



DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION
December 2, 1999

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
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Web Site: www.dublin.oh.us

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

- 1. **Revised Development Plan 99-099RDP - Shamrock Industrial Park - Performance Films - 6365 Shier-Rings Road**
Location: 2.07 acres located on the south side of Shier-Rings Road, approximately 350 feet east of Avery Road.
Existing Zoning: PCD, Planned Commerce District.
Request: Review and approval of a revised development plan under the PCD provisions of Section 153.058.
Proposed Use: A 4,000 square foot warehouse expansion to an existing 12,000 square foot building.
Applicant: George Lewis, Tara Group Limited, c/o Christopher John, Dublin Building Systems, PO Box 370, Dublin, Ohio 43017.

MOTION: To approve this revised development plan because it is consistent with adjacent development and the expansion is in conformance with the development text and the Planned Commerce District regulations as contained in Section 153.058 of the Code, with three conditions:

- 1) That this development plan be revised in accordance with any revisions of the composite plan and development text made by City Council (pending application 99-077Z);
- 2) That landscaping conform to Code, and that a revised landscape plan be submitted, subject to staff approval; and
- 3) That a revised site plan and landscape plan be submitted within two weeks and be acceptable to staff.

* George Lewis agreed to the above conditions.

VOTE: 6-0.

RESULT: This revised development plan was approved.

STAFF CERTIFICATION

Chad Gibson, Planner

~~should be no conflicts with spring break, the APA conference, the Tournament, etc. If there are any problems, she said they can be corrected next week. Mr. Lecklider asked for coordination with the Dublin School calendar.~~

~~The August meeting will be held on August 10 to avoid conflict with the Irish Festival. Commissioners will give any additional feedback on December 9.~~

~~Kyle Ezell asked for a special meeting during December to resolve the Road to Wow issues. There was a lot of discussion about possible dates but no resolution. The Commissioners will set a date at the next meeting for some time in January 2000. Mr. Sprague suggested using the Villas at Muirfield. Ms. Clarke agreed to check on availability.~~

~~Mr. Fishman made a motion to accept the documents into the record; Mr. Peplow seconded. The vote was as follows: Mr. Harian, yes; Mr. McCash, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Peplow, yes; Mr. Eastep, yes; and Mr. Fishman, yes. (Approved 7-0.)~~

~~Mr. Eastep made a motion to approve the November 4, 1999 minutes; Mr. Fishman seconded. The vote was as follows: Mr. Peplow, abstain; Mr. Sprague, yes; Mr. Lecklider, yes; Mr. McCash, abstain; Mr. Harian, yes; Mr. Fishman, yes; and Mr. Eastep, yes. (Approved 5-0-2.)~~

~~Mr. Lecklider announced that Case 1 is eligible for the consent agenda. The cases will be heard in order. He pointed out that Case 5 has been postponed. He announced the "11 o'clock rule."~~

1. Revised Development Plan 99-099RDP - Shamrock Industrial Park - Performance Films - 6365 Shier-Rings Road

[Mr. McCash had a conflict of interest and was not present for this case.] Chad Gibson said this development plan is for a 4,000 square foot warehouse addition. He said the rezoning (to reduce the sideyard to 25 feet) is scheduled for December 13, 1999 at City Council. This case was postponed last month, due to a lack of quorum, and the request has not changed.

Mr. Gibson showed several slides. The site is 2.1 acres on the south side of Shier-Rings Road. It is zoned PCD and has an existing 12,000 square foot building. The 40' by 100' addition will be on the west side. There is a 30-foot reveal at the new building. The building materials will be continued with the new structure. He said a rezoning condition requires the planting of evergreen trees along the western property line to screen the metal portion of the new building. There will be about 40 feet of evergreens that need to be planted.

Mr. Gibson said staff believes the development plan is consistent with the adopted plans of the area and recommend approval subject to three conditions:

- 1) That this development plan be revised in accordance with any revisions of the opposite plan and development text made by City Council (pending application 99-0772);

- 2) That landscaping conform to Code, and that a revised landscape plan be submitted, subject to staff approval; and
- 3) That a revised site plan and landscape plan be submitted within two weeks and be acceptable to staff.

Mr. Gibson said the site plan was reviewed as part of the rezoning.

Mr. Fishman liked the plan, but the landscaping condition needed to be more specific. Mr. Gibson said he had met with the owner on site, and they have agreed upon additional plantings to screen the utility boxes as well. He said the revised landscape plan was not completed at the time of the packets. The revised plan was distributed to the Commissioners.

Mr. Lecklider asked if there was any concern for the maximum building height was 20 feet and the existing building is 18 feet. Mr. Gibson said the addition will match exactly the existing building. He said 20 feet was a mistake in the report.

Mr. Harian asked about the dumpster being stored inside except on pick up days. Mr. Gibson said he has worked with the owner to place evergreen trees in front of the area involved. Additionally, the building addition will also provide screening.

George Lewis agreed with the stall commends and said he only concern was the dumpster screening. The dumpster is rolled out in the evening twice per week, and rolled back in the following morning. He said they could "beef" up landscaping, because it can not be seen off site. He said his site is more pleasing then any others around them.

Mr. Lecklider asked if the applicant agrees with the three conditions as listed in the staff report. Mr. Lewis agreed.

Mr. Fishman made a motion to approve the development plan because it id consistent with the adjacent area and is in conformance with the PCD requirements, with three conditions:

- 1) That this development plan be revised in accordance with any revisions of the composite plan and development text made by City Council (pending application 99-077Z);
- 2) That landscaping conform to Code, and that a revised landscape plan be submitted, subject to staff approval; and
- 3) That a revised site plan and landscape plan be submitted within two weeks and be acceptable to staff.

Mr. Lecklider said for the record Mr. McCash has abstained from this case. Mr. Eastep seconded. The vote was as follows: Mr. Harian, yes; Mr. Peplow, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Eastep, yes; and Mr. Fishman, yes. (Approved 6-0.)

2. Development Plan/Conditional Use 99-086DP/CU - Riverside Hospital PCD, Subarea B1 - Burger King - 6315 Perimeter Drive

6. Development Plan 99-099DP - Shamrock Industrial Park - Performance Films - 6365 Shier-Rings Road

Mr. Lecklider announced that Mr. McCash would recuse himself from this case. This resulted in three members, or a lack of a quorum, and this case could not be heard.

Bill Mullett, Dublin Building Systems, said they have a time crunch. This project was held up since June because of the Southwest rezoning moratorium. Council made a special waiver because of the situation. He said the case was simple and requested the Commission to suspend the rules, permitting the case to be heard without a quorum.

Mr. Banchefsky said it was an interesting argument, but unfortunately having a quorum was a jurisdictional matter. A quorum is necessary to conduct business.

There was discussion of scheduling a special meeting.

Mr. Lecklider said the law had to be followed regarding the quorum; he apologized.

Mr. Lecklider called a short recess.

~~**7. Rezoning Application 99-108Z - Revised Composite Plan - Tuttle Crossing PCD, Subarea A4 - Kinko's Copy Store - 5520 Paul G. Blazer Memorial Parkway**~~

~~This case was postponed prior to the meeting. Notices were sent to property owners. There was no discussion or vote taken.~~

~~**8. Revised Final Development Plan 99-104RFDP - Amberleigh North - 8233 and 8241 Timbermist Court and 8330 Amberleigh Way**~~

~~Chris Hermann said throughout the rezoning process there had been a discussion regarding the safety of a sinkhole on the rear of Lots 13, 14, and 88. An engineering study indicated the sinkhole is stable, but mortgage companies will not issue loans. This is a request to cap the sinkhole with concrete. They will dig into the bedrock and then layer with cement and soil. A total of 250 inches of caliper inches of protected trees around the sinkhole will need to be removed. The proposal is to replace them with 46, 5-inch caliper deciduous trees around the Timbermist cul de sac. He showed several slides of the area.~~

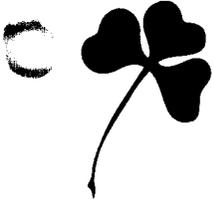
~~Mr. Hermann said staff was recommending approval with 27 conditions:~~

- ~~1) That a plan with details of the proposed work be submitted for review and approval by the City Engineer and a geo-technical firm be hired to inspect the work and provide reports to the City Engineer;~~
- ~~2) That the developer address the long-term maintenance of the sinkhole, if any;~~
- ~~3) That the storm water outlet in Section 1 be wrapped in stucco stone, and if necessary, the rip-rap repaired/improved, subject to staff approval;~~
- ~~4) The tree replacement plan include tree species, subject to staff approval;~~

DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

November 4, 1999



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

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

4. **Rezoning Application - Revised Composite Plan 99-077Z - Shamrock Industrial Park - Performance Films - 6365 Shier-Rings Road**
Location: 2.07 acres located on the south side of Shier-Rings Road, approximately 350 feet east of Avery Road.
Existing Zoning: PCD, Planned Commerce District.
Request: Review and approval of a revised composite plan under the PCD provisions of Section 153.058.
Applicant: George Lewis, Tara Group Limited, c/o Christopher John, Dublin Building Systems, PO Box 370, Dublin, Ohio 43017.

MOTION: To approve this application with three conditions:

- 1) That landscape plan be revised to conform to Code, subject to staff approval;
- 2) That a revised site plan, landscape plan, and zoning text be submitted within two weeks and be acceptable to staff; and
- 3) That evergreens be added along the west elevation to visually screen the metal siding, subject to staff approval.

* Bill Mullett, Dublin Building Systems, agreed to the above conditions.

VOTE: 5-0.

RESULT: This application was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION

Chad Gibson (bms)
Chad Gibson
Planner

- ~~8) That the text be revised with regard to street trees and include landscape commitments for utilities;~~
- ~~9) That the preliminary plat reflect lots predominantly in one county or the other;~~
- ~~10) That the timing for the Hyland-Croy Road connection be determined at preliminary plat;~~
- ~~11) That all text be revised regarding architectural detailing for homes along Hyland-Croy Road, and that the encroachment provision be removed;~~
- ~~12) That the developer extend the water line to Post Road, unless an analysis is provided at the preliminary plat demonstrating adequate supply is available;~~
- ~~13) That a three-rail board fence (Indian Run style) be installed along the western (non-Hyland-Croy Road) property line;~~
- ~~14) That varied front setbacks be determined at the preliminary plat;~~
- ~~15) That the maximum density be 2.15 dwelling units per acre; and~~
- ~~16) That the plan and text be revised to reflect the conditions listed above and resubmitted within two weeks, and prior to scheduling for Council hearing.~~

~~Mr. Hale agreed with the above conditions. Mr. Eastep seconded the motion, and the vote was as follows: Mr. Sprague, yes; Mr. Lecklider, yes; Mr. Harian, yes; Mr. Eastep, yes; and Mr. Fishman, yes. (Approved 5-0.)~~

~~Mr. Harian made a second motion that the Commission supports this developer's proposal to foster tree preservation. The proposal is to accept the dedication of roughly four wooded acres on this site (for park) and a tree replacement program based on one tree per one tree within Westbury, Section 4 and future sections. Mr. Eastep seconded the motion.~~

~~The vote was as follows: Mr. Harian, yes; Mr. Fishman, yes; Mr. Lecklider, yes; Mr. Sprague, yes; and Mr. Eastep, yes. (Approved 5-0.)~~

4. Rezoning Application - Revised Composite Plan 99-077Z - Shamrock Industrial Park - Performance Films - 6365 Shier-Rings Road

Chad Gibson said this is a revised composite plan that reduces the required side yard from 49 feet to 25 feet. This reduction is for a 4,000 square foot warehouse addition. He said the site is zoned PCD, and the development standards were originally based on building mass. The proposed change is 25 feet, regardless of the building mass. He showed several slides.

Mr. Gibson said the site is about two acres on the south side of Shier-Rings Road. He said the expansion will be set back farther than the original building. The original materials will be repeated, and the parking and access will remain the same. He said a recent landscape inspection revealed a few minor landscape deficiencies of which the applicant is resolving.

This application was filed several months ago, but it was not presented due to the Southwest Area rezoning moratorium. City Council recently granted an exemption for this site. He said the development plan was also filed. He said staff recommends approval with two conditions:

- 1) That landscaping conform to Code, and that a revised landscape plan be submitted, subject to staff approval; and
- 2) That a revised site plan, landscape plan, and zoning text be submitted within two weeks and be acceptable to staff.

Mr. Eastep thought landscaping should be added in the area of the sideyard reduction. Mr. Gibson said the dumpster is screened on two sides, and a gate will be added on one side and evergreens on the fourth side. The proposed sideyard will be consistent with the other uses. Mr. Gibson said an addition was indicated conceptually at the time of the rezoning.

Bill Mullett, Dublin Building Systems, said the applicant rezoned the site to PCD because there was a small amount of retail use. The RI, Restricted Industrial District standards were retained. He said there are many examples of industrial setbacks being reduced to 25 feet.

Mr. Mullett said there is EIFS on the front of the building and the addition. The rest will be metal panels. He agreed to add any landscaping that is required and reasonable. There is not a large area in which to add trees. Mr. Eastep suggested using some evergreen material because much of the greenspace will be reduced by this application. He said the dumpster is kept inside the building except for pick-up. Screening will be added around the transformer.

Mr. Eastep said he wanted evergreen planting along the western elevation, and perhaps some ornamentals. Mr. Mullett did not want to screen the old building, but will screen the new area with clusters of pine trees from the metal panels backward.

Mr. Eastep made a motion to approve this rezoning with three conditions:

- 1) That landscape plan be revised to conform to Code, including screening the dumpster and transformer or other mechanicals, subject to staff approval;
- 2) That a revised site plan, landscape plan, and zoning text be submitted within two weeks and be acceptable to staff; and
- 3) That evergreen trees be added along the west elevation to visually screen the metal siding, subject to staff approval.

Mr. Mullett agreed to these conditions. Mr. Fishman seconded the motion, and the vote was as follows: Mr. Harian, yes; Mr. Sprague, yes; Mr. Lecklider, yes; Mr. Fishman, yes; Mr. Eastep, yes. (Approved 5-0.)

**5. Revised Final Development Plan 99-089RFPD - Amberleigh North - 8397
Autumnwood Drive and 8405 Autumnwood Drive**

This case was postponed due to the late hour. There was no discussion or vote.

6. Final Plat 99-096FP - Westbury, Section 4, Phase 1

This case was postponed due to the late hour. There was no discussion or vote.



DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
February 6, 1997

CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43017-1236
Phone/TDD: 614/761-6550
Fax: 614/761-6506

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

2. Rezoning Application 97-001Z - Shamrock Industrial Park - Performance Films - 6365 Shier-Rings Road

Location: 2.1 acres located on the southwest corner of Shier-Rings Road and Scherer Place.

Existing Zoning: RI, Restricted Industrial District.

Request: Review and approval of a composite plan and development text under the PCD, Planned Commerce District.

Proposed Use: A 1,800 square foot retail space for bicycle sales, service, and warehousing, and a 1,800 square foot office space, within an existing 12,000 square foot office/warehouse building.

Applicant: Tara Group Ltd., c/o George R. Lewis, 6365 Shier-Rings Road, Dublin, Ohio 43016.

MOTION: To approve this rezoning because it is consistent with the Southwest Area Plan, furthers the business retention and expansion goals of the Mt. Auburn study, and conforms to the PCD regulations, with five conditions:

- 1) That parking and its screening conform to code;
- 2) That landscaping conform to code, and that a revised landscape plan be submitted and be approved by staff;
- 3) That use 204 "Canning and preserving fruits, vegetables and sea foods" be excluded from the permitted uses in the zoning text, and that a revised text be submitted;
- 4) That a revised site plan, landscape plan, and zoning text be submitted within two weeks and be acceptable to staff; and

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
February 6, 1997**

**2. Rezoning Application 97-001Z - Shamrock Industrial Park - Performance Films -
6365 Shier-Rings Road (Continued)**

- 5) That "truck dispatching" be removed from the permitted uses in the development text.

* George R. Lewis agreed to the above conditions.

VOTE: 6-0.

RESULT: This application was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION


John D. Talentino
Planner

~~Phyllis Diamond, 6344 Dan Sherri Avenue, did not object to the proposal. Her neighborhood supports any plan to close Dan Sherri Avenue. It should not carry commercial traffic.~~

~~Mr. Peplow asked if the "miscellaneous" concerns had been addressed. Ms. Fierce said yes.~~

~~Mr. Sprague said this business would be an excellent addition to Dublin, but he remains opposed to it, especially because it will now be bigger. He wants a more comprehensive approach to rezoning along Avery Road, rather than lot by lot. He agrees that a 3,000 square foot structure is quite unlikely to be redeveloped. Mr. Lecklider agreed with him.~~

~~Mr. Peplow and Mr. Ferrara said they still support this request.~~

~~Mr. Peplow made a motion to approve this application with four conditions:~~

- ~~1) That the residential structure, including expansion, be limited to 3,000 square feet;~~
- ~~2) That right-of-way along Avery Road be dedicated to the City, consistent with the MS Consultants Avery Road Alignment Study, upon rezoning;~~
- ~~3) That the text be revised to further restrict the office component to low volume, and non-medical/dental offices, and clarify the timing/commitment of shared access with the Frazier property; and~~
- ~~4) That a revised development text and a site dimension plan which incorporates all of these conditions be submitted within two weeks.~~

~~Ms. Boring seconded, and Mr. Low agreed to the conditions. The vote was as follows: Mr. Ferrara, yes; Mr. Lecklider, no; Mr. Sprague, no; Ms. Chinnici-Zuercher, yes; Ms. Boring, yes; and Mr. Peplow, yes. (Approved 4-2.)~~

2. Rezoning Application Z97-001Z - Composite Plan - Shamrock Industrial Park - Performance Films - 6365 Shier-Rings Road

John Talentino presented this rezoning from RI, Restricted Industrial, to PCD, Planned Commerce District. The two acre site is on the south side of Shier-Rings Road. It contains a new 12,000 square foot building and Performance Films. The proposed PCD uses include RI uses plus office use and retail use for a bike shop, each of which could occupy up to 15 percent of the building. Staff recommends deleting "canning" from the list of permissible uses. There is a bikepath in front of the building. The parking lot will need nine more spaces to support this change in use. The landscape plan has not been reviewed by staff. The Southwest Area Plan notes that the Avery Road Corridor is to have a broad mix of uses. This application is consistent with that plan.

Mr. Lecklider asked about screening the utility boxes. Mr. Talentino said they would be screened and will be covered in a revision to the site and landscaping plans.

Mr. Talentino said staff recommends approval of this application with four conditions:

- 1) That parking and its screening conform to Code;

- 2) That landscaping conform to Code, and that a revised landscape plan be submitted and be approved by staff;
- 3) That use 204 "Canning and preserving fruits, vegetables and sea foods" be excluded from the permitted uses in the zoning text, and that a revised text be submitted; and
- 4) That a revised site plan, landscape plan, and zoning text be submitted within two weeks and be acceptable to staff.

Mr. Talentino said the sign needs to meet Code, and its base requires landscaping.

George Lewis, the applicant, said Buckeye Landscaping will be doing the site design, and the plan will exceed Code. The building could have been an inexpensive, unattractive metal building, but he has built an attractive and more expensive building. He agreed to all the conditions.

Mr. Lewis said no truck dispatching would be permitted, and it has been deleted from the request. An insurance office is proposed and a small printing office may be included.

Ms. Clarke said truck dispatching would be a conditional use in the RI District; subject to further Commission review. She read examples of wholesaling and manufacturing uses in the RI District. She said the larger manufacturing or "mill" type of uses are not permitted in the RI District.

It was noted that the text still mentions truck dispatching as a permitted use. Mr. Lewis said this was erroneous and will be removed from the development text.

Mr. Ferrara made a motion to approve this rezoning because it is consistent with the Southwest Area Plan, furthers the business retention and expansion goals of the Mt. Auburn study, and conforms to the PCD regulations, with five conditions

- 1) That parking and its screening conform to code;
- 2) That landscaping conform to code, and that a revised landscape plan be submitted and be approved by staff;
- 3) That use 204 "Canning and preserving fruits, vegetables and sea foods" be excluded from the permitted uses in the zoning text, and that a revised text be submitted;
- 4) That a revised site plan, landscape plan, and zoning text be submitted within two weeks and be acceptable to staff; and
- 5) That "truck dispatching" be removed from the permitted uses in the development text.

Mr. Lecklider seconded. Mr. Lewis agreed to the amended conditions. The vote was as follows: Ms. Chinnici-Zuercher, yes; Mr. Peplow, yes; Mr. Ferrara, yes; Mr. Sprague, yes; Ms. Boring, yes; and Mr. Lecklider, yes. (Approved 6-0.)

3. Final Plat - Wyndham Village - Dublin Middle School IV - 7245 Tullymore Drive

Mary Newcomb presented this final plat for a new middle school on about 37 acres on the west side of Tullymore Drive. The site is zoned PLR, Planned Low Density Residential District, as