



**Planning**

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600  
fax 614.410.4747  
[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

**PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**JULY 7, 2016**

**AGENDA**

- 1. BSD SRN – Bridge Park East, Section 4 - G Block Mooney Street  
16-044FP Final Plat (Recommended for Approval 7 – 0)**
- 2. BSD-SRN – Bridge Park East, Section 5 – H Block Bridge Park Avenue  
16-045PP/FP Preliminary Plat/Final Plat (Recommended for Approval 7 – 0)**
- 3. BSD-OR – Vineyard Church 4140-4150 Tuller Road  
16-047ADMC-CU  
Administrative Request – Code Amendment (Recommended for Approval 7 – 0)  
Conditional Use (Approved 7 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Commission members present were: Chris Brown, Bob Miller, Cathy De Rosa, Stephen Stidhem, Amy Salay, and Deborah Mitchell. City representatives present were: Claudia Husak, Vince Papsidero, Nick Badman, Cameron Roberts, Laura Leister, and Flora Rogers.

**Administrative Business**

**Motion and Vote**

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

Ms. Newell moved, Ms. Salay seconded, to table the minutes until the next meeting since there was not sufficient time provided for review. The vote was as follows: Ms. Newell, yes; Ms. Salay, yes; Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Stidhem, yes. (Approved 7 – 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said certain cases on tonight’s agenda may be approved by consent. She stated that two cases were postponed prior to the meeting. She said two cases were eligible for the consent agenda tonight – Bridge Park E, G Block and Bridge Park E, H Block. She determined to take the cases in the order as they were published in the amended agenda.

- 1. BSD SRN – Bridge Park East, Section 4 - G Block Mooney Street  
16-044FP Final Plat**

The Chair, Victoria Newell, said the following application is a proposal for the creation of an approximately 2.28-acre lot (Lot 9) and associated access easement for open space for a mixed-use development, including two buildings containing residential dwelling units, commercial uses, and a parking structure. She said this is a request for a review and recommendation of approval to City Council

of a Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

**Motion and Vote**

Mr. Brown moved, Mr. Stidhem seconded, to recommend approval to City Council for a Final Plat. The vote was as follows: Ms. Salay, yes; Mr. Miller, yes; Ms. Mitchell, yes; Ms. De Rosa, yes; Ms. Newell, yes; Mr. Stidhem, yes; and Mr. Brown, yes. (Recommended for Approval 7 – 0)

**2. BSD-SRN – Bridge Park East, Section 5 - H Block  
16-045PP/FP**

**Bridge Park Avenue  
Preliminary Plat/Final Plat**

The Chair, Victoria Newell, said the following application is a request for the subdivision of an approximately 4.57-acre site into two lots (Lots 10 and 11) and a right-of-way for two streets (Mooney Street and Larimer Street) for the development of 6 townhome buildings. She said this is a request for a review and recommendation of approval to City Council of a Preliminary and Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

**Motion and Vote**

Mr. Brown moved, Ms. Mitchell seconded, to recommend approval to City Council for a Preliminary Plat and Final Plat. The vote was as follows: Ms. Newell, yes; Mr. Stidhem, yes; Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Recommended for Approval 7 – 0)

**3. BSD-OR – Vineyard Church  
16-047ADMC/CU**

**4140-4150 Tuller Road  
Administrative Request – Code Amendment  
Conditional Use**

The Chair, Victoria Newell, said the following application is a request for an amendment to the Zoning Code to allow "Religious or Public Assembly" as a conditional/size limited use in the BSD-Office Residential District and a proposal for an existing 17,000-square-foot tenant space to be used as a "Religious or Public Assembly" use located on the north side of Tuller Road, approximately 200 feet west of Village Parkway. She said this is a request for a review and recommendation of approval to City Council for an Administrative Request - Code Amendment under the provisions of Zoning Code §153.232 and §153.234 and a request for a review and approval of a Conditional Use under the provisions of Zoning Code §153.236.

The Chair swore in anyone intending to address the Commission with regards to this case.

Claudia Husak confirmed the applicant was present. She said based on research, Staff could not find a reason for the Conditional Use being permitted in the Zoning Code for all of the districts (exclusive of the Historic Residential District) and not this one. She said during the 2014 Code Review, it is possible that this one district was inadvertently omitted.

Chris Brown asked if there was any other consideration for this omission. Ms. Husak said part of it was the size restrictions, which are covered in the size limitations that were proposed for all of the church uses within the BSD so they are limited in size to under 100,000 square feet to prevent a mega-church establishment that would require a lot of parking spaces. She indicated that from a land use perspective, widespread sprawling development is probably not going to continue in the future in this particular district, as discussed by Staff. She said there does not appear to be an issue to accommodate this proposal in this Office Residential District. She clarified that there are Conditional Uses in all of the districts. She said the rezoning portion of this application gets forwarded to City Council that is a Code

Amendment and the Conditional Use portion would not go into effect until City Council approves the amendment to the Zoning Code as stated as the condition for approval.

**Motion and Vote**

Mr. Brown moved, Mr. Miller seconded, to recommend approval to City Council for a Code Amendment to allow "Religious or Public Assembly" as a conditional/size limited use in the BSD-Office Residential District. The vote was as follows: Ms. De Rosa, yes; Ms. Salay, yes; Ms. Mitchell, yes; Ms. Newell, yes; Mr. Stidhem, yes; Mr. Miller, yes; and Mr. Brown, yes. (Approval Recommended 7 – 0)

**Motion and Vote**

Mr. Brown moved, Ms. Mitchell seconded, to approve the Conditional Use with one condition:

- 1) That the Conditional Use not be in effect until after the Zoning Code Amendment for the "Religious or Public Assembly" as a conditional/size limited use in the BSD-Office Residential District is in effect.

The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Salay, yes; Ms. Newell, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Approved 7 – 0)

**Communications**

The Chair asked if there were any communications from Staff. Vince Papsidero confirmed the Commission should have received their monthly Planning Report where he highlighted that the City contracted with Greg Dale's firm to work with staff on the West Innovation District and the Metro Blazer Plan Update. He said the City is intending to work with Clarion and Associates and Codametrics on all of the Bridge Street Code Updates and initiating the signage piece this month followed by the Historic Dublin piece in September.

Mr. Papsidero said an Open House will be held with Ohio University in late August and in September there is an Open House planned for the public on the Metro Blazer Plan Update.

Chris Brown asked if there was anything particularly interesting on Metro Blazer. Mr. Papsidero said staff is addressing issues that have been a problem with getting those buildings filled with tenants due to the parking ratios and landscape issues. He said staff is questioning whether infill can be supported as a community within that area. He said they are also considering retail and services to provide a small role on the frontage.

Claudia Husak said the geography has been expanded out to Emerald Parkway to about twice the amount of acreage since the offices were established so staff is considering how the area can be more competitive.

Mr. Papsidero said updating the streetscape on Frantz Road will also be addressed.

Amy Salay indicated that when this was discussed at City Council, they wanted to be sensitive to the existing Waterford, St. Andrew, and Edinborough neighborhoods.

Mr. Papsidero said there will be special outreach to the neighborhoods separate from the business community and then everyone will be brought together.

Deborah Mitchell asked if the people in the office buildings want to see more food truck come into Metro Park, if the City can play a role or should the offices reach out to the trucks specifically. Mr. Papsidero said from a zoning standpoint, food trucks are not addressed as a use.

Ms. Husak said if the food trucks are on private lots outside of the City right-of-way, they are not regulated.

Mr. Papsidero said one of the broader questions is introducing some residents to some retail on some other services along the corridor as walkable to the neighborhoods and the businesses. He said since the Commission supports that, they are looking into the meaning, the character, and the uses we would support, which should help the neighborhoods to look that much more attractive as a place to live.

Ms. Husak pointed out the new Planning Assistants with whom the Commission met at the B&C training in June. She thanked the Commission for the nice comments received about that training and said follow-up training is being considered for the fall of 2016.

Steve Stidhem said he would like to see them spend more time on certain aspects of zoning, the studies going on, and the long range planning that he would hope would include renewable energy sources. He offered to contribute to the long range planning conversation in some way.

Victoria Newell said she would not be in attendance for the Commission meeting on August 11<sup>th</sup>. Ms. Husak said she would not be present, either.

Cathy De Rosa encouraged the Commission to go on a hard-hat tour of Bridge Street. She reported that she and Chris Brown attended the tour and it is well worth the 1.5 hours it takes to complete because it provides an entirely different perspective when one is standing on the fourth floor looking out over the water. She indicated the river is going to become an incredible asset to the City in a way it has not been able to before. She said you can see some of the building materials up close as they are being installed. She said the details make a huge difference. She said it was really interesting to see and hear people react to it both from the folks involved in the work and those seeing it for the first time; there were very different perspectives.

Ms. Husak indicated the tours are conducted every Thursday at 4:30 pm.

Mr. Brown said one of the interesting views is when one is on Bridge Park, looking towards the hotel; the curvature of the road is like a European drive, drawing you around the corner, creating a nice element at the end of the street.

The Chair adjourned the meeting at 6:56 p.m.

As approved by the Planning and Zoning Commission on August 11, 2016.