

**Community Development Committee of Council**

Monday, August 14, 2017 – 5:30 p.m.

Council Chambers

Agenda

- Call to Order
- Approval of March 13, 2017 Community Development Committee Minutes
- Discussion of Tree Replacement/Preservation
- Review of Fall 2017 Applications for Beautify Your Neighborhood Grant
  - Shannon Village (\$2,435)
  - Villas at Glenealy (\$3,500)
- Committee Discussion and Recommendations
- Adjourn

**DUBLIN CITY COUNCIL**  
**COMMUNITY DEVELOPMENT COMMITTEE**  
Monday, March 13, 2017  
Minutes of Meeting

Vice Mayor Reiner called the meeting of the Community Development Committee to order at 5:29 p.m. in Council Chambers.

Committee members present: Vice Mayor Reiner, Ms. Alutto, Ms. Amorose Groomes.

Staff members present: Claudia Husak, Senior Planner; Michelle Crandall, Acting City Manager; and Donna Goss, Development Director.

Ms. Alutto moved for approval of the August 22, 2016, Community Development Committee minutes.

Ms. Amorose Groomes seconded the motion.

Motion carried unanimously.

**Review of 2017 Applications for Beautify Your Neighborhood Grants**

Vice Mayor Reiner stated that before the Committee are six 2017 Beautify Your Neighborhood Grant applications and called for the staff report.

Ms. Husak stated that staff members including landscape designers and architects, parks and open space staff members as well as staff from Engineering have reviewed the applications received. The approved 2017 budget for BYN grants is \$32,000. The total amount of grant funds requested from the six homeowner association applicants is \$24,175, and therefore staff is recommending closing the grant application process and a second cycle would not be done this year. The six applications received are:

- Bishop's Run-Bishop's Crossing;
- Dunmere;
- The Reserve;
- Villas at Ballantrae;
- Woods of Indian Run; and
- Wyandotte Woods.

Nearly all the neighborhoods that applied are requesting the maximum of \$5,000 and some of the projects exceed that amount. Those neighborhoods are contributing some funding as well.

**Bishop's Run-Bishop's Crossing**

Ms. Husak stated that Bishop's Run-Bishop's Crossing were the early fund recipients for their first phase that included lighting and stone benches along the frontage on Hyland Croy Road. They have come up with a phased project that just this fall received approval from the Planning and Zoning Commission as the design of the landscape is changing from what was approved as part of their final development plan. This Committee approved a grant for this neighborhood last year, so this additional grant will allow them to move forward with another phase of their project, totaling \$17,000.

Staff expected to see this application as the next phase, so there were no additional staff comments aside from those of the Planning and Zoning Commission.

Committee comments:

Vice Mayor Reiner thanked Mr. Moeller, representing the Bishop's Run-Bishop's Crossing Association, for their work in improving their community.

In response to Ms. Amorose Groomes' question regarding whether or not this will complete their project, Ms. Husak stated that it will not. There are more phases of this project to come in the future.

Ms. Alutto moved to approve the Bishop's Run-Bishop's Crossing grant application for \$5,000.  
Ms. Amorose Groomes seconded the motion.  
The motion was carried unanimously.

**Dunmere**

Ms. Husak stated that the area for this grant application is located at Avery and Holywell. There has already been some tree removal that has been completed due to infestation. Michael Hyatt, Landscape Architect, has been working with the neighborhood to develop a conceptual plan to replace and not simply remove. The request is \$2,000, and the total project cost is \$7,500.

Staff recommends approval of this application, anticipating the continued collaboration with staff to implement the plans that have been created.

Ms. Julie Orr, 6081 Brigids Close, stated that they learned of the trees being infected during the week of Christmas. The decision was made to have the trees removed. She is not the HOA President, but has been involved in the planning and replacement process. The plan includes a different variety of plants plus perennials to offset the color schemes. Twelve new trees will be planted, but additional plantings will be done to provide layering so that the entrances will match.

Vice Mayor Reiner thanked her for her involvement and stated that the goal of this program is to beautify the City one neighborhood at a time.

Ms. Alutto moved to approve the Dunmere Homeowners Association's grant request of \$2,000.  
Ms. Amorose Groomes seconded the motion.  
The motion was carried unanimously.

**The Reserve**

Ms. Husak stated that this application was received late as the HOA was unaware of this available grant funding. They only had time to submit for the lighting at their entrances, but staff has encouraged them to continue to work with staff throughout the year to complete a grant application for next year. The lighting that is the basis for the request this year will highlight some deserving structures in the area and provide lighting to a more rural area of Dublin.

Mr. Jason Deshler, 8530 Stonechat Loop, stated he is the President of the HOA. He stated there are 22 uplights on each side of the wall. The application was late due to working with the City on the reserve area that abut Muirfield on the back side of the neighborhood. The City had paid for an ecological assessment of the area and the HOA was working with staff to distribute funds

appropriately in the area. The lighting was in such poor condition, however, that it needed to be done.

Committee comments:

Ms. Amorose Groomes stated that Dublin Road along this area is really dark at night due to the fact that there is no development across the street, so the lighting will be great.

Ms. Amorose Groomes moved to approve the Reserve grant fund request in the amount of \$2,175.

Ms. Alutto seconded the motion.

The motion was carried unanimously.

**The Villas at Ballantrae**

Vice Mayor Reiner stated that he will abstain due to a business affiliation with a contractor.

Ms. Husak described this as a unique situation. The association is receiving a lot as open space and has agreed to take on the project of creating a pocket park. The Beautify Your Neighborhood grant will cover the cost of landscaping, irrigation, lighting, as well as sidewalk ramps and utility installation. The total cost of the project is \$32,000, and the requested amount on the application is the maximum amount of \$5,000. Ms. Husak stated that there has been some internal discussion among staff regarding sidewalks. If this lot had been developed as originally intended, there would have been sidewalk along all sides of this lot. These are private streets so sidewalk is not required; however, in the future, staff believes that the neighborhood should consider constructing sidewalks through this pocket park so it can be enjoyed.

Mr. Mike Kehoe, 6622 Tantallon Square, stated that this is the last lot in the Villas. The committee of 13 people feel strongly that they want to make it look like green space versus a lot that was not built upon. The neighborhood is setting this area up for the future with topsoil, irrigation system and lighting.

Ms. Alutto moved to approve the Villas at Ballantrae grant request of \$5,000.

Ms. Amorose Groomes seconded the motion.

Motion carried.

**Woods of Indian Run**

Ms. Husak stated that staff has some concern with this application. There are evergreens along Coffman Road, some of which are sizable, that do have some blight and should be removed. The proposal in the application is to remove all of the evergreens and replace them. Michael Hyatt has met with the residents onsite and has suggested keeping existing healthy evergreens and doing some understory planting and ornamental trees that is more in tune with Dublin neighborhood entrances. There has been some communication with the applicant, but they were not pleased with staff's suggestions. This grant application recommendation from staff is approval, based on the group continuing to work with staff, diversifying the plant species and keeping the healthy trees.

Committee comments:

Ms. Amorose Groomes stated that she has a number of questions and is disappointed that there is not a representative from the Woods of Indian Run present. She visited the area and found many of the shrubs to be in very good health. She suggested dormant pruning instead of tearing it all out.

Ms. Husak stated that the dormant pruning could be added as a condition.

Ms. Amorose Groomes stated that the Burning Bush and the Viburnum appear to be in good health. She did not see any Austrian Pine as indicated on the application, but mainly Norway Spruce.

Ms. Alutto stated that she thought they were referring to Austrian Pine that had been removed and replaced with the Spruce.

Ms. Amorose Groomes stated that she would be supportive of supplemental planting, but the existing shrubs only require maintenance.

In response to Vice Mayor Reiner's question regarding whether or not the Landscape Architect will continue to work with the residents in the area, Ms. Husak stated that Michael Hyatt will continue to work with them.

Pete Nyikes, 7109 Starkeys Court stated that his home is at the front entrance of the subdivision. He stated that he spoke with staff earlier in the day and it was determined that they will not be addressing the north entrance at this time. Staff's determination is that the trees are in good shape and provide adequate screening. The south side entry trees have been heavily pruned by AEP and will not recover. Therefore, they will be taken down. During the replanting, they will address the setback so this doesn't occur again. Additionally, they will address a void where some diseased pines were removed. The final section was a grouping of Blue Spruce that became thin and diseased, so those were removed and that area will be addressed with this grant. He stated that they will work with staff to tie in with the north entrance improvements done a few years ago.

Vice Mayor Reiner stated that these grant funds are contingent upon the neighborhood continuing to work with the Landscape Architect to help make some of these decisions.

Mr. Nyikes stated that the neighborhood would welcome that.

Ms. Amorose Groomes restated her previous question to Mr. Nyikes in regard to the Burning Bush and Viburnum.

Mr. Nyikes stated that the area Ms. Amorose Groomes is referring to is the north side of the entrance, which is not in the scope of this application. He explained that part of the issue with that area is the residents are looking for a low maintenance type of screening and landscaping. The pruning on those bushes is long overdue and the only option remaining was to pull them out and start over. They would like to fill the space in with low maintenance plantings so as to not have it become a hodge-podge.

Ms. Amorose Groomes encouraged Mr. Nyikes to get a second opinion on the Burning Bushes and the Viburnum as those can be pruned relatively easily and cost effectively.

Mr. Nyikes agreed to do so and added that the trees behind those bushes need attention. He agreed to take the comments made by the committee into consideration.

Vice Mayor Reiner stated that the funds could be used toward additional plantings versus eliminating what exists.

Ms. Amorose Groomes stated that they currently have a two-tiered approach and could easily go to a three-tiered approach.

Mr. Nyikes stated that all options are on the table, they are looking for simplicity.

Ms. Alutto moved to approve the Woods at Indian Run grant application for \$5,000.

Ms. Amorose Groomes seconded the motion.

The motion was carried unanimously.

### **Wyandotte Woods**

Ms. Husak stated that Wyandotte Woods received a grant previously, which included the entry feature sign. The neighborhood is continuing enhancements and new plantings throughout the neighborhood. Staff comments include refraining from plantings too tall on either side of the wall and to scale back the ground cover so it doesn't overwhelm the area. Ms. Harter, representing the HOA has agreed to make those changes. Staff recommends approval.

Ms. Harter, 7825 Holliston Court, stated that the collaboration process for the previous grant process has been great. They have returned to request more grant funding to add more color and features. They are in agreement with staff's suggestions.

Ms. Alutto moved to approve the Wyandotte Woods grant application for \$5,000.

Ms. Amorose Groomes seconded the motion.

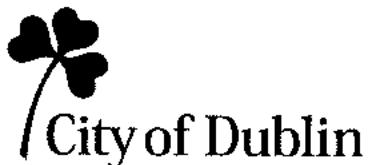
The motion was carried unanimously.

Vice Mayor Reiner summarized that the Committee has approved the grant recommendations and will forward the recommendations to Council for consideration at tonight's meeting.

The meeting was adjourned at 5:57 p.m.

---

Clerk of Council



**Office of the City Manager**  
5200 Emerald Parkway • Dublin, OH 43017-1090  
Phone: 614-410-4400 • Fax: 614-410-4490

# Memo

**To:** Members of Council – Community Development Committee

**From:** Dana L. McDaniel, City Manager

**Date:** August 10, 2017

**Initiated By:** Claudia D. Husak, AICP, Senior Planner  
Jennifer D. Readler, Law Director  
Brian Martin, Zoning Inspector, Certified Arborist  
Michael Hiatt, ISA, Zoning Inspector  
Shawn Krawetzki, PLA, ASLA, CPSI, Landscape Architect

**Re:** Tree Replacement Fee Waiver Policy

## Summary

City Council reviewed the draft policy at their June 12, 2017 meeting and referred the subject to the Community Development Committee for additional input and clarification.

## Background

The policy was approved by City Council in 2001. Since its adoption, 22 waivers to the tree replacement requirements have been requested. The policy is applicable to trees considered protected in the Zoning Code and therefore required to be replaced on an inch-for-inch basis. While there are many different approaches to this subject, a team of staff has worked together to propose this update to the policy to include more stringent criteria for eligibility, submission requirements, and allow replacements with different sized trees as well as a wider variety of species.

City Council discussed the Tree Waiver Policy in the Fall of 2016 and requested staff follow-up regarding potential modifications to the City's approach to addressing tree replacement waiver requests. Staff has reached out to other communities and researched tree preservation and replacement requirements, which are included in the accompanying benchmarking document.

At the April 10, 2017 meeting, staff provided a summary memo to Council requesting authorization to advance an update to the Tree Waiver Policy. The Planning and Zoning Commission reviewed the draft policy at their May 18, 2017 meeting and recommended approval to City Council. This memo summarizes the proposed updates to the policy and the discussion from the Planning and Zoning Commission.

## History

The tree preservation chapter applies to healthy trees, which have a minimum diameter of six inches breast height -- considered "protected" trees. A tree preservation plan is required to be submitted prior to any construction activity, and the Code requires all reasonable efforts be made to design the site to avoid unnecessary tree removal.

Protected trees that are removed are required to be replaced inch-for-inch within one year of removal with deciduous trees at a minimum size of 2.5 inches. A fee in lieu of tree replacement may be paid if full replacement would result in unreasonable crowding.

August 10, 2017

Page 2 of 3

The fee is based on the excess aggregate of diameter and currently is \$100 per caliper inch.

The tree waiver policy was adopted by City Council in 2001 to create a more uniform and objective approach to tree waivers due to the increasing number of waiver requests at the time. The goal was to find a way to balance the intent of the tree preservation ordinance, approved by Council in October of 1998, against the actual financial hardship imposed by full implementation. Sites considered "heavily wooded" presented a challenge to the replacement requirements. A heavily wooded site has been defined as land containing at least 100 protected trees per acre or 1,000 total inches of protected trees per acre. The adopted tree waiver policy allows, if approved by City Council on a case by case basis, for tree-for-tree replacement to occur rather than inch-for-inch replacement for protected trees between six and 23 inches in diameter. The policy was amended to include a provision that landmark trees (24 inches or greater in diameter) be exempt from the tree-for-tree replacement and be replaced inch-for-inch.

A majority of the waivers have been requested as stand-alone Council actions, and Council has granted a total of 22 waivers (six were approved prior to the adoption of the policy). Several developments, however, have requested relief from the tree replacement requirement through development agreements and through the Planned District rezoning process by incorporating waiver language in the development text.

The tree waiver for Lifetime Fitness was incorporated into the development agreement and the Wasatch Estates (Deer Run), Tartan Ridge and Tartan West developments include tree waivers in the approved development texts. As part of the rezoning request for Celtic Crossing, Council requested the removal of the tree waiver from the development text and instructed staff to no longer include tree waivers through this method.

The current tree replacement fee waiver policy takes into consideration whether all codes have been met on the site and if methods have been used to minimize tree destruction. City Council approved this policy in March, 2001. Given these minimal criteria and a lack of submission requirements the administration of this policy has, at times, been difficult. In the fall of 2016, Council requested staff provide criteria that more clearly define when a tree waiver may be appropriate.

## **Proposal**

Staff's proposal for a revised tree waiver policy includes three new eligibility criteria for a site for which a waiver is requested. These criteria address the number of trees and inches present on a site and/or disturbed as part of development; the percentage of preservation of trees incorporated into the proposed site layout; and the requirement of a tree removal permit prior to any removal.

Together with staff from the Department of Parks and Recreation, Planning has created a submission requirement list, which relies heavily on information regarding the size, species and conditions of trees as they relate to the proposed layout of development.

Staff proposed to not only require a tree survey with a listing of the species, size and condition but also a means of identifying the surveyed trees in the field to ensure staff can verify the accuracy of the survey. A comparison of Code required tree replacements versus the waiver request should also be required.

August 10, 2017

Page 3 of 3

The revised policy includes definitions which, in more detail than the Code, describe tree conditions.

The major update to the policy deals with tree ratings and proposes a prioritization system for trees, where replacement is based on which type of tree is proposed to be removed. The prioritization also defines Landmark trees more clearly and addresses how multi-trunk trees are measured.

This update identifies replacement requirements that differ from the current policy based on a sliding scale for replacement trees depending on the tree priority category. As in the current policy, Landmark trees would continue to be replaced on an inch-for-inch basis. However, the three different priority categories would be replaced on a basis of 3 to 1 for Priority 1; 2 to 1 for Priority 2; and 1 to 1 for Priority 3. The update would allow replacements at 1.5 inches in caliper (Code requires 2.5 inches); however, staff has noted diversity and availability issues for the larger caliper requirements. Given the fast growth of trees at this size and their increased chances of survival, staff is confident that this proposed deviation from Code will provide the same high quality landscape as the larger trees within a short period of time.

The proposal also allows ornamental and evergreen trees to be used for up to 33% of tree replacements, which has been approved for several Planned Districts within the City, but is not currently permitted in the Zoning Code. Lastly, the proposal permits certain replacement trees to fulfill buffer requirements as stipulated in Planned District texts and in the Code for commercial property buffer requirements.

### **Recommendation**

Staff has provided the draft Tree Waiver Policy for review and discussion by the Committee. Input is requested regarding additional review criteria for the waiver, diversity of species, survey requirements, and credit for preservation among other potential subjects identified by the Committee members.



## Tree Waiver Policy Proposal

### I. Intent

It is the intent of this policy to ensure protected trees removed from wooded sites are replaced on-site to the extent possible to ensure the quality of life in the city is maintained, the image of the community is enhanced while allowing for the reasonable development of lands in such a manner that it meets the high-quality standards of the city.

### II. Criteria for a waiver-Waiver Eligibility

The developed or disturbed area must meet these minimum requirements:

1. The developed or disturbed area contains 100 protected trees (as defined in the Zoning Code) per acre, or contain 1,000 inches of protected trees per acre (trees must be in good or fair condition) or be otherwise considered 'heavily wooded' by the City Forester or designee.
2. Site layout must preserve at least 50% of the priority 1 trees (as defined in this policy) and 50% of the landmark trees on site (trees must be in good or fair condition).
3. Protected trees have not been removed from the site without a Tree Removal Permit.

### III. Waiver Submittal Requirements

A request for a tree waiver must be accompanied by the following:

- Tree Survey
  - List the size, species and condition of all trees greater than 6-inches DBH unless a portion of a wooded area will not be disturbed.
  - Trees within 50 feet of development or disturbance, on the same or adjacent property, shall also be surveyed and listed in the survey table. These trees must be identifiable by the number listed in the survey, which is physically placed on the tree with a removable ribbon or tree tag.-subject to approval by the City Forester or designee.
  - All trees may not need to be tagged, subject to approval by the City Forester or designee.
  - The tree survey shall show or list the specific trees proposed for removal.
  - A certified arborist shall be used to complete the tree surveyto ensure accurate information is submitted.
- Development Plan
  - Must indicate roads, buildings, utilities, and grading as well as all existing trees.
  - The waiver, if granted, shall apply to additional trees requiring removal during construction.

- Waiver Request Letter
  - Submitted to the City of Dublin Division of Planning.
  - Must describe how the proposal meets the waiver criteria.
  - Must include detailed information comparing the replacement requirements of the tree replacement requirements in the Zoning Code to the waiver.
  - Any other information to support your request to waive Code requirements may also be included.

#### **IV. Health Assessment Ratings**

- Good Condition
  - Dieback is limited to less than 10%
  - Canopy density and leaf size are normal
  - Less than 20% of the trunk has any decay
  - No major insect or disease problem
  - Tree can be expected to live for at least 20 years.
- Fair Condition
  - Dieback is limited to one or two large branches and up to 20% of canopy
  - Foliage is showing signs of stress
  - Up to 33% of trunk has any decay
  - No major insect or disease problem
  - Tree is expected to live approximately 20 years, could be longer with care
- Poor Condition
  - Dieback is found in over 30% of canopy with 3 or more large, dead branches;
  - Foliage color and size is abnormal for species
  - More than 33% of trunk is decayed or hollow
  - More than 33% of the roots are removed or decayed
  - Tree is not expected to live more than a few years.
- Dead: No live canopy.

#### **V. Tree Ratings**

Individual trees of any size and species may be designated with a higher value and placed in Priority 1 based on exceptional aesthetic quality, historical significance or rare/endangered species in the judgment of the City Forester or designee.

Priority 1: All trees measuring ~~over~~ 18-inches ~~and over~~ DBH excluding species listed under Priority 3

Priority 2: All trees between 6-17-inches DBH excluding species listed under Priority 3

Priority 3: Ash, black cherry, pear and other species listed in Appendix E of the City of Dublin Zoning Code, Unacceptable Trees for Street Tree Use. Any multi-trunk trees with an aggregate 15" DBH unless it meets Landmark Tree status.

Landmark Tree: Any tree measuring ~~over~~ 24-inches and over diameter at breast height (4.5' height) in good or fair condition. These trees usually have a single trunk. In the case of a tree having more than one trunk or stem, the DBH of the largest trunk or stem must be at least 18 inches to be considered a landmark tree.

## VI. Replacement Requirements ~~for Trees in Good and Fair Condition~~

Tree diversity for new plantings shall include no more than 10% of any one species, 20% of any one genus, ~~or 30% of any family~~, as far as practical and subject to the approval of the City Forester. For instance, maples can be used for up to 20% of the tree replacements but sugar maples can only be used for 10%. The species used for street trees within the development may not be used for tree replacement.

- 1) Priority 1 trees shall be replaced on a 3-1 basis with a 1.5" minimum caliper tree.
- 2) Priority 2 trees shall be replaced on a 2-1 basis with a 1.5" minimum caliper tree.
- 3) Priority 3 trees shall be replaced on a 1-1 basis with a 1.5" minimum caliper tree
- 4) All landmark trees in good or fair condition shall be replaced on an inch for inch basis with-a 2.5"caliper trees.
- 4)5) Tree replacements of 1.5 -2" caliper shall not consist of more than 50% of the total number of trees being replaced on the site.
- 5)6) Tree replacements can include ornamental and evergreen trees, up to 33% of the total tree number being replaced on site. Evergreen trees are classified by height in production. The equivalency for evergreen trees to caliper inches shall be as follows: 6-7' tall=2.5"; 8-10' tall=3".
- 7) Priority 2 and 3 replacement trees may be used to fulfill aesthetic and buffer planting requirements of a PUD. Front yard trees, street trees and other trees required in the landscape code cannot be fulfilled using a tree replacement. For commercial developments, replacement trees may be used to satisfy Perimeter Buffer Landscape requirements (153.133(A)).
- 8) The maximum tree replacement fee shall not exceed 10% of the protected tree inches removed. For instance, if 2,079 inches are removed, the maximum fee shall be \$20, 790. The lesser of this calculation and the actual fee remaining after replacements shall be required.
- 9) If more than 75% of the existing trees are preserved and the development replaces as many trees as practical on the site, excluding required trees and subject to staff approval, the remaining inches to be replaced shall be waived and no fee shall be required.
- 6)10)

## RECORD OF PROCEEDINGS

Mimics of \_\_\_\_\_

BARRETT BROTHERS - DAYTON, OHIO

Dublin City Council

Meeting

Form 6101

Held \_\_\_\_\_

June 12, 2017

Page 9 of 17

In response to Mr. Lecklider, Mr. Earman and Mr. Wadley both stated that background checks are performed on all assistant coaches and swim teachers prior to employment.

Vote on the Resolution: Mayor Peterson, yes; Ms. Amorose Groomes, yes; Ms. Salay, yes; Mr. Keenan, yes; Vice Mayor Reiner, yes; Ms. Alutto, yes; Mr. Lecklider, yes.

### OTHER

#### Tree Preservation Policy

Ms. Husak introduced Brian Martin, Michael Hiatt, and Shawn Krawetzki, as the staff members assisting with the Tree Replacement Fee Waiver Policy recommendations.

- She noted that the policy was approved by City Council in 2001. The policy is applicable to trees considered protected in the Zoning Code and therefore required to be replaced on an inch-for-inch basis. The adopted tree waiver policy allows, if approved by City Council on a case-by-case basis, for tree-for-tree replacement to occur rather than inch-for-inch replacement for protected trees between six and 23 inches in diameter. The policy was amended to include a provision that landmark trees (24 inches or greater in diameter) be exempt from the tree-for-tree replacement and be replaced inch-for-inch.
- Since its adoption, 22 waivers to the tree replacement requirements have been requested. A majority of the waivers has been requested as stand-alone Council actions, and Council has granted a total of 22 waivers (six were approved prior to the adoption of the policy). Several developments, however, have requested relief from the tree replacement requirement through development agreements and through the Planned District rezoning process by incorporating waiver language in the development text. In the fall of 2016, Council requested staff provide criteria that more clearly define when a tree waiver may be appropriate.
- Staff's proposal for a revised tree waiver policy includes three new eligibility criteria for a site for which a waiver is requested. These criteria address the number of trees and inches present on a site and/or disturbed as part of development; the percentage of preservation of trees incorporated into the proposed site layout; and the requirement of a tree removal permit prior to any removal.
- The major update to the policy deals with tree ratings and proposes a prioritization system for trees, where replacement is based on which type of tree is proposed to be removed. The prioritization also defines Landmark trees more clearly and addresses multi-trunk trees on how they are measured.
- This update identifies replacement requirements that differ from the current policy based on a sliding scale for replacement trees depending on the tree priority category. The update would allow replacements at 1.5 inches in caliper (Code requires 2.5 inches); however, staff has noted diversity and availability issues for the larger caliper requirements. The proposal also allows ornamental and evergreen trees to be used for up to 33% of tree replacements, which has been approved for several Planned Districts within the City, but is not currently permitted in the Zoning Code.

Ms. Husak provided Council a visual presentation to illustrate what changes are recommended to the Policy.

Ms. Amorose Groomes asked for clarification of whether or not this proposed policy states that 100% of the trees can be replaced with 1.5-inch caliper trees if desired. Ms. Husak responded that it would be 100% to the extent of trees that are not landmark trees.

Ms. Husak stated that the Planning and Zoning Commission recommended approval of this policy at their May 18, 2017 meeting.

Staff requests City Council review this proposal and approve the updated Tree Waiver Policy.

Vice Mayor Reiner stated the original idea of this policy was to encourage developers to build around larger trees versus removing them. He is uncertain whether this was

## RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

BARRETT BROTHERS - DAYTON, OHIO

Dublin City Council

Meeting

Form #101

Held \_\_\_\_\_

June 12, 2017

Page 10 of 17

successful because it requires a more advanced engineering to set the grades correctly. He inquired as to whether or not there has been any feedback regarding the policy. Ms. Husak stated that one of the criteria that is suggested to be eligible for a waiver is to preserve 50% of the landmark trees; however, timing can be an issue as to when the development is approved and when the waiver is requested. This proposed policy encourages a detailed tree survey be done at an earlier stage, so that if someone contemplated a waiver, the City would have submission requirements in place that would allow staff to determine if the layout is going to work in preserving landmark trees.

In response to Vice Mayor Reiner, she noted this is not a Code requirement in a preliminary development layout.

Vice Mayor Reiner stated that he believes this would help to solve the site planning issues, provide for more interesting subdivisions, create more interesting grading plans and put more thought in the site work. His recommendation would be to take some type of inventory up front.

He inquired about how a comparison is being drawn with an evergreen versus an oak tree. Evergreen designs usually are discussed in terms of height and not trunk caliper, so how is staff transferring the value between a deciduous versus an evergreen.

Mr. Krawetzki responded that they will not transfer a champion tree, for example, into an evergreen. However, for buffer edges and better barriers for housing developments, it has been limited to 33% of what was allowed to be changed into evergreen.

Vice Mayor Reiner noted he believes it was a good idea to create screenings and barriers because it takes a lot of the conflict away from zoning issues.

Vice Mayor Reiner sought clarification regarding the example of cutting down an eight or 10-inch oak tree and transferring that to an evergreen screen along the back of a property. He would like to know the method of calculating the value transfer between deciduous versus evergreen.

Mr. Krawetzki stated that, even though the industry standard is to measure an evergreen by height, this policy suggests that the City would still use inches in trunk caliper.

Ms. Amorose Groomes suggested a reconsideration of that measurement -- for example, every four foot of evergreen equals one-inch caliper of deciduous.

Vice Mayor Reiner agreed with Ms. Amorose Groomes in that they are two different forms of measurement and evergreens are not measured by trunk caliper.

Vice Mayor Reiner stated that he supports the way the valuation is calculated by species, condition, etc.

Ms. Salay stated that she appreciates all the work that staff has invested into reviewing this policy, but it seems the conflict always has been when a developer came forward and wanted to pay less money than required to comply with the policy for tree replacement. She asked whether this policy resolves the problem by making developers replace trees versus paying a fee.

Ms. Husak responded that the monetary issue is not really addressed differently in the proposed policy. There is still discussion needed regarding whether or not as a development goes forward, if there are unique circumstances involved. It may warrant further discussion.

Ms. Amorose Groomes suggested looking at not what is being removed, but what is being preserved and perhaps giving credits for preservation.

Ms. Husak stated that with respect to the Autumn Rose property, staff did have that discussion – but it is such a unique property and it is not likely the City would have this experience again.

Ms. Amorose Groomes stated that the same logic could have been applied to Riviera. She agreed with Vice Mayor Reiner in that credit should be given for the trees that are preserved.

## RECORD OF PROCEEDINGS

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Dublin City Council

Meeting

Form #101

Held

June 12, 2017

Page 11 of 17

Ms. Alutto stated that, from a business perspective, this provides some flexibility for what is replaced on a property, but there still needs to be some monetary flexibility so that, as Ms. Salay expressed, businesses will not come forward requesting waivers.

Ms. Amorose Groomes stated that, with the change from a 2.5-inch caliper tree to a 1.5-inch caliper tree it is true that in five years the 1.5-inch tree will have grown larger than the 2.5-inch tree. However, when shopping for a 1.5-inch caliper tree, there is potential to find many container-grown trees. There are inherent challenges with the long-term benefits of a container-grown tree versus a field-grown tree. She would prefer something in the policy to preclude some species-specific container grown trees, particularly the tap root system kind of trees such as oak trees. The root system has been compromised if it has been grown in a container. She also expressed her concurrence with limiting the percentage of 1.5-inch caliper trees and noted that it would be good to give percentages for two inch and perhaps 2.5 inch, and continue to explore options.

She inquired about the species, genes and family terms as used in the policy. In response, Mr. Krawetzki stated that the family refers to the full species such as oaks.

Mayor Peterson suggested staff work through some of these issues and questions that have been raised, using whatever expertise is needed.

Ms. Husak suggested that the policy could be referred to the Community Development Committee.

Vice Mayor Reiner agreed with Ms. Amorose Groomes that a two-inch tree may be preferable, and that potted trees can dry out quickly.

Ms. Amorose Groomes stated she would be willing to participate in any discussion regarding this policy. She also would like the opportunity to assist in cleaning up how terms are used within the proposed policy.

Mr. Lecklider mentioned that a PZC member raised the issue about fees. Perhaps this aspect should also be revisited in the Committee review.

Mayor Peterson inquired how best to advance this policy while addressing all questions and concerns of Council.

Vice Mayor Reiner stated that staff has enough information to incorporate suggestions and make some revisions.

Ms. Salay stated that given the expertise on Council in this matter and taking a creative approach in the interest of saving trees, the best place to work through the issues is at the committee level as suggested.

Mayor Peterson moved to table this item and refer it to the Community Development Committee for further review.

Ms. Alutto seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Salay, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Amorose Groomes, yes.

### Historic District Parking Garage - Cost and Capacity Update

Mr. Foegler referenced the memo that was provided to Council. With the memo, staff hopes to provide to Council:

- a history of how the cost and capacity was originally determined;
- context to the project by providing information to Council regarding what parking garages cost and the different things that affect efficiency for garages; and
- the cost estimates for the two facades that Council will review at this meeting.

He noted that:



## RECORD OF ACTION

# Planning & Zoning Commission

Thursday, May 18, 2017 | 6:30 pm

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

**3. Tree Replacement Fee Waiver  
17-041ADM**

**Administrative Request**

Proposal:	An update to the Tree Replacement Fee Waiver policy as requested by City Council.
Request:	Review and recommendation of approval to City Council for an Administrative Request to update the Tree Replacement Fee Waiver policy.
Applicant:	Dana McDaniel, City Manager, City of Dublin.
Planning Contact:	Claudia D. Husak, AICP, Senior Planner.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

**MOTION:** Mr. Brown motioned, Ms. Mitchell seconded to recommend approval to City Council for an Administrative Request to update the Tree Replacement Fee Waiver policy.

**VOTE:** 7 – 0

**RESULT:** The Administrative Request was recommended for approval to City Council.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidham	Yes

**STAFF CERTIFICATION**

---

Claudia D. Husak, AICP, Senior Planner



**Motion and Vote**

Mr. Brown moved, Ms. Mitchell seconded to table the Rezoning, and Preliminary and Final Development Plan Reviews. The vote was as follows: Mr. Miller, yes; Ms. Newell, yes; Ms. De Rosa, yes; Ms. Salay, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Tabled 7 – 0)

**3. Tree Replacement Fee Waiver**  
**17-041ADM**

**Administrative Request**

The Chair, Victoria Newell, said the following application is a request for an update to the Tree Replacement Fee Waiver policy as requested by City Council. She said this is a request for a review and recommendation of approval to City Council for an Administrative Request to update the Tree Replacement Fee Waiver policy.

Claudia Husak indicated she would provide a brief presentation to allow more time for receiving feedback from the Commission. She introduced two city employees who will help answer questions as they are more knowledgeable about trees: Shawn Krawetzki, Landscape Architect, Parks and Recreation Department; and Brian Martin, Arborist and Landscape Inspector, Planning Division.

Ms. Husak stated there is a requirement in the Zoning Code that requires tree replacement for trees removed and considered protected, which are trees with the 6-inch caliper diameter and above, in good and fair condition, to be replaced inch-for-inch, if development occurs.

Since that Code was adopted, she said, there have been sites that have had a difficult time meeting the inch-for-inch replacement, which prompted City Council's approval for relief of that requirement. Council requested from staff a policy for a Waiver of the Fee-in-Lieu or inches to be replaced and that has been in place now for 16 years. She explained that under the typical Waiver, as it is in place today, there would be an allowance for a replacement of tree-for-tree rather than inch-for-inch for any trees that are less than 24 inches in diameter; trees 24 inches in diameter or greater are considered landmark trees. She added landmark trees are still be required to be replaced inch-for-inch.

Ms. Husak reported that 22 requests were made during those 16 years that Council approved with one request disapproved. She noted Council reviewed a Waiver in the fall of 2016 that was discussed at length; as a result, Council requested that staff follow-up regarding potential modifications to the City's approach to addressing tree replacement waiver requests.

Ms. Husak said a memo was provided to Council April 10, 2017, laying out options or different processes as to how this policy could go forward for updates and Council instructed staff to devise a new policy. She presented the updates proposed:

- Extensive and detailed submission requirements
- Eligibility criteria for wooded sites, preservation percentage, permit required
- Clarifying multi-stem landmark trees
- Tree prioritization based on species, size, health
- Replacement on a sliding scale based on priority
- Permits 33% of replacements as evergreens or ornamental trees

Updates being proposed as part of this revised policy, Ms. Husak said, include more extensive and detailed submission requirements because currently the Tree Replacement Fee Waiver policy is just a policy and not a codified process. She said eligibility criteria was included to address a wooded site and how much of the site/area is actually considered to be wooded. She noted there are not many wooded sites left in the City but as they do come forward and get developed, it is important to have criteria in place. She explained staff is proposing that a percentage be used for preservation requirements so

preservation will remain. She said the most important change is to prioritize replacement based on the species, size, and health of the tree that is being removed. She explained that trees would be identified based on four levels of prioritization, one being the most valuable for trees with exceptional aesthetic quality or historical significance or rareness as determined by the City Forester or designee. She added staff is requesting that replacements could now include evergreens or ornamental trees for up to 33%.

Ms. Husak reported that staff found through its review of the Riviera Development that there should be an allowance for replacements to have a 1.5-inch caliper tree because there is more variety to be had and they grow fast. She indicated that a 1.5-inch caliper tree would reach the growth as a 2.5-inch caliper tree in just a couple of years.

Ms. Husak presented an overview of four developments of examples that have been approved by the Commission: Stansbury, Hawthorne Commons, Riviera, and Autumn Rose Woods. She explained the Tree Waiver analysis she presented and focused on inches to compare Code versus the current Waiver versus the Waiver being proposed by staff this evening. She said staff has conducted a lot of research and there is not a good comparison in other municipalities. She said she has reached out to a few people in the area and it seems a lot of the municipalities look at it from "if development occurs in a PUD, we write it in", but she said that it seemed as though Council preferred an approach where everybody could be treated equally.

Ms. Husak emphasized staff feels strongly about the submission requirements and having more details at an earlier stage as well as prioritizing the replacements based on the types of trees removed.

Ms. Husak said a recommendation of approval to City Council is being recommended.

Chris Brown indicated the proposed Waiver appears to increase the number of inches to be replaced. Ms. Husak agreed.

Mr. Brown said he has planted over 50 trees in his yard over the years, anything from 1-inch caliper to 3.5-inch caliper and he found growth depended on the species as to how fast the root system starts taking off.

Mr. Brown questioned the ornamental percentage being proposed.

Brian Martin clarified that evergreens would be included in that 33% to provide diversity.

Shawn Krawetzki stated the other piece of that is, for edges of wooded areas, you can get more of the dogwoods and redbuds, etc. and that is a perfect place for them to gain a separation in the character of the wood line growing in a more natural way. With the evergreen side, he said, a forest may have more evergreens being cut.

Mr. Brown supported staff's recommendation for submitting a plan for replacement and not just letting the developer do what they want. Ms. Husak added that a developer may have a plan but then when it comes time to plant, the plants they intended to use may not be available so there are a lot of substitutions used.

Mr. Krawetzki said the applicant could explore more of the native palettes because nurseries do not typically grow for commercial sale and the smaller nurseries may not grow the quantity of 2.5-inch caliper trees. From a forestry standpoint, he said, if two trees are planted and both are the same species, and one is a smaller caliper tree, the smaller tree will quickly grow as it adapts to the soil conditions faster.

Bob Miller inquired about the impact of these proposed changes to the applicant.

Ms. Husak said in areas where there are heavy woods with trees growing tightly together, staff would not be able to distinguish one tree from another and if the tree survey states they are all in good condition staff is asking for some marking on these trees for easier identification (tag, ribbon, or something easy to remove).

Ms. Husak addressed the question about replacement being a burden on the applicant. She said it depends on what trees are on the site. She said if there are a lot of large trees, a lot of trees that staff would consider to be in the Priority 1 category, then our proposal would require the applicant to pay more or replace more than what the policy states currently because the current policy does not distinguish what type of tree is being removed.

Deborah Mitchell said adding more dimensions beyond just the measurement of inches is a great idea. She asked if a tree would be categorized based solely on species. Mr. Krawetzki said some of those old, large trees with wonderful canopies will become landmark trees, which are treated differently. Ms. Mitchell clarified landmark trumps species. Ms. Husak said historical value will also be taken into account.

Steve Stidhem inquired about the Fee-in-Lieu requirement. Ms. Husak explained that each development would have an inch requirement for replacement. She said staff would work with the applicant to determine how many inches can actually be placed on site as overcrowding does not allow the trees an opportunity to grow. She said any inches above what is determined to fit on site would be paid as a Fee-in-Lieu.

Mr. Stidhem inquired about the fee amount, which has been \$100 for a long time. He indicated fees can run \$100 - \$175 per inch in surrounding areas. Ms. Husak said ultimately, it would require Council action for an increase in the fee amount.

Cathy De Rosa suggested a statement of intent be added at the top of the policy update. She thought it would help applicants to understand the "why" of our requirement. She asked if the City ever conducts landmark tree surveys of the City. Ms. Husak answered the Girl Scouts volunteered to do it over 20 years ago but it was not necessarily completed professionally.

Amy Salay indicated that landmark trees are identified as sites develop.

Ms. De Rosa asked if it would make sense to do a landmark tree survey.

Vicki Newell said there were naturalists in the community that were great advocates for these things in the past. She indicated the City used to give tours. She recalls that the City has Paw Paw trees and trees that are endangered species.

Ms. Husak clarified that the policy speaks to replacement requirements and not to preservation. Vince Papsidero said preservation is something we could address as other municipalities have; Dublin has just never had a policy written for preservation.

Ms. Salay indicated that she understood the rub at Council was they have given a lot of Waivers over the years and it was not so much preserving trees and it was about money and how much a developer going to have to pay to develop their site. Council had given breaks she thought and there is a legal discussion in this because we could make it completely and financially impractical to develop a site. She cited Autumn Rose as an example; they would not be permitted to cut any trees because they are all landmark trees. Then we have said the site cannot be developed. She suggested there be another discussion about tree preservation and in a more robust way than before.

Ms. Newell directed the Commission to go to the Department of Natural Resources for information as there is a list of endangered plant species whether its trees, plants, or beneficial weeds. She said that information should be considered if move forward with preservation.

Mr. Brown directed everyone to the GIS Survey because it shows different layers that include utilities, endangered species and protected sensitive areas and such and identifies quite a few. He said there are Paw Paw trees, Rock Cress growth, and Columbine identified.

Ms. Mitchell said endangered species and protected sensitive areas will represent value space choices if we choose to go down this preservation path and it is very important to consider. She said one value could be about preserving landmark, large trees, and another would be preserving endangered or rare species. She suggested this be discussed with City Council and others; there should be some guidelines around this.

The Chair asked staff how they would like the Commission to proceed this evening. Ms. Husak responded that staff can address many of the concerns heard this evening in a revised draft but some of the issues might be better addressed during the Code update that Council also requested from staff. She said this policy update was started first.

Ms. Husak said Council has subcommittees that deal with certain subjects in the community and this might be something we could take to the Community Development Committee, per Council.

Ms. Newell said it is one thing to identify a tree as a landmark tree because it is 24 inches in diameter but not everything we will want to preserve is going to be 24 inches and it needs to be included within this text because this is what we are enforcing on the PUDs where just the caliper is discussed. She said we should be considering rare and endangered species as well.

Mr. Krawetzki pointed out that staff has a provision that the City Forester can identify those trees and it is then their prerogative to bump them up to a higher priority.

Ms. Husak said in the policy being proposed, if a tree were put in a higher category based on the City Forester's judgement that it does not require preservation but that is not the intent of the policy. She emphasized that this policy is to alleviate some replacement burden.

Mr. Papsidero said this is a tool to deal with the present issue of the Tree Replacement Waiver requests. He said it would take a true comprehensive effort to look at conservation that would have multiple layers to it including protecting certain species, certain sizes, regardless of this policy.

Ms. Husak said, to that point, we probably would also want to have the development community be part of the discussion.

Ms. De Rosa asked if with this policy going to Council that it also be stated that this is what we have going with preservation and this is what we would address there. She indicated that Council can decide how urgent that is on the list of priorities. She said she likes a value space being incorporated into this policy because it meets the spirit of what we are trying to do.

Ms. Salay said this is really important for Council to hear and reflect on as it goes to the heart of our community values. She said it would be hard to find a Dublin resident that is not all about trees.

Mr. Brown said he thought staff has heard the Commission and will continue to work on refinement of the policy. He said he was ready to make a motion that we approve the Tree Replacement Fee Waiver with a recommendation that staff continue to refine it before final approval by Council while taking into

consideration for conservancy and updating the full tree replacement Code. Ms. Mitchell said she seconded that motion.

**Motion and Vote**

Mr. Brown moved, Ms. Mitchell seconded to recommend approval to City Council for the Administrative request to update the Tree Replacement Fee Waiver policy as staff continues to refine it before final approval by Council while taking conservancy into consideration and updating the full tree replacement portion of the Code. The vote was as follows: Ms. De Rosa, yes; Mr. Stidhem, yes; Mr. Miller, yes; Ms. Newell, yes; Ms. Salay, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Recommended for Approval 7 – 0)

**Communications**

Vince Papsidero said on June 19, 2017, Council has a work session on the Mobility Study and the downtown Dublin Parking Management Study.

Bob Miller inquired about pending development on Hyland-Croy Road. Phil Hartmann indicated that discussions are on-going.

Mr. Miller asked for confirmation that the Dublin City Schools purchased the old Verizon building to use for academic purposes. He asked if rezoning would be forthcoming. Ms. Husak indicated staff has been working with the schools and the rezoning would come before the Commission for review.

Chris Brown noted page six of the Chair Agenda. He told his fellow Commissioners to read it, understand it, and any questions should be directed to Vince Papsidero, Claudia Husak, or Phil Hartmann as to what the Commission's obligations are when voting no.

The Chair asked if there were any additional comments. [Hearing none.] She adjourned the meeting at 8:35 pm.

As approved by the Planning and Zoning Commission on June 22, 2017.



# TREE WAIVER POLICY

17-041ADM

## ADMINISTRATIVE REQUEST

MAY 18, 2017

Case Manager: Claudia Husak, AICP, Senior Planner



EVERYTHING GROWS HERE.



## TREE WAIVER POLICY SUMMARY

- Code requires tree inch-for-replacement for protected trees
- Policy been in place for over 16 years
- Typical waiver allows for tree-for-tree replacement for trees under 24"
- Council has approved 22 requested waivers, disapproved 1 waiver, others were included in TIF agreements or PUD texts
- Request for an updated policy to strengthen criteria
- Updates include:
  - Extensive and detailed submission requirements
  - Eligibility criteria for wooded sites, preservation %, permit required
  - Clarifying multi-stem landmark trees
  - Tree prioritization based on species, size, health
  - Replacement on a sliding scale based on priority
  - Permits 33% of replacements as evergreens or ornamental trees



EVERYTHING GROWS HERE.



City of  
Dublin  
OHIO, USA

## TREE WAIVER ANALYSIS

Development	Protected inches removed	# of protected trees removed	% of trees removed versus whole site	Replacement per Code	Current Waiver	# of trees @ 2.5", % of total	Proposed Waiver	
							Current Waiver	Replaced inches of trees
							Replaced # of trees	Inches Replaced
Stansbury	1533	163	62%	613	182 (30%)	455	269@1.5" 21@2.5"	456
Hawthorne Commons	3178	329	61%	1271	408 (32%)	1,020	638@1.5" 81@2.5"	1159.5
Riviera	3981	234	22%	1593	627 (39%)	1,567.50	389@1.5" 420@2.5"	1633.5
Autumn Rose Woods	2079	179	5%	832	241 (29%)	601.5	340@1.5" 68@2.5"	932.5

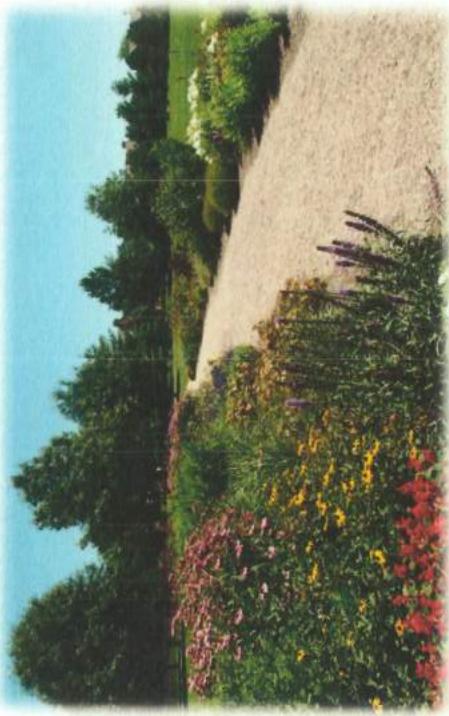


EVERYTHING GROWS HERE.



## TREE WAIVER POLICY RECOMMENDATION

### Approval to City Council



EVERYTHING GROWS HERE.

## RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

Dublin City Council

Meeting \_\_\_\_\_

BARRETT BROTHERS - DAYTON, OHIO

Form 8101

Held \_\_\_\_\_

April 10, 2017

Page 14 of 19

occurs. He asked about people who move next to a property such as this, where horses have been boarded for many years, and whether the new neighbors can file a nuisance claim for the existing non-conforming use.

Ms. Readler stated that denying the Agricultural District application for this land does not mean that Mr. Tobias will have nuisance claims filed against him in the future.

Mayor Peterson stated that he is hopeful that the business is very successful into the future. He struggles, however, with the standard that he must consider and apply in this deliberation.

Mr. Lecklider agreed with Mayor Peterson's statements.

Mayor Peterson moved to reject the application, based on the reasons outlined in the staff recommendation.

Vice-Mayor Reiner seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Salay, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Amorose-Groomes, yes.

- "Tobacco 21" Age Prohibition Proposed Legislation

Ms. Readler reported that there have been local efforts to increase the age-of-sale for tobacco products from eighteen to 21 years of age. This movement, commonly known as "Tobacco 21" has spread across the country in recent years. Over 200 municipalities as well as the states of Hawaii and California have passed legislation to limit the sale of tobacco products to individuals over twenty-one. Legal staff has provided Council with a draft ordinance to consider.

Vice-Mayor Reiner moved to direct staff to prepare this legislation and schedule on an upcoming agenda.

Ms. Salay seconded the motion.

Vote on the motion: Mr. Keenan, yes; Ms. Amorose-Groomes, yes; Vice Mayor Reiner, yes; Mr. Lecklider, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Salay, yes.

- Status of Medical Marijuana Rules and Local Legislation in Ohio

Ms. Readler reported that on May 25, 2016, the Ohio General Assembly passed Substitute House Bill 523 (HB523). This allows individuals with a qualifying medical condition, on the recommendation of a physician, to apply to the State, and upon approval of their application receive an identification card allowing them to obtain, possess and use medical marijuana for the treatment of the specified condition. HB523 expressly affirms that municipalities may adopt restrictions, including prohibiting or limiting the number of cultivators, processors, or retail dispensaries of medical marijuana within their corporate limits.

Ms. Readler stated that it is staff's recommendation that the City enact a ban upon medical marijuana cultivators, dispensaries, and processors within Dublin.

Mayor Peterson moved to direct staff to draft legislation to enact a ban upon medical marijuana cultivators, dispensaries, and processors.

Mr. Lecklider seconded the motion.

Vote on the motion: Mayor Peterson, yes; Ms. Salay, yes; Mr. Lecklider, yes; Mr. Keenan, yes; Ms. Alutto, yes; Vice Mayor Reiner, yes; Ms. Amorose-Groomes, yes.

- Tree Preservation/Replacement Fee Waiver Policy

Ms. Husak stated that staff has researched this issue. A majority of the past waivers have been requested as stand-alone Council actions, and Council has granted a total of 22 waivers (six were approved prior to the adoption of the policy). Several developments, however, have requested relief from the tree replacement requirement through development agreements and through the planned district rezoning process by incorporating waiver language in the development text.

Ms. Husak stated that staff provided Council with four options in their packet for review and staff's recommendation is for Council to consider a Code revision as well as updating

## RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

BARRETT BROTHERS - DAYTON, OHIO

Dublin City Council

Meeting

Form 6101

Held \_\_\_\_\_

April 10, 2017

Page 15 of 19

the current policy. Council could also request the input of their boards and commissions as may be appropriate or required.

Mayor Peterson noted he supports options two and three -- the policy update and Code revision, respectively.

Mr. Keenan stated that his goal is having consistency in this process.

Ms. Amorose Groomes stated in regard to the policy update that she would prefer to have criteria that is measurable and calculated. The Code revision is far more difficult because whenever there are changes to the Code, there are unintended consequences. She is supportive of both options, but does not believe they need to be done together.

Mayor Peterson moved to direct staff to propose a policy update on the Tree Preservation/Replacement Fee Waiver Policy with proposed Code revisions to follow. Ms. Alutto seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Amorose Groomes, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Salay, yes.

### STAFF COMMENTS

- Recommendation to remove Basic Plan Review - Columbus Metropolitan Library, Dublin Branch (Case 17-002ARB-BPR) and Basic Plan Review - Library Parking Garage (Case 17-003ARB-BPR) from the table and schedule both items for hearing on the April 24, 2017 Council agenda

Mr. McDaniel reviewed the memo from Mr. Losinski, Columbus Metropolitan Library requesting that City Council schedule review of the Basic Plan at the April 24, 2017 meeting. Mr. McDaniel therefore recommends removing both the library and the parking garage items from the table and scheduling them for consideration at the April 24, 2017 Council meeting.

Mayor Peterson invited public testimony.

Jerry Kosicki, 4313 Wyandotte Woods Boulevard, Dublin stated he is a 30-year resident of the School District and a 22-year Dublin resident. The community should say "yes" to the new library project as proposed. Everyone agrees that the current library needs to be replaced. The current building is not historic and it will be replaced with another larger, but non-historic building. The scale is not out of line with what has been built at Bridge and High. Some of the building will be below the existing grade to minimize its height. The design is dramatic and imaginative and it will be great for that location. As people come over the pedestrian bridge from Bridge Park East, past the mixed-use building that is nearing completion on the west side, it will seem like the perfect fit. Cities grow organically, and the most loved factor of Old Dublin is its authenticity. It was built by people, building by building, over a long period of time. Those buildings are the records in time of when they were built and the people who built them and the way they lived. The proposed building will be an authentic representation of our time. Change is sometimes hard for some people to accept; others thrive on change. A major library is an important building in any city, as it stands as a monument to learning and human advancement through knowledge. Libraries throughout the world have been embracing contemporary design, because this has a unique ability to unleash human imagination and encourage creative thinking by young people and adults. Some say the building doesn't fit, but he disagrees. If there ever has been a community built on education and entrepreneurial and unconventional, out of the box thinking, it is Dublin. It is this creative spirit and get things done attitude that has attracted so many to this very remarkable, well-loved city that we proudly call "home." Repurposing the site of Dublin's first three-story school building for human learning helps renew the connection between this prominent historic spot within the community and the intense commitment to public education and maximizing human potential that the City and its people are all about. With a few partners, including Dublin residents Kevin Cooper, Andrew Graham and Kris Aldemir, they have created a petition at the change.org site in support of the proposed contemporary library. He invites the people of Dublin to sign on to this grass roots

## RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

BARRETT BROTHERS - DAYTON, OHIO

Dublin City Council

Meeting

Form 6101

Held \_\_\_\_\_

August 10, 2016

Page 12 of 20

Ms. Rauch responded that the number would decrease on a tree-for-tree basis instead of an inch-for-inch basis.

Ms. Alutto stated that is less than half of what would be required per Code. In her opinion, poor planning on the applicant's part does not necessitate Council approval of a waiver. She has no history in terms of tree preservation waivers, but to her, a tree is a tree, regardless of whether it is secondary growth. If they want to cut a tree down, they should pay the required amount.

Ms. Amorose Groomes stated that she is not inclined to support the waiver. There was a tremendous amount of insensitivity to the City's landmark trees. They are removing 12 landmark trees on 13 acres! Those were financial decisions they made when pursuing their layout. The removal of trees has a cost. They made the decision that the tree was not worth planning around, so she would be inclined to require they pay the fee for not planning around that tree.

Vice Mayor Reiner concurred. This all happened in the planning portion of the project. His observation when you fly over Dublin is that there is a certain sense of cadence and order that is not viewed in other cities from a plane. Though the intensive density of the project is not being discussed tonight, how the site drainage is addressed affects preservation of the existing trees. It may not be possible to save all the trees that they would like to save, so it will require some funding to replace them. Therefore, he is not in favor of granting the waiver. The other issue is that most of the City subdivisions have a certain amount of mandated greenspace, which is planned into them. That provides a quality of life for the citizenry. This proposal is comprised of building upon building wrapping around the subdivision. He does not believe this waiver should be granted.

Ms. Alutto noted that when you manage by exception, you manage yourself into a slippery slope.

Ms. Salay stated that she is hearing opposition not just to this waiver but also to the tree preservation ordinance in general. This is why the legislation was created, which was prior to her service on Council. At that time, the City wanted to do its best to ensure that trees lost during development were replaced in some way. It was designed to put developers on notice that when they develop a wooded site, or even an unwooded site with significant trees, they would either have to preserve them or pay to replace them. The waiver requested tonight does not have the votes for approval. Perhaps Council should also re-visit the tree preservation ordinance. This request is not that different from other tree preservation waivers that were approved over the years.

Ms. Readler noted that Council did adopt a policy regarding the criteria considered for a waiver. Council has the discretion to eliminate that policy going forward.

Mayor Peterson noted that he was disappointed with the criteria, which essentially states that if they make an attempt, that's good enough. Maybe that portion needs to be revisited.

Mr. Keenan stated that at this point, the issue is not with the trees, but with the cash penalty. The trees cannot all be accommodated on this site, but will be planted somewhere else. Presumably, the cash would be used to plant trees in other locations.

Ms. Amorose Groomes stated that the requirement is to plant the trees or pay a fee, but the request is for neither. The request is for a waiver -- to neither have to plant or pay.

## RECORD OF PROCEEDINGS

Minutes of

HARRETT BROTHERS - DAYTON, OHIO

Dublin City Council

Meeting

Form 6101

Held

August 10, 2016

Page 13 of 20

Ms. Salay stated that the waiver policy and the tree preservation ordinance recognize that a site like this would be so expensive to develop, that it could be rendered undevelopable. That being the case, would the City be over-reaching in regard to private property rights? The ordinance that was adopted 16 years ago was an attempt to address that concern. Therefore, it seems Council should re-visit the tree preservation ordinance and examine the options.

Mr. Keenan pointed out that the landowner has a right to develop their land; the City has a right to zone it. Balancing the two is difficult. The City has reviewed other proposals for this site. This proposal, in terms of height and other considerations, seems to be as good as anything previously proposed. The issue now, however, is with tree preservation, so perhaps Council does need to revisit the legislation. If the restrictions become too burdensome, no wooded sites would be developed.

Mr. Lecklider stated that is not a realistic outcome. Before reaching that point, the issue would be resolved in court. He would be careful saying that if a tree comes down, the developer would pay a penalty; if that is the case, the City does not have a tree waiver policy. If Council does not want to have a tree waiver policy, Council can have that conversation going forward.

Ms. Alutto stated that it is not that the requirements were not known – the developer was aware of them. When the development was approved, they were aware that if the trees had to be eliminated, they would need to pay cash in lieu of saving trees. However, if the City is going to waive their policy every time trees are removed, there is no point in having the policy. When you manage by exception, the door is opened and it is felt you have to go through it every time. Perhaps the tree preservation ordinance should be re-visited, as well.

Mr. Dugger stated that to provide some historic perspective, the event that triggered the City's tree preservation ordinance was the extension of Hard Road from Sawmill Road to Riverside Drive. The final plat was being reviewed by City Council, and someone asked about the impact of the road on a great big oak tree. No one knew its exact location, size or condition, so a consultant was hired to study the majestic oak tree. The report indicated that this oak tree was a witness to history; it was seven years old when the Declaration of Independence was signed. That was the catalyst for the tree preservation/replacement ordinance. Hard Road in front of Dublin Scioto High School was moved to avoid that tree, and that park was created to accommodate that very large tree. Tree preservation and replacement has been important to the City of Dublin since that time. The legislation that resulted was so groundbreaking and so onerous to developers that a safety valve was needed. In the event that the strict application of the City's legislation was such a hardship on the property, a mechanism would be in place to provide relief – the tree waiver policy. The policy was adopted in 2001 with established criteria. They were aware of the criteria. He does not believe that it is "management by exception." They believe that what they were doing was consistent with the tree waiver policy. There have been 17 tree waivers applied for and 17 tree waivers granted by Council that met the same requirement they are asking for today. Rather than management by exception – to be consistent, Council would approve this waiver request.

Ms. Alutto stated that she understands that they have worked with this accordingly. As the Mayor noted earlier, she also believes the criteria for an exception is unacceptable criteria. While she appreciates and respects what previous Councils have done, she believes she would feel as strongly about the previous requests as this one. She believes that if Council has a policy in place, waivers should occur few and far between, and with more stringent criteria than is in place today. Perhaps, the policy needed to change as the City grew, but that did not occur. She has received

## RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

BARRETT BROTHERS - DAYTON, OHIO

Dublin City Council

Meeting

Form 6101

Held \_\_\_\_\_

August 10, 2016

Page 14 of 20

much communication about this tree waiver from very concerned neighbors. The amount of money is less than half of what is required. She has too many concerns to be able to support it as submitted.

Ms. Amorose Groomes noted that Hard Road was routed around the old oak tree to preserve the "witness to history." This proposal covers the entire site with development. Nothing was moved to preserve anything.

Mr. Dugger responded that is incorrect.

Ms. Amorose Groomes stated that the site layout is very unimaginative and development covers nearly the entire site.

Mr. Dugger stated that buildings were moved, parking areas were moved, underground detention was added and permeable pavers were added. This site does not have an effective storm water outlet; that is one of the challenges. At the time Dublin Scioto High School was built, there was no accommodation in the storm water system for this property, which drains to Dublin Scioto High School. Therefore, extraordinary efforts were needed in terms of storm water management. What Council is seeing tonight is the result of nine months of work with staff and the Planning Commission to come to a creative solution to address all those factors. He disagrees that this is an unimaginative plan that just covers the site. The analysis that was presented to the Planning Commission and on which a successful vote was received demonstrates that the proposal is less intense and no more dense than other projects that Dublin has recently approved. He understands that with a first look at the plan, it does appear to have more density and intensity than is warranted, but that is what was approved by the Commission.

Vice Mayor Reiner stated that there is another aspect to all of this. The City of Columbus has announced recently that they need to purchase and plant hundreds of thousands of trees to reduce the heat island in the urban setting. An Ohio State professor recently wrote an article about this. In Dublin, we value the health of our citizenry and have done some very progressive things. Thirty-six years ago, Dublin wrote the first ordinance about street tree plantings and buffers. Dublin has had been visionary in addressing this issue. The benefit of trees to our citizens is very important, and Dublin is taking another look at that, as well, in view of the recent findings. To him, the effect of the reduction of the green canopy is paramount in this consideration.

Ms. Readler requested that the motion be an affirmative one for purposes of clarity. Mayor Peterson moved to approve the tree waiver request.

Mr. Lecklider seconded the motion.

Mr. Dugger stated that there has been some suggestion that Council re-evaluate the tree replacement policy, which can present a hardship. Is that correct?

Ms. Readler responded that Council might revisit the policy to allow a waiver request to come before Council. Part of that would involve looking at the requirements of the ordinance. There is concern about this particular development meeting or not meeting the current criteria of the policy.

Mayor Peterson noted the intent of revisiting the issue and the policy would be to give clarity to developers and the neighborhoods.

Ms. Amorose Groomes stated that it would largely be focused on the criteria, the basis for the decision. Maybe Council will continue to allow the waiver process, but the criteria would be narrowed.

Mr. Dugger stated that if he had some understanding of where Council was going on this, it would be helpful. A negative vote is prejudicial in that process, but he is struggling with finding a reasonable resolution.

Mayor Peterson stated that the intent is not to cut off his options. However, there is a request before Council on which a decision must be made. Mr. Dugger can choose to withdraw the waiver request if he desires.

## RECORD OF PROCEEDINGS

Minutes of

BARRETT BROTHERS • DAYTON, OHIO

Dublin City Council

Meeting

Form 6101

Held

August 10, 2016

Page 15 of 20

Mr. Dugger stated that in his view, the criteria are met, and that is the reason they pursued it. Because there is not a clear path as to what the new criteria might be, they must proceed with it.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, no; Ms. Amorose Groomes, no; Vice Mayor Reiner, no; Mayor Peterson, no; Mr. Keenan, yes; Ms. Alutto, no.

Mr. Keenan clarified that he votes affirmatively based on the request meeting the existing criteria. Any other action would be inconsistent with what Council has always done.

Ms. Alutto clarified that she votes "no" because she believes it is the right thing to do, and she is here to vote her conscience.

### STAFF COMMENTS

Mr. McDaniel:

1. Noted that the City intends to open the SR 161/Riverside Drive roundabout on Friday evening, weather permitting. There will continue to be intermittent closures and disruptions over the next month as the project is finalized. There will be a celebration of its opening on Saturday, August 13 at 10 a.m. at The Shoppes at River Ridge, and everyone is invited to attend. It will be held in the area of Wendy's/Montgomery Inn.
2. Shared the City video on how to drive a roundabout, which is currently playing on the City's website.
3. Planning staff has engaged Clarion Consultants to guide the City through a revisit of the Bridge Street District sign code. Council has been invited to provide input on August 24 at 11 a.m. at the 5800 Building. Council can also contact the Planning Division to schedule a meeting with the Clarion consultants.
4. Reported that the COTA Park and Ride will open on Monday, September 5. More information will be provided as available.
5. Thanked Council for their support of the Dublin Irish Festival, the community who attended the Festival, and the volunteers who made this event possible. Thanks also to staff who worked throughout the weekend, and the Events Administration staff who oversaw the Festival's execution and planning. It was great to have the Consul General of Ireland, Orla McBreen in attendance on Friday evening for the opening. A Japanese delegation from Mashiko also was in the City and attended the Festival. Early preliminary information shows that the City had about 100,000 attendees, slightly down from last year's 104,000. This was the second hottest weather for the Irish Festival since it has been tracked in 1995.
6. Thanked the sponsors of the Festival. The sponsorship revenues were up 24 percent over last year. Onsite revenues were down by approximately 12 percent. Overall, the revenues will be down approximately 5 percent from last year. However, it remains the second highest revenue experienced for the Irish Festival. It was a successful event, and he appreciates everyone's support!
7. Noted that a special packet will be delivered to Council this week in anticipation of the CIP workshop on Monday, August 15. This is a preview of Monday evening's presentation, which will reiterate some of the information regarding affordability in the CIP, the sources of revenue, and the sources of funding. The information will highlight what the Administration's priorities were in developing a recommended CIP. There is also information highlighting some of the key projects in this presentation. The notebook

March 5, 2001 Council Action

**OTHER**

- Policy regarding fee waivers related to the tree preservation ordinance

*MOTION CARRIED 6-0 TO AMEND THE POLICY OUTLINED IN 10/25/00 STAFF MEMO TO COUNCIL TO INCLUDE A PROVISION THAT LANDMARK TREES (24 INCHES OR GREATER IN DIAMETER) BE EXEMPT FROM THE TREE-FOR-TREE REPLACEMENT AND BE REPLACED ON AN INCH-FOR-INCH REPLACEMENT; AMENDED POLICY ADOPTED 6-0*

March 5, 2001 Council minutes

**OTHER**

Policy regarding fee waivers related to the tree preservation ordinance

Ms. Newcomb provided a brief overview and history of the ordinance. The tree preservation ordinance was approved by Council in October of 1998. Within the landscape code, Dublin always has had a policy which required preservation of trees during the development process. What changed with the ordinance in 1998 was a new requirement for tree replacement, based upon an inch for inch replacement. The formula was designed to be simple to implement and enforce. If inch for inch replacement would result in overcrowding, there was an option to pay a fee to be used for planting of trees on public property. Overall, the ordinance has been very successful, resulting in shifting of buildings on sites to preserve trees, better location of utilities in relation to trees, and better tree preservation methods in general. Staff has recently provided a couple of memos regarding the proposed guidelines for fee waivers. Staff also reviewed the sliding scale proposed by Mr. McCash, but it did not yield the results as hoped.

Staff is now recommending the formula as originally proposed in October of 2000 that takes into consideration whether all codes have been met on the site and if methods have been used to minimize tree destruction. If both of these have been met, staff would then recommend a fee waiver or reduced fee, based on a tree for tree replacement as opposed to inch for inch. In addition, based on discussion at Council and Natural Resources Advisory Commission, landmark trees of 24 inches in diameter or greater would be replaced instead on an inch for inch basis.

Mrs. Boring asked that the definition of landmark tree and the location of those trees be included in materials provided to developers. She then asked how adoption of this policy would affect the pending Preserve development.

Ms. Newcomb stated that the developer would have to file for a waiver from Council. They received a full waiver for the first phase of the project, but they have been informed that the policies are changing. The developer has indicated that the project is not feasible without a waiver.

Staff will prepare a report on the efforts they have made to preserve trees on the site to date, and will make a recommendation to Council for this and the other developments for which waivers have been requested.

Mr. Reiner stated that he is encouraged to hear that better planning for utility placement and structures has been an outcome of the tree preservation ordinance.

Mr. Adamek moved to amend the proposed formula as outlined in the October 25, 2000 memo to provide that landmark trees, those 24 inches in diameter or greater, are exempt from the tree for tree replacement and will instead be replaced on an inch for inch basis.

Mrs. Boring seconded the motion.

Vote on the motion - Mr. Reiner, yes; Mrs. Boring, yes; Mr. Peterson, yes; Mr. Adamek, yes; Mayor Kranstuber, yes; Ms. Chinnici-Zuercher, yes.

Mr. Adamek moved to adopt the policy as amended.

Mrs. Boring seconded the motion.

Vote on the motion – Mayor Kranstuber, yes; Mr. Reiner, yes; Mr. Peterson, yes; Mr. Adamek, yes; Ms. Chinnici-Zuercher, yes; Mrs. Boring, yes.



**Office of the City Manager**  
5200 Emerald Parkway • Dublin, OH 43017-1090  
Phone: 614.410.4400 • Fax: 614.410.4490

# Memo

**To:** Members of Dublin City Council – Community Development Committee  
**From:** Dana L. McDaniel, City Manager  
**Date:** August 10, 2017  
**Initiated By:** Claudia D. Husak, AICP, Senior Planner  
**Re:** 2017 Beautify Your Neighborhood Grant Applications - Fall

## Background

On March 13, the City approved six (6) Spring Beautify Your Neighborhood Grant applications totaling \$24,175. For the Fall cycle of the 2017 Beautify Your Neighborhood Grants, the City received two (2) completed applications from the following associations:

- Shannon Village (\$2,435)
- Villas at Glenealy (\$3,500)

The total amount of grant funds requested from the two applicants is \$5,935. The approved 2017 budget is \$32,000 and \$7,825 in funds remain to be granted toward these applications. Pending approval of these applications, \$1,890 of the 2017 budget would be left unspent.

## Descriptions

### *Shannon Village*

The proposed project is for improvements to the entrances of Shannon Village at the corners of Gullway Bay Drive and Valley Down Road along Tara Hill Drive. Currently, these locations have sparse plantings and look non-uniform. The proposal intends to remedy this condition through the addition of 179 new plants composed of an assortment of species.

<u>Total Grant Amount Requested:</u>	<b>\$2,435</b>
<u>Total Project Cost:</u>	\$4,870
<u>Match Amount:</u>	\$2,435
<u>In-kind Donations:</u>	None
<u>Volunteer:</u>	0 volunteer hours proposed

### Staff Comments

The association has been working with staff to create this plan and the areas slated for improvement along with the plant material selected are appropriate for grant funding. Residents have worked during the spring months to clear portions of these areas and the addition of the plants material will provide interest and continuity.

### *Villas at Glenealy*

The intent of this project is the redesign and replanting of the Glenealy entryway to reflect a "prairie" theme at the intersection of Avery Road and Innovation Drive. The proposal includes the

August 10, 2017

Page 2 of 2

installation of new rock outcroppings and perennials, as well as general maintenance to the landscaping beds.

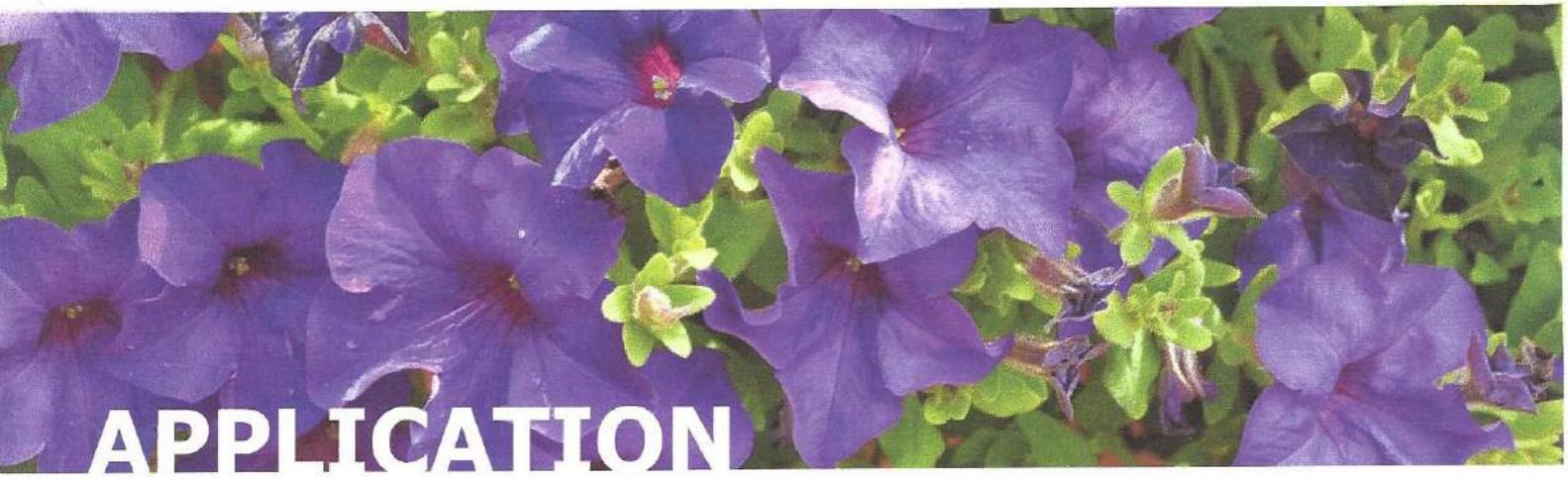
<u>Total Grant Amount Requested:</u>	<b>\$3,500</b>
<u>Total Project Cost:</u>	\$7,114
<u>Match Amount:</u>	\$3,614
<u>In-kind Donations:</u>	\$500
<u>Volunteer:</u>	Yes

Staff Comments:

Staff and the applicant have been in contact to review this proposal to address maintenance and character to the entryway. Plant material and design proposed are appropriate for this neighborhood.

**Recommendation**

Staff recommends that the Community Development Committee of Council review the Fall 2017 grant applications and make recommendations to City Council regarding approval of the grants.



# APPLICATION

Please review the program guidelines and requirements before completing this application.

## I. Applicant Information

a) Association Name

SHANNON VILLAGE HOMEOWNERS ASSOCIATION

b) First-time applicant? Please circle Y or N

c) Project Leader: JOANNE SISIA Office Held: PRESIDENT

d) Address: 5375 TARA HILL DRIVE DUBLIN, OH 43017

e) Telephone: 614-793-9776 E-mail: JFSISIA@AOL.COM

## II. Project Information

a) Briefly describe the Beautify Your Neighborhood project including the location, existing conditions, specific need, and public benefit. Include any project planning documents such as landscape drawings, plans, maps, and/or pictures of the project area.

WE WOULD LIKE TO IMPROVE THE ENTRANCES TO SHANNON VILLAGE AT THE CORNERS OF TARA HILL DRIVE AND GULLWAY BAY DRIVE. & VALLEY DOWN RD. CURRENTLY THERE ARE SPARSE PLANTINGS AND THEY LOOK NON-UNIFORM. BY IMPLEMENTING THE PROPOSED PLANS, WE WILL IMPROVE THE LOOK OF THE NEIGHBORHOOD. THIS AREA GETS A LOT OF TRAFFIC, ESPECIALLY DURING THE IRISH FESTIVAL & 4TH OF JULY FIREWORKS

b) Parcel number of proposed project area, can be obtained using GIS on City website at  
(http://maps.dublin.oh.us/dubscopy/)

5335 TARA HILL - 273-002507

6951 GULLWAY BAY - 273-003249

6956 VALLEY DOWN 273-003098

6911 VALLEY DOWN 273-002579

### **III. Funding Information**

a) Estimated Total Project Costs: \$ 4870

Who provided this cost estimate(s)? PLANTS - STRADERS, 9800 DUBLIN ROAD  
(Name, Title, Agency) 614-792-1970

LABOR - AARON APPLEBY - APPLEBY  
(Phone Number) LANDSCAPE  
614-323-8542

b) Total amount of funds requested: \$2435

c) Association 100% match, and any additional amount above 100% of grant request: \$2435

d) Total amount to be donated through in-kind donations and/or cash assistance: N/A

Association dues and/or cash donations -

In-kind donations such as professional services or donated materials - N/A

e) Itemized cost estimates: SEE ATTACHED SUPPORTING DOCUMENTATION

f) Please include:

- Association budget reflecting the ability to meet 1:1 matching requirements;
  - Documentation reflecting the Association's current spending on landscape and landscape maintenance;
  - Bank documents reflecting what the Association has in reserve, to demonstrate the ability to provide maintenance and upkeep for the proposed project;

**Please remove all account numbers from any bank statements that are submitted as part of the grant application**

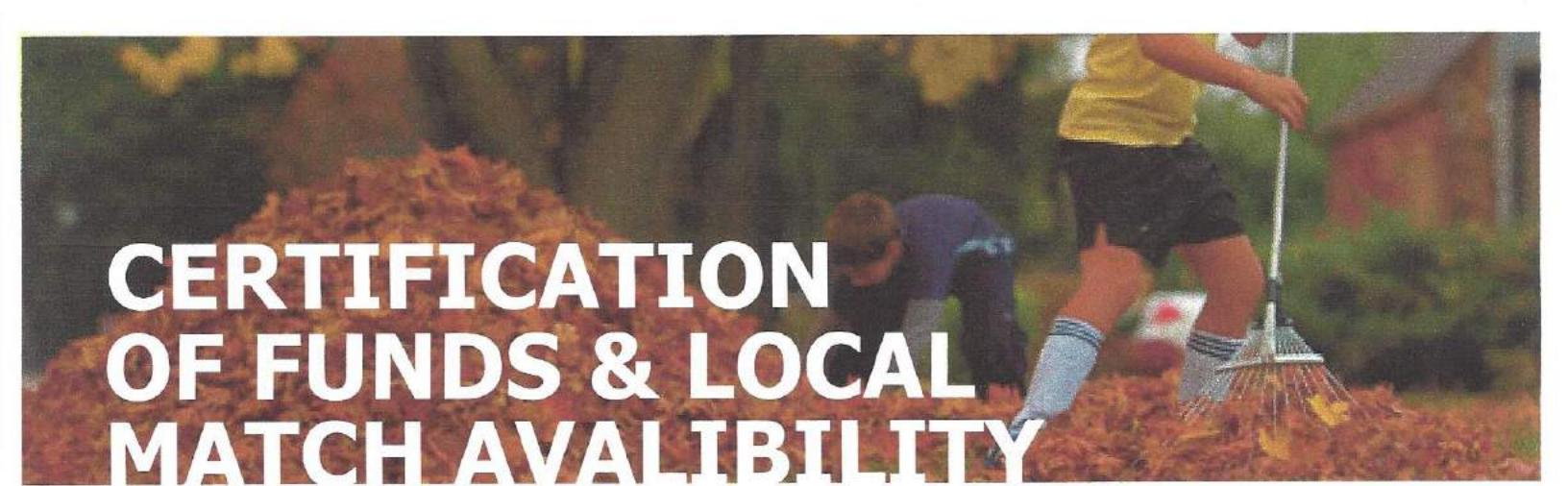


# CHECKLIST

Please consult this checklist prior to submitting the grant application and supporting materials to the City of Dublin, Office of the City Manager by January 11, 2014.

Project is new or rehab, not on-going or routine maintenance.	<input checked="" type="radio"/> Y	<input type="radio"/> N
Has your Association received funding in the previous 3	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N
Can your Association demonstrate the ability to meet the 1:1 match requirement?	<input checked="" type="radio"/> Y	<input type="radio"/> N
Your project <u>does not</u> include installation of pond aerators or sprinkler/irrigation systems?	<input checked="" type="radio"/> Y	<input type="radio"/> N
The grant application is complete and accurate.	<input checked="" type="radio"/> Y	<input type="radio"/> N
Project planning documents (landscape drawings, plans, maps, photos, etc) have been included.	<input checked="" type="radio"/> Y	<input type="radio"/> N
The parcel number for the project location has been documented.	<input checked="" type="radio"/> Y	<input type="radio"/> N
Information demonstrating neighborhood commitment to implementing project (survey, list of residents who have pledged support) is included?	<input type="radio"/> Y	<input type="radio"/> N <i>NA</i>
Detailed financial information and project budget is included with the application submission.	<input checked="" type="radio"/> Y	<input type="radio"/> N
A copy of the official Association budget is included with the application.	<input checked="" type="radio"/> Y	<input type="radio"/> N
The Certification of Funds and Local Match form is complete and included.	<input checked="" type="radio"/> Y	<input type="radio"/> N
The Letter of Intent for in-kind donations is/are complete and included.	<input type="radio"/> Y	<input type="radio"/> N <i>NA</i>
The Plant List has been reviewed for projects involving landscaping elements.	<input checked="" type="radio"/> Y	<input type="radio"/> N
The Selection Criteria Matrix has been reviewed.	<input checked="" type="radio"/> Y	<input type="radio"/> N
City staff have been involved in initial project development discussions with Association representatives if necessary/desired.	<input checked="" type="radio"/> Y	<input type="radio"/> N

Remember to contact the City of Dublin (Parks and Open Space at 410-4700 and Engineering at 410-4622) and AEP Ohio OUPS (1-800-362-2764 or online at [http://www.oups.org/homeowners/homeowner\\_edig.html](http://www.oups.org/homeowners/homeowner_edig.html)) before digging!!!



# CERTIFICATION OF FUNDS & LOCAL MATCH AVAILABILITY

I understand the Homeowners Association or Civic Association will be reimbursed by the City of Dublin upon satisfactory completion of the project. To receive reimbursement, I understand that original documents and receipts must be presented. No reimbursements will be made by the City without completion of the project and appropriate documentation.

**I am aware that the Homeowners Association or Civic Association is not eligible to receive grant funding in the calendar year following the year of a grant award.**

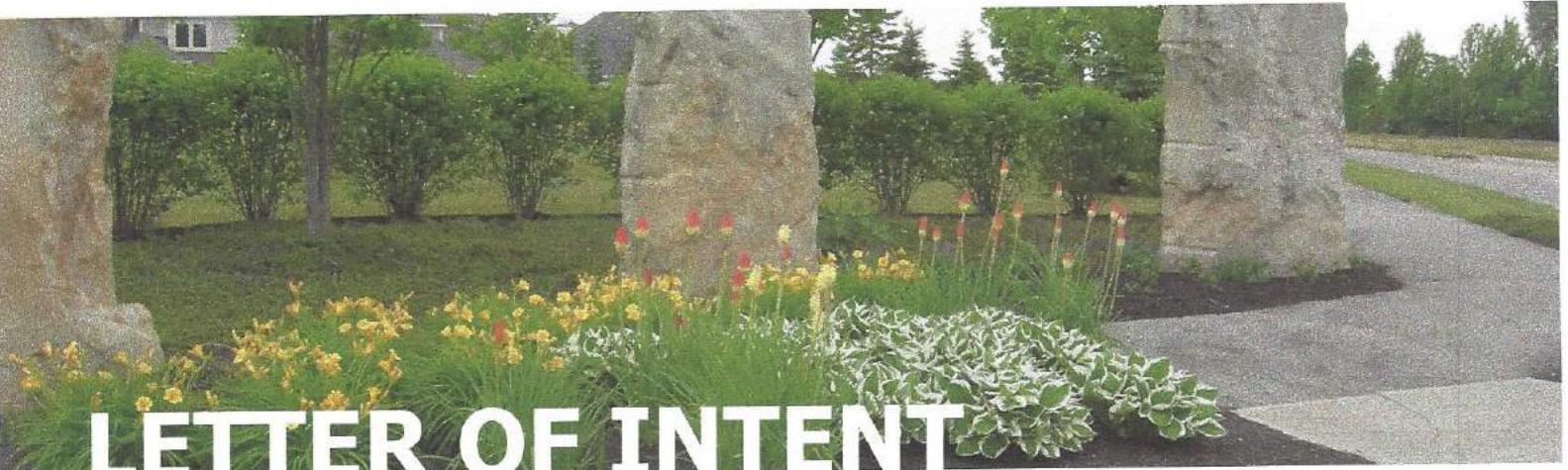
As the President of the Homeowners Association making this submission to the City of Dublin's grant fund, I hereby certify that the Association is aware of the grant requirements and is able to fulfill its obligation. The funding and required match indicated in this submission will complete the proposed project.

*Joanne F. Sisia*  
Signature of Association President (use blue ink)

*July 8, 2017*  
Date

JOANNE F. SISIA  
Print Name

SHANNON VILLAGE HOMEOWNERS ASSOCIATION  
Name of Association



# LETTER OF INTENT

NA

This letter confirms that I, \_\_\_\_\_  
(Company/agency or individual's name)

will partner with \_\_\_\_\_  
(Name of Association)

in the implementation of it's Beautify Your Neighborhood grant project.

Our contribution will consist of (please check all that apply):

- Cash Donation** in the amount of \_\_\_\_\_
- In-kind donation of goods and/or services** in the amount of \_\_\_\_\_  
(Please provide a detailed description of the service, supplies, equipment. For example, if providing professional services, include a description of the services, the dollar amount typically charged, etc.)

The total value of my donation is \$ \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**PLEASE PRINT**

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

# VOLUNTEER HOUR TRACKING FORM

Association: \_\_\_\_\_

NA

NAME	ADDRESS	DATE SERVED	HOURS
<p>MAINTENANCE WILL BE PROVIDED BY      APPLEBY LANDSCAPE - ESTIMATE GIVEN WAS      \$650/MONTH (AS NEEDED) AND WILL BE      PAID FOR THROUGH THE LANDSCAPE BUDGET.</p>			

SHANNON VILLAGE HOA  
GRANT REQUEST  
JULY 8, 2017

Estimate From:			
	Straders Garden Center		
	9800 Dublin Road		
	614-792-1970		
<b>QTY</b>	<b>TYPE</b>	<b>COST</b>	<b>TOTAL</b>
17	Oakleaf hydrangea	\$39.99	\$679.83
11	Astilbe	\$12.99	\$142.89
24	Creeping mazus	\$2.99	\$71.76
7	Yarrow	\$12.99	\$90.93
13	Veronica Royal Candles	\$14.99	\$194.87
10	Salvia May Night	\$12.99	\$129.90
8	Baptisia	\$14.99	\$119.92
7	Allium	\$14.99	\$104.93
16	Sedum	\$4.99	\$79.84
5	Liatris	\$14.99	\$74.95
8	Catmint	\$14.99	\$119.92
8	Taxus	\$39.99	\$319.92
<b>SUBTOTAL</b>			<b>\$2,129.66</b>
<b>TAX</b>			<b>\$159.72</b>
<b>TOTAL</b>			<b>\$2,289.38</b>
Estimate From:			
	Aaron Appleby		
	Appleby Landscape		
	614-323-8542		
1	Labor to remove existing plants and plant new plants according to diagram		\$2,200.00
<b>SUBTOTAL</b>			<b>\$2,200.00</b>
<b>TAX</b>			<b>\$165.00</b>
<b>TOTAL</b>			<b>\$2,365.00</b>
Estimate From:			
	Mr. Mulch		
	6469 Nicholas Drive		
	Columbus, OH 43235		
	614-792-8686		
5	Cubic yards of topsoil	\$39.99	\$199.95
<b>SUBTOTAL</b>			<b>\$199.95</b>
<b>TAX</b>			<b>\$15.00</b>
<b>TOTAL</b>			<b>\$214.95</b>
<b>TOTAL PROJECT COST</b>			<b>\$4,869.33</b>

SV APPROVED 2017 BUDGET		
INCOME		
4000	Association Fees	\$99,696
4510	Interest Income	\$5
4550	Late Fees	\$550
4570	Miscellaneous Inc	\$0
	Total	\$100,251
EXPENSES - Admin		
5020	Printing/Copying	\$800
5030	Management Fees	\$20,322
5040	Postage/Courier	\$379
5050	Auditing/Accounting	\$200
5070	Legal	\$500
5100	Miscellaneous	\$100
	Total	\$22,301
Maintenance		
6005	Landscape Contract	\$51,800
6009	Fertilization	\$4,200
6010	Snow Removal	\$6,000
6030	Outside Fixtures	\$7,000
6035	Labor Outside Fixtures	\$5,650
	Total	\$74,650
Repairs		
6583	Mailbox Fixtures	\$500
6585	Mailboxes Repair/Maint	\$1,700
	Total	\$2,200
Taxes/Insurance		
7010	Insurance	\$1,100
	Total	\$1,100
Grand Totals		
	TOTAL INCOME	\$100,251
	TOTAL EXPENSE	\$100,251
	NET	\$0

# MEMORANDUM

November 18,2016

**TO: Members of the Shannon Village Home Association**

**There will be NO increase in Association Fees for the 2017 fiscal year. If you are a Case Bowen Direct Pay customer, you are not receiving coupons in this mailing.**

**Additionally, the first Direct Pay transaction will reflect the \$10 ANNUAL FEE that The Case Bowen charges for this service.**

**If you have any questions or would like to change your payment method to ACH please contact: Shannon Santagata at 614-799-9800 ext. 39**

**The Board of Directors does everything in their Power to secure the best prices available to the Association for these important goods and services. Accordingly, responsible fiscal management is of the utmost importance to the Board.**

**The Board has chosen to contract with Appleby's landscaping for the 2017 season. They will be handling the snow removal as well.**

***There are no changes in the specifications:  
One Cubic Foot of mulch in the spring and  
snow removal at 2" per a single occurrence.  
No driveways will be plowed with a vehicle parked in  
the driveway.***

**If you have any questions please contact the Property Manager Denise Brown at 614-799-9800 extenstion 28 or dbrown@casebowen.com**

## Happy Holidays!

*Shannon Village Board of Directors*



P.O. Box 1800  
Saint Paul, Minnesota 55101-0800

62 TRN

Y ST01

Account Number: [REDACTED]

Statement Period:

May 1, 2017

through

May 31, 2017



Page 1 of 3

000002666 01 AV 0.373 106481053393505 P Y  
SHANNON VILLAGE HOMEOWNER'S ASSOC INC  
OPERATING ACCOUNT  
THE CASE BOWEN COMPANY AS AGENT  
6255 CORPORATE CENTER DR  
DUBLIN OH 43016-8706



To Contact U.S. Bank

Commercial Customer

Service:

1-866-258-8089

U.S. Bank accepts Relay Calls

Internet:

[usbank.com](#)

## INFORMATION YOU SHOULD KNOW

Important changes are coming to your Online and Mobile Financial Services Agreement. Review the changes being made by clicking on the banner on your My Accounts page in Online Banking to learn more.

## COMMUNITY ASSOCIATION CHECKING

Member FDIC

U.S. Bank National Association

Account Number: [REDACTED]

### Account Summary

	# Items		
Beginning Balance on May 1		\$	38,367.52
Other Deposits	33		8,884.00
Other Withdrawals	2		1,772.16-
Checks Paid	2		4,913.31-
<b>Ending Balance on May 31, 2017</b>		\$	<b>40,566.05</b>

### Other Deposits

Date	Description of Transaction	Ref Number	Amount
May 1	LOS ANGEL LOCKBOX DEPOSIT Location/Ser#0000001627	0700005827	\$ 67.00
May 1	Electronic Settlement From SUMMARY DEPOSIT SETTLEMENTELBX 804.00 REF=171210144727680Y00		
May 2	Electronic Settlement From SUMMARY DEPOSIT SETTLEMENTELBX 134.00 REF=171220048353860Y00		
May 2	LOS ANGEL LOCKBOX DEPOSIT Location/Ser#0000001627 804.00	0600007736	
May 3	LOS ANGEL LOCKBOX DEPOSIT Location/Ser#0000001627 67.00	0600004044	
May 3	Electronic Settlement From SUMMARY DEPOSIT SETTLEMENTELBX 134.00 REF=171230029559550Y00		
May 4	Electronic Settlement From SUMMARY DEPOSIT SETTLEMENTELBX 67.00 REF=171240052291700Y00		
May 4	LOS ANGEL LOCKBOX DEPOSIT Location/Ser#0000001627 67.00	0600004843	
May 4	Electronic Settlement From SUMMARY DEPOSIT SETTLEMENTELBX 134.00 REF=171240018800870Y00		
May 4	Electronic Deposit From PAYLEASE.COM 134.00 REF=171240016577530N00 1273639005CREDIT 74454830		
May 5	Electronic Settlement From SUMMARY DEPOSIT SETTLEMENTELBX 67.00 REF=171250100632260Y00		
May 5	LOS ANGEL LOCKBOX DEPOSIT Location/Ser#0000001627 201.00	0600005903	
May 5	Electronic Settlement From SHANNON VILLAGE SETTLEMENTSHANNON 2,345.00 REF=171250089473790Y00		
May 8	LOS ANGEL LOCKBOX DEPOSIT Location/Ser#0000001627 278.00	0600009645	
May 9	Electronic Settlement From SUMMARY DEPOSIT SETTLEMENTELBX 67.00 REF=171290079337700Y00		



SHANNON VILLAGE HOMEOWNER'S ASSOC INC  
OPERATING ACCOUNT  
THE CASE BOWEN COMPANY AS AGENT  
6255 CORPORATE CENTER DR  
DUBLIN OH 43016-8706

## Business Statement

Account Number: [REDACTED]

Statement Period:  
May 1, 2017  
through  
May 31, 2017



Page 2 of 3

### COMMUNITY ASSOCIATION CHECKING

(CONTINUED)

Account Number: [REDACTED]

U.S. Bank National Association

#### Other Deposits (continued)

Date	Description of Transaction	Ref Number	Amount
May 9	LOS ANGEL LOCKBOX	DEPOSIT Location/Ser#0000001627	134.00
May 9	Consolidated Image Check	Deposit 1 Items 0000000000	268.00
May 10	Electronic Settlement REF=171300053116800Y00	From SUMMARY DEPOSIT SETTLEMENTELBX	134.00
May 10	LOS ANGEL LOCKBOX	DEPOSIT Location/Ser#0000001627	201.00
May 11	Electronic Deposit REF=171310033567090N00	From PAYLEASE.COM 1273639005CREDIT 75180141	67.00
May 11	LOS ANGEL LOCKBOX	DEPOSIT Location/Ser#0000001627	268.00
May 12	LOS ANGEL LOCKBOX	DEPOSIT Location/Ser#0000001627	201.00
May 16	LOS ANGEL LOCKBOX	DEPOSIT Location/Ser#0000001627	144.00
May 22	LOS ANGEL LOCKBOX	DEPOSIT Location/Ser#0000001627	77.00
May 22	Consolidated Image Check	Deposit 1 Items 0000000000	670.00
May 23	Electronic Settlement REF=171430087695690Y00	From SUMMARY DEPOSIT SETTLEMENTELBX	134.00
May 23	LOS ANGEL LOCKBOX	DEPOSIT Location/Ser#0000001627	134.00
May 25	Electronic Settlement REF=171450040963550Y00	From SUMMARY DEPOSIT SETTLEMENTELBX	201.00
May 30	Electronic Settlement REF=171500145841570Y00	From SUMMARY DEPOSIT SETTLEMENTELBX	134.00
May 30	LOS ANGEL LOCKBOX	DEPOSIT Location/Ser#0000001627	201.00
May 31	Electronic Settlement REF=171510051156730Y00	From SUMMARY DEPOSIT SETTLEMENTELBX	67.00
May 31	LOS ANGEL LOCKBOX	DEPOSIT Location/Ser#0000001627	67.00
May 31	Consolidated Image Check	Deposit 1 Items 0000000000	412.00

Total Other Deposits \$ 8,884.00

#### Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
May 3	Electronic Withdrawal REF=171210183560660Y00	From CASE BOWEN 1311388702MGMT FEE	\$ 1,693.50-
May 24	Electronic Withdrawal REF=171420130757640Y00	From CASE BOWEN 1311388702ADMIN FEES	78.66

Total Other Withdrawals \$ 1,772.16-

#### Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
100008	May 16	8355857623	4,316.68	100009	May 23	8356130968	596.63

Conventional Checks Paid (2) \$ 4,913.31-

#### Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
May 1	39,238.52	May 2	40,176.52	May 3	38,684.02

## Shannon Village Homeowners Association

Page: 1

Balance Sheet  
As of 05/31/17

## ASSETS

USB Ckg...7523	\$ 40,666.05
Cols 1st Bk CD..301 4/21/18	35,000.00
TOTAL ASSETS	\$ 75,666.05

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES:

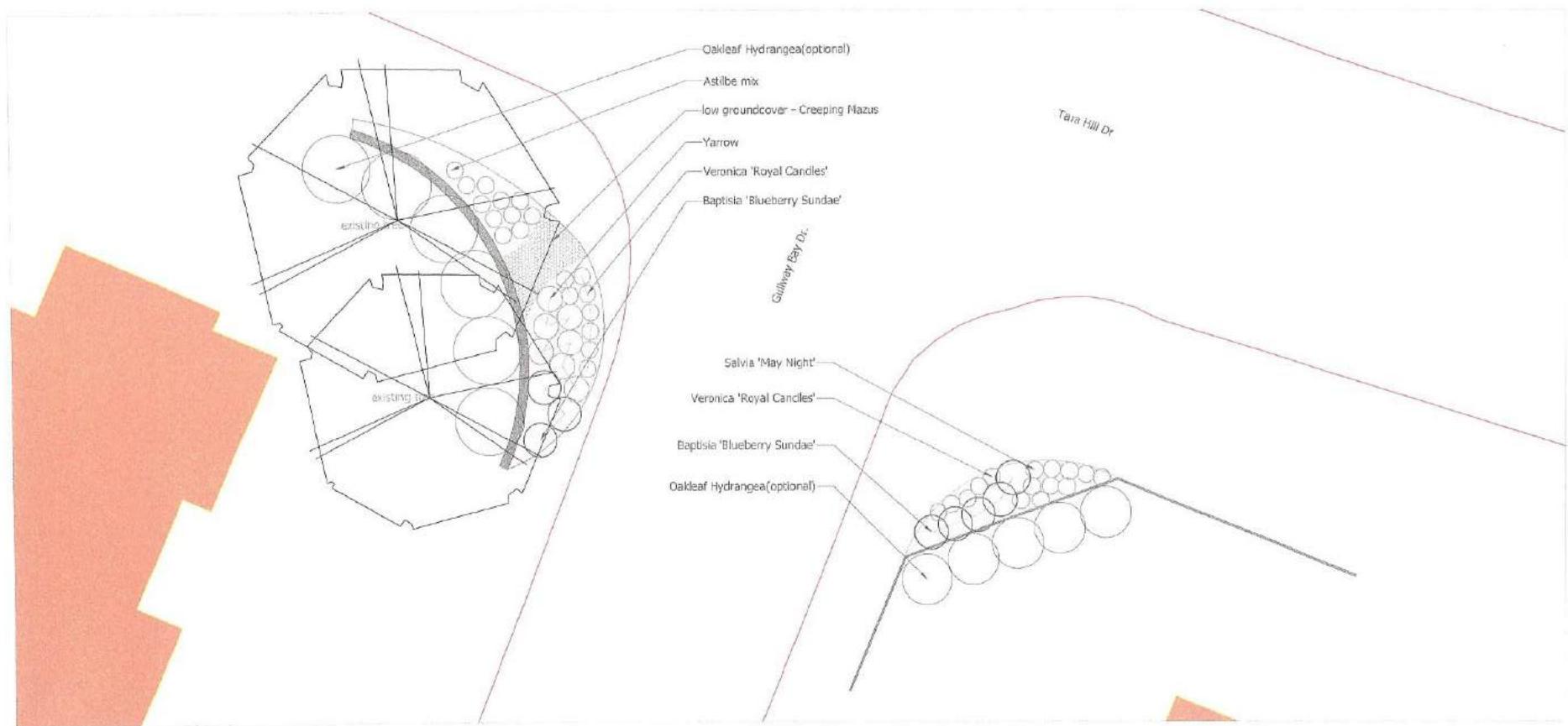
Subtotal Current Liab.	\$ .00
------------------------	--------

## EQUITY:

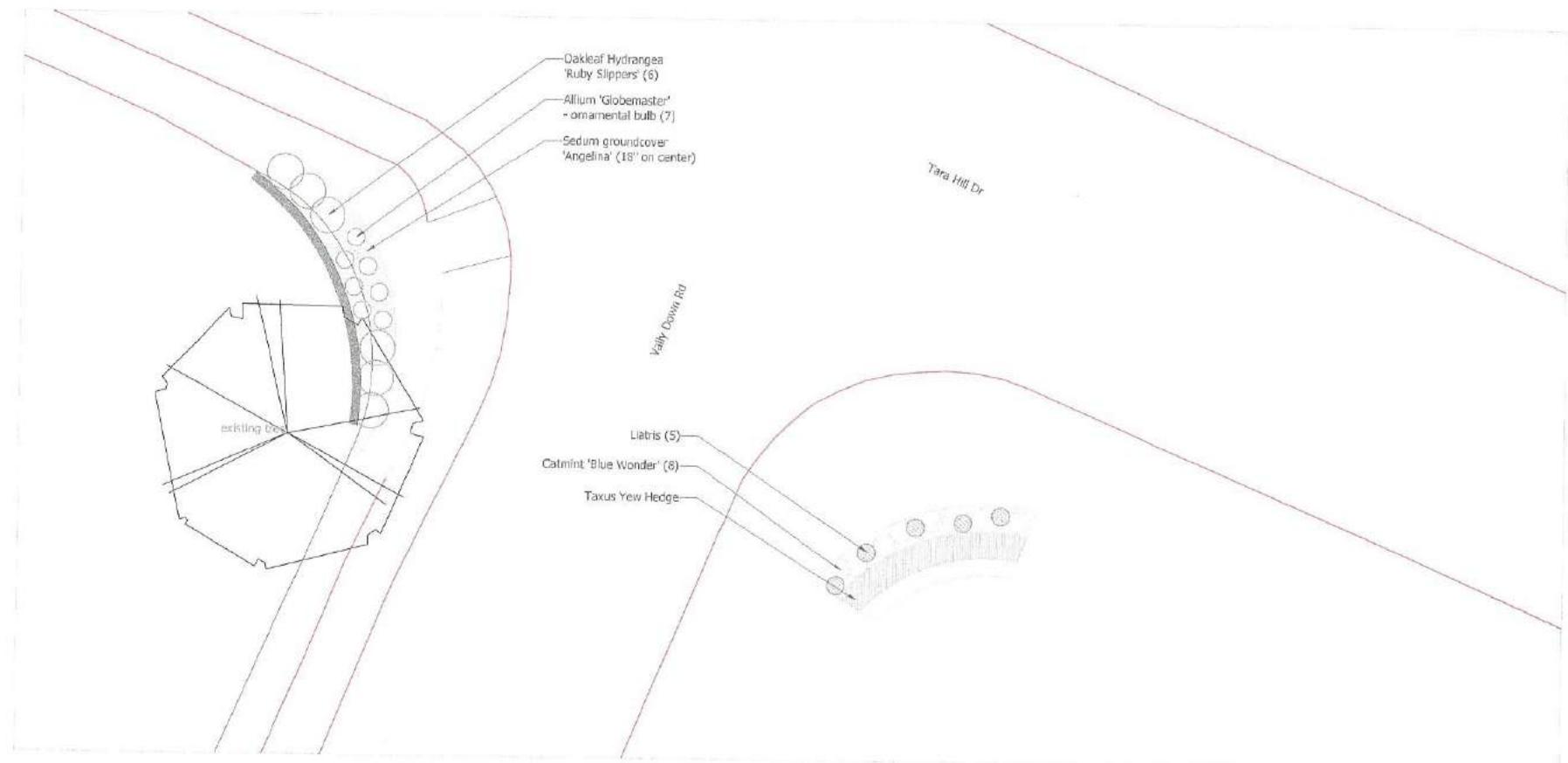
Retained Earnings	\$ 74,763.31
Current Year Net Income/(Loss)	902.74
Subtotal Equity	\$ 75,666.05

<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 75,666.05</b>
---------------------------------------	---------------------

Shannon Village BYNG  
June 2017



Shannon Village BYNG  
June 2017





**Office of the City Manager**  
5200 Emerald Parkway • Dublin, OH 43017-1090  
Phone: 614.410.4400 • Fax: 614.410.4490

# Memo

**To:** Members of Dublin City Council – Community Development Committee  
**From:** Dana L. McDaniel, City Manager  
**Date:** August 10, 2017  
**Initiated By:** Claudia D. Husak, AICP, Senior Planner  
**Re:** 2017 Beautify Your Neighborhood Grant Applications - Fall

## Background

On March 13, the City approved six (6) Spring Beautify Your Neighborhood Grant applications totaling \$24,175. For the Fall cycle of the 2017 Beautify Your Neighborhood Grants, the City received two (2) completed applications from the following associations:

- Shannon Village (\$2,435)
- Villas at Glenealy (\$3,500)

The total amount of grant funds requested from the two applicants is \$5,935. The approved 2017 budget is \$32,000 and \$7,825 in funds remain to be granted toward these applications. Pending approval of these applications, \$1,890 of the 2017 budget would be left unspent.

## Descriptions

### *Shannon Village*

The proposed project is for improvements to the entrances of Shannon Village at the corners of Gullway Bay Drive and Valley Down Road along Tara Hill Drive. Currently, these locations have sparse plantings and look non-uniform. The proposal intends to remedy this condition through the addition of 179 new plants composed of an assortment of species.

<u>Total Grant Amount Requested:</u>	<b>\$2,435</b>
<u>Total Project Cost:</u>	\$4,870
<u>Match Amount:</u>	\$2,435
<u>In-kind Donations:</u>	None
<u>Volunteer:</u>	0 volunteer hours proposed

### Staff Comments

The association has been working with staff to create this plan and the areas slated for improvement along with the plant material selected are appropriate for grant funding. Residents have worked during the spring months to clear portions of these areas and the addition of the plants material will provide interest and continuity.

### *Villas at Glenealy*

The intent of this project is the redesign and replanting of the Glenealy entryway to reflect a "prairie" theme at the intersection of Avery Road and Innovation Drive. The proposal includes the

installation of new rock outcroppings and perennials, as well as general maintenance to the landscaping beds.

<u>Total Grant Amount Requested:</u>	<b>\$3,500</b>
<u>Total Project Cost:</u>	\$7,114
<u>Match Amount:</u>	\$3,614
<u>In-kind Donations:</u>	\$500
<u>Volunteer:</u>	Yes

Staff Comments:

Staff and the applicant have been in contact to review this proposal to address maintenance and character to the entryway. Plant material and design proposed are appropriate for this neighborhood.

**Recommendation**

Staff recommends that the Community Development Committee of Council review the Fall 2017 grant applications and make recommendations to City Council regarding approval of the grants.



# APPLICATION

Please review the program guidelines and requirements before completing this application.

## I. Applicant Information

a) Association Name

VILLAS AT GENEALY ASSOCIATION

b) First-time applicant? Please circle  or

c) Project Leader: GERALD C. ENGLISH Office Held: BOARD MEMBER

d) Address: 6107 Donegan Way Dublin, OH 43016

e) Telephone: 614/389-3879 E-mail: G.English@Y5C.GMAIL.COM

## II. Project Information

a) Briefly describe the Beautify Your Neighborhood project including the location, existing conditions, specific need, and public benefit. Include any project planning documents such as landscape drawings, plans, maps, and/or pictures of the project area.

REDESIGN AND REPLANTING OF  
ENTRY WAY INTO GENEALY

b) Parcel number of proposed project area, can be obtained using GIS on City website at  
(<http://maps.dublin.oh.us/dubscovery/>)

### III. Funding Information

a) Estimated Total Project Costs: \$ 6,600.00

Who provided this cost estimate(s)? \_\_\_\_\_  
(Name, Title, Agency)

\_\_\_\_\_  
(Phone Number)

b) Total amount of funds requested: \$ 3,600.00

c) Association 100% match, and any additional amount above 100% of grant request: \_\_\_\_\_

d) Total amount to be donated through in-kind donations and/or cash assistance: \_\_\_\_\_

Association dues and/or cash donations - \$ 3,600.00

In-kind donations such as professional services or donated materials - \$ 500.00

e) Itemized cost estimates:

ITEM	NUMBER OF UNITS	COST PER UNIT	TOTAL
A full itemized amount for project submitted by Ken Bumbalo in the amt of \$ 6600.00.			
Attachment Plan reflects changes			

f) Please include:

- Association budget reflecting the ability to meet 1:1 matching requirements;
- Documentation reflecting the Association's current spending on landscape and landscape maintenance;
- Bank documents reflecting what the Association has in reserve, to demonstrate the ability to provide maintenance and upkeep for the proposed project;

Please remove all account numbers from any bank statements that are submitted as part of the grant application

Glenelgy Assn: Capital Expenditures  
See: Report



# CHECKLIST

Please consult this checklist prior to submitting the grant application and supporting materials to the City of Dublin, Office of the City Manager by January 11, 2014.

Y N

Project is new or rehab, not on-going or routine maintenance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has your Association received funding in the previous 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Can your Association demonstrate the ability to meet the 1:1 match requirement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Your project does not include installation of pond aerators or sprinkler/irrigation systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The grant application is complete and accurate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project planning documents (landscape drawings, plans, maps, photos, etc) have been included.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The parcel number for the project location has been documented.	<input type="checkbox"/>	<input type="checkbox"/>
Information demonstrating neighborhood commitment to implementing project (survey, list of residents who have pledged support) is included?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Detailed financial information and project budget is included with the application submission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A copy of the official Association budget is included with the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Certification of Funds and Local Match form is complete and included.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Letter of Intent for in-kind donations is/are complete and included.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Plant List has been reviewed for projects involving landscaping elements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Selection Criteria Matrix has been reviewed.	?	<input type="checkbox"/>
City staff have been involved in initial project development discussions with Association representatives if necessary/desired.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Remember to contact the City of Dublin (Parks and Open Space at 410-4700 and Engineering at 410-4622) and AEP Ohio OUPS (1-800-362-2764 or online at [http://www.oups.org/homeowners/homeowner\\_edig.html](http://www.oups.org/homeowners/homeowner_edig.html)) before digging!!!



# CERTIFICATION OF FUNDS & LOCAL MATCH AVAILABILITY

I understand the Homeowners Association or Civic Association will be reimbursed by the City of Dublin upon satisfactory completion of the project. To receive reimbursement, I understand that original documents and receipts must be presented. No reimbursements will be made by the City without completion of the project and appropriate documentation.

**I am aware that the Homeowners Association or Civic Association is not eligible to receive grant funding in the calendar year following the year of a grant award.**

As the President of the Homeowners Association making this submission to the City of Dublin's grant fund, I hereby certify that the Association is aware of the grant requirements and is able to fulfill its obligation. The funding and required match indicated in this submission will complete the proposed project.



Signature of Association President (use blue ink)

5-17-17

Date

KAREN M ZENT

Print Name



Villas at Glenelley

Glenealy Capital Expenditure \$\$	2017	2018	2019	2020	2021
	Estimated	Estimated	Estimated	Estimated	Estimated
<b>Capital Expenditures – Balance 2/28/2017</b>	<b>\$195,900</b>	<b>\$183,020</b>	<b>\$163,344</b>	<b>\$132,668</b>	<b>\$99,742</b>
Contribution Months 2016 @ \$6,712 2017 \$6712 – 2018 \$7152 Monthly	\$67,120	\$85,824	\$85,824	\$85,824	\$85,824
Total Funds Available/Capital Expenditures	<b>\$263,020</b>	<b>\$268,844</b>	<b>\$249,168</b>	<b>\$218,492</b>	<b>\$185,566</b>
Clubhouse – Appliances/Equipment/TV	\$0	\$1,500	\$0	\$1,000	\$0
Redecorating	\$0	\$7,000	\$1,000	\$0	\$0
Furniture	\$0	\$0	\$0	\$10,000	\$0
Exercise Equipment	\$1,000	\$0	\$6,000	\$0	\$0
Furnace/Air					\$3,500
Retaining Wall Replacement (shrub replacement)	\$0	\$0	\$6,000	\$6,000	\$0
	\$0	\$0	\$2,500	\$2,500	\$0
Shrub/Tree Replacement	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000
Entryway Improvement	\$5,000	\$0	\$0	\$0	\$0
Pavement/Sidewalks					
Crack Filling/Seal Coating	\$15,000	\$0	\$15,000	\$0	\$0
Roadway/Driveway Paving (2022)	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
Concrete Curb Repair	\$0	\$2,500	\$0	\$0	\$0
Sidewalk Repair	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Catch Basin Repair	\$0	\$0	\$0	\$6,750	\$0
Ponds					
Pump/Lighting-Replacement	\$2,500	\$2,500	\$2,500	\$1,500	\$1,500
Pool Equipment/Furniture/Concrete	\$2,500	\$1,000	\$1,000	\$7,500	\$1,000
Reserve Study Update	\$0	\$2,500	\$0	\$0	\$0
Unit Exterior – Repair/Paint (includes patio fences & repairs)	\$5,000	\$5,000	\$5,000	\$5,000	\$2,000
Gas Line Grounding Inspection	\$1,500	\$0	\$0	\$0	\$0
Common Area Lighting	\$0	\$5,000	\$0	\$0	\$0

Includes Lake Doc repair estimate of \$1,096.50

Centurian Partners - Inspection 88 Units @\$45 per hr.  
Grounding installation responsibility of owner  
65 Units @\$325. - \$21,125.00

Mailbox/Signage Repair/Replacement

\$0	\$1,000	\$0	\$1,000	\$0
\$0	\$35,000	\$35,000	\$35,000	\$35,000
<b>\$80,000</b>	<b>\$105,500</b>	<b>\$116,500</b>	<b>\$118,750</b>	<b>\$85,500</b>
<b>\$183,020</b>	<b>\$163,344</b>	<b>\$132,668</b>	<b>\$99,742</b>	<b>\$100,066</b>

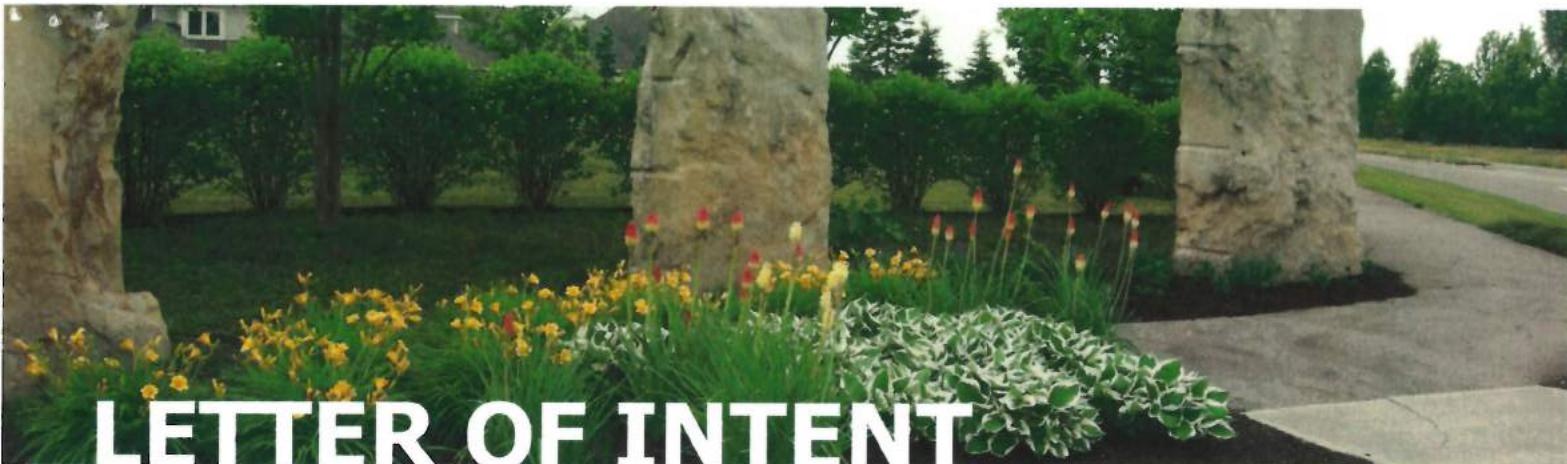
Roof Repair/Replacement

**Total Capital Expenditures**

**Capital Expenditures – Year end balance**

# VOLUNTEER HOUR TRACKING FORM

Association: \_\_\_\_\_



# LETTER OF INTENT

This letter confirms that I, \_\_\_\_\_  
(Company/agency or individual's name)

will partner with \_\_\_\_\_  
(Name of Association)

in the implementation of it's Beautify Your Neighborhood grant project.

Our contribution will consist of (please check all that apply):

**Cash Donation** in the amount of \_\_\_\_\_

**In-kind donation of goods and/or services** in the amount of \$100.00

(Please provide a detailed description of the service, supplies, equipment. For example, if providing professional services, include a description of the services, the dollar amount typically charged, etc.)

The total value of my donation is \$ \_\_\_\_\_



Signature \_\_\_\_\_

Date \_\_\_\_\_

**PLEASE PRINT**

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**The Villas at Glenealy**

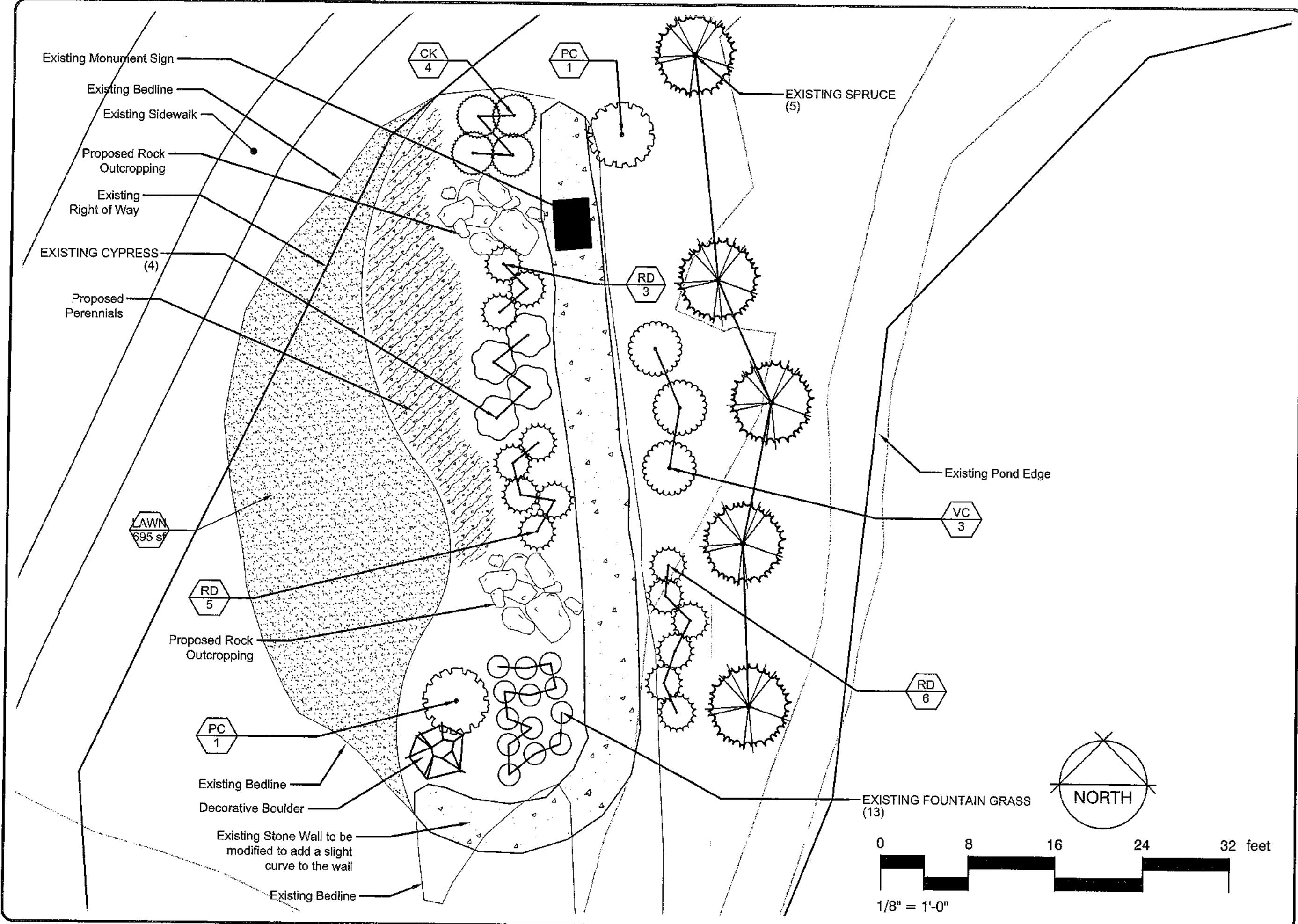
6304 Innovation Drive  
Dublin, OH 43016

ISSUE DATE  
May 3, 2017

SHEET INFORMATION  
CURRENT DATE  
May 3, 2017  
REVISIONS

SHEET TITLE  
PLANTING PLAN  
SCALE  
AS NOTED  
SHEET NO.

**LP  
02**



July 13, 2017

To: Claudia D. Husek  
Senior Planner, City of Dublin, Ohio

From: Gerald C English, Glenealy Association

Re: Resubmittal of Beautification Grant

Glenealy Association originally submitted a beautification grant application dated May 17, 2017 reflecting total cost of the project at \$6,600.00. Enclosed with this request are pictures of the completed project which reflect the "Prairie" theme which includes additional stones consistent with the aforementioned theme. The cost of the project increased from \$6,600 to \$7,114.00.

Our original request to the city was a grant in the amount of \$3,000, we are amending that amount to \$3,500.00 to reflect the increased costs. As indicated in the original application Glenealy has the funds to pay the difference between the total project cost and the grant amount. In the interim until the grant is approved and distributed to the association funds are available to pay the entire amount of the enclosed invoice.

The Glenealy Association will appreciate your attention to this request and if there are any questions please contact me.

Gerald C. English  
6207 Donegan Way  
Dublin, Ohio 4301  
614/389-3879  
[genglish125@gmail.com](mailto:genglish125@gmail.com)

Enclosures: 2 pictures of completed project  
Ken Bumbalo Invoice - 6/30/2017

304953

Statement	DATE	TERMS
TO	6/30/17	
IN ACCOUNT WITH		
KBN Blumberg 5954 St. Rd 222 S Zionsfield Ohio 43360		
	9315391065	
Enhance Land Scaping as per plan Plants, mulch, stone labor		
	6603 00	
ADDS		
	New bed + plants + mulch	250 00
51 40	3 Knockout Roses	90 00
	1yd. blk mulch (3 bales)	35 00
	Hoses + Sprinkler ( 239 00 minus 50 00 )	189 00
	Kentucky bark	7114 00
CURRENT	OVER 30 DAYS	OVER 60 DAYS
		TOTAL AMOUNT



