



City of Dublin

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## PLANNING AND ZONING COMMISSION

### MEETING MINUTES

MARCH 1, 2012

#### AGENDA

- 1. Wendy's International – Building Expansion**  
**12-013CDD**  
**(Approved 7 – 0)**  
**1 Dave Thomas Boulevard**  
**Corridor Development District**
- 2. Informal Discussion - LULRP Work Plans 2012**
- 3. Informal Discussion - BSC Vision Report Update Process**

Chair Chris Amorose Groomes called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were Richard Taylor (who had to leave at 6:40 p.m.), Amy Kramb, Todd Zimmerman, Warren Fishman, Joe Budde, and John Hardt. City representatives were Jennifer Readler, Steve Langworthy, Claudia Husak, Jenny Rauch, Gary Gunderman, Alexis Dunfee, Rachel Beck, Alan Perkins, Kristin Yorko, and Flora Rogers.

#### Motion and Vote

Mr. Taylor made a motion to accept the documents into the record as presented. Mr. Zimmerman seconded the motion. The vote was as follows: Ms. Amorose Groomes, yes; Mr. Fishman, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Budde, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Amy Kramb referred to the February 2, 2012 meeting minutes, and amended page 6, tenth paragraph:

Ms. Kramb said she understood under this process if it does not require the development plan because it is a minor project or one of those other things, the Commission will never see it.

Ms. Amorose Groomes referred to page 8, paragraph 8, and noted that it was an incomplete sentence, and it should be deleted.

Richard Taylor said that the second paragraph from the bottom on page 14 should be attributed to Mr. Hardt.

Ms. Kramb amended page 17, last paragraph, third sentence:

She said there are some simple changes she we could make.

Ms. Kramb referred to page 18, second paragraph, and said that the preposition, 'in' at the end of the sentence should be deleted.

#### Motion and Vote

Mr. Taylor made a motion to approve the February 2, 2012 meeting minutes as amended. Mr. Zimmerman seconded the motion. The vote was as follows: Mr. Budde, yes; Mr. Hardt, yes; Ms. Kramb, yes; Mr. Fishman, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

### **Administrative Business**

Claudia Husak reported that City Council was conducting Board and Commission member interviews next week and should be announcing the Commission member appointment before the April meeting.

Ms. Husak pointed out that the March 8, 2012 meeting packet had been distributed to the Commissioners at the meeting to take home.

Ms. Amorose Groomes briefly described the rules and regulations of the Planning and Zoning Commission. She announced that consented Case 1 was the only case on the agenda, therefore the order of the published agenda would be followed.

#### **1. Wendy's International – Building Expansion 12-013CDD**

#### **1 Dave Thomas Boulevard Corridor Development District**

Chris Amorose Groomes introduced this Corridor Development District application for review and approval of the construction of approximately 47,000-square-foot, two-story building for an existing business located on the north side of West Dublin-Granville Road at its intersection with Dave Thomas Boulevard. She swore in those intending to address the Commission regarding this case including Paul Orban, BHDP Architecture and City representatives.

Ms. Amorose Groomes asked if there were any questions or concerns regarding this consent case.

Amy Kramb asked about the material and the height of proposed screen wall shown on the east side of the new building. Paul Orban, BHDP Architecture explained the elevation she referred to was a brick and stone wall on the east side of the building.

Todd Zimmerman recalled the Commission approved a change to the windows in 2004 and asked if the proposed windows were a similar window design. Mr. Orban confirmed they were of a similar design.

Ms. Amorose Groomes invited public comment regarding this application. [There was none.]

Mr. Orban agreed to the condition listed below.

### **Motion and Vote**

Mr. Taylor made the motion to approve this Corridor Development District application because the proposed modifications are consistent with surrounding development and the Corridor Development District requirements of the Zoning Code are met, with one condition:

- 1) The diamond-shaped areas within the eastern parking fields be replanted with the required trees or be removed and the replacement inches be replaced onsite.

Mr. Zimmerman seconded the motion. The vote was as follows: Mr. Fishman, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

### **Administrative Business**

Claudia Husak pointed out that large plans for the applications are always available in the Planning office if a Commissioner has difficulty reading anything too small.

Mr. Taylor excused himself at 6:40 p.m. from the remainder of the meeting for a previous commitment.

## 2. Informal Discussion - LULRP Work Plans 2012

Steve Langworthy presented an overview of Planning and Long Range Planning's Work Plan Projects for 2012. He said related to the Bridge Street Corridor Projects, additional material will be added to the Applicant Guide as they begin working through the process. Mr. Langworthy said the Chapter 153 Zoning Code Amendments have been seen by the Commission, but they have not gone on to City Council yet. He said they are deep into the infrastructure planning for some projects or proposal.

Mr. Langworthy said regarding the Scioto River Corridor, City Council discussed during the Open Space Workshop, access to the Scioto River. He said they have tried and want to define what the word 'access' meant, because it meant different things to different people. Mr. Langworthy said they are going to define those different types of access and try to work with Parks and Open Spaces in particular to look at some improvements to make those things happen.

Mr. Langworthy said they will be processing a Community Plan Amendment, but first the Future Land Use map needs to be revised to reflect the Bridge Street Corridor, and also the Thoroughfare Plan to reflect a Street Network map is needed. He said for Historic Dublin this year, they will be redoing or updating the parking occupancy and turnover counts, and continue to monitor the parking situation. He said Planning will be meeting regarding valet issues tomorrow. Mr. Langworthy said regarding the *Historic Dublin District Design Guidelines*, the last ARB Code Amendment that the Commission processed took many of the requirements out of the *Guidelines* and put them into the Zoning Code. He said they are going to complete that process to get into the Code whatever things that are going to be requirements and whatever guidelines and best practices that are good for businesses and residents to know into a more user-friendly kind of guide.

Mr. Langworthy said regarding the Community Plan with the Bridge Street, that they are planning to update the text. He said they are relatively current since this data. He said they will change the Future Land Use to reflect the Tech Flex and the COIC.

Ms. Amorose Groomes asked if there had been any new applications submitted for new construction in the EAZ, Tech Flex, or COIC.

Mr. Langworthy said he was not aware of any major buildings being proposed in the Tech Flex District because those applications went directly to the Building Department. He said in the EAZ, there had been discussions.

Mr. Langworthy said regarding the Community Plan website, they have been thinking that it might be possible, probably not in the near future, at some point make the entire Community Plan web based so that it would no longer be a hard copy plan and make it highly interactive so that you can click on a parcel and drop down to get things from it. He said they wanted to at least make it more interactive to the public even if a hard copy still exists.

Mr. Langworthy said they are looking at all the Area Plans to see what updates may be needed. He said regarding the EAZ, they are working closely with Economic Development to look at how an EAZ application will be processed as well as some marketing issues. He said they are doing some branding work on the EAZ and will continue to look at infrastructure improvements out there as well.

Mr. Langworthy said regarding zoning and other codes, they are looking at the Zoning Code which now has three different core maps for zoning districts and getting them all into one format, following the Bridge Street and EAZ format for all districts and update language were they can do it. He said that Zoning Map maintenance is continually needed to reflect the EAZ and rezoning taking place in other areas.

He said that Planning is using GPS for code enforcement to track where major violations are located.

Warren Fishman said he had noticed when riding his bicycle around Dublin that many people have cut down street trees and left stumps. He asked who handled that situation.

Mr. Langworthy said if they are street trees, Dublin's Forester addresses that situation. He said if there were particular areas where Mr. Fishman saw that, he should let Planning know.

Mr. Hardt said that had occurred in front of his home and there were many trees being taken out from the Emerald Ash Borer. He said the street tree stumps are left deliberately by the City because they come back and graft it out after the fact.

### **3. Informal Discussion - BSC Vision Report Update Process**

Mr. Langworthy discussed options for the Commission's desire to work on an update to the BSC Vision Report and it was decided that the Commission would hold work sessions as their meeting schedule allows. Mr. Langworthy also provided information regarding developments within the area.

Ms. Amorose Groomes invited public comments. [There were none.]

Ms. Amorose Groomes adjourned the meeting at 7:20 p.m.