

CITY OF REYNOLDSBURG

**SERVICE COMMITTEE - BRETT LUZADER
MONDAY MAY 8, 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 – April 24, 2017

Minutes stand approved.

4. Discussion

a. Liquor Permit Request- Moran Foods LLC Db. Save-A-Lot #675-4668

Chief O'Neill: This is just an internal transfer within Save-a-lot. No reason to contest this application.

Permit request stands

b. Liquor Permit Request- Mi Fonda Cristo Rey LLC - 1909 Baltimore Reynoldsburg Road

Chief O'Neill: This is a store front restaurant that is located between Scali and Calendar Cleaners in that strip mall. This is a new permit for beer consumption on premises only. No reason to contest this permit.

Permit request stands.

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 – 0 Taylor Road SW, Reynoldsburg, Ohio, from CC Community Commerce District to R-4 Single and Two-Family Residence District, Applicant, Charles W. Warner, Jr.

Mr. Snowden: This is an application for a zoning district change for a piece of property originally attached to the development to the north which was eventually developed into Circle K and this property was not used in that development and has been spun off into a lot that is approximately 100 feet wide. The site is really small for a commercial site to meet the requirements and the applicant is looking to rezone to the R4 district that would allow for either a single family or 2 family home on the property. There is a map of the buildable area and I believe the plan is to re-zone and then sell the property. I'll have a full report for a combined hearing.

Mr. Clemens: I don't have any questions but we have a section up there that has 2 family homes close to the section he's talking about and I see no problem with that at all.

Mr. Snowden: Yes, Councilman Clemens, all of the homes there that face Taylor Road are in the City of Pataskala, but the zoning district there but the R-4 in our Code corresponds most closely with what the zoning of those there in Pataskala are and that is why I worked with the applicant to identify that zoning district.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 5/8/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Mel Clemens, Ward IV	
AYES:	Clemens, Cicak, Luzader, Spalding	

d. 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.

Mr. Snowden: Chapter 913 of the Code regulates private roadways, that's any roadway with more than 4 dwelling units. These again would be typically used in a multi-family development. At the time it was written back in the 1960s we did not review site plans in the same manner that we review them today. I'm simply re-writing the section to specifically reference the section of the zoning code that states how site plans should be reviewed and it's again, a reference that prohibits you from constructing the private roadway until your site plan for your project is approved.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 5/8/2017 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 1193.07 Design Standards of Chapter 1193 Historic Overlay District.

Mr. Snowden: Chapter 1193 regulates the Historic District. If you'll recall at one time, there was a Historic District, a Historic Commercial District and we worked to merge that into one ordinance. This section J was originally applied mostly to the commercial portion, but when you combined all together it had the accidental... you could have inferred by the section that wood was a prohibited material throughout the entire district. That was not the intent of it, especially for residential and so I re-wrote this section to clarify what's permitted for

residential in the historic district, whats permitted in commercial for fences and I also added the last section regarding the S-1 special district, that would be regarding the school. I'm exempting the school based zoning property from that fence regulation because they have that ball diamond and tennis courts and it doesn't makse sense to say they can't have chain link fence because if we prohibit that the first thing they'll do is come back and ask for a variance to fix up the ball diamonds. So just cleaning up that section.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 5/8/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

f. ORDINANCE ACCEPTING a RECORDED DEED (1.25 Acre Property) FROM JOHN TRURO HOLDINGS, LLC. (Second Reading 4/24/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 5/8/2017 8:00 PM
SECONDER:	Mel Clemens, Ward IV	
AYES:	Clemens, Cicak, Luzader, Spalding	

g. 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 – 137 Waggoner Road, Reynoldsburg, Ohio, from R-1 Single Family Residence District to PCD Planned Commercial Development District, Applicant, United Dairy Farmers. (Second Reading 4/24/2017; Planning Commission 4/6/2017).

Mr. Snowden: All of the requirements placed upon the applicant by the Planning Commission would apply if approved. The City Enginneer and the City of Columbus have signed off on the Traffic Study.

Mr. Luzader: Would the applicant like to step forward in case we have questions.

Mr. Kling: Tim Kling, Director of Real Estate, UDF 3955 Montgomery Rd, Cincinnati, Ohio 45212

Mr. Luzader: I know we've talked on the phone, you're going to put a right turn lane in on Waggoner Road?

Mr. Kling: Correct.

Mr. Luzader: And also a left turn lane going north bound?

Mr. Kling: Yes we are proposing that, it is a condition of the traffic study.

Mr. Luzader: I know there was concern about bottlenecking that area and you've moved it as far south as you can without getting into the Deer Trail intersection.

Mr. Kling: That's correct.

Mr. Luzader: Are there any questions?

Mr. Clemens: Why isn't the traffic study done?

Mr. Kling: I believe the traffic study is complete.

Mr. Snowden: The City of Columbus and the City Engineer both signed off on the Traffic study.

Mr. Clemens: They've both signed off on the Traffic Study?

Mr. Snowden: Let me clarify, on the Broad Street frontage of the property the applicant is proposing a deceleration lane for a right in, right out. On the Waggoner road access, they're proposing to extend the existing Waggoner road turn lane for left bound onto Broad to extend it back to about half way down before it enters the intersection to Deer Trail Drive which obviously would be a problem as Chairman Luzader pointed out. And they're proposing a right turn lane on Waggoner as well. Our City Engineer has signed off on it and so has City of Columbus.

Mr. Clemens: I understand but you said you hadn't made your mind made up yet or?? When you were asked the question about it?

Mr. Kling: I just wasn't sure if it was for sure signed off on.

Mr. Snowden: I can confirm that Councilmember.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 5/8/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	