



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY JULY 10, 2017**

COMMITTEE MEETING: IMMEDIATELY FOLLOWING PUBLIC HEARINGS

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Clemens
Safety: Chmn Long, Cicak, Clemens, Spalding
Service: Chmn Luzader, Clemens, Spalding, Cicak
Finance: Chmn Cotner, Long, Luzader, Skinner

* * * * *

Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Service Committee – Committee Meeting – June 12, 2017
4. Discussion
 - a. Liquor Permit Request 6785 E Main Street, GP Main Street Inc. Dba Metro Beer & Wine Drive Thru
 - b. Liquor Permit Request 7619 E. Main Street- Buckeye Cheddar & Chili LLC
 - c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1187.07 Residential Appearance Standards of Chapter 1187 Special Provisions for Residential Uses. (Second Reading 6/26/2017; Planning Commission 6/1/2017).
 - d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District. (Second Reading 6/26/2017; Planning Commission 6/1/2017).

R CITY OF REYNOLDSBURG

**SERVICE COMMITTEE - BRETT LUZADER
MONDAY JUNE 12, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – May 22, 2017

Minutes stand approved.

4. Discussion

a. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 0 Graham Road, Reynoldsburg, Ohio, from R-2 Single Family Residence District to S-1 Special District; Applicant Mark Larrimer.

Mr. Luzader: Mr. Snowden indicated that this is with the Silent Home Cemetery on 256 and Jackson that backs up to Graham Road where the maintenance facility and garage are.

Mr. Havener: You're correct.

Minutes Acceptance: Minutes of Jun 12, 2017 7:33 PM (Approval of Minutes)

RESULT: REFERRED TO COUNCIL [UNANIMOUS] **Next: 6/12/2017 8:00 PM**
MOVER: Brett Luzader, Ward II
SECONDER: Marshall Spalding, Ward III
AYES: Clemens, Cicak, Luzader, Spalding

- b. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6305 E. Livingston Avenue, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special District; Applicant Mark Larrimer.

Mr. Havener: This parcel is the existing fire station on East Livingston Avenue. It was decided that the Special district would be better for the township parcels, this being one of them.

Mr. Luzader: We are assuming that the township is going to maintain these properties forever.

Mr. Havener: That is our assumption yeah, as long as there is a fire station on the property.

RESULT: REFERRED TO COUNCIL [UNANIMOUS] **Next: 6/12/2017 8:00 PM**
MOVER: Brett Luzader, Ward II
SECONDER: Stephen Cicak, Ward I
AYES: Clemens, Cicak, Luzader, Spalding

- c. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6900 E. Main Street, Reynoldsburg, Ohio, from CS Community Services District to S-1 Special District; Applicant Mark Larrimer.

Mr. Havener: This is a similar situation to the previous, just for the fire state on E. Main Street just to the west of Briarcliff.

RESULT: REFERRED TO COUNCIL [UNANIMOUS] **Next: 6/12/2017 8:00 PM**
MOVER: Brett Luzader, Ward II
SECONDER: Marshall Spalding, Ward III
AYES: Clemens, Cicak, Luzader, Spalding

- d. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6269-6275 E. Main Street, Reynoldsburg, Ohio, from CC- Community Commerce District to CS Community Services District; Applicant Sammy Kanaan, Agent for Owner.

Mr. Havener - This pertains to the parcel that is 3 buildings to the west of Brice Road at the Reynoldsburg Car Care Center. It has several businesses within the same building and they

Minutes Acceptance: Minutes of Jun 12, 2017 7:33 PM (Approval of Minutes)

are all car care service facilities. With it being cc community commerce that zoning didn't apply as well as the ccs community services district did. At the request of the applicants, the discussions between the planning administrator, and the building owners, it was decided to go ahead and proceed.

Mr. Luzader - Currently they are all automotive related tenants, suppose another business wants to go in there that is not automotive related, will they have to come back and get a special exception use permit?

Mr. Havener - Depending on the use. That could be the source, but in most cases I believe the cs district gives you the most flexibility out of any of the zonings for these types of businesses as well as other commercial businesses. This is really the best option for this business right now at this time. It gives them the flexibility to bring in other uses if they would want to.

Sam Kanaan (Applicant) - With Re-Max and I represent the property owner, Michael George. We have one vacant unit at the property. In the past 60-90 days I've talked to other respective tenants to come into the building. Being that its been empty for more than 6 months, under the current zoning, a new tenant would need to come in and apply for a special use permit. Tenants do not want to wait for the time it takes to go through that process.

Mr. Clemens - It's my understanding that there will be restrictions put on as far as who could be there and who can't.

Mr. Luzader - The 3 big restrictions are car sales, adult entertainment, and tatoo parlors.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 6/12/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	

e. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 913.02 Plot Plan Requirement of Chapter 913 Private Roadways. (Second Reading 5/22/2017).

Mr. Havener - It's a grammatical error and re-titling.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 6/12/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

Minutes Acceptance: Minutes of Jun 12, 2017 7:33 PM (Approval of Minutes)

Clerk of Council**April Beggerow****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6836 phone****Memo**

DATE: July 10, 2017**TO: Service Committee****CC:****RE: Liquor Permit Request 6785 E Main Street, GP Main Street Inc. dba
Metro Beer & Wine Drive Thru**

Please see attached permit information.

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

3303915 TRFO GP MAIN STREET INC
DBA METRO BEER & WINE DRIVE THRU
6785 E MAIN ST & GARAGE
REYNOLDSBURG OHIO 43068
02 01 2017
06 20 2017
C1 C2
25 220 B F18695

FROM 06/22/2017

2598903 EZ THRU INC
DBA METRO BEER & WINE DRIVE THRU
6785 E MAIN ST & GARAGE
REYNOLDSBURG OHIO 43068
02 01 2017
06 20 2017
C1 C2
25 220



MAILED 06/22/2017

RESPONSES MUST BE POSTMARKED NO LATER THAN. 07/24/2017

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES B TRFO 3303915

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD [] IN OUR COUNTY SEAT. [] IN COLUMBUS.

WE DO NOT REQUEST A HEARING. []

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- [] Clerk of County Commissioner

(Date)

[] Clerk of City Council

[] Township Fiscal Officer

CLERK OF REYNOLDSBURG CITY COUNCIL
7232 EAST MAIN STREET
REYNOLDSBURG OHIO 43068

Attachment: 2017-06-20 GP Main Street Inc dba Metro Beer & Wine (1823 : Liquor Permit Request 6785 E Main)

Commerce Division of Liquor Control : Web Database Search

OWNERSHIP DISCLOSURE INFORMATION

This online service will allow you to obtain ownership disclosure information for issued and pending retail liquor permit entities within the State of Ohio.

Searching Instructions

Enter the known information and click the "Search" button. **For best results, search only ONE criteria at a time.** If you try to put too much information and it does not match exactly, the search will return a message "No records to display".

The information is sorted based on the Permit Number in ascending order.

To do another search, click the "Reset" button.

SEARCH CRITERIA	
Permit Number	<input type="text" value="3303915"/>
Permit Name / DBA	<input type="text"/>
Member / Officer Name	<input type="text"/>

[Search](#) [Reset](#) [Main Menu](#)

Member/Officer Name	Shares/Interest	Office Held
Permit Number: 3303915; Name: GP MAIN STREET INC; DBA: DBA METRO BEER & WINE DRIVE THRU; Address: 6785 E MAIN ST & GARAGE REYNOLDSBURG 43068		
GHAZANFAR KASHAF	20.00	PRESIDENT

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- [Ohio Department of Commerce](#)

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Attachment: 2017-06-20 GP Main Street Inc dba Metro Beer & Wine (1823 : Liquor Permit Request 6785 E Main)

Clerk of Council**April Beggerow****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6836 phone****Memo**

DATE: July 10, 2017**TO: Service Committee****CC:****RE: Liquor Permit Request 7619 E. Main Street- Buckeye Cheddar &
Chili LLC**

See Attached.

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

1070755		NEW	BUCKEYE CHEDDAR & CHILI LLC 7619 E MAIN ST REYNOLDSBURG OH 43068
PERMIT NUMBER		TYPE	
06 13 2017		ISSUE DATE	
D1 D2 D3		PERMIT CLASSES	
25	220	B	
TAX DISTRICT		RECEIPT NO.	

FROM 06/27/2017

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT		RECEIPT NO.



MAILED 06/27/2017

RESPONSES MUST BE POSTMARKED NO LATER THAN. 07/28/2017

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES **B NEW 1070755**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

CLERK OF REYNOLDSBURG CITY COUNCIL
7232 EAST MAIN STREET
REYNOLDSBURG OHIO 43068

Attachment: 2017-06-13 Buckeye Cheddar and Chili (1829 : Liquor Permit Request 7619 E. Main)

Commerce Division of Liquor Control : Web Database Search

OWNERSHIP DISCLOSURE INFORMATION

This online service will allow you to obtain ownership disclosure information for issued and pending retail liquor permit entities within the State of Ohio.

Searching Instructions

Enter the known information and click the "Search" button. **For best results, search only ONE criteria at a time.** If you try to put too much information and it does not match exactly, the search will return a message "No records to display".

The information is sorted based on the Permit Number in ascending order.

To do another search, click the "Reset" button.

	SEARCH CRITERIA
Permit Number	<input type="text" value="1070755"/>
Permit Name / DBA	<input type="text"/>
Member / Officer Name	<input type="text"/>

[Search](#) [Reset](#) [Main Menu](#)

Member/Officer Name	Shares/Interest	Office Held
Permit Number: 1070755; Name: BUCKEYE CHEDDAR & CHILI LLC; DBA: ; Address: 7619 E MAIN ST REYNOLDSBURG 43068		
KARLISSA SAFFOLD	MANAGE MEM	CEO
STERLING SAFFOLD	MANAGE MEM	PRESIDENT

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- [Ohio Department of Commerce](#)

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[Policy](#) | [Disclaimer](#) | [Employment](#) | [Contacts](#)

Attachment: 2017-06-13 Buckeye Cheddar and Chili (1829 : Liquor Permit Request 7619 E. Main)

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: July 10, 2017**TO: Service Committee****RE:** Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1187.07 Residential Appearance Standards of Chapter 1187 Special Provisions for Residential Uses. (Second Reading 6/26/2017; Planning Commission 6/1/2017).

See the attached document for details of proposed text amendment.

1187.07 RESIDENTIAL APPEARANCE STANDARDS.

(c) General Provisions.

1. The height and bulk of any proposed building and structure on the site should be in scale and in proportion with surrounding structures and not dominate the site or neighborhood. The exterior finish shall not have exposed rough lumber and shall have a minimum of a stucco application, wood or vinyl siding or similar material.

2. All required site plans shall meet or exceed the minimum development standards (i.e., setbacks, open space, lighting standards, minimum parking and loading spaces, and landscaping requirements) established in this Zoning Code.

3. Building elevations, design characteristics and other architectural and aesthetic features shall not be unsightly, undesirable, or obnoxious in appearance; shall create an orderly and aesthetically pleasing environment; and shall be harmonious and compatible with existing development in the area.

4. New development or remodeling shall be designed in such a way as to upgrade the appearance and quality of the area.

6. No continuous wall is allowed to extend for more than 40 feet (40FT) without a recess or change in plane. At least twenty-five percent (25%) of the front facade of any new single or two family dwelling shall be clad in traditional or natural material. Any new multi-family dwelling shall be constructed of a minimum of seventy-five percent (75%) traditional and natural material. Traditional and natural materials shall consist of clay bricks, stone, cultured stone, stucco, and wood or fiber cement board siding.

7. New accessory structures or building additions shall match the existing bulk, color, roof design, architectural treatment, and materials of the main structure on the site.

8. All utility lines and conduit lines shall be incorporated into the building and not permitted on the exterior of any building.

9. Window and door security gates or guards shall not be installed on the exterior of the structure.

Development Department

Eric Snowden

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6829 Phone

ORDINANCE REQUEST

DATE: **July 10, 2017**

TO: **Service Committee**

RE: Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1183.05 Standards for Development Review of Chapter 1183 Planned Neighborhood Development District and Section 1184.05 Standards for Development Review of Chapter 1184 Planned Commercial Development District. (Second Reading 6/26/2017; Planning Commission 6/1/2017).

See the attached document for details of proposed text amendment .

1183.05 STANDARDS FOR DEVELOPMENT PLAN REVIEW.

(a) Standards for Review. In reviewing and determining whether to recommend approval or disapproval of a Planned Neighborhood Development District, its development plan, ~~and detailed development plan~~ or subsequent site plan, the Planning Commission and City Council shall consider, but shall not be limited to consideration of, the following characteristics of the proposed development:

(1) The comprehensive nature and design of the development or site plans, including appropriate and intentional design of the physical, aesthetic, and economic relationships among its parts.

(2) The suitability of the site proposed for zoning as a Planned Neighborhood Development District, including its location, size, width, relationship to existing development in the community and in abutting communities, natural features, relationship to community plans, and such other characteristics as the Planning Commission and City Council may deem important

1184.05 STANDARDS FOR DEVELOPMENT AND SITE PLAN REVIEW.

(a) Standards for Review. In reviewing and determining whether to recommend approval or disapproval of a Planned Commercial Development District, its development plan, or subsequent site plan, the Planning Commission and City Council shall consider, but shall not be limited to consideration of, the standards of Section 1151.04, Section 1103.12 and the following characteristics of the proposed development:

(1) The comprehensive nature and design of the development or site plans, including appropriate and intentional design of the physical, aesthetic, and economic relationships among its parts.