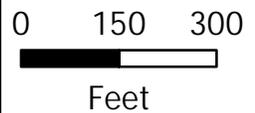


City of Dublin

14-102AFDP/CU
 Amended Final Development Plan/Conditional Use
 LaRosa's Pizza
 7048 Hospital Drive



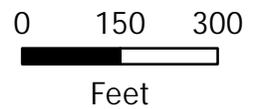


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City of Dublin

14-102AFDP/CU
Amended Final Development Plan/ Conditional Use
LaRosa's Pizza
7048 Hospital Drive





City of Dublin

Land Use and Long
Range Planning

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 5, 2012

The Planning and Zoning Commission took no action on the following at this meeting:

- 2. Avery Square PUD – Avery Square Shopping Center** **6335-6595 Perimeter Drive**
11-069AFDP/CU **7000-7100 Hospital Drive**
Amended Final Development Plan
Conditional Use

Proposal: A 352-square-foot outdoor dining patio for a restaurant with revised furniture and fencing and modifications to the awning color palette for a retail center located in the Avery Square Planned District.

Request: Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.

Applicant: Dublin Oaks Limited, represented by Thomas Beery.

Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION #1: To approve the amended final development plan with one condition:

- 1) The black and white striped awning color include an additional thinner strip to complement the previously approved striped awnings, subject to Planning approval.

* Thomas Berry agreed with the condition.

VOTE: 6 – 1.

RESULT: This amended final development plan was approved.

RECORDED VOTES

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Yes
Amy Kramb	No
John Hardt	Yes
Joseph Budde	Yes

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 5, 2012**

**2. Avery Square PUD – Avery Square Shopping Center
11-069AFDP/CU**

**6335-6595 Perimeter Drive
7000-7100 Hospital Drive
Amended Final Development Plan
Conditional Use**

MOTION #2: To approve the conditional use application with one condition:

- 1) The patio furniture be stored off-site from November 1st through April 1st.

* Thomas Berry agreed with the condition.

VOTE: 5 – 2.

RESULT: This conditional use application was approved.

RECORDED VOTES

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Todd Zimmerman	No
Warren Fishman	Yes
Amy Kramb	No
John Hardt	Yes
Joseph Budde	Yes

STAFF CERTIFICATION

Eugenia M. Martin, ASLA
Landscape Architect

9. That the details of plantings within the proposed landscape buffer be reviewed and approved at the final development plan stage to ensure existing trees are preserved where possible and incorporated into the buffer.

Mr. Zimmerman asked if there needs to be a condition for the homes across the street with landscaping to be installed by the applicant to help with the light trespass. Mr. Ryatt said they are willing to work with the neighbors and plant trees.

Ms. Amorose Groomes said there will be a 10th condition that they will work with staff and coordinate with the homeowners to plant landscape screening.

Mr. Hale agreed to the conditions.

Mr. Reeves said the Brandon residents would much rather have them keep the existing trees then try to obtain 75% opacity. Ms. Amorose Groomes said it was something that they will be working through at the final development stage and a notice will be sent so that they are aware of the application and they will have the ability to come and provide comment to incorporate those into the final landscape plan.

Ms. Amorose Groomes said there are 10 conditions on the screen, Number 10 reading: That they will work with the neighbors across the street for screening issues.

Ms. Amorose Groomes asked if the applicant agreed to the 10 conditions. Mr. Hale agreed.

Motion and Vote

Mr. Taylor made a motion to approve the rezoning with preliminary development plan with 10 conditions. Mr. Zimmerman seconded the motion. The vote was as follows: Ms. Kramb, yes; Mr. Fishman, yes; Ms. Amorose Groomes, yes; Mr. Budde, yes; Mr. Hardt, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Motion and Vote

Mr. Taylor made a motion to approve the preliminary plat with two conditions. Ms. Amorose Groomes asked if the applicant agreed to those conditions. Mr. Hale agreed. Mr. Zimmerman seconded the motion. The vote was as follows: Ms. Amorose Groomes, yes; Mr. Budde, yes; Mr. Fishman, yes; Mr. Hardt, yes; Ms. Kramb, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Ms. Amorose Groomes thanked everyone for their comments.

2. **Avery Square PUD – Avery Square Shopping Center** **6335-6595 Perimeter Drive**
11-069AFDP/CU **7000-7100 Hospital Drive**
Amended Final Development Plan
Conditional Use

Chair Chris Amorose Groomes stated the following application is regarding a 352-square-foot outdoor patio for a restaurant with revised furniture and fencing, and modifications to the awning color palette for a retail center located in the Avery Square Planned District. She said the Planning and Zoning Commission is the final authority on this application. She swore in the applicants, staff and anyone who would like to speak on this application.

Eugenia M. Martin, ASLA, Landscape Architect asked if there was a need for a presentation. Mr. Hardt had pulled this case and indicated it was not necessary for a presentation.

Mr. Hardt said he was happy to see this applicant open for business and welcomed them. He said when they approved the rezoning for Avery Square the approval allowed additional patios and he expected to see more and hoped to see more. He said he did have one concern that there have been three businesses with patios and in all three cases the applicants had been asked to be consistent in the fencing and furniture. Ms. Martin agreed and said the furniture in BW3 and Cold Stone Creamery and Sunny Street Café all have metal seats with a mesh bottom. She continued BW3 has a mesh table top, but the other two businesses have a solid table top. She said the fence style is a tubular picket style and all three are a little different at the top with an open picket at the top.

Mr. Hardt asked when they were approved if they were required to be the same, similar or identical. Ms. Martin said the text states "the outdoor dining areas shall use matching amenities fences, tables, chairs, and flower boxes and must be a black wrought iron design consistent with the patios which have been approved for the center".

Ms. Amorose Groomes said the request was for similar materials not identical materials. Ms. Martin agreed.

Ms. Husak said to clarify patios are a permitted use and can be administratively approved, if those conditions are met. She said Planning has determined the proposed furniture does not meet the conditions and hence this application is before the Commission and was not able to be administratively approved.

Ms. Martin clarified there are two parts to this application, one is the amended final development plan for the awning color and the second is a conditional use for patio based on the proposed furniture not meeting the conditions of the text.

Ms. Krumb said she is okay with the furniture looking different as long as the color is the same. She said she is not comfortable with a different fence because the Commission expressed a previous desire for a consistent fence design. Mr. Zimmerman agreed and said the fence design was his greatest concern.

Ms. Amorose Groomes asked for the applicant to come forward.

Mr. Thomas Beery, with Thomas Beery Architects, said the style of the fence has been used at their other restaurants and is part of their branding. He said it will be located behind a hedge row and will not be visible from the exterior. He said if the fence design is something that will affect their patio they would put in a picket style fence, but if the Commission would allow it the applicant would like to use the proposed fence design to keep with their branding.

Mr. Taylor agreed with Mr. Beery it is the same fence used at their Sawmill location. He said the intent of the previous approvals was to ensure all fences were black wrought iron. He said he would allow the proposed fence as it is part of the character of the restaurant.

Ms. Krumb said the amended final development plan is for the whole center and asked if the center is willing to change their awnings. Ms. Martin clarified the approval of this application would permit two additional awning colors and remove one from the previously approved awning selections.

Ms. Krumb said she would like to eliminate the solid green because the other awning designs have stripes.

Mr. Hardt asked if the applicant wanted green or if was because they were trying to clean up the fact a green awning exists. Ms. Martin agreed.

Ms. Kramb said she is for adding the black and white stripe awning, but not for adding a green awning color.

Ms. Amorose Groomes said she did not think it is a big enough issue since it is only located in one space.

Ms. Amorose Groomes asked if the applicant had an issue for the opening patio next to the busy corner. Mr. Beery said there would be a hedge row on the outside of the patio.

Ms. Amorose Groomes said there are two motions, one for the amended final development plan which deals with the umbrellas and awnings and the second is the conditional use regarding the fencing and patio.

Mr. Taylor asked if they were able to serve alcohol when there is an opening in the patio gates. Mr. Beery said the openings could be as big as six feet.

Ms. Amorose Groomes asked if there were any further comments. [There were none.]

Ms. Amorose Groomes asked if there were anyone from the general public that would like to speak to this application. [There were none.]

Motion and Vote

Mr. Taylor made a motion to approve the amended final development plan with one condition.

1. The black and white striped awning color include an additional thinner strip to complement the previously approved striped awnings, subject to Planning approval.

Mr. Beery agreed to the condition.

Mr. Fishman seconded the motion and the vote was as follows: Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; Ms. Kramb, no; Mr. Hardt, yes; Mr. Budde, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 6 – 1.)

Motion and Vote

Mr. Taylor made a motion to approve the conditional use application with one condition:

1. The patio furniture be stored off-site from November 1st through April 1st.

Mr. Beery agreed to the condition.

Mr. Zimmerman seconded the motion and the vote was as follows: Mr. Budde, yes; Mr. Hardt, yes; Ms. Kramb, no; Mr. Fishman, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, no; and Mr. Taylor, yes. (Approved 5 – 2.)

3. Muirfield Village PUD – Muirfield Village Golf Club – Clubhouse Expansion 11-071AFDP 5750 Memorial Drive Amended Final Development Plan

Chair Chris Amorose Groomes stated the following application is regarding a 15,546-square-foot golf clubhouse building and associated site improvements for the Muirfield Village Golf Club, located in the Muirfield Village Planned District on the north side of Memorial Drive, approximately 2,200 feet east of Muirfield Drive. She said the Planning and Zoning Commission is the final authority on this application. She swore in the applicants and staff.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 20, 2010

CITY OF DUBLIN,

Land Use and
Long Range Planning
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Dublin, Ohio 43016-1236

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Creating a Legacy

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

**1. Riverside PCD, Subarea B1 – Avery Square – Sunny Street Café
10-020AFDP/CU Amended Final Development Plan/Conditional Use
7042 Hospital Drive**

Proposal: A 300-square-foot outdoor dining patio for a restaurant in the Avery Square Shopping Center located within Subarea B1 of the Riverside PCD located on the west side of Avery Muirfield Drive at the intersection with Hospital Drive.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050 and a Conditional Use under the provisions of Zoning Code Section 153.236.

Applicant: Asch and Kate Mikhail, Business Owners.

Planning Contacts: Claudia D. Husak, AICP, Planner II and Grant Shiring, Planning Assistant.

Contact Information: (614) 410-4600, chusak@dublin.oh.us; gshiring@dublin.oh.us

MOTION #1: To approve this Amended Final Development Plan because the proposed patio is consistent with the Riverside PCD Development Text and the Zoning Code, with one condition:

- 1) That all planters be located to the interior of the fence.

* Asch Mikhail, the applicant agreed to the above condition.

RESULT: This Amended Final Development Plan was approved.

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
MAY 20, 2010**

- 1. Riverside PCD, Subarea B1 – Avery Square – Sunny Street Café
10-020AFDP/CU Amended Final Development Plan/Conditional Use
7042 Hospital Drive**

MOTION #2: To approve this Conditional Use because it meets the criteria and requirements, with two conditions:

- 1) That the patio furniture be stored off-site during off-season, from November 1 until April 1; and
- 2) That the patio amenities and fence be removed when the current tenant vacates the space, unless the space is occupied by a compatible use that would utilize the same patio area.

* Asch Mikhail, the applicant agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Conditional Use application was approved.

STAFF CERTIFICATION



Claudia D. Husak, AICP
Planner II

Ms. Husak introduced Paul Hutchinson, a volunteer in Planning, and Planning Assistants, Ryan Clarke and Tom Merce, all graduate students from The Ohio State University. She said they had prepared the packets for the meeting. Ms. Amorose Groomes said this was one of the best Commission packets she had received. She said it was very thorough and well organized.

Ms. Amorose Groomes briefly explained the responsibilities, rules, and procedures of the Planning and Zoning Commission. She said since there were no eligible consent items, the cases would be heard in the order of the published agenda, with the Executive Session last. [The minutes follow the order of the published agenda.]

**1. Riverside PCD, Subarea B1 – Avery Square – Sunny Street Café
10-020AFDP/CU Amended Final Development Plan/Conditional Use
7042 Hospital Drive**

Chris Amorose Groomes introduced this application, which involves an outdoor dining patio for a restaurant in the Avery Square shopping center. She said the application consists of two components, the amended final development plan, and a conditional use and two motions will be required. She swore in those intending to address the Commission regarding this case, including the applicants/franchise owners, Asch and Kate Mikhail and City representatives.

Claudia Husak presented this request for review and approval of a patio for a restaurant within the Riverside PCD. She described the location of Avery Square shopping center, which includes the Kroger Store, several tenant spaces, and the Sunny Street Café. She said that this tenant space frontage encompasses approximately two openings underneath the overhang. She presented a photograph showing the proposed 357-square-foot patio location. Ms. Husak said a wide sidewalk is located in front of the restaurant and also beyond the overhang; there are planters intermittently along the walkway. She said the proposed black wrought iron tables are similar to those approved for BW3 and Cold Stone Creamery in the shopping center.

Ms. Husak said the applicant proposes to extend their patio about 4 feet 10 inches beyond the overhang, leaving 4 feet 6 inches for pedestrians. She said four feet is the requirement for ADA accessibility. Ms. Husak said a patio fence with two emergency gates is proposed. She said it was Planning's opinion that a fence is not warranted for this particular business because it does not serve alcohol, which is usually the requirement for a fence. She said the restaurant is open from early in the morning through lunchtime. She said visually, there would probably be a nicer view of the shopping center without the fence. Ms. Husak reported that the applicant has agreed to all conditions listed in the Planning Report, but wishes feedback from the Commission regarding the proposed fence.

Ms. Husak said that Planning recommends approval of the amended final development plan with the condition that the fence be eliminated and that planters be provided to delineate the patio boundaries. She said that Planning also recommends approval of the conditional use with typical conditions regarding the storage of the furniture off-site when the patio is not used during the off-season, and that any amenities be removed if the current tenant vacates the space and it is not occupied by a compatible use.

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

Asch Mikhail, the co-applicant/franchise owner, presented their arguments for the fence. He said they were happy to have the patio with or without the fence. He said they would like the fence to prevent customers from walking away without paying. He said unlike a non-full service restaurant, the customers are served outside before they pay inside when they are finished. Mr. Mikhail said a fence defines the size of the patio and would maintain the accessibility. He said a fence also would visually show the patio. He said having the planters would help, but they are low and there would have to be many around the patio to define the patio space. He said a fence would help to deter any furniture theft. Mr. Mikhail said aesthetically, their fence would match the existing fences. He reiterated that they were happy to have the patio with or without the fence. Mr. Mikhail thanked the Commission for hearing their case.

Amy Kramb said she liked the fence, and she agreed with all the reasons Mr. Mikhail said there should be a fence. She agreed that there could be a condition that the fence and patio should be removed if this tenant left.

Richard Taylor asked where the main entrance door was located and where this tenant space ended. Mr. Mikhail said their fence would not go beyond their space.

Mr. Taylor asked if both the fence and planters were being proposed. Mr. Mikhail said they had proposed to include planters inside the fence and hanging plants on the fence. He said the location of the planters had not been specified.

Mr. Taylor said he could not argue with the reasons for wanting the fence. He noted that it was slightly different from the other two tenants' fences since they were on the side and Sunny Street Café was on the front. He said he was not opposed to the fence based on the fact that there is very little foot traffic and there are 4 feet 6 inches for pedestrian use.

Kevin Walter said there should be a fence to delineate the walkway. He said the tables will tend to move and then the sidewalk will be blocked.

Warren Fishman said he liked the fence and that the Commission should encourage patios. He said it creates the ambiance and makes people realize that there is a restaurant located there. He asked if the planters will be inside the fence. Mr. Mikhail said the planters will be inside the fence.

Ms. Amorose Groomes asked if the window boxes would hang to the inside so as not to further impede foot traffic. Mr. Mikhail said they could do that if preferred by the Commission.

John Hardt said he did not have a problem with the proposed fence, except he would like it to match the architecture better. He said he did not know a way to do that, so it was fine as proposed. He said he appreciated that the business was doing well.

Mr. Zimmerman said he understood about the applicants' concern for security. He noted that the existing planter will make the sidewalk width very tight, although it meets Code. He suggested that the emergency gate be hinged to the east instead of to the west.

Mr. Hardt said there would be some egress and Code problems if the fence was brought up against the exit door because the swing of the emergency gate and the restaurant's egress door would interfere with each other, which was not acceptable. He said the area outside the restaurant's door had to remain clear

Ms. Amorose Groomes said she did not have a problem with the narrow, 4-foot 6-inch sidewalk. She said she visited the center almost daily and she saw very little pedestrian traffic laterally up and down the paths. She said that people park in front of where they need to go.

Ms. Amorose Groomes said her biggest concern and direction for Planning would be that the fences at BW3 and Cold Stone Creamery are very different because they are on the end and cannot be seen. She said she would like to have Planning work with the applicant to come up with fencing that would be appropriate. She predicted that when this patio is constructed it will be popular. She said there may be neighboring sites that have abutting fences, so she would like to see the applicant and Planning to work together on a fence that they feel would be appropriate for the entire center, and maybe modify the text when the next applicant comes in with that kind of language.

Mr. Zimmerman said that the fences at BW3 and Cold Stone Creamery were not too different, and he was hoping that the applicant and Planning could find a fence like them.

Mr. Hardt noted that the condition said the furniture needed to be removed, but it did not say anything about the fence. Ms. Husak said the condition said patio amenities. Ms. Kramb suggested it say the fence too should be removed. Ms. Husak agreed.

Ms. Husak said coordinating fences throughout the shopping cannot be conditioned with this application. She said Planning will work with any future applicants in this shopping center and reiterate that fences should coordinate throughout the center.

Mr. Langworthy asked if whatever fence was selected was to be the standard for the rest of Avery Square. Ms. Amorose Groomes clarified that in the strip portion of the center, it should be the fence used by future applicants.

Mr. Hardt suggested that this applicant be asked to match one of the two existing fences, and that it be carried forward, so there would be two types of fences.

Mr. Fishman said that all fences on the strip should be the same.

Mr. Hardt further explained that this fence should match one of the two existing fences, and that forward, there will be consistency with the exception of one of the two existing fences. Ms. Amorose Groomes indicated she was not a fan of the BW3 fence.

Ms. Husak said they needed to make sure that there is a matching gate. She said there are more types of fences than gates.

Ms. Kramb liked the gate proposed by the applicant.

Mr. Walter asked if as part of the amended final development plan approval, the requirement of the fence being removed could be a condition.

Ms. Husak said that the condition requiring the removal of the fence would be required as part of the conditional use and it would only be required if there is no tenant moving in afterwards that has similar operating procedures, they would then just be allowed to continue to use the patio as

it is. She said if it was a completely different restaurant with very different hours, then they would have to come in for a new conditional use and get that approved.

Mr. Walter asked why if the fence is part of the final development plan, the Commission cannot take it out, but they can with a conditional use.

Jennifer Readler explained that the fence requires two different approvals. She said they would not typically put a condition like that on an amended final development plan, but they can in this situation with a conditional use, so they are getting to the amended final development condition with the conditional use removal. She said typically, the Commission would not be able to do this if they just had the amended final development plan.

Mr. Walter said the fence style chosen by the Commission would be a part of the amended final development plan, and that would apply to all future development in this subarea.

Ms. Husak said that was only for this particular 350-square-foot patio space shown on the site plan that was requesting an amended final development plan.

Steve Langworthy said that Planning would make a note going forward that any other applications will meet those standards.

Mr. Walter pointed out that this was an amended final development plan and a conditional use for this parcel. And asked for further explanation of how there can be an amended final development plan for a single tenant.

Ms. Readler said an amended final development plan just means that this fence structure is the amended final development plan being in affect. She said the text is not being altered in the subarea, so it would apply to other people beyond this applicant. She said the amended final development plan, in affect, is just this patio for this one tenant. She said to make a whole subarea change, the text in that subarea would have to be modified, or all of the subarea tenants would have to be applicants for all of the different fences.

Mr. Hardt asked how it was possible to amend the final development plan and not affect the whole subarea. Ms. Readler said there can be approvals in the form of an amended final development plan for portions of a subarea that would not apply beyond that particular applicant. She said if the text was modified for the subarea, which would be either a minor modification or a rezoning, then that could apply to the whole subarea. However, when there is an amended final development plan application, it is that applicant's space that is the subject of that final.

Mr. Fishman used Five Guys as an example, and confirmed that if they submitted an application for a patio, there is going to be a note added that they have use whatever fence this applicant chooses.

Mr. Walter said that was not guaranteed, it was a recommendation.

Ms. Readler said that it cannot be required in this application, but the Commission's conversation tonight will be told to any future applicants, saying what the Commission wants, and then it is up to the applicant. She said if the applicant does not want to do that, then they will have to come to the Commission for review and approval. She reiterated that with the form this

has come, the Commission cannot say this is the standard and that there has to be an application that complies with it.

Mr. Zimmerman said this is also a conditional use, so the Commission has that control.

Ms. Readler agreed. She said if Five Guys came in, they would come in with an amended final development plan and a conditional use application.

Mr. Fishman predicted that Five Guys would want to extend their patio also. He asked if anyone had a problem with that. Ms. Readler said no.

Mr. Mikhail pointed out that they wanted the fence because they were a full service restaurant. He said that a casual-type restaurant where customers pay inside and then sit on the patio would not need a fence.

Mr. Zimmerman requested that ...from November 1 to April 1 be added to Condition 1 for the conditional use as had been required for other patios within the shopping center.

Ms. Amorose Groomes suggested the applicant be given direction regarding the fence type. She said that the neither the BW3 nor the Cold Stone Creamery fence was particularly attractive.

Ms. Kramb and Mr. Fishman liked the fence that the applicant and Planning had presented.

Mr. Hardt said trying to reduce the total variety of fences was his idea, but he could accept the fact that the BW3 and Cold Stone Creamery fences were different, being on the end of the center and not as visible. He said he was fine with the applicant working with Planning on the fence type.

Ms. Amorose Groomes clarified that from here forward, the Commission wanted identical fences. She said these fences could coordinate, and future fences should be identical.

Ms. Husak confirmed that the minutes would reflect what the Commission wanted.

Motion #1 and Vote – Amended Final Development Plan

Mr. Taylor made a motion to approve this Amended Final Development Plan because the proposed patio is consistent with the Riverside PCD Development Text and the Zoning Code, with one condition:

- 1) That all planters be located to the interior of the fence.

Mr. Hardt seconded the motion.

Mr. Mikhail agreed to the above condition.

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

Motion #2 and Vote – Conditional Use

Mr. Taylor made a motion to approve this Conditional Use because it meets the criteria and requirements, with two conditions:

- 1) That the patio furniture be stored off-site during off-season, from November 1 until April 1; and
- 2) That the patio amenities and fence be removed when the current tenant vacates the space, unless the space is occupied by a compatible use that would utilize the same patio area.

Mr. Zimmerman seconded the motion.

Mr. Mikhail agreed to the above conditions.

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

**2. Accessory Uses and Structures
10-021ADM**

Code Amendment

Steve Langworthy introduced this Code amendment for accessory uses and structures. He said this amendment originated from a series of issues that have arisen over the past few years with Board of Zoning Appeals, primarily dealing with accessory structure sizes. He said there have also been issues with the Zoning Code in terms of clarity of the language, with the idea of what constitutes ‘attachment’ as one of the biggest issues. Mr. Langworthy stated that as a result of these issues over the years, City Council recently directed Planning to research and prepare a Code amendment addressing these concerns.

Mr. Langworthy said that by definition, accessory structures are intended to be subordinate to the principal use. He said that *subordinate* means not only subordinate in use, but also in appearance; accessory structures should look like something that is attached to or part of the principal structure, as opposed to another main building. Mr. Langworthy said that objective can be accomplished through a number of different types of regulations.

Mr. Langworthy said that there is no magic number that Planning can provide as a standard that most other communities use to regulate accessory structure size. He encouraged the Commissioners to make suggestions about what they felt would be appropriate for Dublin, which would then be forwarded to City Council.

Chris Amorose Groomes requested that the Commission begin by conceptually discussing what they are trying to accomplish with this Code amendment. She suggested that the Commissioners identify their objectives and think critically about whether the Code hits those targets.

Richard Taylor suggested that since he and Ms. Amorose Groomes had recently dealt with this Code Section, perhaps they could relate their experiences to begin the discussion. He began by saying that he was pleased to see the issues with this Code Section finally being dealt with, because he had dealt with this section in his practice on a number of occasions.

Mr. Taylor recalled one of his clients, who lived in River Forest on a very large lot, who wanted a detached garage with studio space above it. He said the garage was not particularly large, but