

## PLANNING AND ZONING COMMISSION

### MEETING MINUTES

APRIL 2, 2015

#### AGENDA

- 1. Ballantrae Woods  
15-004CP** **Cosgray Road  
Concept Plan**
- 2. NE Quad, Subarea 3, Treplus Communities  
15-024INF** **Wyandotte Woods Boulevard  
Informal Review**
- 3. TRAINING SESSION** **Postponed**

The Chair, Victoria Newell, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were: City Council Representative Amy Salay, Steve Stidhem, Robert Miller, Deborah Mitchell, Christopher Brown, and Cathy De Rosa. City representatives present were: Philip Hartmann, Steve Langworthy, Alan Perkins, Gary Gunderman, Claudia Husak, Joanne Shelly, Jennifer Rauch, Devayani Puranik, Aaron Stanford, Tina Wawzkiewicz, Marie Downie, and Flora Rogers.

#### Administrative Business

##### Motion and Vote

Ms. Newell moved, Mr. Miller seconded, to accept the documents into the record. The vote was as follows: Ms. Salay, yes; Mr. Brown, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Mr. Miller, yes; and Ms. Newell, yes. (Approved 7 - 0)

Ms. Newell announced that there was a new Planning and Zoning Commission member to be sworn in by Council Person Salay. Ms. Salay swore in Steven Stidhem as a Planning and Zoning Commissioner.

##### Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to adjourn into executive session to consider the appointment of a public employee or official. The vote was as follows: Mr. Stidhem, yes; Ms. Mitchell, yes; Mr. Miller, yes; Ms. De Rosa, yes; Ms. Salay, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 7 - 0)

##### Motion and Vote

Ms. Salay moved, Mr. Brown seconded, to elect Ms. Victoria Newell as the 2015-2016 Chair. The vote was as follows: Mr. Miller, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; Ms. Newell, yes; Mr. Stidhem, yes; Mr. Brown, yes; and Ms. Salay, yes. (Approved 7 - 0)

##### Motion and Vote

Ms. Newell moved, Mr. Miller seconded, to elect Mr. Chris Brown as Vice Chair. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Brown, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Mr. Miller, yes; and Ms. Newell, yes. (Approved 7 - 0)

Ms. Newell asked if there were any corrections or comments to the March 12, 2015, meeting minutes. She asked to correct page 12, second paragraph from the bottom, the third sentence: change the word

“eclectic” to “balanced” and to correct page 9, second paragraph from the bottom and insert “Fly ash composite” before the word siding.

#### **Motion and Vote**

Ms. Newell moved, Ms. De Rosa seconded, to approve the March 12, 2015 meeting minutes as amended. The vote was as follows: Mr. Brown, yes; Ms. Salay, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Mr. Miller, yes; Ms. De Rosa, yes; and Ms. Newell, yes. (Approved 7 – 0)

Chair Newell briefly explained the rules and procedures of the Planning and Zoning Commission. She determined that due to the request of citizens that Case 2, NE Quad, Subarea 3, Treplus Communities would be heard first. [The minutes reflect the order of the published agenda.]

#### **1. Ballantrae Woods 15-004CP**

#### **Cosgray Road Concept Plan**

The Chair said the following Concept Plan application is a request for review and non-binding feedback for a residential development on a 49.6-acre site to include 138 units at a total density of 2.78 units per acre located east of Cosgray Road and north of the Conrail railroad tracks.

Devayani Puranik presented the site and noted the surrounding neighborhoods. She said in November, 2014, an annexation was approved to include this portion of the land from Washington Township to the City of Dublin. She said the northern portion of the site is currently part of the Ballantrae PUD, Planned Unit Development. She said the northern portion of the site was approved in 2003 for 70 condominium units. She said the southern portion of the site is zoned Rural District. She said a future application intends to combine these two zoning categories into one single PUD. She noted the existing tree cover and tree rows shown on the aerial view. She said the character of the surrounding area is residential and limited commercial activity along Rings Road.

Ms. Puranik presented the Future Land Use map from the Community Plan, which recommends “Mixed Residential-Medium Density” as a walkable, pedestrian oriented, village scale development for a density of up to five units per acre. She explained this site is also part of the Southwest Area Plan, which recommends preserving Amlin’s quaint character as adjacent development occurs. She added future residential development should provide adequate separation with open space to visually define a clear transition between traditional neighborhood design and the surrounding area. She said the plan provided recommendations for preserving the natural features and integrating woodlots and fencerows in the design. She said the plan also recommends establishing a roadway network that preserves existing character and that regional and local connectivity should be maintained.

Ms. Puranik provided an overview of the Planned Unit Development Process. She said this application was informally reviewed by the Planning and Zoning Commission on September 18, 2014. She explained the current Concept Plan stage is similar to the Informal Review and if the application were to move forward, the next step would be the Rezoning with a Preliminary Development Plan and Preliminary Plat.

Ms. Puranik presented existing photos of the site, which is still being farmed as seen from Woodlands of Ballantrae. She noted the tree rows along the railroad tracks as well as a street that is used as an alley by the Village of Amlin residents.

Ms. Puranik showed the proposal as presented to the Commission in September of last year. She said it included two subareas, one for single-family lots and one for detached condominiums. She reported the Commission was supportive of the overall concept of the plan. She said comments were made on the open space to be more usable and accessible to the entire development as well as public streets for the benefit of the entire development.

Ms. Puranik presented a map outlining Subareas A and B for this proposal, which is very similar to what was presented and reviewed last year and noted the future 2.2 acres for the Churchman Road right-of-way. She explained Subarea A is about 22.5 acres with 46 fee-simple-ownership, single-family lots and Subarea B is 25 acres with 92 detached condominium units resulting in a density of 2.78 units per acre. She said similar to last year, a 100-foot buffer from Churchman Road is proposed and noted the few lots where there are changes as well as the 100-foot setback along the railroad tracks. She said a six-foot fence is proposed along the southern property line and the buildings sit about 25 feet from that property line. She added a large stormwater basin is proposed at the southeastern tip of the site.

Ms. Puranik presented a map showing the Open Space and Circulation Plan for the site. She pointed out that public streets are proposed for Subarea A and private drives are proposed for Subarea B. She said approximately 17.5 acres of open space is proposed that includes the tree cover area, buffers, setbacks, stormwater and central green area. She indicated the 4.5 acre tree cover area will be owned and maintained by the City of Dublin and the rest will be the responsibility of the Homeowner's Association. She noted the red lines indicate the sidewalks for pedestrian connectivity and will be provided along both sides of the street for Subarea A and on one side for Subarea B. She said the blue lines are for the proposed bike paths, which enter the development along Marmion Drive, cross the drive to enter the open space, and continue along the railroad track buffer to the south. She added the applicant is also proposing paths through the tree preserve, which are marked with yellow dotted lines.

Linda Menerey, EMH&T, 5500 New Albany Road, Columbus, Ohio 43054, reiterated this was reviewed by the PZC last September and after receiving feedback and putting in a lot of work the applicant thought it was time to present to the new Commission before moving to the next step. She complimented Devayani for her overview of the proposal. She said the top part was part of Ballantrae but the whole piece will be developed. She reported the applicant completed the annexations next to Amlin. She said it will also facilitate the Churchman Road extension from Cosgray Road to connect to the portion of the roadway provided with the Links of Ballantrae development. She said this piece is not part of the City of Dublin schools but rather Hilliard City Schools.

Ms. Menerey said the preservation of the woodlot and a lot of open space has been shown on a number of different plans. She reiterated there is a 100-foot setback that is continuous from the railroad tracks within the single-family section and how that can be treated has been described in the development text. She said there is a transition to Amlin, which has changed in that area from what was shown before. She said it is proposed as one community with two distinctive products.

Ms. Menerey noted the single-family portion, which feels like a typical Dublin project, a curbed linear street, a public street, typical lot sizes, but with architecture that is a little different. She pointed out the fixed entrances and at the mid-point entrance there is the ability to have detached condominiums on one side and single-family homes on the other. She said the upscale condominiums are geared to someone that has lived in Dublin and wants to move within Dublin but downsize. She said every unit is 400 feet or less from open space. She said the connectivity of paths is good and the entire community is linked. She reiterated the density number is well-below what is recommended in the Community Plan and the open space is just under 40% and does not include all the green space behind each of the units. She said it is well-defined in the development text as to who maintains the various green spaces.

Ms. Menerey referred to the Conceptual Architecture drawings and said George Acock has been working with EMH&T on these and has new drawings to present tonight, which are an evolution of what is in the Commission's package.

Claudia Husak said materials now being presented were not included in the Commission's packet and was not reviewed by Staff but since this is a Concept Plan, they can be distributed.

Ms. Menerey showed elevations with various material options. She said in the detached condominium area, the applicant wants to have a more cottage look of one or one and a half story units. She said in the single-family homes, they would do a ranch unit but believe it will be predominantly two-story homes. She said when Mr. Acock made his presentation last fall the theme of this neighborhood would be more reminiscent of historic neighborhoods. She provided a review page-by-page showing the various materials and color options including brick, stone, stucco, wood siding, and Hardi-plank with the primary materials as stone and cementitious siding. She said a diversity matrix was included in the development text. She concluded by saying she welcomed feedback from the Commission.

Ms. Puranik said in the Planning Report, there is a list of items that Staff would like to address if this application were to move forward to the Preliminary Development Plan and she presented a few highlighted issues on a slide. She said Staff is recommending:

- The dead end turnaround at the west end of Inchcape Lane should be eliminated and a connection provided through to Eva Loop for improved connectivity.
- Lot 3 in Subarea A should be removed to maintain a consistent setback along Churchman Road and avoid proximity to the roundabout.
- Unit B-86 should be removed to avoid a very awkward maneuvering to enter the garage/driveway.
- The City Engineer has determined that pedestrian and shared-use path crossings should be moved to intersections and not cross at mid-block.
- The Bikeway Plan shows a connection through the site on the east side of Cosgray Road, from Churchman Road to the railroad tracks; this route should be included in the plan.

Ms. Puranik presented the discussion questions:

1. Is the overall development character appropriate?
2. What should be the character of the open spaces?
3. What should be the nature of the street network?
4. Is the proposed architectural concept appropriate for the proposed Subareas?
5. Other considerations by the Commission

Ms. Puranik referred to question one and asked if the plan should have two significantly different looks - does the condominium area need a completely different look than the single-family area or should it be more integrated.

Ms. Puranik referred to question two and asked if the applicant should consider the possibility of providing a larger, central open space that could be identified with, and used by both subarea residents.

Ms. Puranik referred to question three and said the plan shows a network of public streets and private drives and asked for feedback on the private drives.

Ms. Puranik referred to question four and said Ms. Menerey provided updated architectural concepts but asked the Commission if this was appropriate.

Amy Salay inquired about the width of the lots. Paul Coppel, co-owner Schottenstein Homes, 140 Mill Street, Suite A, Gahanna, Ohio, said the single-family lots are 62 feet wide.

Ms. Salay asked if the cottages were two or three bedroom units. Mr. Coppel said there would be three different plans, small, medium, and large. He said the medium and large will have upstairs storage units.

Ms. Menerey said minimum square footages would be discussed at the next step. She thought the applicant was proposing 1,600 square feet for the condominiums, 2,000 square feet for the ranch single-family, and 2,200 for the two-story single-family home.

Bob Miller asked the applicant to describe the central green and asked about the activities intended for that area. Mr. Coppel said the development is empty-nester targeted so it will not have playground equipment. He said it is largely just a green and the applicant has not yet decided on a gazebo or seating. Ms. Menerey said this green is now a half-acre when before it was just a tenth of an acre and was set up now as the focal point so the units all look out onto that green space.

Chris Brown asked about Staff's suggestion about the roof lines. Ms. Puranik said in the previous concepts, the condominiums looked like they had all the same height without changing the height of the rooflines.

Steve Stidhem asked if this development was close to a park in any way such as a playground for the single-family homes. Ms. Husak said the Links at Ballantrae was the closest playground.

Mr. Miller asked about the fences that were evidently an issue previously. Ms. Salay said a fence was not talked about before. She said they talked about how to integrate the area in Amlin.

Mr. Coppel said the applicant was trying to distinguish themselves from Amlin. Ms. Salay asked about the location of the fence.

Ms. Menerey said one thing that may be a little confusing is the piece that was annexed at the bottom. She said some of those lots did not have frontage on the road; they had their frontage on the alley. Ms. Salay said there are right-of-way challenges in Amlin.

Ms. Salay wanted to know Staff's opinion of a six-foot fence. Ms. Devayani said the character of the area is very different than the proposal and the applicant does not wish to integrate or associate with.

Ms. Husak said a fence has been used for screening at Avondale Woods against a railroad track as a psychological/physical buffer; nobody really expects that to be a noise barrier. She said Staff had discussions with the applicant regarding how to best address that. She said the other option would be to locate the drive on the south side and have the units north of that be a natural area or incorporate the alley that is already there.

Ms. Devayani said the zoning inspector recommended using a combination of evergreens, shrubs, and deciduous trees to create a fence as a buffer between this development and Amlin.

Ms. Salay said she does not have a huge objection to a fence because of the location but the maintenance of the fence has to be considered and if it is wood, the condo association would have to support that.

The Chair invited public comment.

Brent Welch, representing the Franklin County Engineers Office, 97 Dublin Road, Columbus, Ohio, 43215, said they do not have an issue with the land use or the zoning but just wanted to make the Commission aware they have been working with the City of Dublin on instituting quiet zones along the railroads for the at-grade crossings. He said he is aware not of it in this particular area yet but there are some down the line and apologized he did not have all the details. He said they have found at other crossings that it has been rather extensive to achieve and gets expensive. He said it does not seem likely that if a quiet zone were requested it would be supported given its proximity to the Cosgray Road crossing with CSX or the Rings Road crossing. He said they are looking into it because there have been complaints from other residents in the established sections of the Ballantrae subdivisions. He said they wanted to get on the record to say that they have looked at it and it just does not seem very likely for them to support that at this time. He said they will get back with engineering on the bike paths. He said there are no immediate plans to extend the bike path through Amlin.

Mr. Brown asked Mr. Welch to define a quiet zone.

Mr. Welch said a railroad is required to sound their horn at at-grade crossings but there is a blast of the horn between 20 – 15 seconds prior to a crossing and then there is a pattern that they are supposed to follow until the train reaches the at-grade crossing. He said there are railroads all throughout this area and some of the residents have expressed concern over the noise. He said unfortunately, it is very expensive to properly mitigate for a quiet zone.

Tina Wawszkiewicz said there were some investigations to at least pursue a consideration of a quiet zone in this area including five crossings. She explained one is under the City of Dublin's jurisdiction, it is the crossing at Cosgray Road at the north or west end of this site. She said three of the crossings are in the jurisdiction of Franklin County, one of them at the south end of this site, at Rings Road, and they also have Hayden Run Road and Houchard Road and Avery Road, which is under the jurisdiction of the City of Columbus. She said in order for that whistle requirement to be waived, there has to be some supplemental safety measure implemented at the crossings so people are not driving around the end of a gate and putting themselves in harm's way. Creating that physical barrier she said, is what makes a quiet zone expensive. She indicated the barrier could be two arms on each side of the road as opposed to just one arm; or to physically separate one side from the other with a curbed median. She said the other concern from the Franklin County perspective is at the intersection of Hayden Run and Avery Road that backs up to the point of the crossing at certain times of the day when traffic is heavy. She said if gates were installed, there is potential of a vehicle getting caught between two gates, which is an obvious safety concern.

Ms. Husak added that even with a quiet zone in place, it is up to the discretion of the train engineer to sound the horn.

Ms. Wawszkiewicz said the other noise that will continue to occur is the clanging of the bells in the gate system.

Don Neilson, 6934 Forest Haven Loop, Dublin, 43016, indicated the Planners have done a very good job with the houses and putting curbed linear streets in for the single-family homes and asked why not for the condominiums. He said the condominiums are in rows and very close together, appearing like an army barracks. He said he was also interested about the space between the condominiums. He said he likes the 100-foot setbacks both from the railroad and from Churchman Road. He asked if the Commission could consider the same sort of setback to the Woodlands area on the other side. He asked why the new folks get the setback and the residents that have already paid for their houses do not. He brought up the discussions about stadium and train noise. He said the train will honk twice, as there are two crossings, and they are made to be very loud. He suggested that before the City agrees to put more population close to the railroad, there needs to be coordination with the other communities and counties and whoever is involved in those crossings and control that noise or the City should expect to continue to get complaints. He said the Woodlands are farther away but in the middle of the night the trains can still wake you up. He said he heard the City engineer say it was too expensive but having Dublin as a high quality community with good quiet zones is also important to the people that want to live in quality housing.

The Chair invited public comment. [Hearing none.]

Ms. Salay said it looks to her like Lots 3 – 7 are very close together. She said she is envisioning being in the backyard of Lot 6 and have Lots 4, 5, and 3 right there. She indicated it is not as good as it could get; definitely Lot 3 should be removed. She asked that all those lots be reconfigured. She inquired about the setbacks.

Ms. Puranik confirmed that Lot 7 is 50 feet from Cosgray Road.

Ms. Salay emphasized the more space the better. She said the horns from the trains are very loud and the community needs to come together and talk to City Council about the need for the quiet zones and partnering with the county to get those created. She said it really affects the quality of life. She said she lives a mile and a half to two miles from here and in the dead of winter, the horns can be heard as well as the roar of the train going down the track and she can only imagine how loud they get closer than that. She has heard from residents of Ballantrae for years that speak of the noise.

Ms. Salay asked about the retention basin and if it was the only stormwater feature necessary and if it is wet all the time or dependent on the weather. Ms. Puranik said it is a wet pond. She said she has discussed other possible locations with the applicant but the drainage of the site is all going south. Ms. Salay said the Public Service Committee is working on something; she would like to see the City adopt that pond and to be responsible for maintaining it.

Ms. Salay said she is curious about the private drives. She said Council is really sensitive due to maintenance and long-term costs to the homeowners. She asked why private drives were chosen. Mr. Coppel said they wanted private drives because of the intimate feel desired for the condominium community.

Ms. Salay inquired about the width of the private drives. The applicant answered the pavement width is 22 feet.

Mr. Coppel said because the drives are narrower, it affects the yield. He reported the applicant is already well under the 5 units per acre. He said it is going to be a zero maintenance community. He said we are going to mow the grass, take care of the exterior elevations, the roofs, and snow removal will be part of that. He said there will be a condominium association with dues and they are setting aside reserves for sealing, maintaining, and eventually resurfacing the streets. He said the applicant expects the overall condominium fees to be about \$250 – \$300 per month.

Ms. Salay said the pizza shop in Amlin is adjacent to D76 and D77. She said those homeowner's should be made aware of the close proximity of that restaurant as well as the train horns.

Mr. Coppel said the applicant has had a lot of discussions with Staff about the train situation and supports a quiet zone but have been informed that is not going to happen tomorrow. He said the applicant plans to create a mound with a forest by the railroad tracks to buffer but it will not take care of the whistle. He said they plan to put everyone on notice of the noise as part of their documentation.

Ms. Salay indicated she was really excited the first time she saw the architecture because there was a lot of stone. She said it is important to do the front treatments with mostly masonry at a minimum. She said she understands the applicant wants to give the consumer options because of financial concerns. She said the best communities in terms of longevity and appearance have a mix of materials consisting mainly of stone and brick on the front and not just masonry on the water table. She said she is not interested in seeing siding in the single-family area. She said connectivity was not such an issue as this is not a community where there will be through traffic. She said Lots B67, 68, 74, 75 will be much nicer if that road is not connected. She said normally she supports connectivity but in this case does not believe it would do much.

Ms. Menerey said Alan Perkins looked at the stub and the applicant widened the pavement and he felt comfortable with that length and turnaround.

Ms. Salay said this also has an extra place for people to park. She said a resident asked about the location of Churchman Road and asked how that right-of-way was determined and if it could be pulled away a little bit from the Woodlands. Ms. Husak said the roadway was included in the Ballantrae

development when that started in the early 2000s. She explained the setbacks off that roadway were established at that point, also.

Chris Brown said Cosgray Road may not be busy now but someday it will be. He said Lots 7 and 8 are a little close. He indicated he understands what the applicant is trying to do with the layout of the condominium area. He reiterated that he has lived in a zero-lot line house where he looked at a blank wall, but that side was completely landscaped so his dining room looked out at something nice, and did not care about the other side. He said when looking at all the single-family lots with free standing homes in Dublin, most of the side yards are negligible and almost a missed opportunity. He recalled it was a wonderful way to live, especially for a little house.

Mr. Brown said he is glad the path connects to Amlin but understands the fence. He said he anticipates Amlin to grow up eventually as the southwest area plan develops.

Mr. Brown said he loves some of the elevations that Mr. Acock has prepared architecturally. He said he is not opposed to siding but opposed to the quantity of siding. He indicated he loves it in a Greek Revival Form. He noted one elevation with a porch but sees a free-standing door there that could be roofed over, included in a porch, or some other added interest to the front of those. He said it is a street-connected unit and would love to see that personal connection where there is a front porch and somebody is sitting out front. He said where he lived before the elderly folks liked to sit out front as well as the younger ones and he got to know all of those people and those were the only ones he really got to know. He indicated it was a great thing so he encouraged the applicant to explore that more. He stated overall, he is not opposed to this proposal but suggested more refinement. He said the two condominium units that face Ballantrae Woods Drive are kind of odd, as they appear to just be left out there.

Deborah Mitchell said her only comment would echo what Ms. Salay said about the use of stone or masonry for the condominiums. She indicated the more siding the more she thinks of army barracks.

Cathy De Rosa asked Staff about the zoning and plans for retail in that area. Ms. Puranik said the Southwest Area Plan envisions how the character would be for the Village of Amlin. She said it is not part of the City of Dublin but it is in Washington Township. She said if and when it annexes to the City the vision would be to have a mixed-use village center in that area.

Ms. De Rosa said she loved the point that everyone is a few hundred feet from some green space. She said compared to the last plan discussed tonight, that felt incredibly tight, even though the houses are small and the cottages are small, the way this is laid out, it is quite nice. She said she liked the connectivity of the bike paths.

Bob Miller said this was a great project. He reported he has visited the site, twice. He said he would not live there but only because of the trains. He said he would like to see a definition of the fence area. He said he lived in Dallas, Texas, long enough to have these board fences in his head and does not like it. He said if there was a different way to put a barrier up, he would prefer it.

Steve Stidhem said he thinks the proposal is great. He asked if there was an option to make the buildings better insulated to reduce noise. He said behind Lots 1 and 2, there is a large green space. He said he is partial to parks and believes there is potential for a lot of kids in that area and asked if something could be added in there for kids or around Lots 17, 18, 20, and 21.

Victoria Newell said overall she liked this concept. She said she had concerns with Lots 1 – 7. She noted a roundabout at the intersection at Lot 7 that has a side yard and back yard that will face the roundabout and stated more clearance would be better. She understands the landscape plan is not fully developed at this point but how those lots and corner are treated is important.

Ms. Newell indicated she still has concerns carried over from the first plan with regards to the fence line along Amlin. She reiterated her comment that the fence needed to be treated sensitively and what she meant was it did not just become a fence line. She said now units are running straight along that fence with little room for landscaping. She said the fence needs to become an amenity, possibly with masonry, and not just a barricade.

Ms. Newell indicated the green space is a little bit better than it was before. She said she likes this arrangement because it feels more like a green space in this particular scheme.

Ms. Newell said she has the same comment as Ms. Salay in regards to the stone. She said after reviewing the original sketches, she envisioned a lot more refined architectural details. She said she understands the new elevations were just presented this evening but there appears to be a little less detail as the elevations are getting developed. She said it is important to have a mix of materials between the stone and the siding. She recalled the presentation from before where porches were envisioned for a lot of these buildings and wanted to have the street connection. She said that was one of the features she had really liked and yet tonight she is seeing less porches and less character. She said given the close proximity of the zero lot line, the porches are critical. She encouraged the applicant to expand upon that. She concluded that overall she is supportive of the project.

Mr. Brown inquired about the bike path where it cuts across between Lots 18 and 19. He asked what issue Staff has with that. Ms. Wawzkiewicz said from engineering's perspective, having a crossing at the point of vehicular intersection reduces the number of conflict points and increases driver awareness that a pedestrian or cyclist may be in the street.

Mr. Brown said it is on a curve and the drivers may not see them coming but he said he does not always believe that is a deal breaker. Ms. Wawzkiewicz said it does not have to be; we can overcome it. She said the first preference is to consolidate those conflict points at intersections.

Mr. Brown said he would like to see as much connectivity to that green space as can be achieved.

Ms. Menerey referred to the exhibit with the red circles that noted the plan revisions and inquired about the comment made about the circle over the south drive. Ms. Puranik responded it is the sidewalk link that is missing. Ms. Menerey said they would revise the plans to include that link.

**2. NE Quad, Subarea 3, Treplus Communities  
15-024INF**

**Wyandotte Woods Boulevard  
Informal Review**

The Chair said this application is a request for an informal review and feedback for a proposed 86-unit multiple-family development on a vacant property within Wyandotte Woods Subdivision located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within NE Quad PUD, Subarea 3.

Jennifer Rauch said this is an Informal Review for a site located on the southwestern portion of Wyandotte Woods Boulevard, adjacent to the new roundabout. She stated the site was zoned as part of the NE Quad in 1994 as Subarea 3, which permits multiple-family dwelling units with a density indicated in the text of 120 units with this proposal at a total of 86 units. She said there are setbacks and buffering requirements as well as minimal architectural standards. She indicated the informal review will provide review and feedback prior to the applicant submitting a Final Development Plan application.

Ms. Rauch said this site has extensive history stating that from 2007 - 2010 an application was submitted for a multiple-family development that had 19 -20 buildings located throughout the site with an internal loop road with extensive stormwater ponds. She reported the Planning and Zoning Commission

disapproved that application due to streetscape concerns, the lack of character and relationship to the existing neighborhood, and significant concerns regarding the lack of tree preservation. She said in 2014, there were additional informal reviews with a different layout of 3, four-story buildings with parking to the rear and a significant buffer between the residences in Section 8 of Wyandotte Woods. She said this layout provided additional tree preservation with a great deal more integrated open space connections to the neighborhood, but ultimately that proposal did not move forward because of concerns with the character and height of the buildings that exceeded the text.

Ms. Rauch said the site has significant tree coverage with a number of landmark trees that would need to be preserved. She stated the site has a significant grade change of 14 feet adjacent to Section 8 down to the school site. She said the existing stormwater pond is required for the other portions of the Wyandotte Woods Subdivision. She noted the proposal before the Commission is for 17, one-story buildings. She said the main entrance to the site is provided from Wyandotte Wood Boulevard with a loop drive providing access to the front-loaded units and the one-way alleys for the rear-loaded units. She said the proposed layout takes up a significant portion of the site and the Planning Report highlights concerns regarding the limited size of the proposed stormwater ponds and the tree removal. She stated the applicant will need to further study these issues as the proposal moves forward.

Ms. Rauch said the units are a combination of one, two and two plus bedrooms. She said the parking and access meet the requirements within the text. She said the architecture has minimal standards within the text and the applicant is requesting feedback related to architecture and proposed character. She said the site meets the buffering requirements within the text, but is a small setback that was shown with the previous proposal.

Glen Dugger, Smith and Hale, representing the applicant, said the report accurately reflects the proposal. He said the significant difference from the prior proposals is a one-story program with lower density at 86. He said Staff has determined the emergency access located in the northwest corner of the site is not necessary. He said this proposal is community targeted for persons aged 55 and over. He said some concerns of previous proposals have been addressed with the current proposal of lower unit count, different type of architecture, and the commitment of an age restricted community.

Jane Arthur-Roslovic, 1856 Baldrige Road, Columbus, Ohio 43221, said Hawthorn Commons is the name of the proposed development and it will continue to enhance the neighborhood and property values of Wyandotte Woods. She said Treplus Communities is a family owned company and has been in development locally and nationally for 40 years. She said they have developed the Sycamore Townhomes in German Village, the Battleship Building in Downtown Columbus across from the North Market, and Stonegate Village in Grandview. She said all three properties have enhanced and continue to grow in value over the last 20 years. She said in 2012, they resumed their multiple-family acquisition and simultaneously started working on a 50-plus product, which they understand and are excited about. She said they are not offering any type of assisted living or medical services. She said they are offering one and two and a half bedrooms with high quality materials with higher than typical rental. She said it is important to their consumer to offer a unit comparable to condominium finishes and universal design, single-story units with no step entrances and wide hallways. She said there is a one bedroom option if a couple would like to have an elderly parent live next door. She said a park-like setting is very important and a walking path near retail is the number one amenity for their residents. She said there is a commons building where they could have activities, casual social interaction, but no pool, gym, and yoga type classes. There will be a concierge service she said, including onsite management and maintenance with trash pickup a couple of times a week with a trash compactor for the entire development. She said there is a modest level of programming that will be left up to the residents. She said there will be services of watching their units when a resident goes out of town.

Ann Cook, 1515 Lake Shore Drive Suite 225, said this community is for Dublin residents that are downsizing, want to stay in the area, and age in place with a community type feel.

Jim Bender, President of JLBender Inc., 3040 Riverside Drive, Upper Arlington, is the architect and designer for this project. He said this is a very appropriate use with interaction with the neighboring associations and has been positively received. He said the concept is one or two plus oversized units, upgraded kitchens, baths and cathedral ceilings in the living spaces and all newest technology. He said the site was focused on a fresh look to the architecture and to emphasize fitness. He said they have been in contact with the City Arborists and they have integrated the landmark trees into the site. He indicated the architecture will not be any higher than 26 feet high and the design models the early structures of Dublin, which were more utility style with possibly a single shed roof, or a barn, or house with simple forms. He said the building will include quality materials of stone and cementitious siding with metal for an appearance of freshness with heavy duty shingles and a standing seam porch element. He said they are working on stormwater and refuse management to make this a community to be proud of. He said there are front porches where people can sit, talk, interact, and ride a bike, which is a real need in the community.

Jerry Kosicki, 4313 Wyandotte Woods Boulevard, said he is a trustee of the Wyandotte Woods Homeowners Association and East Dublin Civic Association. He said he has lived in Dublin for 21 years, including 10 years at Wyandotte Woods. He reported they have met with the developers several times to discuss the proposal. He said the proposed architecture is far superior to the previous proposals and appreciates the quality of materials of stone and likes the idea of the metal panels. He indicated he is skeptical of the translucent garage doors and questioned whether they will glow at night and will it be a good or bad thing. He said he appreciates the contemporary character of the buildings and thinks the look will be an attractive selling point to the tenants. He indicated there is a lot to like about this project: the 55-plus clientele; and the focus on the universal home design optimized for older residents with the single-family format that will not be obtrusive on the site. He asked if there was an assurance that the tenants will be limited to the older demographic group. He said even though it is 86 units, it is land intensive - all the buildings are on one level and seem to have large footprints. He indicated it feels crowded and will need to remove a number of trees particularly in the eastern section. He said it is an important part of the neighborhood objectives for these trees to be protected. He asked what portion of the site will be built upon and how much open space will be left for all the residents to enjoy. He said there are problems with stormwater retention and issues related to the ponds and in previous applications they suggested some solutions of pervious pavements, the use of pavers, rain gardens, and similar innovations to reduce the use and the reliance on ponds, which are already blight on the neighborhood.

Brett Page, 7638 Kelly Drive, said he has been involved with this property since the beginning and this application is a dramatic improvement to previous applicants. He said they have been very collaborative, very positive, and invested with the neighbors and the community. He said they are here to provide additional ideas to make this project a focal point of the community. He said there are problems with the ponds and provided some pictures of the existing conditions. He said the retention pond is already rather massive, the water is murky, and not a pretty or attractive part of the community. He said this developer did not cause it, but it has problems. He said the adjacent properties (4063 and 4071) currently have water in their basements with the current situation. He said one of the proposals is to make the pond bigger and hold up to 12 feet of water at a maximum capacity and to wrap around the adjacent property. He asked if they could look at creative options regarding drainage and retention. He said the entry in previous plans had a median of trees with two in and out lanes that was a nice entrance and with this plan you enter the road and the trash compactor is the first thing you see with a shed but did not think that it would meet the standards of Dublin. He said he liked the connectivity to the neighborhood, to the high school, and within the neighborhood.

Kathy Harter, 7825 Holiston Court, said she is one of the trustees for Wyandotte Woods Civic Association and has lived in Dublin for 13 years. She thanked the developer for contacting them about the application and hearing to make sure they were going to be a part of the discussions. She said from the beginning, it has been about the character and continuation of the neighborhood. She said the idea is appropriate and

is liked by the neighbors. She indicated the possibility of knowing the potential residents is a nice continuation of a good thing. She said the plans seem to be focused on neighbors getting out and walking around and being a part of the community. She indicated this is a better fit for the character; however, the plans are very crowded and wondered if it might be too crowded and if the sidewalks should be on both side of the street to mimic Wyandotte Woods. She said the plan for a connection from Wyandotte Woods to the school, and all the way to Hard Road was in the 2014 budget to put in this path, but the construction and connection needed to be re-evaluated. She said this is the perfect time to bring everyone together and make the path plan a realization so that Wyandotte Woods is not left like an island. She said the pond should be looked at for a different approach and the wooded entrance should be kept the same as the entrance to the subdivision to continue a wooded theme along with the mounding and the trees along the path. She added the following concerns: that this development should have a forest look; check to see where they are with coverage issues; keep the trees; ensure that someone is onsite during tree removal because there have been trees cut down that should not have been; create double sidewalks; provide the connection with the bike trail to Hard Road; solve the pond and stormwater problems; keep the mounding; evaluate the effects of the garages with the clear part of the doors; landscaping to buffer and consider more spaces; and keep quality materials and not allow siding. She said overall the neighbors like the character, concept, and sense of community that this development is bringing to the neighborhood. She said she appreciates the time and the service of the Planning Commission.

Venkatesh Gundu, 4063 Wyandotte Woods Boulevard, said he lives next to the blue water and does not know if he will be living on an island in the future if they extend the existing pond. He said he has some serious concerns about the ponds. Currently he said, it is the worst pond he has seen in Dublin in the last eight years; and the location is very close to the existing sidewalk, which is very dangerous. He asked for a fence or dense tree line with mounding for separation from their backyards to this development and increased setbacks. He indicated he is worried about construction traffic issues.

Inayat Sajid, 4087 Wyandotte Woods Boulevard, said he cannot really see how it is going to add character to the neighborhood when they are moving the woods. He said he understands the revenue stream for the City and other folks, but he is hoping that they look at the project. He said the impact to the community should be considered. He indicated this is better than previous proposals, but the crowding on this site is hard for him to accept. He said this development will probably cause him to sell his house of the last 12 years because he bought his house because of the woods behind it without knowledge of the additional phasing developments. He said a 25-foot setback will not cut it for an appropriate separation and requested increased setbacks to provide a better separation.

Lisa Cochran, 4103 Wyandotte Woods Boulevard, said she is the second house from the emergency access point and 25 feet is not nearly enough of a buffer zone. She said the activities at the stadium of the high school can be clearly heard at the existing homes, the potential residents should be aware, and the noise from those activities should be considered with this proposal.

Rajeev Desai, 4071 Wyandotte Woods Boulevard, said he lives in the second house from the pond and it is really bad. He said extending the pond would make it worse for the residents. He restated the water in basements is an issue and that needs to be considered when developing the ponds.

Sherry Rath, 7742 Kelly Drive, said to consider the trees because they purchased their homes in Wyandotte Woods because they like the wooded trees. She said she backs up to Summitview and when she bought her home, she was told the trees would not be taken down. Luckily, she said she was home the day they started to remove trees for the bike path and was able to stop part of what they tore down. She wants to ensure someone is there to watch and monitor which trees are being removed. She said she supports an increased setback between the existing homes that back up to this development.

Mr. Bender said he appreciates the comments and said the development is at 65 percent of lot coverage and it does look cozy because it is moved from the east property line as much as possible to preserve the cluster of trees. He said one of the factors in coverage is the use of two car garages for the two units and oversized garages for the single units to avoid having on-street parking and provide apron parking to the backside of the units. He said they exceed the parking requirements and maintain a clean looking street even with the effect of taking up more space. He said the overall aesthetic is much better. He said they will be working with their civil designer soon and it can be seen that the ponds are not finished and they plan to aerate with a fountain. He said their idea is to make the entrance tree lined but did not include a median at this point. He said they are paying a great deal of attention to the aesthetics of this development to ensure the success of the neighborhood.

Ms. Newell asked if there was anyone else that would like to speak to this application. [There were none.] She closed the public comment portion to allow for Commission discussion.

Ms. Newell said the pond needs much more attention than it is currently receiving. She indicated the pond needs to become an amenity and not just a retention pond. She said that feature should be developed and well landscaped. She said the same with prior applications, there needs to be better screening and setbacks between the adjoining residents that front along Wyandotte Woods Boulevard. She noted it is extremely important to preserve the woods. She recalled that it was stated that 50% of the trees may be Ash trees, which she cannot confirm. She said in the spring and fall all the trees were very full and does not recall seeing a lot of dead wood within these trees. She said that is such a great amenity and entrance feature for the residents in this neighborhood. Therefore, she said it should be treated really sensitively.

Ms. Newell asked if another location could be found for the clubhouse to maybe preserve a little more of that area. She said that may mean ultimately having less apartment units than what is being presented. She indicated she appreciates Mr. Bender's comments in terms of this being under the allowable density but often sites will not support the density within that development and if these were two story units or two story apartment buildings, greater density could be found with smaller footprints. She pointed out the walkways that die into the street and do not continue along both sides is a disadvantage. She said if metal siding is going to be introduced, she would like to see the metal siding they are proposing. She said it can look wonderful but it can also be installed very poorly and it is not an element that is common within this area. She stated the trash compactor definitely has to be relocated.

Cathy De Rosa said the pond is less than desirable as it is and expanding it would not be good. She said she would not want to live across from that but perhaps a fountain could be aesthetically pleasing. She indicated when she first reviewed the plans, it felt crowded to her. She noted the one-way streets were interesting but questioned how many one-way streets there are in Dublin. She indicated it was an interesting approach not to have cars on the street but makes the plans feel even tighter.

Ms. De Rosa brought up the noise factor from the high schools; that is something to consider for people that are 55 and older. She agrees the residents should be made aware of that reality. She asked Mr. Bender if the actual design elements will be the same and what was the durability from unit to unit.

Mr. Bender responded that the applicant has set aside forms, which alternate material where one is stone and one is siding. He said the third one is metal and the metal is placed against the siding but everyone gets the stone. He indicated there is always that subtlety between a really nice earth tone development and the Lego-land look. He said it is possible that the applicant will introduce different siding colors because the particular brand they are intending to use has thirty color choices and they are all really nice earth tones out of the Williamsburg palette. He said they will probably end up with two siding colors and two metal colors and then a singular stone, which is the mountain flat rock.

Ms. De Rosa said it is quite different than a lot of developments in the surrounding areas but is also quite interesting. She indicated it could easily go from interesting to monotonous but it is hard to tell from the layout. She said the park in the middle seems quite accessible to the folks in the middle but as far as the green space around that it would be wonderful if the walking paths or connectivity made that really a wonderful space for all of the residents.

Mr. Bender said it has the playful start for a development and said there would be additional landscape and amenities in there to make for a good experience. He said he appreciates the comments about the sidewalk connectivity.

Steve Stidhem asked about the translucent garages.

Mr. Bender said in keeping with the fresh spirit of this development they are proposing a panel garage door and the panel can have a mahogany color but to keep it kind of light it is a translucent panel so the interior would not be visible. He explained it is a high quality door made out of a poly-carbonate, which is an unbreakable plastic to allow light in. He said the applicant is not 100% finalized on that element yet.

Ms. Newell asked if the garage panels are ribbed with an aluminum frame. Mr. Bender said the initial thought was unribbed with a powder-coated frame.

Ms. Newell indicated she envisioned a door that is extremely industrial and suggested the applicant provide some fine samples to show everyone that these would be appropriate on these buildings. She said to her, it appears as a negative as it does not have residential character and would not lend to a residential appearance.

Ms. Newell suggested a permeable paver system would help with the stormwater. She said water could be held underneath the surface instead of taking all of that water and holding the runoff in the retention pond. She reported she drove on the Greystone Mews recently and the roads are very narrow and do not have the greatest appearance. She said the permeable pavers would be a better look than the asphalt narrow roads in Greystone Mews.

Chris Brown said the whole alley concept of removing some garage doors from the streetscape is an interesting idea; it does create a lot of hard surface pavement creating some of the stormwater issues. He said some of the walkways between the buildings remind him of Trueville in Upper Arlington. He indicated he knows someone that lived there because they have these collector courts that the garages open off and the backyards, and he uses that term loosely because they really have two fronts. He said one is the garage and entry and then somehow everyone tries to seclude the back because with people walking in between the units they lose privacy. He indicated it is an interesting dynamic that the proposal is not typical of Dublin and very refreshing to see. He suggested that by the applicant resolving some issues, they have created other issues. He said he is not a fan of the garage doors on certain streetscapes but he has also lived in a zero-lot line house in the suburbs of Indianapolis, IN, and it is amazing the number of interactions he had with his neighbors while out tinkering in the garage, washing the car, pulling the bikes out, or pulling a stroller out so part of any community is the interaction with the neighbors and part of it is when you want the privacy. He said it is an interesting balance to try and strike.

Mr. Brown said he is always pleased to hear when developers are working with the surrounding neighbors. He said the look/materials are certainly different but he invites that. He said the envelope might be pushed too much with the poly-carbonate garage doors. He stated the dumpster/trash compactor needs to be moved. He asked if there was a better location for the community center or a way that can interact with the community more. He said he is assuming the goal is to get the empty-nesters out of their units once in a while and meet other neighbors and perhaps the larger neighborhood. He suggested that be explored as he is not enthralled with the layout because there is a lot of paving in

there that the applicant is trying to resolve in a unique way. He stated as an older community he does not see the need for connectivity to the schools, but for the people around there, he hates to see them have to take a long way around or to create an incident where they are cutting through someone's backyard in order to get to the community because it is cold and they do not want to go all the way around. He said it should be explored how this becomes a greater part of the entire fabric of the community. He said he appreciates the single-story homes and is curious about the legalities for limiting to 55-plus age group.

Glen Dugger said this is one of the places where Federal law allows these restrictions. He explained there are certain things you have to do in order to create a community that serves 55 and older people and they would do that. He said it could be enforced by the City, the other neighbors, or the other property owners. In Florida, he said there are 55 and older communities all over the place. He said it is a little bit different here, as we do not have the numbers in Central Ohio like in Florida and Arizona but it is a pretty well established mechanism in other places. He indicated this one of the significant advantages of this proposal.

Mr. Brown said it is tough to protect some of the landmark trees given the proximity to the buildings. He said you disturb the roots and they may survive a year or two and then they will die. He said that is a crucial element to try and preserve as many trees as possible. He said the retention pond is ugly, recognizing this developer did not build it. He suggested the possibility of the City holding funds in escrow until something is established. He said obviously it needs to be fixed and the developer needs to be part of that.

Mr. Dugger said everyone that has spoken tonight has mentioned the ugliness of this pond, which he agrees with but it is the applicant's front door too and they have the same interests as those neighbors. He said he does not know if the pond was built correctly.

Deborah Mitchell said she has a translucent garage door and she loves it. She said they can be attractive. She stated she really loved the applicant's design because it is creative, fresh, intriguing, and the integrity was thought about as well as what will appeal to the target audience. She said she is curious to see the applicant's version of what a translucent garage door will look like but they can be great. She said if the homeowner forgets to turn off the internal light, there will be a soft glow that can be seen from the street but that is not necessarily a bad thing. She said she echoes all the comments made about the pond and the trash compactor but her big feedback would be that the walks need to be more intentional and make the community center more of a centerpiece and gathering place. She said she likes the idea of offering yoga classes or a gym because fitness is important to this age group. She added people want to walk, ride bikes, and be out interacting with other people.

Mr. Dugger said the applicant anticipates connectivity to the path system. He said proximity to the school is not a bad thing and sees this community becoming very active with the school. He anticipates they will go to the theatrical performances, tennis matches, and the lacrosse games and sees that as a wonderful amenity. He understands the importance of having connectivity to the school.

Ms. Mitchell said even calculating a walkability score or how things come together would be really helpful. She understands the number of units is important from an economic standpoint but if there is a way to make that community center more integrated, that would be great.

Mr. Dugger said the applicant has met with the surrounding neighbors twice and they learn something every time. He said the applicant will continue to work with the neighborhood and Staff.

Amy Salay said she is really excited about this. She complimented the neighbors for their presentation, which is helpful for the Commission and the applicant as well. She complimented the applicant for working with the neighbors.

Ms. Salay said the Commission received feedback via email that the woods are going to be gone. She said this particular parcel is an oddball piece of the NE Quad, which dates back to 1990. She said this was chosen as an area to allow multiple-family homes to be built as part of the back and forth negotiation. She recognizes it is difficult for the community to lose the woods and the trees.

Ms. Salay said she hoped the builder was working with the new homeowners that have water in their basements to ensure that is fixed before they leave the area. She said that is not acceptable in any case. Ms. Salay said she loves the idea of having some garage doors off the main drive. She supports the one-way streets. She said the patio size is a nice size that is usable. She indicated the good things about this proposal is the traffic impact as for an age-targeted group the trips are a lot less than single-family homes and the school will not be impacted. She asked if any children are allowed to live here with a grandparent or with a parent in a shared-parenting situation or with a parent that is 55.

Mr. Dugger said a child can reside there but no more than 75 or 80% of the time. He said we cannot say 100% of the time; we will not have a child living here because then it is a legal issue.

Ms. Salay complimented the applicant on the earth tones and the stone; she is on the fence about the metal element because of how it ages. She indicated if there was less metal, she would not complain. She likes the idea of a one-story unit; this will be an unobtrusive development.

Ms. Salay said Engineering has probably had some preliminary discussions about handling stormwater and people are not wild about expanding that pond. She asked if the pond area drains down towards the school.

Aaron Stanford said when Engineering met with the applicant, they brought to their attention the initial retention pond was designed and sized for development to the north - Wyandotte Woods Section 8 and portions of Section 3. He said they cautioned the applicant that they will need additional stormwater management. He said there are over 15 different measures that can be provided as options and details for design. He said there are lots of options permitted and what Engineering would encourage. He said the expansion of the retention pond closer to the roadway would not be possible for a host of reasons. He said any new basins have to be 50 feet from the right-of-way per the new Code.

Ms. Salay said something different and creative needs to be done with stormwater. She said sometimes stormwater facilities can be amenities such as rain gardens. She asked about the noise from the trash compactor and does not like the location. She asked if more of the woodlot can be preserved. She asked that the setback be increased between the homes that exist now and the new units. She said if it can be buffered better with landscaping and mounding so there can be better relations with the existing neighbors.

Bob Miller said the biggest issue he has with this proposal are the setbacks. He said the more you can buffer the neighbors the better. He indicated he lives on a pond, and is not sure this retention pond is a finished product. He said you could literally have waterfront property that could be an enhancement to property values. He said he is disappointed to hear the pond cannot be expanded. He stated the community center should be moved. He indicated he had a problem with this the very first time he looked at the drawing; it seems like so much is on the site. He wonders if it is because the applicant has a few areas where there are seven units running on a string and asked if those could be separated. He explained he is trying to envision walking on that street or driving and having a long run of apartments.

Mr. Dugger concluded the applicant learned a great deal tonight and appreciates the comments.

### **Training Session**

Steve Langworthy said given the late hour, he offered to forgo the training this evening if it pleased the Commission.

Ms. Husak said at the next Commission meeting scheduled for April 9<sup>th</sup>, the agenda has freed up quite a bit. She said all the Bridge Street cases from Crawford Hoying had been postponed so only Riviera updates are on that agenda. She suggested that might be a shorter, better night for the training session.

The Chair confirmed that at the request of Staff and because of the light agenda for the next meeting that the Training Session will be postponed to the April 9<sup>th</sup> meeting.

Mr. Langworthy suggested a general work session after everyone returns from the APA Conference. He asked if questions could be sent to Staff prior so answers could be prepared in advance for the Commission.

### **Communications**

Claudia Husak said she appreciated the Commission's comments about schedules for the APA Conference. She said she is preparing some ideas of sessions for next week that might be of benefit to the Commission. She said Joanne Shelly was considering organizing a little get-together to have some fun outside of the formal sessions for those who are attending the conference.

Amy Salay said there were a couple of sessions that were mobile workshops, which she was closed out of a month and a half ago. Ms. Husak confirmed they are highly competitive. She asked if there was a way to get some of the Commissioners to those locations even if not formally.

Ms. Husak said the APA Conference travel packets would be distributed next week.

Ms. Husak noted the schedule for the PZC packet delivery for the Riviera application being presented on April 9, 2015. She reported Staff has been working with the applicant to provide materials the Commission had requested.

Ms. Salay reminded everyone that they are all invited to a City Council event held every year, which is the "Celebration of Service" being held on May 5, at 6:00 pm. She said it is for all the Board and Commission members and a guest to come together for social time. She said they recognize individuals whose terms are up or who are leaving a board or commission.

The Chair adjourned the meeting at 9:48 p.m.

As approved by the Planning and Zoning Commission on May 21, 2015.

