



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, April 13, 2023

The Administrative Review Team made the following determination at this meeting:

- 2. Veterinary Emergency Group - Sign at 3800 Tuller Road 22-114MPR** **Minor Project Review**
- Proposal: Installation of two new signs on existing monument sign bases. The 1.87-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.
- Location: Northeast of the intersection with Dublin Center Drive.
- Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.066.
- Applicant: Darrin Gray, Sign Vision Co.
- Planning Contacts: Dan Phillabaum, AICP, RLA, Principal ▪ Landplan Studios, LLC; and Chris Will, AICP, Planner II, City of Dublin, Planning
- Contact Information: 614.567-2000, dan@landplanstudios.com  
614.410.4498, cwill@dublin.oh.us
- Case Information: www.dublinohiousa.gov/art/22-114

**Motion:** Ms. Rauch motioned, Mr. Krawetzki seconded, to approve the Minor Project for the installation of two new signs on existing monument sign bases to be retrofitted.

**Vote:** 4 - 0

**RECORDED VOTES:**

- Jennifer Rauch Yes
- Bradley Fagrell Absent
- Jenna Goehring Yes
- Shawn Krawetzki Yes
- Michael Hendershot Yes
- Jake Stoll Absent

**Determination:** This Minor Project Review was approved (4 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.066(O)(5)(e).

**STAFF CERTIFICATION**

DocuSigned by:

*Jennifer Rauch*

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Jennifer M. Rauch, AICP  
Planning Director



~~Mr. Will – There will be a separate sign application coming forward.~~

### **Public Comments**

[None.]

### **Team Members' Discussion**

~~Mr. Krawetzki – If the plants are left cut off where the new driveway is added there will be dead stubs left that are not likely to regenerate for a long time. He suggested working with staff to consider plant options to add on the ends and fill in the existing shrubs.~~

~~Ms. Rauch – Those stipulations should be added as a Condition of Approval.~~

~~Ms. Rauch motioned and Mr. Hendershot seconded to approve the Minor Project for minor modifications to an existing property and building for a new tenant with the following amended conditions:~~

- ~~1) The applicant repairs the existing catch basin so that it is safe and functioning prior to occupancy;~~
- ~~2) The applicant provides a detail of the build-up for the proposed driveway when applying for a building permit;~~
- ~~3) The applicant provide screening consistent with the requirements of the Code for the proposed dumpster, subject to Staff approval; and~~
- ~~4) The applicant work with Staff to finalize landscaping details around the proposed site modifications.~~

~~**Votes:** Ms. Goehring, yes; Mr. Krawetzki, yes; Mr. Hendershot, yes; and Ms. Rauch, yes.  
[The Minor Project was approved 4 – 0.]~~

## **2. Veterinary Emergency Group - Sign at 3800 Tuller Road, 22-114MPR, Minor Project Review**

Installation of two new signs on existing monument sign bases. The 1.87-acre site is located northeast of the intersection with Dublin Center Drive and zoned Bridge Street District, Sawmill Center Neighborhood.

### **Staff Presentation**

Mr. Phillabaum presented an aerial view of the site, which is the former site for Chase Bank, and was constructed in 1987. The site faces Sawmill Road (east) but has vehicular access on just Dublin Center Drive (side/south) and Tuller Road (rear/west). Currently, the building is being remodeled to accommodate a Veterinary Emergency Group hospital. There are two existing ground signs comprised of brick matching the building for the monument bases with a cast stone cap - one perpendicular to Dublin Center Drive and the other adjacent to Sawmill Road, which is slightly larger. As part of the Bridge Street District area-wide rezoning, the height, size, location and other characteristics of the existing signs became nonconforming with the Bridge Street Code requirements and Sign Guidelines. With respect to the existing ground signs, the sign foundations and bases are to remain in their existing location, with the brick bases retrofitted to a smaller size, which brings the these elements closer to compliance with required setbacks. For modifications to existing signs in the Bridge



Street District that do not change in location or are replacements of the sign face in the same location, all numeric and dimensional requirements of the Sign Code under which the signs were initially constructed shall remain applicable. Sign quality and character, including materials, fabrication, architectural integration, illumination, colors & secondary images, graphic design & composition, and dimensionality shall follow the recommendations of the Bridge Street District Sign Guidelines.

Sign cabinets proposed are in compliance, retrofitting the bases to comply with setbacks. The same brick in the sign base will be reused. The proposed monument sign cabinet for the Sawmill Road location is 45.33 square feet in size at 5.33 feet in height and 8.5 feet wide. The aluminum panel will be built on the existing sign base (retrofitted) and consists of three colors: black for the background; white, push-through acrylic letters; and a logo using red, black and white. The proposed monument sign cabinet for Dublin Center Drive is the same but smaller at 20 square feet in size, 4 feet in height and 5 feet wide but both feature a consistent design. The cabinets will be internally-illuminated with LED lights but only the white letters will be illuminated; all other areas of the sign face will remain opaque at night.

Landscaping is present at the bases of both existing signs in compliance with Code. With the proposed modifications to the sign bases, Planning recommends that additional landscaping be incorporated around the base of both signs as necessary, following reconstruction.

Discrepancies were found between the field verification of the monument base distance from the right-of-way and what was documented on the plans. The applicant has proposed to reduce the monument base size to better relate to the size of the sign cabinets and comply with setbacks from the right-of-way.

Planning recommended approval of the Minor Project with four conditions:

- 1) That the applicant provide a professional survey of the as-built site conditions following the proposed retrofit of the sign bases for review by Engineering in order to verify that no encroachments into the rights-of-way exist;
- 2) That the sign bases maintain a consistent appearance and match the building, the existing brick be salvaged and reutilized in the reconstruction of the modified portions of the sign base, and that any new brick proposed be subject to Staff approval, prior to submitting for sign permits;
- 3) That landscaping be provided at the base of the signs where necessary, to fill gaps or replace damaged plant material resulting from the proposed modifications to the sign bases; and
- 4) That the proposed sign face thickness be increased from the specified 0.080-inch aluminum, to the 0.125-inch aluminum thickness, and that the proposed acrylic sign face elements be Solar Grade with a minimum thickness of 0.125-inch as recommended by the Bridge Street District Sign Guidelines.

Ms. Rauch asked if the applicant had anything they wanted to add.

### **Applicant Presentation**

Darrin Gray, Sign Vision Co., Inc., 1021 Claycraft Road, Columbus, OH 43230, said he had nothing to add.



## Questions for the Applicant

Mr. Krawetzki – When the brick portion of the monument sign is reduced in size, the cap may need to be reduced for the best aesthetics.

Mr. Phillabaum – The base caps will be completely replaced with new.

Mr. Hendershot – He asked if the applicant planned to modify the foundation after the bases were resized.

Mr. Gray – He said they plan to leave the foundation and landscaping the way it is.

## Public Comments

[None.]

## Team Members' Discussion

Mr. Phillabaum – The measurements he took in the field may be drawn slightly off for the size of the footing at 42 inches deep.

Mr. Hendershot – Storm sewer lines are within the utility easement so he suggested not disturbing the foundation.

Ms. Rauch – She thanked the applicants for changing the base to better match the new sign cabinet size.

Mr. Phillabaum – He reiterated the applicant will reuse the brick, as it matched the brick on the building.

Ms. Rauch motioned and Mr. Krawetzki seconded, to approve the Minor Project for the installation of two new signs on existing monument sign bases to be retrofitted.

**Votes:** Mr. Hendershot, yes; Ms. Goehring, yes; Mr. Krawetzki, yes; and Ms. Rauch, yes.

[The Minor Project was approved 4 – 0.]

## INTRODUCTION

### ~~3. Remediation Trailer at 215 W. Bridge Street, 23-019MPR, Minor Project Review~~

~~Installation of a remediation trailer at an existing gas station. The 1.21-acre site is located southeast of the intersection with Corbin Mills Drive and zoned Bridge Street District, Historic Transition Neighborhood.~~

### ~~Staff Presentation~~

~~Mr. Hounshell presented an aerial view of the site and photographs of existing conditions, which have not changed over the past several years. The Marathon Station is in the center of the site with the active fueling station directly north, (visible from W. Bridge Street and Corbins Mill Drive) and a detached, self-service car wash to the rear of the property/south with a row of trees behind. Parking spaces (13) were identified throughout the site.~~

~~The proposed site plan revealed the previously installed remediation system at the property permitted in 2017 for Arcadis, the previous environment consultant to BP. That previous installation included eleven extraction wells and subsurface piping, and a sanitary sewer connection for discharging treated water effluent. Arcadis did not complete the installation of the trailer-mounted remediation system, fencing, temporary power service, or associated above-grade piping. The proposed project is largely the same as~~





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, June 16, 2022 | 6:30 pm

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

**1. Veterinary Emergency Group at 3800 Tuller Road  
22-056WR**

**Waiver Review**

Proposal: Waiver to reduce required street-facing transparency along Tuller Road. The 1.87-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.  
Location: Northeast of the intersection of Tuller Road with Dublin Center Drive  
Request: Review and approval of a Waiver under the provisions of Zoning Code §153.066.  
Applicants: Graham Tait and Ashley Shoults, Veterinary Emergency Group  
Planning Contact: Taylor Mullinax, Planner I  
Contact Information: 614.410.4632, tmullinax@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/22-056

**MOTION:** Mr. Supelak moved, Mr. Way seconded, to approve a Waiver with a condition:

Waiver

1. §153.062(O)(7)(d)(1) Street Façade Transparency. Required: Storefront with minimum 65% transparency for ground story, street-facing buildings.  
Request: Reduce the street-facing transparency to 29%.

Condition of Approval:

- 1) Upon the Veterinary Emergency Group tenant vacating the premise, the window film shall be removed and the Waiver to storefront transparency shall not extend to any future tenant.

**VOTE:** 7 – 0.

**RESULT:** The Waiver was approved.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
*Taylor Mullinax*  
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Taylor Mullinax, Planner I





## MEETING MINUTES

### Planning & Zoning Commission

Thursday, June 16, 2022

#### CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the June 16, 2022 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. The City is interested in accommodating public participation to the greatest extent possible.

#### ROLL CALL

Commission members present: Rebecca Call, Kim Way, Jamey Chinnock, Lance Schneier, Warren Fishman, Kathy Harter, Mark Supelak

Staff members present: Nichole Martin, Thaddeus Boggs, Chris Will, Tammy Noble, Taylor Mullinax, Michael Hendershot, Heidi Rose, Nicholas Eastham

#### PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

#### ACCEPTANCE OF DOCUMENTS

Mr. Supelak moved, Mr. Way seconded acceptance of the documents into the record.

Vote: Ms. Harter, yes; Mr. Chinnock, yes; Mr. Fishman, yes; Mr. Supelak, yes; Mr. Way, yes; Ms. Call, yes; Mr. Schneier, yes.

[Motion approved 7-0.]

Ms. Call 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. Ms. Call swore in meeting attendees who anticipated testifying on the evening's cases.

#### TABLED CASE

##### 1. Veterinary Emergency Group at 3800 Tuller Road, 22-056WR, Waiver Review

A request for a Waiver to reduce required street-facing transparency along Tuller Road on a 1.87-acre site, zoned Bridge Street District, Sawmill Center Neighborhood, located northeast of the intersection of Tuller Road with Dublin Center Drive.

## **Staff Presentation**

Ms. Mullinax stated that this is a request for a waiver to reduce required street-facing transparency at 3800 Tuller Road. The 1.87-acre site, zoned Bridge Street District, Sawmill Center Neighborhood, is located northeast of the intersection of Tuller Road with Dublin Center Drive. In February 2022, the Administrative Review Team (ART) reviewed and approved a Minor Project Review (MPR) for exterior modifications to the site for a new emergency veterinary hospital. In May 2022, the Planning and Zoning Commission (PZC) tabled a Waiver Request to storefront transparency for opaque window film. The Commission expressed concerns with the window film design and its integration with window signs, if proposed. The proposed window film location is on the windows on the west façade of the building facing Tuller Road. The existing building resembles a Commercial Center building type, which determines the façade transparency requirements. Since the previous meeting, the applicant has modified their previous window film design to a white, partially opaque window film applied to the interior of the windows. The film contains a vertical stripe pattern, which permits 61% light transmittance, where a minimum of 65% is required. It will extend the full height of the storefront window, integrating it with the architecture and concealing the internal wall against the windows. The applicant is not proposing any window signs with this application or a future application for signs. The revised modifications to the window film will reduce the transparency of the windows on the west façade to 29 percent. Upon the tenant vacating the premises, the waiver to transparency will not extend in perpetuity for future tenants. The waiver criteria is either met by the proposal or not applicable. Staff has reviewed the application against the applicable criteria and recommends approval.

## **Applicant Presentation**

Ashley Schulz, Director of Design, Veterinary Emergency Group, 55 South Broadway, White Plains, New York, stated that they are proposing an amended window film approach, which they believe addresses the Commission's concerns. The film has been changed to be more aesthetically pleasing and has been extended full height across the windows on which it is operationally needed.

## **Commission Questions**

Ms. Harter inquired if a new tenant wanted to keep the window film, would that option be available? Ms. Mullinax responded that any future tenant of that space also would need to submit an application for a transparency waiver for Commission review.

Mr. Chinnock inquired if the interior wall would be finished, as it would be partially viewable.

Ms. Schulz responded affirmatively. The view would be of a fully finished wall.

Mr. Chinnock inquired if the partial opacity transparency requirement would, consequently, be irrelevant.

Ms. Mullinax responded that due to the waiver, it would be irrelevant.

## **Commission Discussion**

Mr. Schneier stated that with the condition, the request appears reasonable.

Commissioners thanked the applicant for being responsive to their concerns. They expressed no further concerns.

Mr. Supelak moved, Mr. Way seconded approval of a waiver of the Section 153.062(O)(7)(d) requirement of a 65% transparency for street-facing buildings to reduce the street-facing transparency to 29%, with the following condition:

- 1) Upon the Veterinary Emergency Group tenant vacating the premise, the window film shall be removed and the waiver to storefront transparency shall not extend to any future tenant.

Vote: Mr. Schneier, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Way, yes; Ms. Harter, yes; Mr. Chinnock, yes; Mr. Fishman, yes.

[Motion approved 7-0]

## **~~INFORMAL REVIEW~~**

### **~~2. Stoneridge Lane Apartments at PIDs: 273-012289 & 273-012288, 22-068INF, Informal Review~~**

~~A request for a multi-family development consisting of 69 units with 137 parking spaces on a ±3.11-acre site, zoned Planned Unit Development District, Stoneridge Village, located southwest of the intersection of Stoneridge Lane with Braelinn Drive.~~

#### **~~Staff Presentation~~**

~~Ms. Martin stated that this is a request for non-binding feedback from the Commission on the proposed development. The site is comprised of two undeveloped parcels located within the Stoneridge Village Planned Unit Development (PUD) District. It is surrounded by existing development, including Sunnysdale Estates to the west, Martin Commons to the south and Office and Institutional Uses to the north and east. The eastern parcel is largely vacant; the western parcel is heavily wooded; and a 50-foot electrical easement traverses the site. Established in 1988, Stoneridge Village (Ord. 112-88) accommodated three, 1.5-story office condominiums along Stoneridge Lane and a 165-unit senior living facility along Martin Road. In 1995, it was determined that the senior living facility was not viable, and the 10 acres along Martin Road were rezoned Martin Commons (Ord. 95-22) to facilitate development of 72 townhomes with 202 parking spaces and 2.33 acres of open space, i.e. Martin Commons Park. The office condominiums were never constructed. These sites are zoned PUD. The sites to the north are located within the Bridge Street District, which has different zoning standards and future land use recommendations. The sites to the east and west are zoned R2, Limited Suburban Residential District. The Future Land Use for the site is Mixed Residential, High Density of up to 10 dwelling units per acre. The proposal is for two apartment buildings, 3 stories in height. One access point is located off Braelinn Drive. Parking is located to the north, east and west of the building, as well as between the buildings under the AEP easement. Additionally, there is a private pool amenity, a fire lane to the south of the buildings, and 137 surface parking spaces. The plan proposes a total density of 22 dwelling units per acre with a parking ratio of two spaces per unit. The conceptual architecture depicts hipped roofs with a combination of masonry, cladding and siding. The Commission is asked to consider the following discussion questions:~~

- ~~1) Does the Commission support the proposed land use and density?~~
- ~~2) Is the development compatible with the surrounding land uses and established character?~~
- ~~3) Does the Commission support the proposed site layout including building placement, parking configuration, open space and natural features?~~
- ~~4) Other consideration by the Commission.~~





## RECORD OF ACTION

# Planning & Zoning Commission

Thursday, May 19, 2022 | 6:30 pm

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

**3. Veterinary Emergency Group at 3800 Tuller Road  
22-056WR**

**Waiver Review**

Proposal: Waiver to reduce required street-facing transparency along Tuller Road. The 1.87-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northeast of the intersection of Tuller Road with Dublin Center Drive

Request: Review and approval of a Waiver under the provisions of Zoning Code §153.066.

Applicant: Graham Tait, Veterinary Emergency Group

Planning Contact: Taylor Mullinax, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-056

**MOTION:** Mr. Way moved, Mr. Supelak seconded, to table the application.

**VOTE:** 4 – 0.

**RESULT:** The Waiver was tabled.

**RECORDED VOTES:**

Lance Schneier	Absent
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Absent

**STAFF CERTIFICATION**

  
Taylor Mullinax, Planner I



~~should be added to enliven it, such as coining and brick coursework. As proposed, the south wall appears solid and closed, which must be addressed. Landscaping will enliven the project.~~

~~Ms. Call stated that at this point, the plan has good building blocks, and working with staff, the applicant will be able to add the architectural details needed to develop within the City of Dublin. One concern is having overnight stays within a medical plaza. Currently, there are no other overnight stay facilities in that area. The public safety needs for an area that is occupied at night are different than those for an area not occupied at night. That is her primary concern. She has no objections to waiving the 3-acre minimum for a 13,500 square foot building.~~

~~Ms. Call inquired if the applicant requested any additional input from the Commission. The applicant indicated that they needed no additional input to proceed.~~

### **3. Veterinary Emergency Group at 3800 Tuller Road, 22-056WR, Waiver Review**

Ms. Call stated that this is a request for approval of a waiver to reduce the required street-facing transparency along Tuller Road on a 1.87-acre site zoned Bridge Street District, Sawmill Center Neighborhood, located northeast of the intersection of Tuller Road with Dublin Center Drive.

#### **Staff Presentation**

Ms. Mullinax stated that this is a request for review of and approval of a waiver to reduce the required street-facing transparency at 3800 Tuller Road for an animal hospital. This 6,100-square foot building was previously used as a Chase Bank facility. In February 2022, the Administrative Review Team (ART) approved a Minor Project for exterior modifications for the veterinary hospital, which included the removal of a drive-through canopy and associated features. The existing building resembles a commercial center building type, which determines the façade transparency requirements. Modifications to existing structures are permitted if the improvements bring the building closer to compliance with the requirements of the Bridge Street District (BSD) Code. Per Code, commercial center buildings must have a minimum of 65 percent transparency on any ground story, street-facing facade. Existing conditions indicate only 44 percent transparency on the west façade, so it is already deficient. Additional reductions in transparency require a waiver.

The applicant is requesting to further reduce the transparency of the west façade to 29 percent through the application of an opaque, white polyester film with a semi-gloss finish on the inside of the storefront windows. The proposed window film will accommodate the specific needs of the animal hospital by providing additional shade, which will prevent the animals from overheating and becoming subsequently ill. Staff is supportive of the waiver, since there have been previous instances where the Commission has approved window film within the Bridge Street District, and this is a unique site for this use. The window film is not a permanent material and could be removed, if a new tenant were to occupy this space in the future. Furthermore, the reduction in transparency is facing Tuller Road, not Sawmill Road. Tuller Road is a neighborhood street, which diminishes the impact to the character of the district as a whole. Staff has reviewed the application against the applicable criteria and recommends approval with no conditions.

#### **Commission Questions**

Mr. Chinnock inquired if the applicant had explored the opportunity for shades or another type of sun protection for the animals.

Ashley Schulz, Director of Design, Veterinary Emergency Group, 4400 South Broadway – Lower Level 3, White Plains, New York, stated that there are actual animal housing cages located against the glass. Shades would help but would not fully block the solar heat received from the windows. A wall actually will be built in front of the windows to provide a physical element against which to back the cages. Additionally, medical gas is run through that wall to supply oxygen to those cages, when needed. The window film is part of that overall assembly, allowing them to provide the appropriate operational needs within those areas of the facility.

Mr. Way inquired if only part of the wall of glass is being treated, or if light would enter from the upper portion, also causing the heat situation.

Ms. Schulz responded that a ceiling would be added. The room has been designed so that there will be a ceiling that would extend to the horizontal mullion. The light entering from above would not cause solar heat gain within the room containing the animals.

Mr. Way inquired if the primary purpose of the opaque film was to hide the wall.

Ms. Schulz responded that its primary purpose was aesthetic. Without it, the backside of the wall would be visible against the glass.

Mr. Chinnock inquired if the film would not extend to the ground.

Ms. Schulz responded that it would extend to the ground. As she understands it, City Code is explicitly concerned about the area from two feet to eight feet above the floor.

Mr. Chinnock inquired if the applicant meets the transparency requirements on the Sawmill Road frontage.

Ms. Mullinax responded that the façade transparency requirement exists for all sides of the building, but the film would be added only to the west side. It would be extended 8 feet.

Mr. Chinnock inquired if the transparency requirement on the other sides of the building was less.

Ms. Mullinax responded that there is a difference between a non-street façade versus a street-facing façade.

Ms. Martin responded that the entire building is deficient, because it pre-dates 2012.

Mr. Way inquired if there is an existing door in the front façade.

Ms. Schulz responded that the door is a new addition; it will not have film on it.

Mr. Way stated that photos were provided of other facilities where the applicant has applied the film. The film has been extended to the white band, but if it were extended all the way to the top on the two panels on the right, it would achieve the same results, but would be more aesthetically pleasing.

### **Commission Discussion**

Mr. Chinnock stated that he is supportive of the request, as long as it can be tied to this particular use. With any future tenant, the Commission could require the film to be removed.

Mr. Way stated that he is concerned that placing the film halfway across the glass façade and not all the way to top will not be aesthetically pleasing.

Mr. Supelak inquired if the signs have been approved.

Ms. Mullinax responded that the images provided in the packet are only examples of what they have done in other locations.

Mr. Supelak responded that he is referring to the signs across the top of the building.

Ms. Mullinax responded that there will be a separate application for the signs.

Mr. Supelak stated that it would be preferable to accomplish this with a more intentional design. As it is, it simply meets a need. In the examples provided, the applicant has done a better job making it designful by integrating it with the signage. He believes that is also necessary here.

Ms. Call stated that she is more concerned about the solid wall behind the window than the film. It is important to be very careful with film, particularly if graphics are being integrated, looking at it holistically as part of a sign package. That is preferable to a waiver to meet the needs of the use, in this case, the health and well-being of the animals. There are more creative ways to solve the issue, although they have not been provided with this request.

Mr. Chinnock inquired if graphics are suggested with the film or if it simply would be opaque film.

Ms. Mullinax responded that it would be an opaque film.

Mr. Supelak inquired if graphics would need to be suggested with a signage package. This is not, however, an application for signage.

Ms. Call responded that is correct. This is a waiver request to permit opaque film on a window in front of a blank wall. She is concerned about the combination of those items, especially since this window faces a street.

Mr. Chinnock inquired if it would be preferable if the film were extended across the entire length of the windows.

Ms. Mullinax responded that the extension of the opaque film would further reduce the transparency.

Ms. Martin stated that the reason this application is challenging is that the property is located within the Bridge Street District, and its intent is to create active and engaging storefronts. When uses locate into existing structures, those uses may be more oriented to the interior than uses locating in new structures. Window film should be minimized to the greatest extent possible. Increasing the amount of window film for the sake of architecture would be discouraged. There would be an opportunity to use graphics, which in previous cases was approved as part of a waiver, if it was not a sign. If it were to become part of a sign package that was reflective of the branding, a Master Sign Plan would be required, which would come before the Commission for approval. Most Bridge Street tenants prefer to use signage that meets the Zoning Code and can be administratively approved. There are two options for this case. The waiver request could be tabled, and the applicant could revise their plans to provide a graphic, not a sign. The applicant could also bring the graphic back with a Master Sign Plan. The Commission could also approve the plan as submitted with conditions restricting the approval only to this use.

Mr. Supelak inquired if the image with the pawprint would qualify as a graphic or a sign.

Ms. Martin responded that it would be a sign because it is a corporate logo. A graphic would not be related to the corporate brand.

Ms. Call stated that she is uncomfortable with the waiver request as submitted.

Mr. Supelak inquired if the wall behind the window could be set back 12 inches.

Ms. Schulz responded that as the plans are currently laid out, that would reduce the room size to be non-Code compliant from an ADA accessibility standpoint.

Ms. Schulz stated that their separate sign package application includes elements similar to those reflected in the examples provided.

Ms. Call inquired if previous packages that permitted graphics were included with the waiver requests.

Ms. Call responded that they were included with the waiver requests if they were graphics and not signs. Other applicants have justified their waivers for window film by making them either a placemaking element of an architectural feature, perhaps playing off the window mullions.

Ms. Call inquired if there would be anything that would preclude the Commission from seeing a waiver for transparency at the same time a sign package was submitted for approval.

Ms. Martin responded that there would be nothing that would preclude that. If their sign package meets Code, however, the applicant would need to elect to bring that before the Commission for approval. If, however, they are seeking something that exceeds Code, they would need to bring it to the Commission as a deviation, or propose a Master Sign application.

Ms. Call inquired if the applicant would like the Commission to vote on the application or prefer the Commission to table the application to be considered in conjunction with a future Master Sign Plan application.

Ms. Schultz requested that the application be tabled.

Mr. Supelak inquired what would qualify for a placemaking art sign.

Ms. Martin responded that a placemaking art sign is not a sign that is identified in the Sign Code. That is a sign type that was identified as part of Crawford Hoying's Master Sign Plan. Therefore, there is precedence and parameters that could be used. That would require a Master Sign Plan approval.

Mr. Chinnock stated that bringing back a sign package does not necessarily indicate that the Commission is supportive of blocking the window with a wall. If there is an opportunity to revise the plan to avoid blocking the window, he believes it would be preferable.

Mr. Way moved, Mr. Supelak seconded to table the application.

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

## **COMMUNICATIONS**

Ms. Martin stated that a PZC tour of selected, previously approved developments is tentatively being scheduled for Thursday, June 16, 2022 in place of the regularly scheduled PZC meeting. She requested that Commission members provide input regarding developments approved during the last five years that they would be interested in touring.

Mr. Supelak inquired if the sites should reflect good or bad examples of developments.

Ms. Martin responded that it could be both.

Ms. Call stated that she would like to see an older development, as well. The Commission is challenged when looking at proposed infill development.

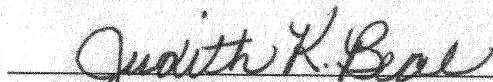
Ms. Martin noted that, potentially, Commission members could present different projects, which they previously reviewed.

Commission discussion continued regarding suggestions for developments to include in the tour.

The next regular meeting of PZC is scheduled for 6:30 p.m., Thursday, June 9, 2022.

The meeting was adjourned at 8:52 p.m.

  
\_\_\_\_\_  
Chair, Planning and Zoning Commission

  
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Assistant Clerk of Council



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, February 10, 2022

The Administrative Review Team made the following determination at this meeting:

**1. 3800 Tuller Road, 21-192MPR, Minor Project Review**

Proposal:	Exterior modifications to an existing building on a 1.87-acre site zoned Bridge Street District, Sawmill Center Neighborhood.
Location:	Northeast of the intersection of Tuller Road with Dublin Center Drive.
Request:	Review and approval of a Minor Project under the provisions of Zoning Code §153.066.
Applicant:	Kerry La Prees, Thomas English Retail Real Estate
Planning Contacts:	Christopher Will, AICP, Planner II; and Zachary Hounshell, Planner I
Contact Information:	614.410.4498, cwill@dublin.oh.us; and 614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/art/21-192

**Request:** Approval for the Minor Project with two conditions:

- 1) That the applicant work with Staff to match the existing brick on the building, subject to Staff approval; and
- 2) That the applicant work with Engineering and Planning Staff to meet the maximum drive aisle width of 24 feet on the north side of the building as required by Code, subject to Staff approval.

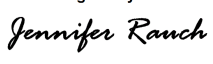
**Vote:** 6 - 0

**Determination:** This Minor Project was approved (6 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code 153.066(O)(5)(e).

**RECORDED VOTES:**

Jennifer Rauch	Yes
Brad Fagrell	Yes
Jenna Goehring	Yes
Heidi Rose	Yes
Jake Stoll	Yes
Chad Hamilton	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
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668B79E6958D44D  
 Jennifer M. Rauch, AICP  
 Planning Director





## MEETING MINUTES

# Administrative Review Team

Thursday, February 10, 2022 | 2:00 pm

5200 Emerald Parkway

Development Building – Large Conference Room

### CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 2:04 pm.

### ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director, (Chair); Brad Fagrell, Building Standards Director; Heidi Rose, Civil Engineer II; Jenna Goehring, Economic Development Administrator; Jake Stoll, Sergeant of the Police Department; and Chad Hamilton, Fire Inspector.

Staff Members present: Christopher Will, Planner II; Nichole Martin, Senior Planner; and Laurie Wright, Administrative Assistant II.

Applicants present: (Case 1) Kerry La Prees, Thomas English Retail Real Estate; (Case 2) Ben Penturi, Ford & Associates Architects, Inc., James Whitacre, Advance Civil Design; Brice Harrison, Pete Gray, and Emily Wieringa, VanTrust.

### APPROVAL OF MINUTES

Ms. Rauch made a motion and Mr. Fagrell seconded to approve the minutes from the January 13, 2022, meeting.

Votes: Ms. Goehring, yes; Ms. Rose, yes; Sergeant Stoll, yes; Mr. Hamilton, yes; Mr. Fagrell, yes; and Ms. Rauch, yes.

The minutes were approved 6 – 0.

### DETERMINATION

#### 1. 3800 Tuller Road, 21-192MPR, Minor Project Review

This request is for exterior modifications to an existing building on a 1.87-acre site zoned Bridge Street District, Sawmill Center Neighborhood. The site is located northeast of the intersection of Tuller Road with Dublin Center Drive.

#### Staff Presentation

Mr. Will presented an aerial view of the site and photographs of the existing conditions of the building, which was previously a bank. There is a glass canopy attached to the building used for a drive-thru. The applicant has proposed to remove the north glass canopy, the previous window used for drive-thru bank tellers, and the tubing, which served as the canister system. Asphalt that will be removed during the removal of the canopy supports will need to be replaced. The width of the drive aisle will be reduced.

This Minor Project was reviewed against the Minor Project Review Criteria. Approval is recommended with two conditions:



- 1) That the applicant work with Staff to match the existing brick on the building, subject to Staff approval; and
- 2) That the applicant work with Engineering and Planning Staff to meet the maximum drive aisle width of 24 feet on the north side of the building as required by Code, subject to Staff approval.

### **Applicant Presentation**

Kerry La Prees, Thomas English Retail Real Estate, joined the meeting virtually on the phone and stated he did not have anything more to add.

### **Questions for the Applicant**

Ms. Rose – Questioned the one-way path shown as the outer ring. The width is 24 feet so that could be turned into a two-way lane. She appreciated the reduction in pavement. She requested curb modifications near the drive entrance.

Ms. Rauch – Questioned if any public open space is required or if there will be an outdoor relief/play area for the business.

Mr. La Prees – The extent of the work is shown on the drawing. He was not sure if the tenant will pursue an outdoor area.

Ms. Martin – Per the Zoning Code's use specific standards, all activities for a veterinary offices/hospitals are required to occur indoors for this type of business.

### **Public Comments**

No public comments were received on this case.

### **Team members' discussion**

Ms. Rauch – There were no additional questions or comments.

Ms. Goehring made a motion and Mr. Fagrell seconded, to approve the Minor Project with two conditions:

- 1) That the applicant work with Staff to match the existing brick on the building, subject to Staff approval; and
- 2) That the applicant work with Engineering and Planning Staff to meet the maximum drive aisle width of 24 feet on the north side of the building as required by Code, subject to Staff approval.

**Votes:** Mr. Hamilton, yes; Sergeant Stoll, yes; Ms. Rose, yes; Ms. Rauch, yes; Mr. Fagrell, yes; and Ms. Goehring, yes.

[The Minor Project was approved 6 – 0.]

## **INTRODUCTION**

### **2. ~~6777 Crosby Court, 22-013WID-DP, Minor Project Review~~**

~~This application is for the construction of ±140,000-square-foot, flex/industrial building located within the West Innovation District. The 9.34-acre site is zoned ID-3, Research Assembly District and is located southwest of the intersection of Crosby Court with Dublin Plain City Road.~~



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Mr. Geese, to Mr. Lenker, said that for six years the Village has been addressing a bikeway in Weatherstone. Mr. Lenker said that it is not Mr. Webb's obligation to put in that bikeway but is Muirfields and that they will be putting it in as soon as the weather permits.

Mr. Lenker said that they will provide all of the other bike paths as well as soon as the weather permits.

Mr. Hale commented that their engineer had provided them with the drawings and that obviously there were inaccurate.

He noted that on this type of zoning one wants to be sure to be accurate. Because the next step is a final plat, he noted, they need a drawing that is accurate and accurately reflects what the topo is.

He commented that they should probably send their engineer out into the field to check the topo.

Therefore, Mr. Hale requested that the Commission table the application for a month to give them an opportunity to look into the situation more thoroughly.

Mr. Reiner pointed out to Mr. Hale that at the last meeting the Commission requested that the density be reduced on the site, and that he was not aware of any great reduction in the density. He also said that he felt that the Commission was requesting was that the lots be fit in with the topography.

Mr. Berlin moved to table the request.

Mr. Reiner seconded the motion.

The vote was as follows: Mr. Reiner, yes; Mr. Grace, yes; Mr. Jezerinac, yes; Mr. Geese, no; Mr. Berlin, yes; Mr. Amorose, yes; Mr. Callahan, no.

**4. Corridor Development District Review - CDD87-001  
Variance Application V87-003  
Bank One at Dublin Village Center**

Ms. Clarke had the following comments:

1. The application is for a site on Sawmill Road at the intersection of Dublin Village Drive.
2. It is 1.8 acres on the northwest corner.
3. Along the rear property line or the west property line is Tuller Road. There was some discussion at the last meeting relating to the architecture. Generally speaking, there was a question of a Conditional Use for a drive-thru which was based on the site plan. That was given approval by the Commission and forwarded to the Board of Zoning Appeals.
4. Still remaining is the CDD Review as well as the variance for signage.
5. The signage has been better integrated in terms of materials, etc. with the building, and staff is recommending approval.
6. There is an inaccuracy within the staff report. The staff report states that the finished floor elevation was lowered by one foot. The applicant in further

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investigation found that he could not lower it without installing an ejector system for his sewerage and he has chosen not to do that. The finished floor elevation is as was seen at the last meeting.

7. There have been several changes with regard to the architecture of the building.

Mr. Jim Bean of Drexel Development, the developer of the Dublin Village Center was present on behalf of the developer. He noted that they were pleased that the development of this site would be by Bank One.

Mr. Grace asked Mr. Bean to point out the changes made in the architecture of the building from the last time.

1. The openings just above the windows - they have brought the flat arch in, which is an element of the shopping center, into the design of the bank.
2. The columns that hold up the entry piece and the drive-thru elements - they are now brick columns.
3. The building has been softened to try and make it more compatible with the shopping center.
4. Pointed out that this particular building must also compete with all of the buildings that line the Sawmill Road corridor, as well as the shopping center buildings.

Mr. Tom Raney of Bank One was present to discuss the request in greater detail. He noted that there were two open issues as regards the project from the last Planning and Zoning Meeting - signage and architecture.

#### Signage

1. Entirely changed the structure of the support of the sign to be compatible with the Dublin Village Center sign at Sawmill Road. The brick and stone matches the brick and stone which is being proposed for the building. The sign has been lowered in height; both of the signs are now to be ground signs - one is 5 feet high by 4 feet wide; the other sign is 4½ feet high by 10' wide.
2. The sign on Dublin Center Drive has been pulled to the east side of the driveway to further distance it from the theatre sign.
3. The number of directional signs was an expressed concern. There is not to be only one directional sign.

#### Architecture

1. Background information. Have owned 2.3 acres directly across the road on Sawmill Road for about 12 years. It is properly zoned and "ready to go". However, given the existing development around it they expressed a wish to move across the road to a more desirable location.
2. Will have about three million dollars invested in this project; within that amount about \$250,000.00 is in consultant's fees.
3. The building design reflects the high tech activity that will occur on the inside of the building, creating a financial service center, a financial mart.

Mr. Grace commented to Ms. Clarke - this month's staff report makes reference to last month's staff report. In last month's staff report you took the position that the building does not have much in common with the approved center. It creates an entirely different visual impact. Do you stand by that position?"

Ms. Clarke. "yes."

Ms. Clarke also said that if the Village deals with the copy area of the sign, then the applicant is within Code.  
The only variance being requested is to permit them to put their name on the directionally sign.

Mr. Grace asked Mr. Banchefsky if the project would be before the Commission with a final landscape plan, and he was told that "this is it".

Mr. Amorose moved for approval of the variance application, V87-003.

Mr. Grace seconded the motion.

The vote was as follows: Mr. Amorose, yes; Mr. Berlin, yes; Mr. Callahan, yes; Mr. Jezerinac, yes; Mr. Geese, abstain; Mr. Grace, yes; Mr. Reiner, yes.

Mr. Grace moved that the application for the Corridor Development District Review, CDD87-001 be denied.

There was no second to the motion.

Mr. Reiner moved that the application for the Corridor Development District Review, CDD87-001 be approved.

Mr. Amorose seconded the motion.

The vote was as follows: Mr. Callahan, yes; Mr. Jezerinac, yes; Mr. Berlin, yes; Mr. Geese, abstain, Mr. Amorose, yes; Mr. Grace, no; Mr. Reiner, yes.

**Mr. Jezerinac called for a five minute recess.**

### New Cases

#### **1. Concept Plan - Rezoning Application Z87-001**

Ms. Clarke presented the following background information:

1. This is a 12 acre site located on the southwest corner of West Dublin-Granville Road and the proposed Hobbs Drive.

Ms. Clarke showed slides of the site.

2. They are looking for commercial uses on this site.
3. The applicants are agreeing to dedicate the right of way to build those roads.
4. There is an existing PUD for this area for a shopping center. That territory is in this application.

There was a Stone Ridge office building and then there was supposed to be a linear center set parallel along S.R. 161, practically under the power easement. There was to be a dental supply building set to the rear of the center.

Mr. Berlin moved to approve the Final Development Plan.  
Mr. Geese seconded the motion.

Mr. Jezerinac noted that the lake is two levels.  
Mr. Apel said that that will be a concrete structure that will be faced with stone. The owner is planning to have a well to keep the water level up; the idea is to keep the lake as an amenity.

The vote was unanimous for approval.

Mr. Jezerinac called a brief recess.

#### **7. Final Development Plan - Llewellyn Farms - Daimler Building**

Ms. Clarke had the following comments:

- A. This is a 3.1 acre site.
- B. It is located on the west side of Frantz Road approximately 700 feet north of Tuttle Road.
- C. The applicant proposes to build a 28,000 square foot structure. It will be two stories.
- D. The building will have the brick, roof, and colors of the other office structures within Llewellyn Farms on Bradenton Drive (across the street).
- E. Both the parking a building-to-land area ratios are consistent with those approved in the area.
- F. Staff is recommending approval subject to:
  - 1) Provision of Code required screening along the parking lot perimeter, and
  - 2) Coordination of the trees along the south property line with the Borror Corporation proposal to the south.

The applicant agreed to fulfill the two requests of the staff as listed above.

Mr. Geese moved for approval of the Final Development Plan.

Mr. Olausen said that he had received calculations on the storm drainage and things are in order.

Mr. Berlin seconded Mr. Geese's motion.  
The vote was unanimous in favor.

#### **8. Corridor Development District Review - CDD87-001 Conditional Use - CU87-002 Variance Application V87-003 Bank One at Dublin Village Center**

Ms. Clarke presented the following information regarding the application:

- A. The applicant has a 1.8 acre site at the northwest corner of Village Center Drive and Sawmill Road; it is just beyond the entry feature.

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- B. The applicant proposes to build a bank that houses several other offices as well.
- C. It is about 7,000 square feet on the first floor, 1,000 feet in the basement and will provide, in addition to banking services, travel, real estate, and other related services.
- D. It has a drive-in facility along the north elevation with stacking for over 40 cars.
- E. It has three tellers and an "anytime" banking machine.
- Ms. Clarke showed slides of the site.
- F. This particular outparcel has a lot of exposure along Sawmill Road. One of the things that staff noticed was that this does not look like the rest of the center. In going back over the original agreement with the applicant, the was worked on over a period of several months, one of the statements that related to signage and architecture of outparcels is contained in the staff report and basically says that

"The Commission has the discretionary power to determine that which is complementary and compatible with the development as a whole."

This architecture is different.

Staff would like to look at it as not franchise architecture but as something that is of a higher image.

There was discussion as to what would be appropriate in outparcels - Stouffer's at Metro Center was given as an example of that which is different but which can be found compatible in a PUD. The same type of architectural guidelines have been extended in a CDD Review process here, and that is something that the Commission will have to consider.

- G. In terms of the Conditional Use, one of the most important things as far as staff is concerned is where is the stacking going to take place, is it going to interfere with off-site circulation; is it going to be a problem in terms of traffic safety.  
This is an extraordinarily large site for a bank and it has extended room for stacking. As this is not a problem, staff feels that a Conditional Use is entirely appropriate here.
- H. The applicant has asked for several additional signs; small directional signs. Staff feels that one placed at the entrance drive along Dublin Center Drive should be adequate to help drivers determine how to get in to the drive-thru. The other signs, staff feels, are simply not needed on the site and tend to clutter.
- I. In terms of the Conditional Use, staff is recommending approval. In terms of the variance, staff feels that one of the signs is useful, however, the other two probably not.  
Staff would like to caution the developer that one of the signs as proposed is a ground sign and may create a blockage. It is situated more or less on top of the landscape mound. Just beyond it will be the marquee or title display sign for the AMC Theatre.

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- J. Staff would like to see the general finished floor elevation of this bank lowered; it seems to have a raised presence along Sawmill Road.
- K. Staff would like to see the other bank signs on the site.

Mr. Gary Kaiser, Vice-President of Retail Planning Associates, was present to briefly explain the nature of the approach. A research paper was prepared which indicated an analogy to a gas station. Many things have changed in that business, where it is no longer simply pumping gas, but has become a specialization in different business opportunities. That same analogy applies itself toward the banking business. There are a number of opportunities that are now presenting themselves, and the concept of their design staff was to link those opportunities around a center core in a financial institution. In addition, in the banking business itself there are a number of opportunities that are happening because of drive-thru teller convenience. This is taking the client to the automobile rather than to the inside of the bank, and as a result are losing business opportunities. With that in mind the philosophy was to get the person out of the automobile and into the bank to present these business opportunities.

Mr. Berthold, the architect, responding to a direction from Mr. Jezerinac to discuss the compatibility of this building with the rest of the center mentioned specifically the use of glass. Mr. Berthold said that there is a skyline system already approved as part of the AMC Theatre and as part of the center. He said that they did want to come up with something different, and he also said that he maintained that the colors of the brick used in the center, the theatre and the Hampton Inn as well as this bank are compatible. The landscape plan, the street tree planting, the lighting fixtures are of the same palate, Mr. Berthold said. He noted that the one thing that the bank does not have that the center does is the sloped canopy.

Mr. Callahan asked the applicant to address the signage. Mr. Berthold said that they are willing to work with staff on the signage. He did say that their client is willing to relocate the one sign to a more eastward direction across the intersection (the one hiding the AMC Theatre sign).

Mr. Berthold also said that they did not have a problem with putting a brick face on the sign but said that he thought that each person's sign, the copy, and the way that it is organized is a bit of a logo.

Mr. Callahan asked why two ground signs were necessary. It was noted that the signs would say different things, noting the possibility of different clients interested in the space within the bank.

Mr. Amorose said that he felt that the building was acceptable but that he did have a question regarding the signage.

He also said that the plant material is quite compatible with the rest of the center.

Mr. Jezerinac said that he had a problem with the variance for a drive-thru. The client said that the drive-thru would be used only by the bank. Mr. Jezerinac asked if he was sure that the other businesses would not eventually be using the drive-thru.

The applicant said that that had not been their intention.

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Mr. Friedman said that they do not anticipate any additional drive-thru facilities in the center.

Architectural compatibility and the signage were concerns expressed by Mr. Grace.

Mr. Berthold said that they have the building as low as they can have it without the installation of an ejector system for sewage.

It was noted that there is only a foot difference from top of curb to the floor and only a three foot difference from Sawmill Road.

Mr. Berthold said that in discussions with staff that it was understood that there is some distance between metro Center and Stouffers and there is some distance between this building and Phase 1 of the center. He said that they felt that the building that they have come up with is an answer to the client's needs, and said that they also feel that they have achieved harmony within the building. They also feel that they have achieved a harmony, with separate forms, with what is behind them.

Mr. Grace quoted from minutes of the Planning and Zoning Commission meeting as follows:

"The overall color scheme of the project will be lighter shade of earth tones with a sloped standing seam metal roof acting as a unifying form and color tying the whole project together."

Mr. Grace said that he did not see this in this project.

Ms. Clarke said that she thought that it would be useful if the Commission could give the applicant some additional guidance, what can be done "to tie this thing together".

Mr. Jezerinac said that "we don't tell them how to do it; we tell them what to do".

The Commission, he said, at this time does not feel that this building is compatible with the rest of the center - that is their guideline.

Mr. Grace suggested reviewing the minutes of several weeks ago when compatibility was discussed of the parcel being developed by the Drexel Group as well as the Daimler group and State Savings.

Mr. Callahan moved to approve the conditional use for the drive-thru facility (excepting the architecture).

Mr. Reiner seconded the motion.

The vote was as follows: Mr. Reiner, yes; Mr. Grace, yes; Mr. Callahan, yes; Mr. Berlin, yes; Mr. Jezerinac, yes; Mr. Amorose, yes; Mr. Geese, abstain.

Mr. Callahan repeated that he did not see the necessity for having two ground signs when they are on the corner and could have one.

A representative of the applicant said that within the bank building will be functions that will be totally unrelated to banking functions and that needs to be advertised.



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Mr. Grace moved to table the CDD Review application.

Mr. Amorose seconded the motion.

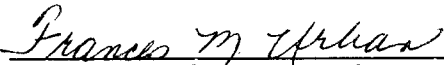
The vote was as follows: Mr. Amorose, yes; Mr. Berlin, yes; Mr. Callahan, yes;  
Mr. Geese, abstain; Mr. Grace, yes; Mr. Jezerinac, yes; Mr. Reiner, yes.

Mr. Grace moved to table the sign variance application.

Mr. Amorose seconded the motion.

The vote was as follows: Mr. Jezerinac, yes; Mr. Callahan, yes; Mr. Grace, yes;  
Mr. Reiner, yes; Mr. Berlin, yes; Mr. Amorose, yes; Mr. Geese, abstain.

The meeting was adjourned by the Chairman at 11:41 P.M.

  
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Secretary, Planning and Zoning Commission