



## MEETING MINUTES

### Planning & Zoning Commission

Thursday, May 2, 2024

#### CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the May 2, 2024 Planning and Zoning Commission meeting. She stated that the meeting also could be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing at the City's website.

#### PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

#### ROLL CALL

Commission members present: Jamey Chinnock, Kim Way, Kathy Harter, Rebecca Call  
Commission members absent: Warren Fishman, Mark Supelak  
Staff members present: Bassem Bitar, Thaddeus Boggs, Zachary Hounshell

#### ACCEPTANCE OF DOCUMENTS

Mr. Way moved, Ms. Harter seconded acceptance of the documents into the record and approval of the April 11, 2024 and April 18, 2024 minutes.

Vote: Mr. Way, yes; Ms. Harter, yes; Mr. Chinnock, yes; Ms. Call, yes.  
[Motion carried 4-0]

Ms. Call stated that the Planning and Zoning Commission (PZC) is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. Ms. Call described the case review process for those in attendance. Ms. Call swore in anyone intending to give public testimony on the cases.

Ms. Call stated that there are two cases eligible for the Consent Agenda, Case 24-058MSP - Gordon Food Services and OSU Medical Center and Case 24-056WR - Intown Golf Club and asked if any member wished to move the cases to the regular agenda for discussion. No member requested that the cases be moved to the regular agenda.

## CONSENT AGENDA

- **Case 24-058MSP - Gordon Food Services, 3901 W. Dublin Granville Road, and OSU Medical Center, 3900 Stoneridge Lane, Master Sign Plan**

A request for relocation of two existing ground signs for public right-of-way improvements. The 1.96-acre and 3.52-acre sites are zoned BSD-O, Bridge Street District Office and located southwest of the intersection of W. Dublin Granville Road and Dublin Center Drive.

- **Case 24-056WR - Intown Golf Club at 6620 Mooney Street, Waiver Request**

A request for approval of a Waiver to Zoning Code Section 153.062(O)(5)(d)(1) to reduce required street-facing transparency along Bridge Park Avenue. The 0.6-acre site is zoned BSD-SRN, Bridge Street District - Scioto River Neighborhood, and is located northeast of the intersection of Mooney Street and Bridge Park Avenue.

Mr. Way moved, Mr. Chinnock seconded approval of the Consent Agenda cases as follows:

- Approval of Case 24-058MSP, Master Sign Plan with no conditions, and
- Approval of Case 24-056WR, a Waiver to Zoning Code Section 153.062(o)(5)(D)(1) to Reduce the Required Street-Facing Transparency along Bridge Park Avenue.

Vote: Ms. Harter, yes; Mr. Chinnock, yes; Ms. Call, yes; Mr. Way, yes.  
[Motion carried 4-0.]

## CASE REVIEWS

- **Case 24-049MSP - Bridge Park, Block F – The Bailey, Master Sign Plan**

A request for approval of an amendment to a Master Sign Plan for a new residential building consisting of one wall sign and one ground sign. The 1.77-acre site is zoned Bridge Street District (BSD) - Scioto River Neighborhood and is located northwest of the intersection of Dale Drive and Banker Drive.

## Applicant Presentation

Rita Doherty, Ex. Director, Friendship Village of Dublin, 6000 Riverside Drive, Dublin stated that a couple of months ago, they presented a request for approval of The Friendship at Home signage for The Bailey building. Friendship at Home is a separate lease located on the first floor of The Bailey. Friendship at Home is an LLC with a parent company of Friendship Village of Dublin. Their mission is to provide life care up to skilled nursing through private duty in people's homes. They currently have approximately 150 members and have a goal of growing substantially within the next two years. They are very concerned about the ability of the Friendship at Home signage to direct individuals to the space. The average age of the Friendship at Home clients is approximately 85 years. Visitors will be parking in the Mooney Garage. [Video shown of the navigation route from the garage to the front door of Friendship at Home.] Currently, there is no wayfinding signage for the facility, so their individuals do not know how to access their entrance. There are two separate entrances for The Bailey and Friendship at Home; the porte cochere entrance is to The Bailey. The Bailey doors will be locked with access available only to residents of The Bailey. The single door

is to the Friendship at Home leased space. The challenge they are attempting to resolve is how to direct people from the garage and around the corner to their location. When Friendship at Home was last before the Commission, there was discussion regarding more interesting signage, but the space is not conducive for a larger sign. She noted that Winder Drive is a one-way drive, and it is not possible to see the Friendship at Home location from that drive. She added that the Friendship at Home entrance also is not visible from Mooney Street.

Adam Kessler, Kessler Sign Company, 2669 National Road, Zanesville stated that they have worked extensively on the signage since the previous PZC review. The monument sign is 17 square feet, 48 in. x 50 in. and fits nicely in the area that, eventually, will be landscaped. The monument sign on the corner will provide both the business name and address for clarification. Once past the corner, the commuter will be able to see the wall sign adjacent to the entrance. The monument sign is made of an aluminum board, internally illuminated cabinet with thin glass panels located at the top, also illuminated at night. The wall sign is 4 square feet.

### **Commission Questions for the Applicant**

Mr. Chinnock inquired if visits to the Friendship at Home site were appointment-driven.

Ms. Doherty stated that in most cases, they would be by appointment, although there will be some social events in the space.

Ms. Harter inquired if the monument sign was double-sided.

Mr. Kessler responded that the sign is double-faced.

Ms. Harter inquired if anticipated visitors would be directed to park in the Mooney Street garage to reach the Friendship at Home location.

Ms. Doherty responded affirmatively.

Mr. Way inquired if an arrow could help provide wayfinding.

Ms. Doherty responded that they are permitted only two signs, but an arrow with the sign would be an excellent idea.

Mr. Way stated that he believes the address only is insufficient.

Mr. Kessler indicated that it would be simple to include.

Ms. Call inquired the material of the entry door.

Ms. Doherty indicated she is not aware of its material.

Ms. Call inquired if there had been any consideration of a sign integrated into the door.

Ms. Doherty responded that they are permitted two signs only. Consistent with sign standards, the wall sign is made of white vinyl in that small space. They need some way to designate the primary entrance for Friendship at Home.

Ms. Call stated that the door material was selected by the property owner, which was approved with the Final Development Plan (FDP) for The Bailey. She inquired if the applicant wanted a sign on the door if it would require a modification of the Master Sign Plan.

Mr. Hounshell responded it would be subject both to the property owner's requirements and an Amended Master Sign Plan.

Ms. Harter inquired who would be responsible for the landscaping.

Ms. Doherty responded that Crawford Hoying will be responsible for the landscaping. There is an approved landscape plan.

Mr. Way suggested that another way to provide wayfinding is via the pavement, possibly by adding texture changes. He inquired if there were pavers at The Bailey entrance.

Mr. Hounshell responded that there is a cement area, which leads to an area of brick pavers close to the building.

Mr. Way noted that, occasionally, a carpet runner at the door accentuates an entrance. Perhaps they could add a welcome mat.

Ms. Doherty expressed appreciation for the suggestion.

### **Staff Presentation**

Mr. Hounshell stated that this is a request for approval of an amendment to an already approved Master Sign Plan. The amendment would be an addition to the existing Master Sign Plan. The site is 1.77 acres, zoned Bridge Street District (BSD) – Scioto Neighborhood. There is a screen wall where the proposed monument sign would be located. The building entrances are set back from the private street, which is a unique condition within this District. At the previous January PZC hearing, the Friendship at Home signage was included with The Bailey proposed master sign package. However, the three (3) signs proposed at that time for Friendship at Home were removed from The Bailey Master Sign Plan, per the Commission’s discussion. The Commission did not see a need for a third sign on the northwest corner, and they encouraged more creativity with the sign design. The Master Sign Plan containing only the four signs for The Bailey was approved at that time. The applicant is utilizing the same material and similar design to be consistent with the approved sign package. The proposed amendment includes two signs: a 17-square-foot ground sign located at the intersection of Mooney Street and Winder Drive, and a 4-square-foot wall sign by the entrance. He showed an image of the landscape plan approved with The Bailey FDP. With approval of the monument sign, there is a condition that the landscape plan be modified to ensure the sign is visible and not screened by vegetation. The situation with the case is unique, as the building’s main entrance fronts the private drive. The challenge is how to get people from the parking garage to the building entrance. The previously proposed projecting sign was revised to a wall-mounted sign, as projecting signs typically are provided along the street to provide engagement with the sidewalk. Staff recommends approval of the Master Sign Plan amendment with three (3) conditions.

### **Commission Questions for Staff**

Mr. Chinnock inquired if there were other monument signs in the Bridge Street District.

Mr. Hounshell responded that there is a place-making sign in the plaza area of the AC Hotel. There are no other monument signs in the Bridge Street District.

### **Public Comments**

There were no public comments on the case.

### **Commission Discussion**

Mr. Chinnock stated that the proposed sign design is very nice, but as he indicated at the previous review, he is not supportive of the monument sign. He does not believe it is necessary nor consistent with Bridge Park. He challenges the argument that elderly individuals would be accessing this location. Bridge Park is a complicated area for anyone to navigate. People need to find ways other than small monument signs, such as phone GPS, to find sites. The proposed monument sign on that corner does not provide understanding that it is essential to pass around

the corner to find the site. The entrance door to the business resembles a back door. He would suggest adding something additional, such as a canopy, to the doorway to identify it as a significant point of entrance. That would be preferable to a monument sign that does not achieve the wayfinding purpose. Additionally, he believes the Bridge Park area is becoming “over signed,” and that monument signs are not consistent with what the City is attempting to accomplish in Bridge Park.

Ms. Harter indicated that she has no objection to the proposed signage, which she believes is needed for this site.

Mr. Way indicated that he also has no objection to the proposed signage. He would encourage staff to work with the applicant on the positioning of the sign. He also encourages the applicant to consider items other than signage that would help cue individuals to the site’s location. He believes adding a directional arrow would be helpful.

Ms. Call stated that the building orientation and door location are challenging, and the business itself has a separate set of challenges. While there is precedence established within Bridge Park regarding what is permitted, the development review process also includes a waiver exception process for proposals that cannot fit within the mold. With this application, there is an entrance set back within an alcove area, and the building is located on a one-way street that leads to a parking garage not immediately attached to the building. For those reasons, she is supportive of the proposal. She is supportive of the arrow suggestion, as there is a need for additional wayfinding on that corner. She would be supportive of other ideas, as long as they do not qualify as signage; for example, a canopy or a welcome carpet with a logo would qualify as signage. She encourages the applicant to work with staff on any such items, and if necessary, submit an additional Master Sign Plan amendment to the Commission before any signage is installed. Her position could be different if the two signs were installed and a canopy also was desired.

Ms. Call stated that because one member has resigned, the Commission is a body of six members, four members of which are present. She inquired the number of affirmative votes necessary to approve this proposal.

Mr. Boggs responded that a majority of the quorum present is required, so a vote of three in favor of the proposal would be necessary.

Ms. Call inquired if the applicant would prefer that the Commission proceed with a vote or that the case be tabled.

Ms. Doherty indicated that a vote is preferred.

Mr. Way moved, Ms. Harter seconded approval of the Master Sign Plan Amendment with three (3) conditions:

- 1) The applicant continue to work with staff to finalize the landscape plan around the base of the ground sign;
- 2) The applicant update the site plan to accurately represent the setback of the sign from both streets and the building; and
- 3) The applicant work with staff to consider adding a directional symbol to the monument sign, subject to staff approval.

Vote: Mr. Chinnock, no; Mr. Way, yes; Ms. Call, yes; Ms. Harter, yes.

[Motion carried 3-1]

## COMMUNICATIONS

Mr. Bitar reminded Commission members of the following:

- The next regular Commission meeting is scheduled for Thursday, May 23, 2024, with an anticipated agenda topic of Envision Dublin.
- The annual Board and Commission Swearing In and Recognition Reception is scheduled for Monday, June 3, 2024 at 5:30 p.m. in the Council Chamber building.

## ADJOURNMENT

The meeting was adjourned at 7:10 p.m.



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Chair, Planning and Zoning Commission



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Assistant Clerk of Council