



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
October 5, 2023**

CALL TO ORDER

ROLL CALL

PRESENT: Barnhart, Benner, Bivens, Furst, Kleckley, Zollars

ABSENT: Alabi

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 9/21/2023

Minutes stand approved

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars

PUBLIC COMMENT

UNFINISHED BUSINESS

None

NEW BUSINESS

App# 2023-5509; 7574 E.Main Street; Karna Lamichhane for Mega Mobile Tech; Certificate of Appropriateness

Ms. Buathier read the staff report into the record.



Mr. Furst asked about the background color of the original signage and said he preferred that if the existing sign was dark gray to keep it the same color. Ms. Buathier said that, based on the image, it looks like it was black, but over time the sun may have faded it to look like a dark gray.

Mr. Furst: I move that we approve this application with the conditions listed in the staff report.

Ms. Kleckley: Second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Kleckley
AYES:	Barnhart, Benner, Bivens, Zollars

App# 2023-5513; 7582 E. Main Street; Branham Sign Company for Asian Grocery Mart; Varaince

Ms. Buathier read the staff report into the record.

Mr. Furst asked if there was any objection to changing the lettering to white versus blue.

Mr. McCollum of Branham Sign Company explained that he was called when sign-a-rama wasn't able to insert the face due to damage to the frame. He explained that the blue lettering sign had already been made, so he preferred not to change it. Mr. Zollars asked the board if blue was allowed. Ms. Buathier said the comprehensive sign package for the property says the lettering should be white with the logo allowing up to four colors.

Mr. Furst explained that the variance for the internally illuminated sign is clearly not a hardship that the applicant created and that the purpose of a variance is to resolve issues like this and the applicant has met the standards for variances in 1109.13.

Mr. Furst: I move that we accept the application for the variance based on our analysis of the factors in 1109.13D with the condition that the sign lettering be white to match the existing sign plan adopted in 2019 for the property.



Mr. Bivens: I'll second.

RESULT: Approved

MOVER: Furst

SECONDER: Bivens

AYES: Barnhart, Benner, Kleckley, Zollars

**App# 2023-5392; 7582 E. Main Street; Chandra Bista for Asian Grocery Mart;
Certificate of Appropriateness**

Ms. Buathier read the staff report into the record.

Mr. Furst: Given that we have just discussed this related matter, I do recommend approval with the conditions recommended by staff.

Ms. Barnhart: I'll second.

RESULT: Approved

MOVER:Furst

SECONDER: Barnhart

AYES: Benner, Bivens, Kleckley, Zollars

OTHER BUSINESS

None

ADJOURNMENT

Planning and Zoning Administrator

Chairman