



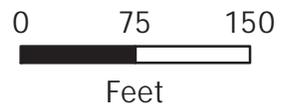
**Dublin Chamber  
of Commerce**

**SITE**



City of Dublin

14-001ARB-MPR  
Minor Project Review  
Tackett Residence  
South High Street





City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

**JANUARY 23, 2014**

The Administrative Review Team made the following determination at this meeting:

#### **3. Historic Residential – Tackett Residence 14-001ARB-MPR– BSC**

**200 S. High Street**

Proposal: The construction of a new single-family dwelling located at the southeast corner of the intersection of South High Street and Waterford Drive.

Request: Review and approval of a Minor Project in accordance with Zoning Code Sections 153.063(B) and 153.170.

Property Owner: Tackett Custom Carpentry

Applicant: John Behal, Behal Sampson Dietz Architects.

Planning Contact: Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410-4600; [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

**DETERMINATION:** Recommendation of approval to the Architectural Review Board of this application for Minor Project Review with three conditions:

1. That the recreation site fee be paid prior to issuance of a building permit;
2. That the applicant work with Engineering should any modifications need to be made to the inlet located along South High Street; and
3. That the applicant will be responsible for securing off-site easements and/or agreements with the adjacent property owner to provide sanitary sewer service connection.

**RESULT:** This application was forwarded to the Architectural Review Board with a recommendation of approval.

#### STAFF CERTIFICATION

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Gary P. Gunderman  
Planning Manager

## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

**JANUARY 23, 2014**

#### DETERMINATION

### **3. 14-001ARB-MPR – BSC Historic Residential District – Tackett Residence – South High Street**

Jennifer Rauch said this is a proposal for the construction of a new single-family dwelling located southeast of the intersection of South High Street and Waterford Drive. She said this is a request for review and approval of a Minor Project in accordance with Zoning Code Sections 153.063(B) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the applicant is resolving issues ART raised last week.

#### *Sanitary Sewer Access*

Ms. Rauch reported that the property owner has contacted their neighbor to the north to make plans for the sewer connection. John Behal said the neighbor had extensive landscaping but nothing major in the sewer easement.

#### *Existing Manhole*

Aaron Stanford said the manhole should be two feet from the driveway. Ms. Rauch said a condition will state that the applicant work with Engineering to make any modifications necessary to ensure adequate spacing between the driveway and the manhole.

#### *Recreation Site Fee*

Ms. Rauch reminded the applicant that the Recreation Site Fee, which was a condition of approval of the Final Plat, needed to be paid prior to the issuance of a building permit.

#### *Egress Windows*

Ray Harpham asked if there was proper spacing of the egress windows for the bedrooms and bonus room. Mr. Behal said they were resolved on these revised plans.

#### *Proposed Building Materials*

Mr. Behal presented a building materials board containing samples of the stone, gray asphalt shingles, fiber cement siding, shutters, and paint colors.

#### *Trees*

Mr. Behal said there were no trees on the lot; they were all on the adjacent property.

Mr. Gunderman invited any further comments or questions. [There were none.]

Ms. Rauch concluded that the Administrative Review Team recommends approval of the request to the Architectural Review Board with three conditions:

1. That the recreation site fee be paid prior to issuance of a building permit;
2. That the applicant work with Engineering should any modifications need to be made to the inlet located along South High Street; and
3. That the applicant will be responsible for securing off-site easements and/or agreements with the adjacent property owner to provide sanitary sewer service connection.

**ADMINISTRATIVE**

Mr. Gunderman asked if there were any further items of discussion. [There were none.]  
The meeting was adjourned at 2:50 pm.

DRAFT



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**JANUARY 16, 2014**

**1. 14-001ARB-MPR – BSC Historic Residential District – Tackett Residence – South High Street**

Jennifer Rauch said this is a proposal for the construction of a new single-family dwelling located southeast of the intersection of South High Street and Waterford Drive. She said this is a request for review and approval of a Minor Project in accordance with Zoning Code Sections 153.063(B) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this proposal was introduced last week and has since been assigned an address, which is 200 S. High Street. She said the recreation site fee would need to be paid prior to the issuance of a building permit. She explained that the fee is calculated at ½ percent of the total land and building costs of the residential unit with a minimum of \$350 and a maximum of \$1,000.

Ms. Rauch stated that any existing trees on the tree survey would need to be noted on the plans as either staying or being removed. She said the screening of the A/C units also needed to be indicated. She confirmed that the pool area is included in the lot coverage calculation, and that the proposal still met the requirement.

Barb Cox asked if the applicant planned to incorporate a stoop, pad, or patio adjacent to the door off of the walk-out basement, which would minimally add to the lot coverage. Jeff Tyler said the minimum requirements are a 3-foot by 3-foot slab. Ms. Rauch cautioned the applicant that they are already close to the maximum allowed lot coverage.

John Behal assured the ART that it would not be an issue with the homeowners. He explained their intent is to have a big porch since they do not plan to be out in the sun very often other than to use the pool. He said the owners are not anxious to pave a lot more; they need green space and the back part of the lot is the most scenic.

Steve Langworthy asked about lighting. Mr. Behal said they will have lighting off of the garage. Ms. Rauch recommended that they include the lighting cut sheets as the Architectural Review Board (ARB) will want to examine them.

Ms. Rauch asked that they show the dimension of the front yard setback to confirm that it meets the 15-foot requirement, and that they provide dimensions of the driveway, and show the existing curb gutter manhole.

Ms. Cox said they should verify the location of the stormwater facilities on the property survey, and she would review the location of the manhole as well. Mr. Behal said he would comply.

Ms. Rauch requested a floor plan of the interior of the detached garage and an explanation of how the detached garage would have access from the lower rear portion of the site.

Ms. Rauch said the maximum building height needed to be indicated on the plans to ensure it met the 35-foot maximum requirement. Mr. Behal said it would be incorporated in the revised plans and would provide a sample of the proposed building materials.

Steve Langworthy opened the floor to questions.

Jeff Tyler questioned the second floor window egress for the bedroom spaces and bonus rooms, noting they seemed a little tight.

Ms. Cox inquired about the utilities. She indicated that the stormwater manhole might be acceptable but was concerned about the sanitary sewer access. She said there were two sewer lines that the applicant could connect to, but it would require working with the neighboring properties. She pointed out that the one sewer line ends just short of the neighbor's yard to the north that contains quite a bit of landscaping within the sewer easement. She said the other sewer line runs along the property behind the site, which would also require boring through the ground of that vacant property, if so chosen. Mr. Behal thought that his clients were aware of the sewer issue, and said he would verify this issue with them.

Ms. Ray asked if the sewer connection was expected to be a private lateral line, which Ms. Cox confirmed.

Mr. Behal said he would provide a general grading plan for the site and Ms. Cox said that would be acceptable, although the grading and other site details would be verified at building permitting. She asked that the applicant verify on the plans that the grading will not impact the neighbors.

Mr. Langworthy concluded that the ART recommendation to the ARB would be January 23, 2014, and the target ARB determination would be during their next meeting on January 29, 2014.



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**JANUARY 9, 2014**

**ART Members:** Dana McDaniel, Deputy City Manager; Steve Langworthy, Planning Director; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Administrator; Ray Harpham, Commercial Plans Examiner; Barb Cox, Engineering Manager; Jeff Tyler, Building Standards Director; and Paul Hammersmith, Director of Engineering.

**Other Staff:** Tammy Noble-Flading, Senior Planner; Dan Phillabaum, Senior Planner; Rachel Ray, Planner II; Claudia Husak, Planner II; Jennifer Rauch, Planner II; Kristin Yorke, Civil Engineer; and Laurie Wright, Staff Assistant.

**Applicants:** John Behal, Behal Sampson Dietz; Paul Ghidotti, Bob White, and Chris Tumblin, Daimler Group; Thomas Raabe, Donna Goss, and Mike Fitzpatrick, Ohio University; Greg Chillog, Edge Group; and Jessica Chouteau, EMH&T.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the January 2, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

**INTRODUCTION**

**1. 14-001ARB-MPR – BSC Historic Residential District – Tackett Residence – South High Street**

Jennifer Rauch said this is a proposal for the construction of a new single-family dwelling located southeast of the intersection of South High Street and Waterford Drive. She said this is a request for review and approval of a Minor Project in accordance with Zoning Code Sections 153.063(B) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the undeveloped lot has not been assigned an address. She asked that the front setback be noted on the site plans. She described the site layout, which includes a pool and both attached and detached garages. She asked the applicant about the existing stone wall and if they propose to add in the missing sections.

John Behal replied that the existing stone wall sections appear to have been installed in the 1950s and are inconsistent with the historic stone walls located elsewhere in the Historic District. He said the applicant is planning to remove sections of wall and rebuild it consistent with the historic stacked stone style.

Ms. Rauch noted that the stone wall would encroach into the right-of-way, but ART agreed that should not present a problem, given the existing stone walls.

Steve Langworthy asked if the stone wall had been discussed as part of the subdivision for this lot, and if it was addressed on the plat.

Claudia Husak noted that there was also a parkland dedication fee that would be required when this lot was developed, which was discussed during the subdivision for this lot.

Mr. Langworthy asked if there were any additional questions or concerns left to be addressed.

Barb Cox said she needed a few more details, and she would review the plans to see what else she might need.

Mr. Behal said they will maintain existing grading and will leave the trees on the north side of the lot. He confirmed for the group that the house is one and a half stories.

Mr. Behal asked if the pool should be included in the lot coverage calculation. Ms. Rauch stated she would verify how the Code addressed pools in lot coverage calculations.

Ms. Cox complimented the applicant on the driveway arrangement with the grass strip down the center.

Mr. Langworthy said the target date for an ART recommendation to the ARB is January 23, 2014; and the target date for an Architectural Review Board determination is January 29, 2014.

## **DETERMINATION**

### **2. 13-119WID-DP – ID-1 – Ohio University College of Health Sciences and Professions – Post Road & Industrial Parkway**

Dan Phillabaum said this is a proposal for an approximately 87,000-square-foot, three-story educational building, parking lot, and associated site improvements as part of the Ohio University Dublin Campus. He said the site is located on the south side of Post Road, west of Eiterman Road. He explained this Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).

Steve Langworthy said the plans that are being reviewed, may or may not be the most current.

Paul Ghidotti began by stating that what he heard from the ART last week was a clarification on the road alignment of Industrial Parkway being extended south of their access point. He said he met with Dan Phillabaum and Kristin Yoroko to go through the approaches. He said they discussed parking issues along the south of the building that runs along the road as well as stormwater issues. Mr. Ghidotti said they are working on a plan, which he understood only allows a short time frame for Planning to review. He said he will provide a landscape plan showing the parking layout and respecting the roadway to south. He stated that EMH&T provided an engineering plan last night/early this morning.

Mr. Ghidotti reiterated that in order to stay on the original schedule to go before the Planning and Zoning Commission (PZC) on January 23, they need a determination from ART, today. He asked if conditions of approval could be written to address issues not meeting the City's satisfaction at this time. He said he is not comfortable with any scenario if he is not able to start construction on or about March 1. He noted that since they first met with the City about

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Ms. Salay seconded the motion.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Mayor Chinnici-Zuercher, yes; Vice Mayor Boring, yes; Mr. Gerber, yes.

Vote on the Ordinance: Mr. Reiner, yes; Vice Mayor Boring, yes; Mr. Gerber, yes; Mayor Chinnici-Zuercher, yes; Mr. Lecklider, yes; Ms. Salay, yes.

## **INTRODUCTION/PUBLIC HEARING - RESOLUTIONS**

### **Resolution 21-09**

#### **Extending the Law Director's Existing Contract.**

Ms. Salay introduced the resolution.

Mr. Foegler stated that the current three-year service contract with the City Attorney expires this month. As Council is aware, staff is involved in negotiations and review of legal services. The City Attorney has agreed to allow the contract to extend on a month-to-month basis, and staff recommends approval of this resolution. Staff will keep Council apprised of the status of negotiations.

Vote on the Resolution: Mr. Gerber, yes; Mr. Lecklider, yes; Mayor Chinnici-Zuercher, yes; Ms. Salay, yes; Vice Mayor Boring, yes; Mr. Reiner, yes.

### **Resolution 22-09**

#### **Appointing a Member to an Unexpired Term on the Community Services Advisory Commission.**

Vice Mayor Boring introduced the resolution, and moved approval of the Administrative Committee's recommendation to appoint Kari Hertel to the unexpired term of Eric Snyder on the Community Services Advisory Commission, a term which expires on March 31, 2011.

Mr. Gerber seconded the motion.

Vote on the Resolution: Mayor Chinnici-Zuercher, yes; Mr. Reiner, yes; Ms. Salay, yes; Mr. Gerber, yes; Vice Mayor Boring, yes; Mr. Lecklider, yes.

## **OTHER**

- Preliminary and Final Plat to Subdivide a .93-Acre Residential Lot Located on the East Side of South High Street at the Intersection of Short Street in the Historic District (Bella Tagvilla - Case No. 09-014PP/FP).

Ms. Swisher stated that this property is located at 224 S. High Street. The application was reviewed by P&Z on April 16, and they subsequently recommended approval with conditions.

- She noted that this site and the undeveloped site to the east are zoned "HR," Historic Residential District. The site currently contains a single-family home, and there is a 10-foot drop in elevation from S. High Street to the rear of the lot to the east.
- There is also an existing historic stone wall along the High Street and portions of the Short Street frontage of the site. The proposed preliminary plat correctly identifies all existing structures and topographical features on the site.
- The HR zoning requires .2 acre lots with minimum lot widths of 60 feet. The proposed subdivision consists of Lot 1, which is 1/3 acre and 76 feet in width; and Lot 2, which would contain the existing residence and is just under 1/2 acre and 103 feet in width.
- In addition to the two proposed lots, there is also a right-of-way dedication associated with this proposal, consisting of .171 acres. This corresponds to 40 feet of right-of-way to the center of S. High Street in accordance with the Thoroughfare Plan.
- Lot 1 is permitted one driveway curbcut access onto S. High Street. Engineering has requested that the curbcut be limited to the southern

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portion of that lot to avoid maneuverability conflicts with the intersection of Waterford and S. High Street. This note has been added to the final plat.

- Additionally, the driveway access for Lot 2 will remain off of Short Street. The subdivision regulations require sidewalk construction for all new residential subdivisions, except as waived by Council. There is currently a sidewalk along S. High Street, however there is none along Short Street. Due to the existing historic stone wall and the approximate location of the right-of-way, there is not adequate room for that type of improvement on the site. In order to minimize the disturbance to the stone wall, Planning recommends that Council waive the sidewalk requirement for Short Street.
- The subdivision requirements also require open space and recreation site facilities dedication for new subdivisions. However, given the size of the site, Planning recommends that the applicant pay a fee in lieu of land dedication, and that \$1,500 fee must be paid prior to the recording of the final plat.
- In addition, the recreation site fee, which is based on a percentage of the land and building costs must be paid prior to obtaining a building permit when Lot 1 is developed.
- In regard to sanitary sewer, there is an existing line on S. Riverview Drive to the east serving existing residents. But the closest sanitary line to proposed Lot 1 is located in the northern portion of the lot immediately adjacent to the north. When Lot 1 is developed, a line will be extended from the existing sewer terminus.
- Based on the site's location in the Historic District and the size of the site, the stormwater quality and quantity requirements exempt this site from any stormwater mitigation.
- No modifications or improvements are proposed at this time. However, when Lot 1 comes forward for development, it will require review and approval of ARB prior to construction.

Planning has reviewed this proposal based on criteria for preliminary and final plats. It is staff's opinion that all criteria have been met or may be met with conditions as outlined. P&Z recommended approval with conditions, and staff recommends approval with the three conditions listed in the report:

1. That the sidewalk requirement for Short Street is waived;
2. That the parkland fee be paid prior to recording of final plat; and
3. That the recreation site fee be paid prior to issuance of a building permit.

She offered to respond to questions.

Mr. Gerber asked her to distinguish between parkland fee and recreation site fee. Ms. Swisher responded that the subdivision regulations have two similarly worded requirements. The parkland dedication is based upon a percentage of the actual acreage of the site and number of dwelling units proposed; the recreation site fee goes toward construction of recreation facilities in the area.

Mayor Chinnici-Zuercher stated she has not heard the term "recreation site fee" previously. This is a residential street and not a subdivision, per se, so why would a recreation site fee be required?

Ms. Swisher responded that this fee is a Code requirement of the subdivision regulations. This application is considered a subdivision of an existing residential lot. Because it is being taken through the subdivision process, it is subject to the other requirements of a typical residential subdivision under the Dublin Code.

Mr. Gerber commented that this is essentially a tax. He is not certain where the recreation fees will be used in this area, based on his observation.

Ms. Salay stated that parkland fees are based on the amount of land and recreation site fees are paid in conjunction with the building permit. It is part of

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Dublin's Code. In this case, a large lot is being subdivided into two lots, which constitutes a subdivision under Code.

Mr. Gerber responded he understands what staff has reported, but this is the first time he has heard about such provisions with an application.

Vice Mayor Boring asked for clarification: the recreation site fee is part of the building permit process?

Ms. Swisher responded affirmatively, noting that the cost is based upon the percentage of land and building costs. The minimum fee is \$350 and maximum fee is \$1,000 per residential dwelling unit.

Vice Mayor Boring asked why this is a condition, if it is a Code requirement?

Ms. Swisher responded that staff wants to ensure this is on the record and that it will be paid prior to building permitting.

Mr. Lecklider noted that the records indicate that a letter was received from Mr. McDowell. Can staff share what his concerns were, as expressed in the letter?

Ms. Swisher responded that Mr. McDowell, the owner of the property immediately east of the site and property to the south had concerns related to site development, including parking of construction vehicles, grading, etc. His comments are included in the file and will be communicated to the ARB in conjunction with development on Lot 1.

Wallace Maurer, 7451 Dublin Road asked staff to point out the actual land under consideration for this application. The memo includes a map, and it seems that Short Street should be identified on that map.

Vote on the Preliminary and Final Plats: Mayor Chinnici-Zuercher, yes; Mr. Keenan, yes; Mr. Reiner, yes; Vice Mayor Boring, yes; Mr. Gerber, yes; Ms. Salay, yes; Mr. Lecklider, yes.

- Acceptance of Reports of Tax Incentive Review Council and Community Reinvestment Area Housing Council

Mayor Chinnici-Zuercher noted that page 2 indicates a two-year tax delinquency on a particular parcel. She could not find this parcel number on the list provided.

Mr. McDaniel responded that the Franklin County Auditor raised this issue as well and asked Dublin to look into this. The Auditor's staff was present at the meeting, and had details about the delinquency.

Mayor Chinnici-Zuercher asked him to follow-up with information on exactly which parcel is delinquent.

Mr. McDaniel agreed to do so.

Mr. Thurman added that the property is located at the Manor of Craughwell Village Condominiums, located at 6106 Inishmore Lane. A letter regarding the delinquency has been sent.

Mayor Chinnici-Zuercher asked if this involves the entire condominium complex.

Mr. Thurman responded that it is one parcel, and a portion of the parcel is included within a tax increment financing district.

Mayor Chinnici-Zuercher asked staff to provide additional information to Council about this delinquency.

Mr. Keenan moved to accept the reports of the Tax Incentive Review Council and the Community Reinvestment Area Housing Council.

Mr. Gerber seconded the motion.

Vote on the motion: Mr. Keenan, yes; Mr. Reiner, yes; Mayor Chinnici-Zuercher, yes; Mr. Gerber, yes; Vice Mayor Boring, yes; Mr. Lecklider, yes; Ms. Salay, yes.

- Appointment of Acting Clerk of Council - May 19-23

Mr. Gerber moved to appoint Judy Beal as Acting Clerk of Council from May 19 through 23.

Mr. Keenan seconded the motion.



CITY OF DUBLIN.

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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 16, 2009

The Planning and Zoning Commission took the following action at this meeting:

1. **Bella Tagvilla**  
**09-014PP/FP**

**224 South High Street**  
**Preliminary Plat/Final Plat**

Proposal: The creation of two lots consisting of a 0.324-acre tract and a 0.442-acre tract. The site is located on the east side of South High Street at the intersection with Short Street in the Historic District.

Request: Review and recommendation of approval of a preliminary plat and a final plat under the provisions of Code Sections 152.015 through 152.022 and 152.085 through 152.095.

Applicant: Tim Greenhalgh; represented by Patrick M. Grabill, Grabill & Co.,LLC.

Planning Contact: Rachel E. Swisher, Planner I

Contact Information: (614) 410-4656, rswisher@dublin.oh.us

**MOTION:** To recommend approval of the proposed Preliminary and Final Plats to City Council with the following four conditions:

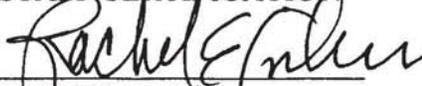
- 1) That any technical adjustments to the preliminary and final plats be submitted prior to scheduling a hearing at City Council;
- 2) That the final plat include a note restricting driveway access to Lot 1 to the southern edge of the lot to the satisfaction of Engineering;
- 3) That the parkland fee of \$1,513.92 be paid prior to recording the final plat; and
- 4) That the recreation site fee be paid prior to issuance of a building permit.

\* Patrick M. Grabill agreed to the above conditions.

**VOTE:** 6 – 0.

**RESULT:** A recommendation to approve these Preliminary and Final Plats will be forwarded to City Council.

STAFF CERTIFICATION

  
 \_\_\_\_\_  
 Rachel E. Swisher  
 Planner I

Claudia Husak reported the memo to City Council regarding the proposed Zoning Code update was approved and that Planning was preparing a work plan to provide more information to Council.

Mr. Freimann asked whether separate Commission meetings would be held for review of the Code, or if the Code Update would be incorporated into the regular meetings. Ms. Husak said currently, Planning would incorporate them into regular meetings with light agendas and hold special meetings if a certain topic needed more discussion. Mr. Langworthy indicated that the special meetings would be kept to a minimum, but some extra meetings would be needed

Ms. Amorose Grooms confirmed the Commissioners would receive the Zoning Code portions under review within the packet. Mr. Langworthy suggested that Planning could provide the portions for review to Commissioners at the meeting and they could be reviewed at the next meeting. He said the plan was not to just include it in the normal packets.

Ms. Amorose Grooms reported that she and Mr. Freimann met with City Manager Terry Foegler and asked for projects that might be beneficial for the Commission to undertake given the lighter case load. She said Mr. Foegler would put together items he viewed worthwhile. She said there should be some feedback provided soon.

Ms. Amorose Grooms announced that although two cases on tonight's agenda were eligible for the Consent Agenda, Mr. Freimann pulled them; therefore the cases would be heard in the order of the published agenda.

Ms. Amorose Grooms briefly explained the responsibilities and procedures of the Planning and Zoning Commission.

**1. Bella Tagvilla  
09-014PP/FP**

**224 South High Street  
Preliminary Plat/Final Plat**

Chris Amorose Grooms reviewed the procedures for this Administrative case.

Richard Taylor reported that he had previously discussed this proposal with the applicant and recused himself.

Ms. Amorose Grooms swore in those intending to address the Commission on this case including the applicant, Tim Greenhalgh, and his representative, Patrick M. Grabill, Grabill & Company LLC, and City representatives.

Rachel Swisher presented this request for review and recommendation of approval to City Council for a proposed preliminary and final plat to subdivide a residential lot into two residential lots. She described the site and its location at the northeast corner of South High Street and Short Street in the Historic Residential District (HR). Ms. Swisher pointed out that the parcel to the east of the site and the parcel across the street to the south are both owned by Thomas McDowell, who had submitted correspondence to the Commissioners.

Ms. Swisher explained that this site is located within the Historic Dublin Area Plan of the Community Plan, which recommends a mix of uses and housing options in this portion of the

City to create a vibrant, pedestrian-oriented environment. She noted that the Area Plan also encourages single-family infill development particularly in this portion of the Historic District.

Ms. Swisher described the proposed Preliminary Plat, which depicts existing structures and natural features on the site. She said that the proposed subdivision will meet all required development standards of the HR District and is consistent with existing development in the area. She explained that the existing historic stone wall will be located within the right-of-way and will be maintained by the City of Dublin. She noted that Short Street will continue to provide access to Lot 2; however, Engineering requested that driveway access to Lot 1 from High Street must be restricted to the southern portion of the lot to avoid conflict with Waterford Drive.

Flite Freimann asked if the owner of the existing residence could request an additional curb cut onto South High Street for proposed Lot 2, or if they were limited to the curb cut onto Short Street. Aaron Stanford answered that a new curb cut onto South High Street could be possible, provided that the existing access to Short Street was eliminated. He pointed out that the home's garage faces the rear of the lot, which is why the driveway access is from Short Street.

Mr. Freimann confirmed that there were no concerns with another potential curb cut onto South High Street, and that the owner would not receive any additional access through this proposal to which they would not otherwise be entitled. Mr. Stanford affirmed.

Warren Fishman reported that he had contact with a nearby resident and they discussed the maneuverability issues of backing out onto High Street from the residential driveways to the north. He asked if the proposed lots would be wide enough to accommodate sufficient driveway space when the lot is developed to allow drivers to turn around and not have to back out of the driveway onto High Street. Mr. Stanford confirmed that the configuration was possible.

Ms. Swisher said that the Subdivision Regulations require the installation of sidewalks except as waived by City Council. She explained that there is an existing sidewalk along South High Street; however, there is no sidewalk along Short Street because the stone wall is located within the right-of-way where a sidewalk would normally be located. She said that Planning will recommend that City Council waive the sidewalk requirement for Short Street when this case is presented to Council for final approval.

Ms. Swisher reported that there is a sanitary sewer line that terminates in the northern portion of the adjacent lot to the north of the site. She said that the Subdivision Regulations require connection to public sanitary sewer when available within one mile of the site. She said the applicant will be required to connect Lot 1 into that existing line and will do so by extending a line through a 20-foot easement along the rear of the property lines.

Mr. Freimann asked if the existing house was currently utilizing a septic system, and if so, where it was located. Ms. Swisher said that the records are unclear regarding the location of the septic system because of the age of the home. She explained that Planning is currently working with the applicant to determine whether the existing residence is still utilizing a septic system, and if it is, it will have to be abandoned in accordance with the regulations of the County Board of Health when it is connected to the public sanitary sewer.

Mr. Freimann was concerned that some portion of the underground septic system could be located on the other property once the lot is split. Ms. Swisher explained that when a proposal moves forward for development on Lot 1, any existing septic system must be abandoned and that was why Planning was requiring connection onto the sanitary sewer line.

Mr. Freimann asked if there was any way to find out the location of the septic tank before the lots are developed. Ms. Swisher said that Planning and Engineering are working with the applicant to determine definitively whether the existing residence is currently utilizing a septic system, and if not, the septic system will be identified and abandoned in accordance with the County Board of Health's requirements.

Ms. Swisher said that when the applicant is ready to proceed with development of this site, review and approval by the Architectural Review Board (ARB) is required prior to construction, and many of the site-related concerns will be worked out at that point. She said that Planning has reviewed this proposal based on the preliminary and final plat criteria, and it is Planning's opinion that all the criteria have been met or can be met through conditions. Ms. Swisher said that Planning recommends approval of this request with the four conditions listed in the Planning Report.

Ms. Amorose Groomes asked for clarification regarding the sidewalk waiver. Ms. Swisher explained that Planning will recommend that City Council waive the sidewalk requirement for Short Street because there is no curb and gutter along this street, and because there is no good location to install a sidewalk due to the location of the stone wall, which they would not want to disturb. Ms. Amorose Groomes confirmed that there are no plans to alter the sidewalk area along High Street.

Mr. Walter pointed out that this is a unique property because of its location and the fact that the wall is still intact. He asked about the history of the wall and when it might have been built. Ms. Swisher reported that the home was built around 1932 and the wall was believed to be built around that same time. She explained that when the Belleview subdivision to the north of this site was developed, the wall was modified to permit driveways and pedestrian access to the sidewalk. She said the stones that were removed from the wall were kept and incorporated into posts by the entry features flanking the driveway, and so they were able to preserve the historic value of the wall.

Mr. Walter said that he would like to see a similar treatment on this site. Ms. Swisher added that this proposal had been reviewed by the City's Historic Preservation Consultant for the Historic District, who had recommended several other preservation techniques to maintain the historical integrity of this site. She said that when this site moved forward for development, Planning would recommend the appropriate preservation techniques were utilized.

Mr. Langworthy explained that it is a standard practice for Parks and Open Space to keep the stone material generated from removing portions of the wall to be used for repairs and incorporated into posts on either side of a driveway.

Mr. Walter asked if that could be conditioned. Mr. Langworthy answered that it could not be conditioned as part of the plat, but that the Commission's suggestions could be passed on to the ARB for their consideration when the lot develops.

Ms. Amorose Groomes asked if they would be required to go through the ARB before they could touch the wall. She pointed out that the wall is essentially becoming City property due to its location within the right-of-way. Ms. Swisher said that the applicant would be required to receive ARB approval prior to any construction or modification on this site, and that they would coordinate with Parks and Open Space to make sure that the City's needs are met regarding handling of the wall.

Ms. Amorose Groomes confirmed that if they would have to remove any portion of the wall to accommodate driveway access, they would either maintain the stone or incorporate the stone into piers. She asked if there was a fee charged for that service. Mr. Langworthy said no fee would be charged.

Mr. Walter explained that he is sensitive to this issue because several years ago, a stone wall was damaged by the developer when a subdivision went in on Riverside Drive. He felt better that the City would be responsible for altering the wall on this site when it is developed. He wanted to make sure that it is clear that the City would now own and maintain the wall. Mr. Langworthy confirmed.

Pat Grabill, 2970 Arbuckle Road, London, Ohio, representing the applicant, Tim Greenhalgh, commented that he had developed the subdivision to the north of this site, and had offered to represent the applicant in this case for continuity. Mr. Grabill referred to Mr. Fishman's comment about the driveway turn-around. He noted that the house immediately to the north of this site does not have a turnaround, but the house to the north of that one does. He recalled lengthy discussions with the City about the driveway configuration at the time because they did not want to disturb several mature trees on the site and because they would not allow the additional lot coverage to permit a turnaround in front of the house. He pointed out that although Lot 1 would have approximately the same width, it does not contain mature trees, so it would be much easier to put in a driveway turnaround.

Mr. Freimann repeated his question regarding the location of a septic tank on the property. Mr. Grabill said he believed that the old septic tank was located just to the east of the residence down the hill because of the gravity flow, but it had been abandoned for years. He said the house was connected to sanitary sewer to the south through Short Street, but that it was not connected to water. He noted that the sewer installed with the Belleview subdivision to the north is located near the rear property line, and an easement is available to extend the sewer line south to Lot 1.

Mr. Freimann understood that there is 76 feet of frontage on Lot 1 and that 60 feet is the minimum lot width for the zoning district. He noted that on the northern portion of the lot there is a steep drop-off. He asked if the applicant had thought about moving the proposed property line further to the south to the minimum four-foot side yard setback to provide more frontage and even out the two proposed lots. Mr. Grabill answered that they had carefully considered the location of the proposed property line because there are air conditioning units on the north side of the existing residence.

Mr. Freimann asked if Mr. Grabill thought 76 feet of frontage was as much as he could get on Lot 1 and if he thought 76 feet of frontage was enough to build a reasonably-sized home even with the dramatic topographic change. Mr. Grabill thought there was enough frontage. He

thought the drop off would help with siting a house because it could be tucked into the hillside and not look as massive. He said they do not have plans to develop this lot immediately, but he thought this would eventually be a nice addition to High Street.

Mr. Freimann ensured that copies of the letter submitted by Mr. McDowell had been provided to Mr. Grabill and Mr. Greenhalgh. He noted that the concerns mentioned in the letter would be more appropriately addressed by the ARB, but he thought there were some legitimate concerns. Ms. Amorose Groomes requested that the letter be kept on file until an ARB application was submitted.

Mr. Grabill commented that he hoped that at some point, the City would consider extending the brick sidewalk pavers along this portion of South High Street because the brick pavement currently ends several lots to the north. He suggested that such an improvement could occur when the walls are cut to provide driveway access.

Ms. Amorose Groomes invited comments from the audience regarding this case. [No one came forward.]

#### **Motion and Vote**

Mr. Freimann made a motion to recommend approval of the proposed Preliminary and Final Plats to City Council with the following four conditions:

- 1) That any technical adjustments to the preliminary and final plats be submitted prior to scheduling a hearing at City Council;
- 2) That the final plat include a note restricting driveway access to Lot 1 to the southern edge of the lot to the satisfaction of Engineering;
- 3) That the parkland fee of \$1,513.92 be paid prior to recording the final plat; and
- 4) That the recreation site fee be paid prior to issuance of a building permit.

Mr. Grabill affirmed that Mr. Greenhalgh had previously agreed to the conditions in writing.

Mr. Zimmerman seconded the motion. The vote was as follows: Mr. Zimmerman, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Walter, yes; Ms. Kramb, yes; and Mr. Freimann, yes. (Approved 6 – 0.)

#### **2. Dominion Homes PUD – BoundTree Medical Signs      5000 Tuttle Crossing Blvd 09-015AFDP      Amended Final Development Plan**

Chris Amorose Groomes reviewed the procedures for this Administrative case and swore in those intending to address the Commission including the applicant, Bart Adams, Bound Tree Medical, LLC and City representatives.

Jennifer Rauch presented this request for review and approval of an Amended Final Development Plan to reface two ground signs for an existing office building located along the north side of Tuttle Crossing Boulevard. She said the three-acre site and the parcel to the east are part of the Dominion Homes Planned District and the parcels to the west are located within the Tuttle Crossing Planned District and on the south side of Tuttle Crossing Boulevard are properties within the City of Columbus. Ms. Rauch said the site contains a 35,000-square-foot office building located near Tuttle Crossing Boulevard with parking surrounding the building