



**C I T Y O F D U B L I N**  
*Department of Planning & Development*

**MINUTES OF MEETING  
DUBLIN PLANNING AND ZONING COMMISSION  
September 6, 1990**

1. **Corridor Development District CDD90-008 - Charles Penzone Hair Designers  
Dublin Village Center**
2. **Preliminary Plat - Muirloch at Muirfield**
3. **Final Development Plan - Storytime/Roby Company (Indian Run Meadows)**
4. **Revised Final Development Plan - Joyland Preschool Addition - Llawellyn  
Farms**
5. **Rezoning Application Z90-006 - Avery Road Investments**
6. **Conditional Use Application CU90-007 - Northwest Conduit Corporation**

Commission members present were as follows: Roger Berlin, Joel Campbell, Warren Fishman, Ronald Geese, Charles Kranstuber, Peter Leffler, Jim Manus. Staff members in attendance were: Terry Foegler, Development Director; Pat Bowman, Planning Director; Paul Willis, City Engineer; Peter Lenz, Chief Building Official; Bobbie Clarke, Zoning Administrator; Lisa Fierce, Planner; Bill Covey, Chief Engineering Technician; and Steve Mack, Assistant City Engineer.

Mr. Manus motioned to approve the July 5, 1990 minutes, as submitted. Mr. Kranstuber seconded the motion. The vote was as follows: Mr. Berlin, yes; Mr. Campbell, yes; Mr. Fishman, yes; Mr. Geese, yes; Mr. Kranstuber, yes; Mr. Leffler, yes; Mr. Manus, yes. Motion to approve the minutes passed 7-0.

Mr. Manus motioned to approve the August 9, 1990 minutes, as submitted. Mr. Kranstuber seconded the motion. The vote was as follows: Mr. Berlin, yes; Mr. Campbell, yes; Mr. Fishman, yes; Mr. Geese, yes; Mr. Kranstuber, yes; Mr. Leffler, yes; Mr. Manus, yes. Motion to approve the minutes passed 7-0.

Chairman Geese stated that Charles Penzone Hair Designers, whose CDD application was fifth on the agenda, requested to be heard first. That request was granted.

Ms. Clarke introduced Mr. Peter Lenz, Chief Building Official for the City of Dublin.

1. **Corridor Development District CDD90-008 - Charles Penzone Hair Designers  
- Dublin Village Center**
  - A. The site is 1.7 acres located on the west side of Village Parkway about 1,000 feet to the south of Tuttle Road. To the south is an existing detention basin which will be doubled in size in the near future in

connection with the AMC theatre expansion. To the north and west is the site of the proposed 230 space overflow parking lot for the theatre. To the east across Village Parkway is the driveway leading to the theatre and the rear of a portion of the shopping center. The site and all of the land around it are zoned CC, Community Commercial District.

- B. The applicant proposes to construct a 17,208 square foot beauty salon. The structure has 10,000 square feet on the first floor, and the balance is on a lower level. The building is 40 feet tall to the peak along the Village Parkway frontage (north elevation) and is 50 feet in height at the tallest portion of the building (west elevation) which includes the access to the lower level of the structure. The building is set back 40 feet from right-of-way and has a landscaped low area along the road.
- D. The building has the look of an office and is brick (Glengery 1-HB) on all four sides. It has tinted windows, and stucco is the trim material. The main entrance faces the parking lot and has a covered drop-off/pick-up area. The roof has a 7/12 pitch and is quite expansive. The roof material is proposed to be an asphalt shingle of a similar moss green color as the Supra Slate which has been used extensively in Dublin Village Center.

This is somewhat of a departure but within the Commissions power to approve. Staff would like to see some architectural modification to better articulate the character of Dublin Village Center.

- 1) Architectural modification to better coordinate with the overall project,
- 2) Submission of grading plans and finished floor elevation,
- 3) landscape revision to provide screening to Code,
- 4) Clearance under portico to be raised to 14 feet or otherwise modified to the satisfaction of Fire Department,
- 5) Submission of signage which is architecturally coordinated with the overall project and complies with Code,
- 6) Provision of appropriate cross easements in parking lot,
- 7) Driveway design, storm water detention and utility design and placement to be subject to approval of City Engineer.
- 8) Replacement of red maples in the parking lot. (This condition was added by Ms. Clarke and was not in the Staff Report).

Mr. Geese asked Mr. Mack if he had any additional comments to the Staff Report. He said no. Mr. Geese asked for landscape comments. Ms. Clarke said those comments are included in the Staff Report except for the eighth condition. Mr. Geese asked Mr. Adams if he was knowledgeable about the eight conditions and if he was in agreement with all of the conditions. He said yes.

Mr. Bill Adams of Drexel Development, representative for Donald W. Schofield & Associates, made his presentation. He said Mr. Penzone is planning to close several of his northwest locations and consolidate those into one facility. Mr. Adams handed out a reduced copy of the architectural elevations. He feels these elevations address item #1 of the Staff Report regarding architectural



modification concerns. He said all building materials and colors will be consistent with Dublin Village Center with the exception of the roof material. He said the front parking lot along Village Parkway to create more of a greenbelt between the building and the street.

Mr. Donald Schofield presented samples of the proposed dimensional shingles. He felt the metal standing seam roof did not fit with the character of the building. He said the slate shingle will blend better with the monotone color of the other buildings and would be more economical.

Mr. Leffler asked if there is any landscaping proposed for the green areas in the AMC parking lot. Mr. Adams said he has been working with Staff and all requirements will be met.

Mr. Geese asked Ms. Clarke if the applicant has agreed to all of Staff's conditions. Ms. Clarke said yes and added that the only unresolved issue is materials. Mr. Geese asked if the audience had questions. There were none.

Mr. Berlin said he is concerned with the asphalt shingle roof and feels that the current Dublin Village Center projects are being betrayed after they were asked to conform to the standards of the original approval. Mr. Manus disagreed by saying that he feels that with the proposed overflow parking lot for the theatre, that the roof will soften the impact of the asphalt parking area. Mr. Campbell asked if there was anyone else within the Center who objects to the proposed shingle roof. Mr. Adams said no. Ms. Clarke asked if they had been notified. Mr. Adams said yes and added that the tenants appear to be excited about the use because they feel it will be beneficial for their businesses.

Mr. Kranstuber asked Ms. Clarke if the red maples are to be replaced or if the red maples are the preferred replacement trees. Ms. Clarke said the red maples are failing to thrive within Dublin and another species would be chosen for the parking area.

Mr. Fishman asked Mr. Banchefsky if in 15 years the asphalt roof wears out, would they be required to replace the roof with the same asphalt? Mr. Banchefsky said that would be a code enforcement issue if it were part of the final development plan.

Mr. Kranstuber motioned that the Penzone Dublin Village Center Corridor Development District be approved as follows:

- 1) Architectural modification to better coordinate with the overall project,
- 2) Submission of grading plans and finished floor elevation,
- 3) landscape revision to provide screening to Code,
- 4) Clearance under portico to be raised to 14 feet or otherwise modified to the satisfaction of Fire Department,
- 5) Submission of signage which is architecturally coordinated with the overall project and complies with Code,
- 6) Provision of appropriate cross easements in parking lot,
- 7) Driveway design, storm water detention and utility design and placement to be subject to approval of City Engineer.
- 8) Replacement of red maples in the parking lot.

Mr. Leffler seconded the motion. The vote was as follows: Mr. Campbell, yes; Mr. Geese, yes; Mr. Manus, yes; Mr. Fishman, yes; Mr. Berlin, no; Mr. Kranstuber, yes; Mr. Leffler, yes. Motion passed 6-1.

**2. Preliminary Plat - Muirloch at Muirfield**

Mr. Steve Lenker, representative of Muirfield Realty, Inc. and Richwood Homes, asked that this Preliminary Plat be tabled so that the Concept Plans - Proposed Phases 44 and 45 (previously tabled at the June 7 and July 5 Planning and Zoning meetings) can be presented together.

Mr. Geese said he would like to see details on the sewage for the additional phases since there is now a pump station which leaks in rainy seasons. He said this is Dublin's obligation.

Mr. Kranstuber asked if this issue would be ready for the next meeting how the issues got separated. Mr. Lenker said he thought he had submitted the plans for Phases 44 and 45 in time for this meeting, but he had missed the deadline. He also said that the sewer has to come up and be part of a new sewer trunk which will run along Muirfield Drive and Brand Road. He said this sewer will not be connected to the existing Muirfield sewer. He mentioned he is still trying to work out some issues with Staff, and until these are resolved, he feels this issue should be tabled.

Ms. Clarke said this application does not require rezoning of the property because it is meeting the R-1 standards (40,000 square foot lots, 150 feet of frontage) and can be considered as separate from Muirfield 44 and 45, which do require rezoning. Mr. Lenker added that the sewer ban has created additional problems.

Mr. Campbell moved to table this issue. Mr. Berlin seconded the motion. The vote was as follows: Mr. Kranstuber, yes; Mr. Campbell, yes; Mr. Manus, yes; Mr. Geese, yes; Mr. Fishman, yes; Mr. Leffler, yes; Mr. Berlin, yes.  
(Application tabled 7-0)

**3. Revised Final Development Plan - Storytime/Roby Company (Indian Run Meadow)**

Ms. Clarke presented the Staff Report and slides of the site.

This application involves 1.4 acres located on the north side of Tara Hill Drive east of Muirfield Drive. It is part of the eight acre reserve which was set aside for neighborhood scale retail uses within the Indian Run Meadow PUD, Planned Unit Development District. It is between the Kinder Care day-care facility and the United Dairy Farmers convenience store. To the south, across Tara Hill Drive, are single-family residences. To the north is undeveloped land.

This is a request for Final Development Plan approval of a 4,600 square foot, one-story day care center for 100 children and an 8,000 square foot, two-story, office building to be constructed on the same lot. The daycare center will face Tara Hill Drive and will be more or less in line with the



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**BOARD ORDER**  
**BOARD OF ZONING APPEALS**  
**CITY OF DUBLIN, OHIO**  
**JUNE 28, 1990**

**7. Conditional Use Application CU90-004 - AMC Theater expansion**

Location: 10.917± acres located at the southeast corner of  
Village Parkway and Tuller Road.  
Existing Zoning: CC, Community Commercial District  
Request: Approval of a Conditional Use Application.  
Proposed Use: A 10,987 square foot expansion to the existing  
theater facility.  
Applicant: Continental Sawmill Limited Partnership, c/o Bill  
Adams

**RESULTS:** Approved **VOTE:** 3-1

- CONDITIONS:**
1. Provide painted crosswalk and appropriate signage and provide a 4-foot sidewalk along the west side of drop-off lane (east side of building) from the theater to Village Parkway;
  2. Screening/buffering in compliance with Code;
  3. Landscaping used to break up the mass of the facade;
  4. Additional walkway on west side of building.
  5. Off-duty police in parking lot to control parking and at crosswalks when deemed necessary by Staff.

(Note: Board encouraged the implementation of street lighting as soon as possible.)

**BOARD MEMBER:**

Bill Chambers  
Frank T. Pandora II  
Becky Saylor  
Judi Stillwell  
Peter Zawaly

**VOTE:**

Yes  
Absent  
Yes  
Yes  
No

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above.

*Lisa Jera* 7-6-90  
Name Date