



# MEETING MINUTES

## Planning & Zoning Commission

Thursday, September 21, 2023

### CALL TO ORDER

Mr. Supelak, Vice Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the September 21, 2023 Planning and Zoning Commission meeting. He 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

Mr. Supelak led the Pledge of Allegiance.

### ROLL CALL

Commission members present: Mark Supelak, Warren Fishman, Lance Schneier, Kathy Harter  
Commission members absent: Rebecca Call, Jamey Chinnock, Kim Way  
Staff members present: Jennifer Rauch, Thaddeus Boggs, Bassem Bitar, Zachary Hounshell, Taylor Mullinax, Paul Hammersmith

### ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Fishman moved, Mr. Schneier seconded acceptance of the documents into the record and approval of the 08-17-23 and 09-07-23 meeting minutes.

Vote: Ms. Harter, yes; Mr. Fishman, yes; Mr. Schneier, yes; Mr. Supelak, yes.  
[Motion carried 4-0]

Mr. Supelak stated that the Planning and Zoning Commission 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. Individuals who intended to give public testimony were sworn in.

Mr. Supelak stated that two cases have been scheduled on the Consent Agenda -- Case 23-082, The Country Club at Muirfield Village, Amended Final Development Plan and Case 23-089, Riviera Section 4 – 2 Amended Final Development Plan. He inquired 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 CASES

- **Case #23-082 - The Country Club at Muirfield Village, 8715 Muirfield Drive, Amended Final Development Plan**

Construction of a 1,620-square-foot veranda and covered porch for the existing clubhouse on a 79.65-acre site zoned Planned Unit Development District, Muirfield Village. The site is located west of the intersection of Muirfield Drive with Whittingham Drive.

Mr. Schneier moved, Mr. Fishman seconded approval of the Amended Final Development Plan with one condition:

- 1) The applicant continue to work with staff to comply with stormwater management requirements in accordance with Chapter 53 of the City of Dublin Code of Ordinances.

Vote: Ms. Harter, yes; Mr. Supelak, yes; Mr. Fishman, yes; Mr. Schneier, yes.  
[Motion approved 4-0]

- **Case #23-089 - Riviera Section 4 – 2, PID: 3900240341130, Amended Final Development Plan**

Relocation of a stormwater retention basin in an existing reserve on a 15.17-acre site zoned Planned Unit Development District, Riviera. The site is located west of the intersection of Cacchio Lane with Timble Falls Drive.

Ms. Harter moved, Mr. Fishman seconded approval of the Amended Final Development Plan with no conditions:

Vote: Mr. Fishman, yes; Mr. Schneier, yes; Ms. Harter, yes; Mr. Supelak, yes.  
[Motion approved 4-0]

## CASE REVIEW

- **Case #23-046 - EASE Logistics, 6000 Perimeter Drive, Amended Final Development Plan**

Exterior modifications to a building and associated site improvements on a 13.53-acre site zoned Planned Commerce District, Perimeter Center, Subarea C, on a site located northeast of the intersection of Discovery Boulevard with Perimeter Drive. The application is for an Amended Final Development Plan, which proposes amendments to a previously approved Final Development Plan.

### Applicant Presentation

Peter Corotola, Jr., 4111 Brock Road, Plain City, OH stated that he is the CEO of Ease Logistics. Since its conception in 2014, Ease Logistics has created 330+ jobs in three facilities and become an industry leader in innovation in a nationally ranked transportation company. The company is active in the community, attempting to give back to the community. He is proud of the company's strong and diverse workforce. Brand recognition is very important, and that element is reflected in the application for exterior revisions before the Commission for consideration.

Bryan Winkler, Lincoln Construction, 6345 Wisner Circle, Dublin, stated that they have been working with Ease Logistics to expand their facilities. Moving them from the three small buildings on Avery Road to the 150,000 sq. ft. building at 6000 Perimeter Drive. They are proposing to make several exterior improvements to the existing building. He reviewed their proposed changes, as were reflected in staff's report.

[Staff report list of changes:

- 3,900 SF pavilion addition
- New CEO rooftop patio
- New canopies over the main and employee entrances
- New cantilevered covered entries at the main and employee entrances
- New paint: Sherwin Williams (SW)7068 Grizzle Gray for building, and existing roof coping in SW6678 Sunflower Yellow
- New garage doors and walk-up counter]

### **Staff Presentation**

Ms. Mullinax stated that the 13.53-acre site is located directly northeast of the intersection of Perimeter Drive and Discovery Boulevard. It is zoned Planned Commerce District (PCD), Perimeter Center and lies within Subarea C. All of the AFDP criteria either were met or will be met with the following seven (7) recommended conditions for approval:

- 1) The site plan accurately reflect the parking spaces, including the ADA spaces at building permitting;
- 2) All furniture specifications for the pavilion, employee patio, and rooftop patio areas are provided, subject to staff review and approval prior to building permitting;
- 3) The material specifications are provided for the rooftop patio walls, glazing, and framing, subject to staff review and approval prior to building permitting;
- 4) The material specifications are provided for the high-top counter and man doors adjacent to the pavilion, subject to staff review and approval prior to building permitting;
- 5) The applicant confirms the material and thickness of the MTL-8: Pac-Clad Composite Metal Wall Panel material prior to building permitting;
- 6) The applicant provides information regarding the quality and longevity of the proposed SW7068 Grizzle Gray paint color to be used in this application for staff's review and approval prior to building permitting; and
- 7) The applicant continue to work with Engineering at permitting to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

### **Commission Questions for Staff**

Mr. Schneier inquired if the Commission is required to approve the outdoor furniture because the it is an open building.

Ms. Mullinax responded that there is a significant amount of outdoor furniture in multiple spaces; typically, the Commission reviews the materials. If they are not provided at the time of the Commission's review, a condition is added that they be approved by staff. The intent is to ensure the use of high quality furniture and materials.

Mr. Schneier inquired if the distinction is that it is a covered patio inside a building.

Ms. Mullinax responded affirmatively; it is a visible open space.

Ms. Harter inquired if staff has discussed with the applicant the storage of the exterior furniture during the winter season.

Ms. Mullinax responded that staff has not had that discussion, as they have not yet finalized their furniture selections. Currently, they have provided only a plan reflecting the anticipated furniture layout. Depending on the furniture selected, the expectation could be that it either be stored during winter months or remain out, if the furniture material permitted.

Mr. Supelak inquired the reason for the condition regarding stormwater compliance.

Ms. Mullinax responded that the condition of approval is a catch-all for anything that may be outstanding when the applicant submits for building permits. However, Engineering staff have indicated that they have no concerns at this time.

Ms. Harter inquired if there have been any conversations about additional ADA spaces.

Ms. Mullinax responded that the site plans have been updated and the applicant has confirmed that no parking is being modified with this project.

Mr. Fishman inquired about the intent to paint this very large building. He has not seen a painted building that after 10 years, does not start to look shabby, unless the paint is of an unusually high quality. Will this be an oversight issue for City Code Enforcement?

Ms. Rauch responded that the City's standard property maintenance code would require that the paint be maintained. This was the reason Mark Ford, the consultant, requested that assurance be provided that a durable paint color would be used.

Mr. Fishman stated that he also read the consultant's report regarding the proposed metal product, which looks very thin.

Ms. Rauch responded that the consultant's analysis was that the material was appropriate and sufficiently durable for the limited use proposed. City Code Enforcement would address any issues, should they arise.

Ms. Harter inquired if the City has any historical information regarding re-sale values of buildings impacted by the cost prohibitive maintenance costs of exterior paint.

Ms. Rauch responded that Planning's role is to ensure the exterior paint is being maintained.

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

Ms. Harter inquired if the applicant is confident of the skill of the installers of the proposed CLG-12: Longboard Tongue & Groove Cladding System and MTL-8: Pac-Clad Composite Metal Wall Panels.

Mr. Winkler responded that certified installers are required for installation of that product.

Mr. Supelak inquired the reason a painted metal faux wood product was selected.

Mr. Winkler responded that they were not able to use an actual wood product due to the building type and the associated Code requirements for fire-treated products. They looked for a clad material. Mark Ford is familiar with the proposed product and its durability.

Mr. Supelak inquired if they had considered a composite material.

Mr. Winkler responded that their team looked at several products and determined the proposed material would be the most appropriate.

Ms. Harter requested clarification of the paint that was selected.

Mr. Winkler responded that they have been working with Sherwin Williams and have selected a Luxor 2-coat acrylic paint. No paint manufacturer guarantees paint for a certain length of time, as the product's longevity depends on the sunlight and weather. A commercial painter would be providing the application.

Ms. Harter noted that the consultant mentioned that a lighter color would not show fading as easily. Mr. Winkler responded that there are some positives and negatives with colors. However, this is a branding issue. They have revised the original black color to the Grizzle Gray paint, which remains consistent with the Ease brand.

Ms. Harter inquired the reason the sunflower yellow accent color was selected.

Mr. Corotola responded that it is their logo color and a component of their brand. He noted that the company employs maintenance crews and full-time facility maintenance managers. They are very critical concerning the appearance of their facilities. They understand the difficulties associated with the color and will invest whatever is necessary to present an attractive EASE brand in the community.

### **Public Comment**

There were no public comments.

### **Commission Discussion**

Mr. Schneier stated he is satisfied with deferring to the consultant and staff on the proposed building materials. The proposed project is for a significant building on a great site. He is confident the building will be further enhanced by this project and be maintained well. He has no objections to the project.

Mr. Fishman stated that he is depending on the applicant's assurances that he would maintain the building's appearance well. He is supportive of the project.

Ms. Harter stated that she has no objections to the project.

Mr. Supelak stated that the Commission is pleased that Ease Logistics continues to grow in Dublin. Thank you for making this city your home. This building needs attention, which the applicant will be providing. The brand palette is striking; the color yellow is used in appropriate doses, making it tasteful, not problematic. The additional exterior spaces will be beneficial for the company's work environment. He believes the language of Condition #6 should be revised to address paint specifications and coats to ensure durability and longevity. He also is concerned about the use of faux wood, which can be attractive but also suspect. The product is thin so would be vulnerable if hit by an object, such as a plow or shovel. While faux woods can look like real wood, they also can look like fake wood. That is often the result of the pattern scale and repeat. There is a need to see a few pieces of the product at scale before commitment. He would recommend the condition language be revised to require the applicant to work with staff on the faux wood, in particular to provide at-scale samples for consideration.

Commission members were in agreement with the recommended language revision.

Ms. Rauch inquired if the at-scale faux wood samples should be determined by staff or the applicant to be unsatisfactory, would staff have the authority to approve an alternative product, or would the Commission prefer the application return to the Commission for review and approval?

Commission members indicated they had no objection to the use of an alternative product.

Mr. Boggs requested the Commission members to confirm that they had no objection to staff determining what the alternative material should be.

Commission members indicated they had no objection to staff determining what the alternative product should be.

Mr. Corotola requested that the subjectivity of the language in Condition #6 be revised to provide clarity. He wants to ensure they are able to satisfy that condition.

The Commission requested that the language of #6 be revised to retain the word "quality," but remove the word "longevity."

Mr. Fishman clarified that the Commission's intent is to ensure that 10 years later, the building's exterior paint will look as attractive as the day it is painted, and the metal will be similarly maintained.

Mr. Corotolla stated that he can assure the Commission of his intent to do so.

Mr. Fishman moved, Mr. Schneier seconded approval of the Amended Final Development Plan with seven (7) conditions:

- 1) That the site plan accurately reflect the parking spaces, including the ADA spaces at building permitting;
- 2) That all furniture specifications for the pavilion, employee patio, and rooftop patio areas be provided, subject to staff review and approval prior to building permitting;
- 3) The material specifications be provided for the rooftop patio walls, glazing, and framing, subject to staff review and approval prior to building permitting;
- 4) The material specifications be provided for the high-top counter and man doors adjacent to the pavilion, subject to staff review and approval prior to building permitting;
- 5) The applicant confirm the material and thickness of the MTL-8: Pac-Clad Composite Metal Wall Panel, and provide samples to scale to determine appropriate wood design and scale of repetition, or a suitable material alternative be approved by staff prior to building permitting;
- 6) The applicant provide information regarding the quality of the proposed SW7068 Grizzle Gray paint specifications to be used in this application, as well the number of coats for staff's review and approval prior to building permitting; and
- 7) The applicant continue to work with Engineering at permitting to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

Vote: Ms. Harter, yes; Mr. Fishman, yes; Mr. Schneier, yes; Mr. Supelak, yes.  
[Motion carried 4-0]

## **DISCUSSION**

- **September 14 Site Tour**

Ms. Rauch stated that the recap of the Commission's vehicular tour of developed or approved project sites within the City is deferred to the October 12 regular meeting, at which all members who participated in the tours are anticipated to be present.

## **COMMUNICATIONS**

Ms. Rauch reported the following:

- The 2023 APA Ohio Planning Conference will be held September 27-29 in Columbus, Ohio. Members wishing to attend should contact the Clerk to be registered.
- PZC tour #2, a walking tour of Bridge Park project sites, is scheduled for Thursday, October 5. Members will meet in Bridge Park at the southeast corner of John Shields Parkway and Dale Drive near Tuller Flats at 5:30 pm.
- The next regular meeting for case reviews will be October 12, 2023.

Commission members indicated that they liked the revised case presentation procedure, wherein the applicant presentation occurred before the staff presentation.

Mr. Schneier noted that he appreciated the more abbreviated staff presentation for this particular case; every case presentation does not need to be the same, as the project scopes are different.

Ms. Rauch responded that larger projects would require more description and analysis to be provided in the case presentation. The project tonight was very straight forward.

### **ADJOURNMENT**

The meeting was adjourned at 7:26 p.m.

  
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Vice Chair, Planning and Zoning Commission

  
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Assistant Clerk of Council