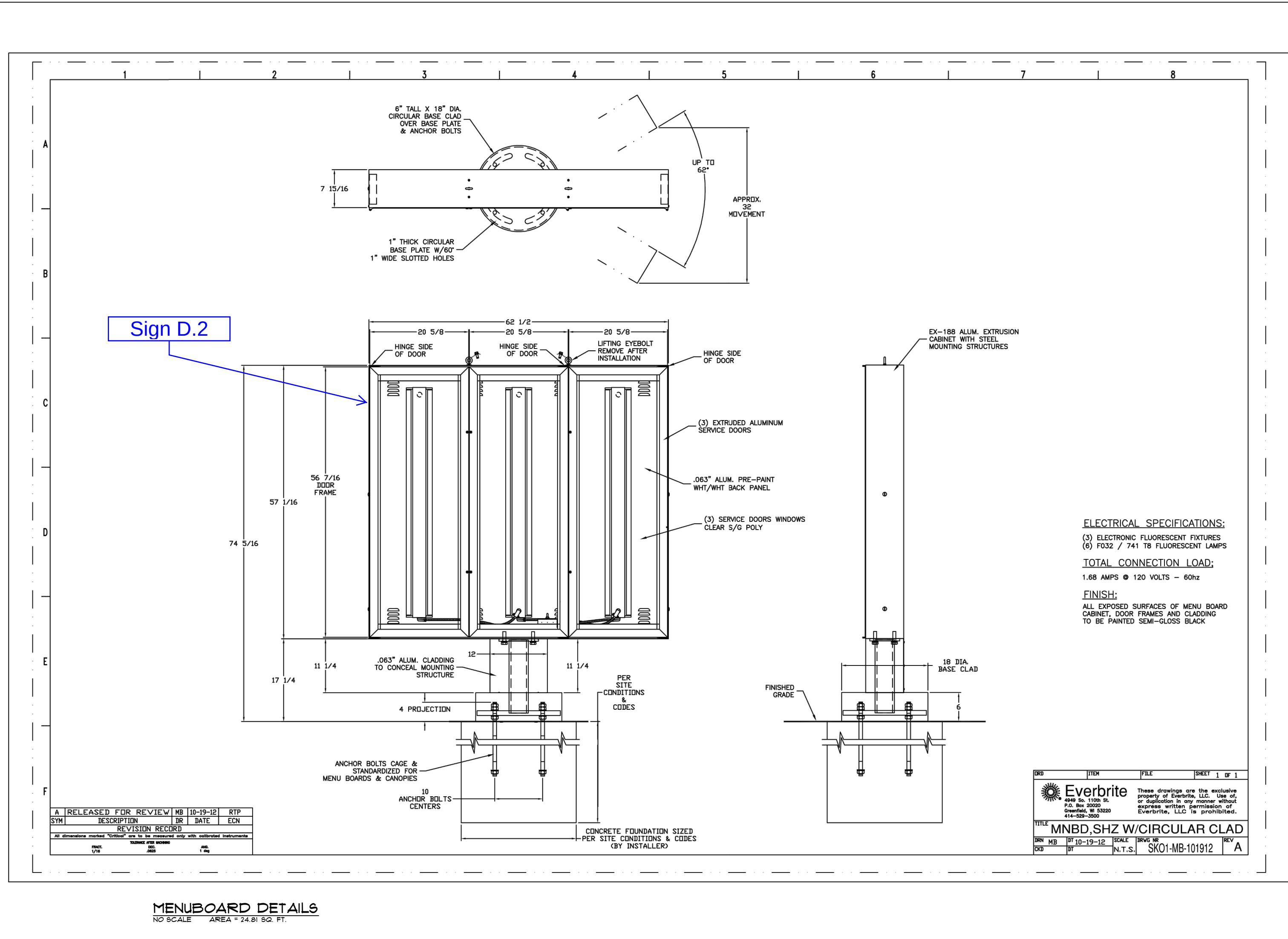
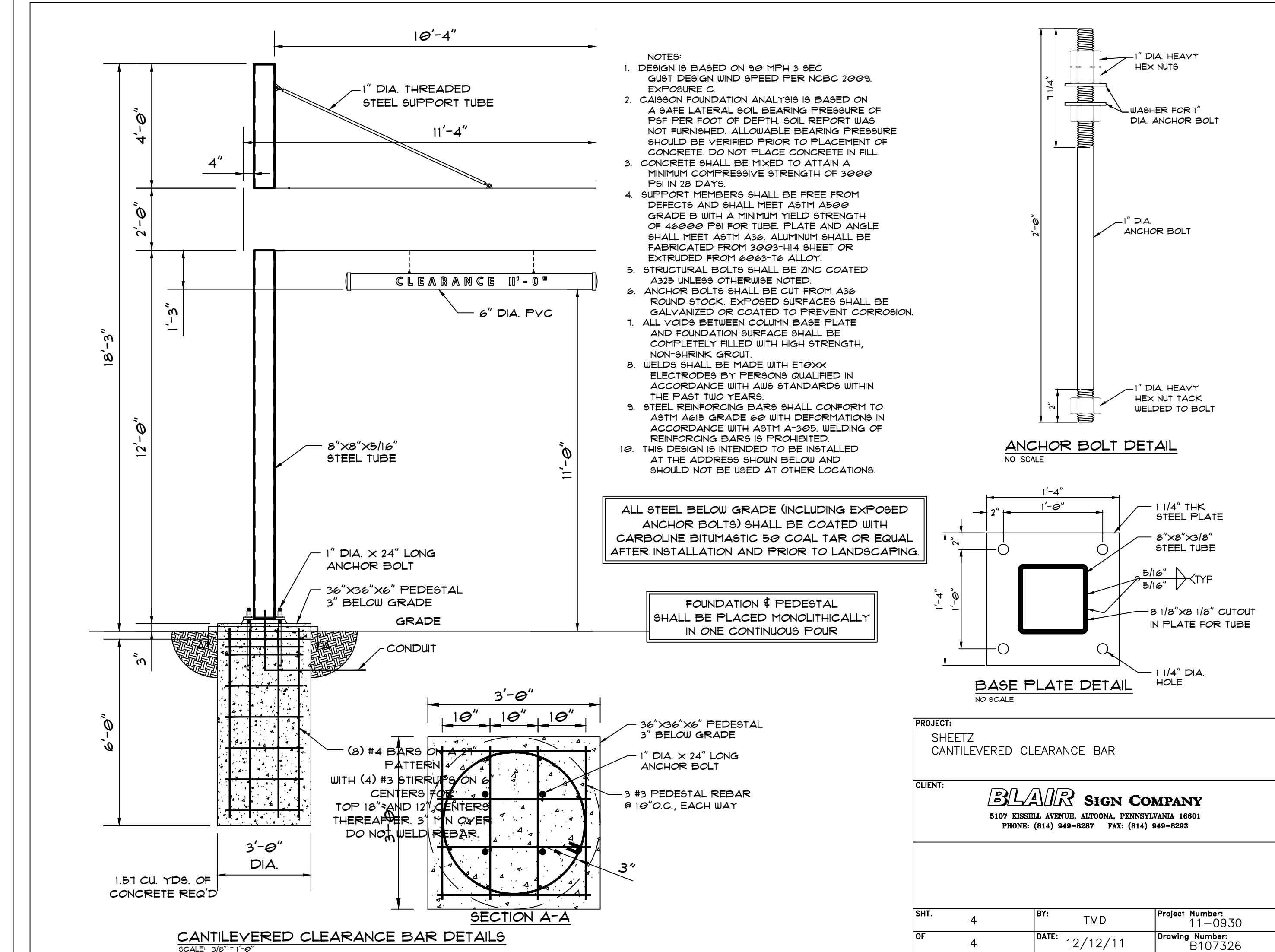


UNLD 87 TO BE ON STREET SIDE OF SIGN FOR BOTH SIDES



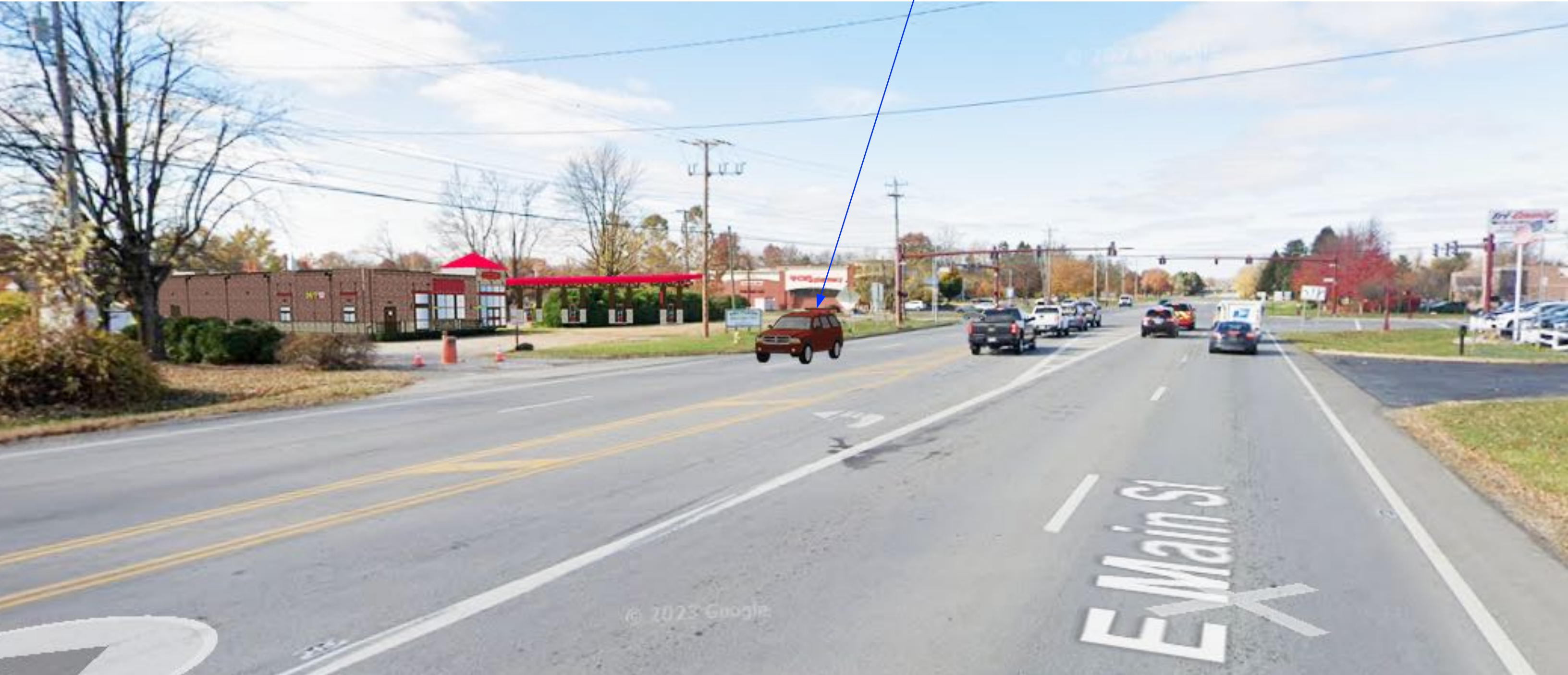


G:\Site\Under contract\OH-21-4270-Reynoldsburg-Taylor Road Sign Package\Reynoldsburg_DT.dwg, 9/6/2022 2:56:09 PM



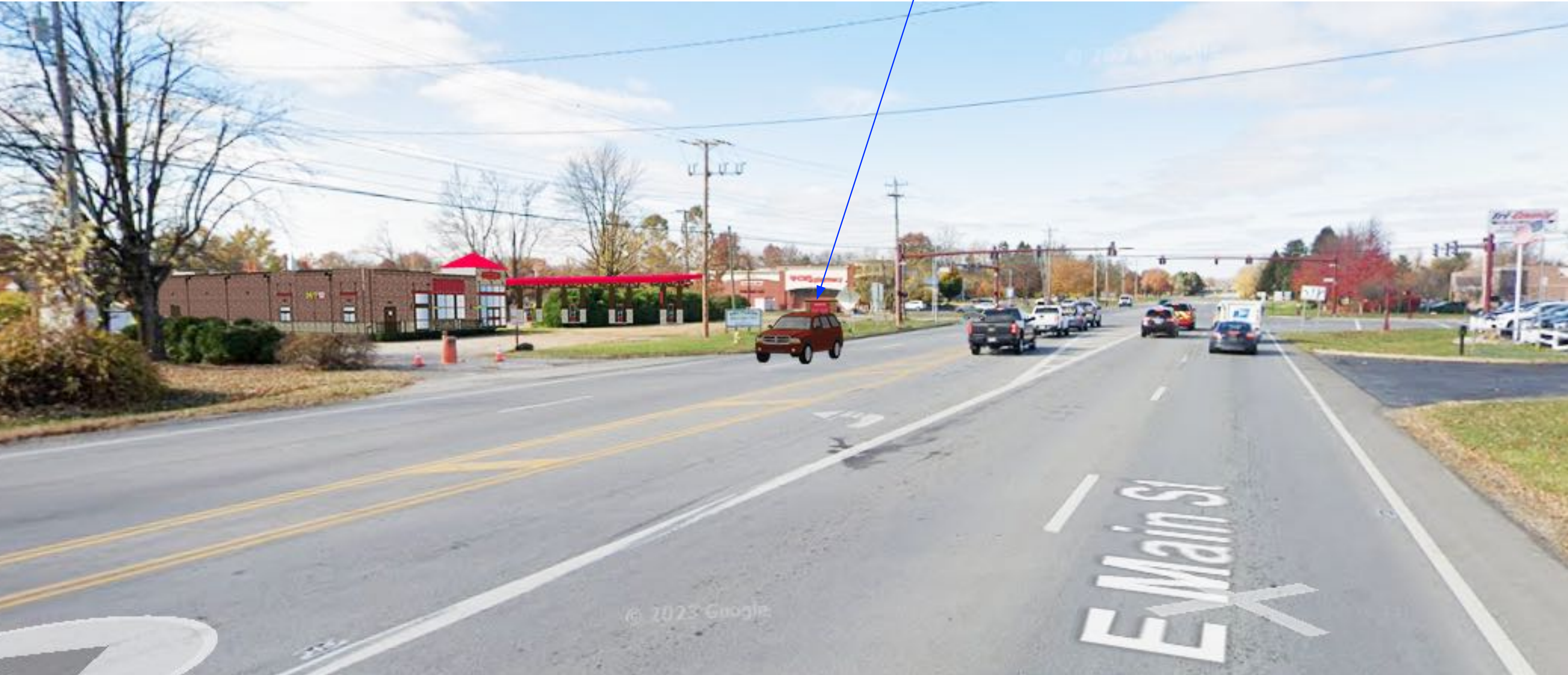
DRIVE THRU ORDER POINT ELEVATION
SCALE: 3/8"=1'-0"

6'-0" TALL MONUMENT SIGN

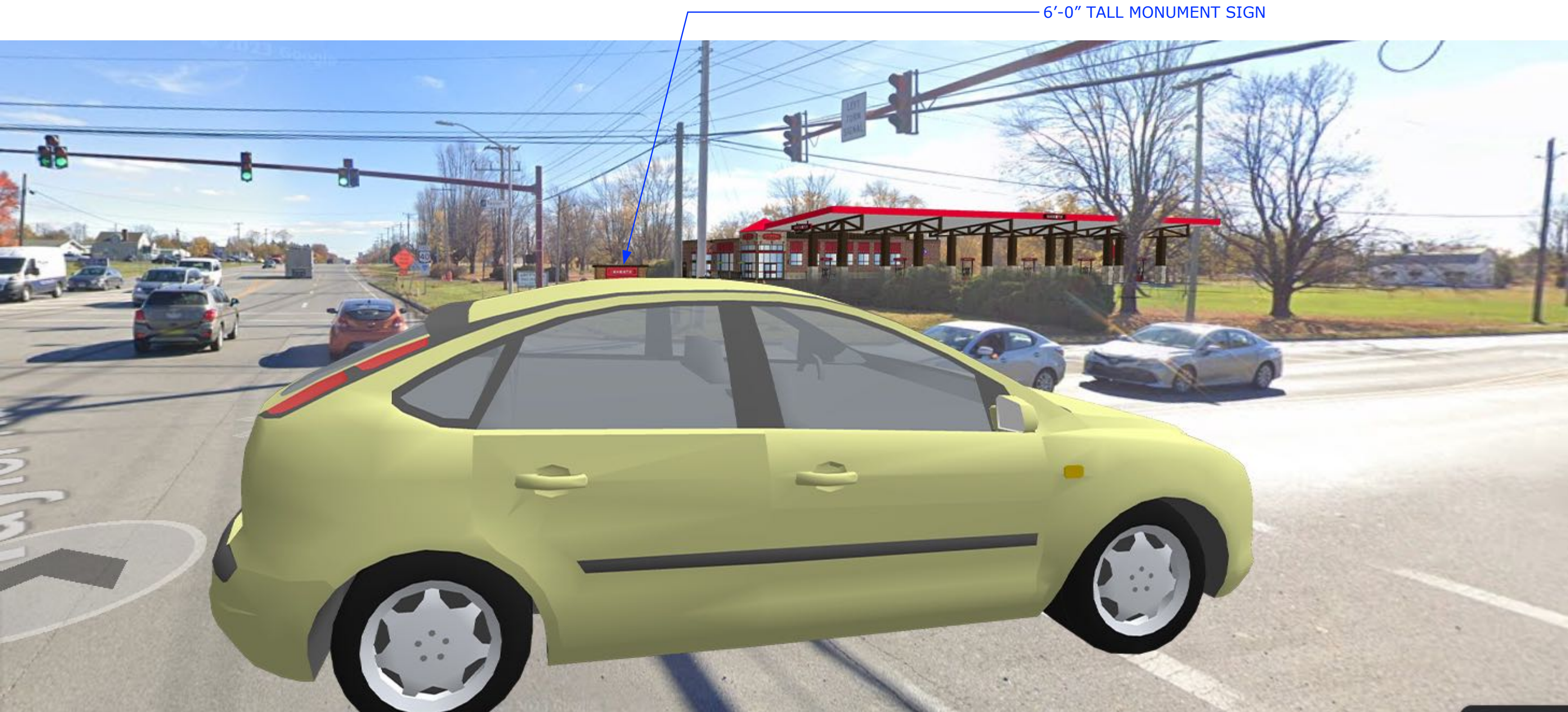


WEST BOUND VIEW AT US-40 APPROX 200FT TO TAYLOR RD

9'-0" TALL MONUMENT SIGN



WEST BOUND VIEW AT US-40 APPROX 200FT TO TAYLOR RD



EAST BOUND VIEW AT INTERSECTION OF US-40 AND TAYLOR RD

9'-0" TALL MONUMENT SIGN



EAST BOUND VIEW AT INTERSECTION OF US-40 AND TAYLOR RD

6'-0" TALL MONUMENT SIGN



EAST BOUND VIEW AT US-40 TO INTERSECTION AT TAYLOR RD

9'-0" TALL MONUMENT SIGN



EAST BOUND VIEW AT US-40 TO INTERSECTION AT TAYLOR RD

6'-0" TALL MONUMENT SIGN



EAST BOUND VIEW AT US-40 APPROX 200FT TO TAYLOR RD

9'-0" TALL MONUMENT SIGN



EAST BOUND VIEW AT US-40 APPROX 200FT TO TAYLOR RD



NORTH-BOUND VIEW AT TAYLOR RD, APPROX 600 FT TO US-40



NORTH-BOUND VIEW AT TAYLOR RD, APPROX 350 FT TO US-40