



**MINUTES Regular Meeting
REYNOLDSBURG Planning & Zoning Board
July 6, 2023**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 6/1/2023

Minutes stand approved

Planning & Zoning Board - Regular Meeting - 6/15/2023

Mr. Furst submitted some changes and tabled this until the July 20th, 2023 meeting.

APPROVAL OF AGENDA

Agenda stand approved.

SWEARING IN OF SPEAKERS

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

PUBLIC COMMENT

UNFINISHED BUSINESS

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

Ms. Buathier read the staff report into the record.

Mr. McFarland wanted to reiterate that Sheetz has decreased the number of

variances to a minimum they feel is reasonable and appropriate. Sheetz feels that it is critical to have a south-facing wall sign to make it safer for northbound traffic getting into the right turn lane before getting to the intersection. They feel that they have met the intent of the code with the six-foot-height monuments sign and it's very important to have clear identification of the price.

Mr. Furst invited Mr. Waibel from 290 Windsor Drive to the podium for comment.

Mr. Waibel explained that he was there to represent the Windsor Forest HOA. His concern is that the code in their development has a minimum lot size of half an acre. The home owners do not like high-density development in their area. Mr. Waibel's additional concern is with the dip in Taylor Road where it crosses a creek. He explained that when cars hit that dip they disappear for 4 seconds and are right up on you when they reappear. If the city is going to increase traffic on Taylor Road, he would like for the road to be looked at and the dip to potentially be taken out. He doesn't have a specific concern about the Sheetz project, but asked the board to do their due diligence and good judgment while considering the long time residents in the area.

Mr. Benner stated that the staff report that was presented is the old one and the discrepancy regarding approval was corrected. Mr. Benner asked the staff to clarify what had been changed. Ms. Buathier stated that the applicant followed the board's recommendation to reduce the number of sign variances. The applicant did reduce the height to six feet, which meets the code. While the sign height was reduced, the electronic percentage area has increased due to the size of the sign becoming smaller. They reduced three of the wall signs, still requesting one variance for a wall sign. Staff does recommend approval due to following the board's recommendation.

Mr. Benner stands by the previous discussion that he doesn't believe a sign going northbound is necessary. Also, the monument sign variance he doesn't feel is necessary and he sees there's no reason to change the code when there are multiple apps that will guide people to find gas prices. People know a made to order restaurant with gas facilities is going to be there and they don't see a reason to alter the code for safety reasons, as the applicant indicated.

Mr. Furst's interpretation of the variance factors in 1109.13D of the code does not say give us two instead of 15 variances, but rather give us the minimum number of variances. The variances are there regardless of the number of variances the applicant is requesting.

Ms. Barnhart asked about the language that referred to East Broad Street and asked the applicant to be sure to update the language to Main Street to prevent

future confusion.

Ms. Barnhart does find it important to see the gas station prices and asked the applicant, by reducing the sign to six feet versus nine feet, how does that affect safety?

Mr. McFarland explained that people's decision when purchasing gas is usually an impulse decision. If they can clearly know there's a gas station and what the price is, they can avoid an abrupt turn or change of lanes. Mr. McFarland is very concerned about the safety of drivers and that it is illegal to use a device while driving, so gas apps shouldn't be used. He feels it is not realistic to see a six-foot sign in traffic or congestion. Safety is Sheetz number one concern and a taller sign is easier to see in advance. They feel as if this is the minimum necessary and that the intent of the code is to argue about hardship and they feel as if they have done that.

Ms. Barnhart pointed out that she suspects traffic will get heavier in this area in the coming years due to the freeway interchange down the street.

Mr. Benner reiterated that he doesn't see the hardship and he doesn't buy that people are wandering the streets of Reynoldsburg looking for a gas station.

Mr. Shook explained that four votes are needed to approve an application, but not necessarily four votes to reject. If the board wants to split out the variances, they have that option.

Ms. Barnhart: I'd like to make a motion to accept staff recommendation to approve the variance requests in section 1109.13; figure 8.3 for additional signage and figure C, which is additional square footage.

No second. Motion dies.

Mr. Benner: I motion that we reject the application of the three variances requested.

Mr. Bivens: I second.

RESULT:	DENIED
MOVER:	Benner
SECONDER:	Bivens
AYES:	Benner, Bivens, Furst, Kleckley
NAYS:	Barnhart



NEW BUSINESS

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman