



**MINUTES Regular Meeting
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 private 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 six months 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

Planning and Zoning Administrator

Chairman