

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

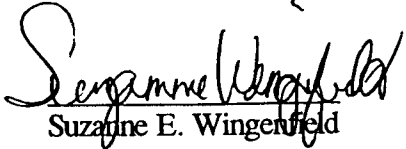
BOARD ORDER

ARCHITECTURAL REVIEW BOARD

August 25, 1999

- CASE 1: Informal Review - 98-080ARB - Old Dublin Town Center II - Franklin Street and Bridge Street**
Location: 3.56 acres located on the southeast and southwest corners of Franklin Street and Bridge Street.
Existing Zoning: PUD, Planned Unit Development and R-4, Suburban Residential District.
Request: An informal review of a new 10,450 square foot building with retail, restaurant, and office uses, a 76 space parking lot and the demolition of an existing house which fronts on Franklin Street, just south of Sells Alley.
Proposed Use: A two-story, 10,450 square foot building for restaurant, retail and office uses and a 76 space parking lot and an existing church.
Applicant: Dublin Community Church, c/o Paul Phillips, 36 Franklin Street, Dublin, Ohio 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017.

This case was heard informally by the Board and no vote was taken. The Board generally favored this proposal. The Board suggested more detail be given to landscaping, in particular screening the parking lot from the neighboring residential area, and providing pedestrian access to the parking lot and the building.


Suzanne E. Wingenfeld
Planner



DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION September 2, 1999

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

home/TDD: 614-761-6550
Fax: 614-761-6566
web Site: www.dublin.oh.us

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

8. **Concept Plan 99-081CP – Old Dublin Town Center, Phase 2 – Franklin Street and West Bridge Street**
Location: 3.56 acres located on the southeast and southwest corners of West Bridge Street and Franklin Street.
Existing Zoning: PUD, Planned Unit Development District and R-4, Suburban Residential District.
Request: Review and approval of concept plan under the PUD provisions of Section 153.056.
Proposed Use: Existing church and parking lot and new 10,450 square foot commercial building with restaurant, retail and office uses.
Applicant: Dublin Community Church, c/o Paul Phillips, 36 Franklin Street, Dublin, Ohio, 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017.

MOTION: To approve this concept plan with seven conditions:

- 1) That the applicant meet with the Franklin Street residents regarding this proposal;
- 2) That brick sidewalks be extended south along both sides of Franklin Street;
- 3) That a vacation plat for Sells Alley be approved by City Council;
- 4) That a detailed landscape plan, including buffering from the adjacent residential property, and a tree survey, tree preservation and tree replacement plans be submitted at the time of the preliminary development plan (rezoning);
- 5) That architecture and signage be consistent with those for Old Dublin Town Center I;

DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

September 2, 1999

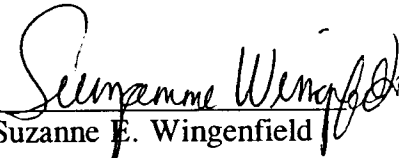
8. **Concept Plan 99-081CP – Old Dublin Town Center, Phase 2 – Franklin Street and West Bridge Street**
- 6) That signage meet the requirements of the Old Dublin Sign Guidelines and the Sign Code; and
- 7) That a stormwater management plan be submitted with the preliminary development plan.

* Patrick Grabill agreed to the above conditions.

VOTE: 7-0.

RESULT: This concept plan was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION


Suzanne E. Wingenfield
Planner

- 12) That the homeowners' association maintain all common property; and
- 13) That Conditions 1, 2 and 3 be met prior to this case being scheduled for City Council consideration.

Ben Hale agreed to the above conditions. Mr. Harian seconded the motion, and the vote was as follows: Mr. Eastep, yes; Mr. Peplow, yes; Mr. Sprague, yes; Mr. Lecklider, yes; Mr. McCash, yes; Mr. Harian, yes; and Mr. Fishman, yes. (Approved 7-0.)

7. Final Plat 99-075FP – Kendall Ridge, Section 2

This case was been postponed prior to the meeting until a later date. Notices were sent to the property owners. There was no discussion or vote taken.

*** 8. Concept Plan 99-081CP – Old Dublin Town Center, Phase 2 – Franklin Street and West Bridge Street**

Suzanne Wingenfield said this concept plan includes the Dublin Community Church, its parking lot and a duplex on Franklin Street in Old Dublin. She said the church and a small parking lot on the southeast corner of Franklin and Bridge Streets were rezoned PUD in 1996. The corner is proposed for a new 10,000 square foot building. All the church property is included in this application, but no changes are proposed to the church itself.

Ms. Wingenfield said the Architectural Review Board (ARB) informally considered this on August 25, and generally supported it. The ARB wanted attention to be given to landscaping and screening of the proposed parking lot from the homes on Franklin Street and to pedestrian connections between the parking lot and the building. She showed slides of the area.

She said an alley south of the corner lot is proposed for development. The duplex will be razed and replaced by a 76-space parking lot. She referenced the Old Dublin Area Plan of the Community Plan. The proposed building is two stories with restaurant and office uses. The architecture will be similar to that of the building under construction at Bridge and High Street. Materials include brick and cedar siding, asphalt shingles and standing seam metal roofs. Specific materials and colors must be submitted for approval by the ARB.

She said the brick sidewalks along Bridge Street should be extended down Franklin Street with benches, etc. A fence is proposed along the parking lot, and it should be either brick or stone to serve as a buffer along the homes. She said the plan needs more interior landscaping, street trees along Franklin Street, additional parking lot buffering, and tree preservation.

Ms. Wingenfield said it is consistent with the Old Dublin character. Staff suggests additional work on the parking lot layout, pedestrian connections to the building, and sidewalks, lighting, etc. along Franklin Street. Staff recommends approval with seven conditions:

- 1) That the applicant meet with the Franklin Street residents regarding this proposal;
- 2) That brick sidewalks be extended south along both sides of Franklin Street;
- 3) That a vacation plat for Sells Alley be approved by City Council;

- 4) That a detailed landscape plan, including buffering from the adjacent residential property, and a tree survey, tree preservation and tree replacement plans be submitted at the time of the preliminary development plan (rezoning);
- 5) That architecture and signage be consistent with those for Old Dublin Town Center I;
- 6) That signage meet the requirements of the Old Dublin Sign Guidelines and the Sign Code; and
- 7) That a stormwater management plan be submitted with the preliminary development plan.

Ms. Wingenfield said Council granted a sidewalk waiver to the church for the west side of Franklin Street. New development increases the need for sidewalks. The applicant had suggested additional pavers across Franklin Street from the parking lot. She said a sidewalk on the east side of Franklin Street, along this site's frontage, was necessary.

Mr. Sprague noted that an opposing letter was received from John and Sue Stroefer concerning traffic and lot coverage in Old Dublin.

Mr. Eastep suggested "cul de sacing" Franklin Street, and Ms. Wingenfield said this was not currently being studied. MS Consultants is examining the possible road extension behind the library and the proposed median on Bridge Street. Mr. Eastep thought a cul de sac should be studied so that more commercial property does not encroach on the residential area.

Mr. Eastep noted there have been many complaints about Old Dublin parking. He asked if the parking deficiency was calculated for Phases 1 and 2. Ms. Wingenfield said this proposal is about 30 spaces short. Phase 1, under construction, was about 100 parking spaces short. She said the City is trying to locate additional parking in Old Dublin, as well as working out shared parking lots. The Code does not differentiate between Old Dublin and Kroger for calculating parking. She said there is parking to the rear of the first building.

Mr. Eastep asked if Franklin Street is curbed and guttered. Ms. Wingenfield said no. Mr. Eastep said it should be done to prevent parked cars from creating ruts.

Mr. Eastep asked about the status of standards for all of Old Dublin. Ms. Wingenfield said an ordinance was being written, and the architectural design guidelines are nearly complete. Mr. Harian asked how this project related to the new guidelines. Ms. Wingenfield said it mirrors them almost exactly. This proposed text is almost the same as the approved Phase I text.

Mr. McCash asked if the design guidelines address permitted/conditional uses and the mix of uses, or shared parking, as the "Historic Development District" ordinance would do. He said outdoor seating requires a conditional use application costing \$2,140. Ms. Wingenfield said the design guidelines do not address land use or parking. She said the design guidelines will be finished in September, and the HDD ordinance should be complete by the end of this year.

David King, Horne and King Architects, said the uses here will include retail on the first floor. He said this is a concept plan. He said they intended to take the existing brick sidewalk on

High Street, south on at least the east side of Franklin Street. He said there are trees on the right-of-way or setback line on Franklin Street. The sidewalk could be at the curb, the edge of pavement, or inside the tree line.

Mr. King said their parking accounts for the pocket of outdoor seating at the corner. He said a restaurant is proposed between the toy store and this building. There will be a screened dumpster close to the south property line. He said at ARB, the preference was all masonry screening. Mr. Grabill suggests it be stone.

Mr. King said their concept was to treat this as an urban lot, where the perimeter is heavily screened, yielding the maximum spaces. The alley system can be used as suggested in the Community Plan to create circulation loops. A one-way system, using the alley as part of the loop system, provides the most parking spaces and screening. Interior landscaping, would be a grated tree with the addition of a wrought iron fence surrounding it.

Mr. King responded to the two letters provided to him. He said the sidewalk on the west side was not brought up at the ARB meeting, and he was not aware of it until the staff report.

Patrick Grabill, applicant, said the church approached them. To make the parking work in Old Dublin, Dublin needs to create a municipal parking authority. Many cities have done this and it works well. He said they promised the church to do the parking lot prior to the building. He said it would be better to get pedestrian traffic to the west side. He suggested the whole area be brick pavers. Mr. Grabill had no problem with cul de sacing Franklin Street, but he felt it was the residents' issue.

Mr. Grabill said at the 109 and 91 South High Street buildings, there was an alley with parking on both sides. By utilizing this circulation pattern, the power lines here will not have to be moved, and it maximizes the parking.

Mr. McCash said in municipal parking authorities, the parking lots were typically owned by the city. Mr. Grabill said their intention was that the if the parking authority is created, they would lease the parking lots to Dublin for one dollar a year for open parking, with the caveat that the Dublin Community Church has the right to use it. The uses proposed here are opposite to the church's peak times. Mr. McCash suggested working with other Old Dublin merchants on joint parking agreements for this lot.

Mr. Grabill said they were interested in working with everybody involved, but traffic circulation and overall parking issues have to be addressed by the City. He thought Dublin was doing a good job of trying to get ahead of those issues.

Mr. Eastep said the more Old Dublin is piecemealed, the less chance there is of doing an Old Dublin Plan. Mr. Grabill agreed. Mr. Eastep said in order for him to vote favorably for this application, he wanted Mr. Grabill to work with staff on a traffic circulation solution.

Mr. Sprague asked if the circulation pattern proposed are consistent with utilization of the Old Dublin alleys. Mr. King thought it did. He thought all the alleys should be used for head in parking as a group system. Mr. King would like to see Mill Lane closed off to increase parking. The alleys become part of the parking lot, in an elongated parking system, as well as a pedestrian linkage system.

Mr. Harian liked the look of Dublin Town Center, Phase I and the look of this building. His only concern was the traffic on Franklin Street.

Mr. Fishman also liked the look of this project. He was very concerned about future traffic and parking problems. Mr. Fishman said Old Dublin would look better than it did in the 60s. Before rezoning, he thought the ordinance and overall parking plan should be complete.

Mr. McCash said overall, the concept was great. However, issues regarding parking and circulation needed to be addressed. Design guidelines will be nice for the overall appearance, but he said the available uses are not addressed. Variances and conditional use procedures need to be clarified as well as the zoning ordinance. Without them, nothing can be done to revitalize Old Dublin. He said Dublin's red tape is creating the problems with redevelopment of Old Dublin. He wished the Historic Development District ordinance would be completed to take care of the use issues. He said rezoning individual pieces in PCDs and PUDs is not the solution. He could not support rezoning the site.

Mr. Sprague favored this concept plan, and he wanted the applicant to continue to work with the area residents. He wanted to single out Pat Grabill for his revitalization of Old Dublin. He greatly appreciated all of Mr. Grabill's effort.

Mr. Peplow also applauded Mr. Grabill's attempt to revitalize Old Dublin. He loved this concept plan. His biggest concern was the traffic circulation. This plan could be used as a catalyst to move in that direction as soon as possible.

Mr. Eastep said he wholeheartedly appreciated the efforts of Mr. King and Mr. Grabill. He does not want to piece the puzzle together; he wants an overall plan. Franklin Street needs to be studied, therefore, he could not support this concept.

Mr. Lecklider said there was a pressing need to have the ordinance finalized. He shared the concerns of the other Commissioners in respect to parking, traffic circulation and impact on residents. He complemented Mr. King and Mr. Grabill on this concept plan.

Mr. Grabill said they kept the proposed ordinance in mind when designing the project. The Dublin Community Church had a financial need for him to move forward on this. He asked for a favorable consideration. He said they will work on the parking and traffic.

Mr. Grabill agreed to all the above conditions. Mr. Fishman did not think the church opposed the sidewalk, they only wanted Mr. Grabill to pay for it. Mr. Grabill said that was not in their

transaction for this small building. Mr. McCash said Council gave a sidewalk waiver to the church as part of their development. Mr. Grabill thought they could work through the issue. Mr. McCash questioned whether this site should be rezoned to PUD rather than a HDD type of District. He said the concept was great.

Mr. Fishman said the Commission was happy with this concept plan, but not without having an overall ordinance for the entire Old Dublin area, the alley situation, and Franklin Street traffic.

Mr. McCash said he would vote yes for the concept plan, but he could not support the rezoning of the site. Mr. Fishman agreed.

Mr. McCash made the motion to approve this concept plan with seven conditions:

- 1) That the applicant meet with the Franklin Street residents regarding this proposal;
- 2) That brick sidewalks be extended south along both sides of Franklin Street;
- 3) That a vacation plat for Sells Alley be approved by City Council;
- 4) That a detailed landscape plan, including buffering from the adjacent residential property, and a tree survey, tree preservation and tree replacement plans be submitted at the time of the preliminary development plan (rezoning);
- 5) That architecture and signage be consistent with those for Old Dublin Town Center I;
- 6) That signage meet the requirements of the Old Dublin Sign Guidelines and the Sign Code; and
- 7) That a stormwater management plan be submitted with the preliminary development plan.

Mr. Fishman seconded the motion and, the vote was as follows: Mr. Harian, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Peplow, yes; Mr. Eastep, yes; Mr. Fishman, yes; and Mr. McCash, yes. (Approved 7-0.)

The meeting was adjourned at 12:07 p.m.

Respectfully submitted,

Libby Farley
Administrative Secretary
Planning Division

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 7

Meeting

DAYTON LEGAL BLANK INC. FORM NO. 10114

October 4, 1999

Held

(YEAR)

OTHER

Old Dublin Town Center - Concept Plan (Applicant: Dublin Community Church, c/o Paul Phillips, 36 Franklin Street, Dublin, OH 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, OH 43017.)

Ms. Clarke stated this concept plan is for three and 1/2 acres located on the southeast and southwest corners of West Bridge Street and Franklin Street. The site includes the Dublin Community Church and the duplex that is on Franklin Street as well as an existing parking lot. The proposal is for a new building of 10,400 square feet which would be located on the southeast corner within Old Dublin. This is Phase 2 of the Old Dublin Town Center project, and the plan calls for similar shops and similar uses. There would be a larger parking lot located to the south, and this would include some vacation of alleys. This was reviewed by the Planning Commission on September 2, 1999 and approved by a vote of 7-0 with 7 conditions as contained in the Record of Action of September 2, 1999. She noted that a concept plan is not binding upon the applicant or the City.

David King, Home and King Architects stated that he was present to respond to any questions from Council.

Mr. Adamek asked for clarification of the exact area for which this is being proposed. Mr. Grabill clarified that the existing house would be demolished on the site and the property will become a parking lot. That parking lot would incorporate the alley system. The lot immediately west of the Dublin Toy store would be used for the two story structure.

Mr. Adamek asked if these uses are consistent with what Council has already approved. Mr. Grabill responded affirmatively - there will be retail on the first floor and/or restaurants, with the second floor as office. The parking provided will serve the two developments. Mr. Grabill added that the church will use this lot to accommodate parking for their Sunday services.

Mr. Adamek asked if the new development would then have use of the parking at the church during normal business hours when the church is not utilizing the parking. Mr. Grabill responded that they have had informal discussions, but not at the church board level. He recommended that the City take a comprehensive look at the area when considering implementation of a municipal parking authority. The church is the seller in this transaction, and they made a commitment to the church that they will not lose parking during the construction period.

Mr. Grabill added that there is tremendous opportunity in Old Dublin and the City of Dublin has gone a long way in trying to be part of the solution. The City still needs to take more of a leadership role as the small business shop owners don't have the capital to do the infrastructure. However, once the City makes the initial investment, the private sector will follow.

Mayor Kranstuber moved approval of the Old Dublin Town Center Concept Plan.

Mr. Reiner seconded the motion.

Vote on the motion - Mr. McCash, yes; Mr. Peterson, yes; Mr. Adamek, yes; Mayor Kranstuber, yes; Mr. Reiner, yes.

Amberleigh North, Section 5 (Cluster Site) - Preliminary Plat and Request for Waiver of Tree Replacement Fee Required per the Tree Preservation Ordinance

Mayor Kranstuber stated that Mr. Reiner will abstain on these issues. Mr. Reiner then left Council Chambers.

Ms. Clarke stated Amberleigh North was rezoned to include a cluster site on the premises. The type of houses was not defined, but it was to be of the quality of the Lea or Weatherstone developments. At the time of rezoning, a condition was added that the applicant bring the cluster product both to the Planning Commission and to City Council for final approval. This cluster plan has been revised since that time to include multiple units and buildings rather than small lots which would have seriously impacted the trees. The

BOARD ORDER

ARCHITECTURAL REVIEW BOARD

December 15, 1999



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Site: www.dublin.oh.us

2. **Application 99-132ARB – Old Dublin Town Center II – Franklin Street and Bridge Street**

Location: 3.56 acres located on the southeast and southwest corners of Franklin Street and Bridge Street.

Existing Zoning: PUD, Planned Unit Development and R-4, Suburban Residential District.

Request: Review and approval of the demolition of an existing two-family residence located immediately south of Sells Alley, 34 and 36 Franklin Street; and recommendation to the Planning and Zoning Commission regarding a rezoning from PUD, Planned Unit Development District and R-4, Suburban Residential District to PUD, Planned Unit Development District.

Proposed Use: A two-story, 10,500 square foot building for restaurant, retail and office uses and a 69 space parking lot.

Applicant: Dublin Community Church, c/o Paul Phillips, 36 Franklin Street, Dublin, Ohio 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017.

MOTION #1: To approve the demolition proposal with four conditions:

- 1) That the applicant submit a letter from the church documenting the deterioration of the building and the church's inability to economically restore it to other uses, subject to staff certification that the Code provisions concerning demolition are being met;
- 2) That the applicant obtain a demolition permit from the City prior to demolition;
- 3) That the applicant obtain site plan approval by ARB for the Old Dublin Town Center II project prior to approval of a demolition permit; and
- 4) That if a historic structure is found during demolition, the demolition is to cease.

Bases:

- 1) The structure contains no features of architectural and historic significance to the character of the area.
- 2) Deterioration has progressed to the point where it is not economically feasible to restore the structure.

*Pat Grabill agreed to the above conditions.

VOTE: 4-0-1

RESULT: The demolition proposal was approved.



DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION April 6, 2000

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Website: www.dublin.oh.us

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

2. **Rezoning Application 99-131Z - Old Dublin Town Center II - Franklin Street and West Bridge Street**
Location: 3.56 acres located on the southeast and southwest corners of West Bridge Street and Franklin Street.
Existing Zoning: PUD, Planned Unit Development District and R-4, Suburban Residential District.
Request: Review and approval of a rezoning from PUD, Planned Unit Development District and R-4, Suburban Residential District to PUD, Planned Unit Development District.
Proposed Use: A mixed-use development of 10,500 square feet with restaurant, retail and office uses.
Applicant: Dublin Community Church, c/o Paul Phillips, 36 Franklin Street, Dublin, Ohio 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017.

MOTION: To approve this rezoning application because it complies with the Old Dublin Design Guidelines, increases parking resources within Old Dublin, and promotes gathering places in the area, with 12 conditions:

- 1) That right-of-way width and placement of the building be subject to the provisions of the text and the approval of the City Engineer;
- 2) That a vacation plat for Sells Alley be approved by City Council;
- 3) That revised landscape plans, including buffers, tree preservation and replacement, showing conformance to the Landscape Code be submitted after the applicant has met on site with a certified arborist and City staff and prior to being scheduled on the City Council agenda;
- 4) That the text be revised to list restaurants, bars, taverns, and pubs as conditional uses;
- 5) That tree preservation and replacement measures be included in the text;

DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

April 6, 2000

2. Rezoning Application 99-131Z - Old Dublin Town Center II - Franklin Street and West Bridge Street (Continued)

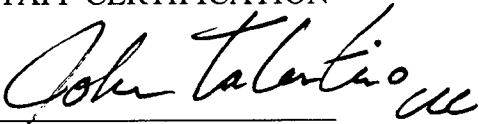
- 6) That the text be revised to state that architecture and signage shall be consistent with those approved for Old Dublin Town Center I, and that details be included;
- 7) That the text be revised by eliminating stucco and synthetic stucco as permitted building materials;
- 8) That the text be revised to state that designated parking shall be provided for any residential uses;
- 9) That the text require all site lighting to meet the provisions of the Dublin Lighting Guidelines;
- 10) That brick sidewalks be extended south along the east side of Franklin Street;
- 11) That plans for this proposal be submitted for ARB review and approval following rezoning approval by City Council; and
- 12) That the revisions to the plans and text required above be submitted within two weeks and be approved by staff prior to the case being scheduled on the City Council agenda.

* Patrick Grabrill agreed to the above conditions.

VOTE: 7-0.

RESULT: This rezoning application was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION



John Talentino
Assistant Planning Director

~~13) That revised plans be submitted within two weeks and prior to scheduling the pre-submittal meeting, subject to staff approval.~~

~~Mr. Olmstead agreed to the above conditions. Mr. Sprague seconded the motion, and the vote was as follows: Mr. Fishman, yes; Ms. Boring, yes; Mr. Lecklider, yes; Mr. Peplow, yes; Ms. Salay, yes; Mr. Sprague, yes; and Mr. Eastep, yes. (Approved 7-0.)~~

* **2. Rezoning Application 99-131Z - Old Dublin Town Center II - Franklin Street and West Bridge Street**

John Talentino presented this rezoning request for a site that includes the Dublin Community Church PUD. The eastern church 21-space parking lot is proposed for development. The area to the south of it will be used for about 70 new spaces. The existing church and its western parking lot are not to be changed. He said the Architectural Review Board supported this application. The ARB was concerned about screening the parking lot, buffering along the neighboring residences, and providing good pedestrian access and circulation through this site.

Mr. Talentino showed several slides. The proposal includes vacating a portion of an alley to the east of Franklin Street, replacing it with another circulation area. He noted Franklin Street has no sidewalks. An existing duplex will be razed. He said staff recommends preserving some significant trees on the site. One of the two large trees behind the residence can be saved.

One way circulation is proposed through the parking lot. The proposed building is very close to Bridge and Franklin Streets. He said there is a staff alternative parking lot layout included in the Commission packet. He said there are five curbcuts in the proposed design. A staff alternative reduced this to two and increases interior landscaping. The final development plan will determine the parking lot layout. He said the Community Plan encourages buildings along the street with screened parking to the rear. He noted the staff alternative yields fewer spaces.

He said this building repeats the general design of the Town Center I. The scale and character follow the Old Dublin Design Guidelines. It has multiple entrances and storefronts on each elevation and uses a variety of materials. It employs plain changes and gives the impression of several buildings developed over time. The 10,500 square foot building, depending on the tenant mix, meets the parking Code. If there is a restaurant, the parking requirement raises. Staff suggests using some of the church parking to meet that additional Code requirement due to its proximity. This is not included in the application.

Mr. Talentino said the Old Dublin traffic study addresses a possible bypass road in the northwest quadrant of the Bridge/high intersection and a possible median along Bridge Street. Creating a cul-de-sac on Franklin Street was not recommended; it forces the neighborhood traffic through the Bridge/High intersection, and causes it to fail. There has been discussion about making it appear not to be a through street. Restrictive pavement width with parking there, or heavy landscaping, or signs could be used.

Mr. Talentino said buffer standards were also discussed at the neighborhood meeting. He said the applicant, staff, and neighbors all agreed to work together on a buffer. The idea was a three-

foot stone wall with evergreen plantings on either side as a buffer. He said staff wants to meet later to solidify those commitments in the text prior to scheduling it for Council. The text needs to reference signage, lighting, stormwater management and architecture, similar to Old Dublin Town Center I. He said tree replacement is an issue that also needs to be resolved.

Mr. Talentino said staff feels this application is consistent with the Community Plan goals and the Old Dublin Area Plan. The development standards are consistent with Old Dublin, and staff recommends approval of this application, with 12 conditions:

- 1) That right-of-way width and placement of the building be subject to the provisions of the text and the approval of the City Engineer;
- 2) That a vacation plat for Sells Alley be approved by City Council;
- 3) That revised landscape plans, including buffers, tree preservation and replacement, showing conformance to the Landscape Code be submitted after the applicant has met on site with a certified arborist and City staff and prior to being scheduled on the City Council agenda;
- 4) That text be revised to include at least part of the 125 church parking spaces in the overall parking solution, subject to staff approval;
- 5) That tree preservation and replacement measures be included in the text;
- 6) That the text be revised to state that architecture and signage shall be consistent with those approved for Old Dublin Town Center I, and that details be included;
- 7) That the text be revised to eliminate stucco and synthetic stucco as permitted building materials, and to eliminate outdoor seating as a permitted use for the existing church (Subarea 1);
- 8) That the text be revised to state that designated parking shall be provided for residential use;
- 9) That the text be require all site lighting to meet the provisions of the Dublin Lighting Guidelines;
- 10) That brick sidewalks be extended south along both sides of Franklin Street;
- 11) That plans for this proposal be submitted for ARB review and approval following rezoning approval by City Council; and
- 12) That the revisions to the plans and text required above be submitted within two weeks and be approved by staff prior to the case being scheduled on the City Council agenda.

Mr. Eastep was sympathetic to some of the issues raised by residents. Franklin Street residents should not suffer because of commercial expansion nearby. The neighbors have characterized it as over-development of the area, and they do not want commercial traffic on their residential street. He understood the reason for not creating a cul de sac at Franklin Street. There is no right-of-way to improve the Bridge/High intersection because of the building setback. Franklin Street should not be used to re-route the traffic. He raised this as a problem with Phase I and Phase II of this proposal. He said Dublin wants development and wants to revitalize Old Dublin, but he asked why should the residents suffer the consequences. Ms. Salay agreed.

Mr. Talentino did not agree that there was suffering. He said the traffic study did not conclude where the cul-de-sac should be located. He said when traffic is completely cut-off, the larger intersection fails. He said traffic should be allowed to come off Bridge Street, into the church. There needs to be more than one way out. He said the pavement on Franklin Street is very wide, and could be narrowed.

Mr. Eastep said that would not be pro-active engineering. He asked if the majority of the residents agreed with the plan. Mr. Talentino said the residents' main concerns were parking, traffic and screening, but there was not a lot of negative reaction to this plan.

Mr. Eastep wanted the church, as part of this PUD application, to screen the 125-space parking lot. He said the church parking lot screening must come into compliance for him to support this. Mr. Talentino said no changes to that site are proposed.

Ms. Clarke said technically, the church is an applicant because its PUD plan is being altered. Its eastern parking lot is proposed for development, and this substantially alters the approved plan. No changes to the western side of Franklin Street are proposed, but both sides of the street are included in the PUD, regardless of who owns them today.

Ms. Salay wanted to encourage a pedestrian connection such as a brick path between the Dublin Town Center I and II. Parking needs to be identified and utilized, and parking is a concern. She asked if the church had agreed to its 125 parking spaces being used for this project because it has weddings and other events in addition to Sunday services. She noted there is a preschool located at the church.

Mr. Talentino said the goal of an overall parking solution was discussed with the church, and the church is willing to be a part of the solution. They have concerns about daycare parking and special events. A parking agreement has not yet been reached.

Mr. Sprague said he serves on the Old Dublin Revitalization Task Force. He announced the public meeting on April 12 to discuss its recommendations. He asked if the proposal to visually separate Franklin Street from the commercial area is consistent with the task force's initial recommendations. Mr. Talentino said there was not an actual proposal, but the northern Franklin Street extension is a bypass of the intersection, it is not to get people to south Franklin Street. Movements through the neighborhood could easily be restricted, if necessary.

Mr. Sprague understood there was a net parking gain. Parking has both a residential and commercial component. There needs to be a comprehensive view on parking. He asked if all the church parking spaces could be obtained in a parking agreement.

Ms. Clarke said the church is the major property owner of the PUD being altered, and under Code, it is the applicant. She said no church could loan all of its parking all of the time without considering its own needs. Mr. Sprague said the church lot is rarely full. Mr. Talentino said a portion of the church parking might be shared at certain hours. Mr. Sprague said the overall plan will aesthetically improve the overall area around the church. It will enhance the area.

Mr. Fishman favored this project but was disappointed the parking issue was unresolved. The church is not present, and without a solid agreement with the church, he visualized a future sign saying "Church Parking Only." Without a church representative, there is no agreement.

Patrick Grabill, applicant, said he understood the application was filed using the name of the Dublin Community Church. However, because of the delays and to help the church, he has bought the eastern property. He considered the church to be no longer involved because the land is already in Mr. Grabill's name. Mr. Eastep noted the church was a co-applicant by Code.

Mr. Grabill hopes a municipal or quasi-municipal parking authority will be created. As this site develops, they will install the parking lots first, so the church does not lose 21 spaces during construction. He hopes the Old Dublin Task Force recommends that the City adopt ownership of the Old Dublin parking issue. The authority can then work with the church on parking. He would like for Dublin to work with the church on a maintenance and cross easement agreement, but that cannot be done out of sequence. The church needs to be involved in the decision process, and he thought the current progression was logical. A plan should be provided to the church that makes sense for it. He said he would not commit the church to do whatever the Commission wanted. He again said the church is not an applicant for Town Center II.

Mr. Eastep said on paper and officially, the church was a co-applicant. He noted no one from the church was present. He said by altering the PUD for the church, the other 125 church parking spaces become involved. Mr. Grabill responded that the 125 church parking spaces are not part of his application. His application did not bind the church on its existing parking lot. He said the Commission needs to make its decision on Town Center II as presented. He said the City of Dublin has failed to prepare an effective coordinated parking plan.

Mr. Grabill said his application is balanced on parking. The additional 125 parking spaces that the City has might be involved if a restaurant use is proposed. He said everything else in Old Dublin has parking variances, but this proposal includes more parking than any other application in the district. He did not want this hung up on a parking technicality. He was told last November, that Dublin would rewrite its zoning code for the historic district.

Mr. Fishman suggested that a restaurant be treated as a conditional use, to deal with parking later. Mr. Grabill said that puts the cart before the horse. He said the Task Force has to create an overall parking authority for Old Dublin. If every little property has to comply with parking, Old Dublin can never be developed. He can not accept a condition that said he must come back to use the church's parking lot for a restaurant use. He said the City had to take ownership of the parking issue.

Mr. Fishman understood Mr. Grabill's point. However, if a restaurant is added, there will be no place to park regardless of what the City does or does not do. Therefore, the residents behind this development will have cars parked on their lawns, driveways, etc. He said the solution was to make an parking agreement with the church.

Mr. Grabill said the City, not a property owner, needed to do that. The parking solutions have to be designed as an overall development. He promised to do everything possible to work with the church to add to the parking. He said the City needs to do more.

Mr. Lecklider asked how the parking requirements were addressed in Dublin Town Center I. Mr. Grabill said variances were granted with no usage restrictions of any kind.

Mr. Talentino said the project probably meets the Parking Code as presented, except if a restaurant is included. He noted that a restaurant was a permitted use, per the text.

Ms. Salay said restaurant customers would not return if there were parking problems. Ms. Salay was very concerned about the Franklin Street residents. If the parking problem becomes theirs, they will be unhappy. She liked this project and it was great looking.

Mr. Grabill said from a business standpoint, a restaurant was not being encouraged. He wanted to remain flexible.

Mr. Eastep said the church is part of this application. Mr. Grabill agreed, technically. He stated that City Council did not do as the Commission recommended before, and that the church was very angry at the City for some of the things it had been asked to do. He thought the Task Force will provide a positive, cooperative solution soon, but this application should be separate.

Mr. Eastep said some of his issues from the September 2, 1999 Commission meeting have not been addressed. He appreciates that the applicant is bringing business into Old Dublin, but it is really not Dublin's responsibility to provide parking for his business. He sees this as largely a private sector responsibility, part of doing business.

Mr. Grabill said things are different in a historic district. He said Dublin granted variances for the removal of gas stations from the corner. He said that was a positive solution. He said the typical parking lot restrictions cannot reasonably be imposed in downtown Dublin.

Mr. Grabill thought the Historic District regulations, drafted by Councilmember Tom McCash, would be in place by now, and those regulations were to waive parking requirements. He said he had been cooperative and supportive of Dublin's efforts in Old Dublin. Without the cooperation of the Commission and others, redevelopment will never happen. He cannot do this alone, and the typical standards make no sense in Old Dublin.

Mr. Eastep agreed. However, he believed the church really is central to the issue, and that Dublin should not have the sole responsibility to find parking to solve the problem.

Mr. Grabill said ten years ago he did Cobblestone Square on South High Street. It added 18 parking spaces, vacated the alley for Dublin, redeveloped that, and gave it back to the City. That is all public parking. He said there is only a finite amount of land. He said he would accept a negative vote from the Commission, but he does not believe the church is still involved.

Mr. Eastep said the approved parking for the church is not being rezoned, and the church is therefore involved. If they did not want to be involved, they should have kept their parking lot. He thought a church representative should have been present.

Mr. Grabill said the staff asked him to add the church because it was part of the original PUD. Mr. Grabill said the church will react when they see Dublin's comprehensive parking plan and redevelopment package. He said there is a sequence problem, and the church could not wait any longer. They are nearly done with Town Center I, and they need to move on to this project.

Mr. Eastep said he greatly appreciates the upgrading and revitalization of Old Dublin that Mr. Grabill is doing. His concern is that more is being developed that the parking reserves can support. He does not oppose this application, but he is concerned about parking to make it work.

Mr. Grabill said there is total agreement that there was not enough parking. He said the parking solution should be comprehensive. He said there will be a Starbucks Coffee at Old Dublin Town Center I. He said he could not afford to put residential use on the second floor of either project.

Mr. Lecklider said he understood Mr. Grabill's frustration with the sequencing. He did note that the responsibility should not be borne by this Commission. The Commission wants to cooperate with everyone.

Mr. Grabill said they tried hard to conform with the Community Plan and the development standards. The Commission needs to act or opportunities will be missed. Mr. Lecklider did not want to miss opportunities, but he wanted something stronger than faith to vote on. He understood Mr. Eastep's point, that we to rely on the church for parking.

Mr. Grabill said he would submit a conditional use for a restaurant use, but he could not tie it to the church. He said he could not accept Condition 4.

Mr. Eastep asked if restaurant uses were conditional in Town Center I. Mr. Grabill said it was zoned a Central Community Commercial District. He said they agreed to bring it back in as a zoning so that the historical records would be accurate.

Mr. Fishman said if there is a restaurant use, Mr. Grabill will have to come back to the Commission for approval. Mr. Banchevsky said that could be a commitment which was part of this application, but it would not take the church out of the picture.

Mr. Fishman said the church was not the whole issue. If a parking garage is going to be built nearby, this will solve the problem and the restaurant will be approved. Mr. Lecklider hoped this solution will be known within a couple of months.

Mr. Talentino said a restaurant needs one space for every 50 square feet of building, which is about three times as many as required now. Mr. Grabill did not think there would be much demand for a restaurant, but he could not make any kind of commitment for the church.

Mr. Talentino said the applicant will build a sidewalk in on the east side of Franklin Street. But the west side belongs to the church, and that is not being constructed. Staff and the Architectural Review Board recommend installing sidewalks on both sides because of the pedestrian traffic expected here. Sidewalks should also be considered in the overall parking solution.

Ms. Salay said the sidewalk would be necessary if, and only if, the church was part of the comprehensive parking solution.

Mr. Lecklider said if this application is approved, there is no leverage to encourage the church to install a sidewalk. There is no one from the church to accept a condition either.

Mr. Sprague asked if the City could install a sidewalk on the west side in the easement.

Mr. Grabill said a parking authority could approach the church, perhaps leasing the lot for one dollar and maintaining it. As an additional consideration, it could provide a brick cross pavement. He did not think a sidewalk on the west side of Franklin Street was important, but the church will be using the new lot, and a crossing point would be good.

Mr. Lecklider said the traffic would increase in this area as a result of this project, and he was concerned people would walk on the street.

Mr. Talentino said outdoor seating was a permitted use in the text; he said the nearest residence was about 200 feet away. The outdoor dining area is very small, holding only a table or two, and no outdoor speakers. He was not concerned about creating a situation with the neighbors as is experienced with Mary Kelley's. Mr. Lecklider suggested revising the outdoor seating condition to include restaurants, bars, and taverns, as conditional uses.

Mr. Lecklider asked if the median was still an option on Bridge Street from High Street west to Franklin Street. Mr. Talentino said yes. Mr. Sprague said the study said it was feasible, but the Old Dublin Task Force recommendation does not include it.

Mr. Grabill said he hopes to create a streetscape for Dublin. There is an area where people congregate during parades. He hoped the public patio at the corner of Franklin Street and Bridge Street. He wanted to encourage seating there, but not table or restaurant seating.

Mr. Grabill said they will repeat the text for Dublin Town Center I and use the same sign standards and materials. He said a visual barrier is needed along the alley behind Franklin Street, such as a dry laid stone wall. Several residents have rear-loading driveways. He will work with staff and Ms. Cassidy, the adjacent property owner, to accomplish the same kind of look.

Mr. Lecklider asked if the asphalt shingles proposed would be consistent with Dublin Town Center I. Mr. Grabill said yes. He noted the building has a large section of flat roof. Brian Horne said the shingles will be one of the same types used on Dublin Center I. They are an asphalt shingles that has dimensions that are cut to look like slate shingles.

Mr. Grabill agreed to the conditions below, but he could not make commitments for the church.

Ms. Boring was very concerned that the church was not present to acknowledge the conditions and text for the PUD of which they are a part. Mr. Sprague said the church was notified and waived its opportunity to be present and heard.

Mr. Lecklider noted that no changes were being made to the text as it related to the church.

Mr. Eastep noted the time was 11:10 p.m. After discussion the Commission decided not to waive the 11 o'clock rule. The fifth case would be postponed due to the hour.

Mr. Banchefsky recommended that staff contact the church to let them know what transpired at this meeting. They can voice any concerns to City Council.

Ms. Boring was against the west side sidewalk on Franklin Street because it went nowhere.

Mr. Fishman said his only problem was solving the parking problem. He said if the restaurant is a conditional use, the parking problem is solved. It can be dealt with later.

Ms. Boring asked why staff recommended elimination of outdoor seating as a permitted use for the church. Mr. Talentino said there is no interest in limiting anything that the church now does. "outdoor seating" is seen as a commercial use, and it seems inappropriate at the church site. Ms. Boring said the second half of Condition 7 needed to be eliminated because Mr. Grabill would not accept any condition on behalf of the church.

Ms. Boring said she was most concerned about the parking being handled. She did not want to impose anything on the church. She said Condition 10 should be amended to say that brick sidewalks should be extended on the east side only.

Rob Montgomery, 32 West Bridge Street, the Animal Hospital, asked why the church was on the application if it was not needed. He is a member of the church and did not know why they were not represented. Mr. Eastep explained this was because the church's PUD is being revised. He noted the zoning runs with the land.

Mr. Eastep asked if the church site currently met the current Landscape Code. Ms. Newcomb said it should due to its recent expansion. She agreed to have it field checked for compliance.

Ms. Boring said the minutes reflected that the Commission recommended to Council that the church receive the sidewalk waiver at that time.

Ms. Salay made a motion to approve this application because it complies with the Old Dublin Design Guidelines, increases parking resources within Old Dublin, and promotes gathering places in the area, with 12 conditions:

- 1) That right-of-way width and placement of the building be subject to the provisions of the text and the approval of the City Engineer;
- 2) That a vacation plat for Sells Alley be approved by City Council;

- 3) That revised landscape plans, including buffers, tree preservation and replacement, showing conformance to the Landscape Code be submitted after the applicant has met on site with a certified arborist and City staff and prior to being scheduled on the City Council agenda;
- 4) That the text be revised to list restaurants, bars, taverns, and pubs as conditional uses;
- 5) That tree preservation and replacement measures be included in the text;
- 6) That the text be revised to state that architecture and signage shall be consistent with those approved for Old Dublin Town Center I, and that details be included;
- 7) That the text be revised by eliminating stucco and synthetic stucco as permitted building materials;
- 8) That the text be revised to state that designated parking shall be provided for any residential uses;
- 9) That the text require all site lighting to meet the provisions of the Dublin Lighting Guidelines;
- 10) That brick sidewalks be extended south along the east side of Franklin Street;
- 11) That plans for this proposal be submitted for ARB review and approval following rezoning approval by City Council; and
- 12) That the revisions to the plans and text required above be submitted within two weeks and be approved by staff prior to the case being scheduled on the City Council agenda.

Mr. Grabill agreed to the above conditions. Mr. Eastep seconded the motion and the vote was as follows: Mr. Eastep, yes; Ms. Boring, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Peplow, yes; Mr. Fishman, yes; and Ms. Salay, yes. (Approved 7-0.)

3. Revised Final Development Plan 00-022FDP - Coffman Park - 5600 Post Road

Carson Combs presented this revised final development plan for 56 acres located on the northwest corner of Post Road and Emerald Parkway. The proposal will alleviate current erosion problems for the existing pond, and provide for aesthetic enhancements. The general area is the pavilion/ice rink and the pond. He showed several slides.

Mr. Combs said a pedestrian walkway around the retention pond and formal planting areas around the pavilion were included in the Coffman Park Master Plan. The pond's riprap has provided for some erosion problems. The City wants to alleviate these through the combination of a retention wall with a sidewalk and a seating wall around the eastern edge of the pond. Low accent lighting is also proposal around the large oval lawn. The fixtures will be on dark green poles that match others already in the park. They are 100-watt fixtures and about 20 feet high.

Ms. Boring asked if this is the area used as secondary parking for the Irish Festival. Ms. Clarke said yes, but event parking is a temporary use. The space has always been programmed as an exhibition ground in the Coffman Park Master Plan.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 2

Meeting

DAYTON LEGAL BLANK INC., FORM NO. 1014M

Held November 20, 2000 (YEAR)

waiver for use of the facility.

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

LEGISLATION

PUBLIC HEARING/SECOND READING - ORDINANCES

* **Ordinance 54-00 – An Ordinance Providing for a Change in Zoning for 3.56 Acres Located on the Southwest Corners of West Bridge Street and Franklin Street, from: PUD, Planned Unit Development District and R-4, Suburban Residential District, to: PUD, Planned Unit Development District. (Dublin Community Church Plan – Old Dublin Town Center - Case File No. 99-131Z) (Dublin Community Church, c/o Paul Phillips, 36 Franklin Street, Dublin, OH 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, OH 43017)**

Ms. Clarke stated that this is a rezoning for approximately 3.5 acres which includes the Dublin Community Church on the southwest corner of Franklin and Bridge Streets, an additional portion on the southeast corner of Franklin and Bridge Streets with a 21-space parking lot and a duplex on Franklin Street. There are no changes proposed for the church site. The change to the east side would be the addition of a commercial building of 10,000 square feet with parking behind it. The proposal includes a slight relocation to the south of Sells Alley to provide better access for the area. She showed slides of the site and surrounding area.

The architecture of Town Center I would be duplicated with this building, and the elevations will be similar. The duplex property is zoned R-4 and the rest is zoned PUD. The rezoning wraps all of this into one PUD. It was reviewed by Planning Commission in April, and after significant discussion, focused for the most part on parking, the Commission recommended approval with the 12 conditions contained in the Record of Action of April 6, 2000. In the approval process, a significant change was that several of the proposed permitted uses, including restaurants, bars, taverns and pubs were changed to conditional uses because of their impact on parking in Old Dublin. There was some discussion about the church's participation in a parking solution, as the church has 120 spaces. However the church has scheduled activities which rely upon their parking spaces and so the issue was not resolved. As a PUD which provides for additional parking resources and 10,000 square feet of additional retail, office and commercial uses, the Planning Commission recommended approval.

Ms. Chinnici-Zuercher asked if the condition related to outdoor seating is the same as that applied in other areas of Old Dublin.

Ms. Clarke responded that generally speaking, for all new uses in Old Dublin, outdoor seating is a conditional use.

Ms. Chinnici-Zuercher stated that staff is then recommending approval of the outdoor seating as presented, but any additional outdoor seating would require conditional use approval.

Ms. Clarke stated that is correct. This application is being handled differently because it is being addressed in this zoning text at this time.

Mr. Hansley added that it has generally been handled previously on a case by case basis.

Mr. McCash stated that all businesses in Old Dublin currently require conditional use approval for outdoor seating. This application is being given approval for outdoor seating as part of their rezoning approval, giving them an advantage over other businesses. Unless the historic business district ordinance is amended to allow outdoor seating up to a certain size or number of seats as a permitted use, the only way to secure this is through a conditional use application.

Ms. Clarke responded that the historic business district would permit this applicant to have outdoor seating. However, under this PUD, restaurant is not a permitted use, but instead a conditional use. In other commercial buildings in Old Dublin, restaurants and bars are permitted uses and the outdoor seating would be a conditional use.

Mr. Hansley pointed out that this issue was not raised with the approval of Town Center I where Starbucks had outdoor seating approved.

Mr. McCash stated that he had previously recommended that the City change the overall zoning for Old Dublin to eliminate red tape and minimize the additional fees and

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 3

Meeting

DAYTON LEGAL BLANK INC. FORM NO. 10148

Held November 20, 2000

(YEAR)

approval processes necessary.

Ms. Chinnici-Zuercher stated that what Ms. Clarke is suggesting is that food and drink establishments are the ones that desire outdoor seating, and so the conditional use approval process will cover them.

Ms. Clarke responded that most of the neighborhood concerns relate to the noise associated with restaurant patrons.

Mrs. Boring stated that parking was a major concern at P&Z. She received a call regarding the fact that the old Firehouse Building parking will be eliminated with this development. The former toy store building also relies upon the church parking lot. Ms. Clarke stated that the concern of P&Z was that for restaurant uses in particular, the church would need to be part of that parking solution. The parking being developed to the south will handle the retail component of the building. The applicant will need to have a proposed parking plan in order to secure a conditional use for a restaurant. The toy store actually borrowed the church parking spaces; they did not own their own parking. However, the church does not have an obligation to continue to provide parking for the toy store.

Brian Horne, Horne & King Architects, noted that he represents the applicant. He is available to respond to questions.

In response to Mayor Kranstuber, he indicated that he has no knowledge of the toy store's reliance upon the 21 spaces. The store still has parking spots remaining behind the store.

Mrs. Boring stated that she is more concerned with the overall, net impact on available parking in Old Dublin.

Discussion followed.

Mayor Kranstuber summarized that at some future date, the City may hear complaints about the need for parking. He does not want the City to have to bear the cost of acquiring land for parking needs based on approval of this project.

Mr. Hansley stated that this applicant has met the Code for parking requirements. The City will continue to partner in addressing parking problems in Old Dublin. With the goal of revitalization of Old Dublin, any need for more parking is a positive thing.

Discussion continued.

Mr. Reiner summarized that this is a very nice project, but he would hope that in the future, restaurants would be permitted as they would bring vitality to the area. This applicant has addressed the parking needs for his project, and the project fits very nicely into the downtown area.

Vote on the Ordinance – Mr. Adamek, yes; Mr. McCash, no; Mrs. Boring, no; Ms. Chinnici-Zuercher, yes; Mayor Kranstuber, yes; Mr. Reiner, yes.

Ordinance 145-00 – An Ordinance Accepting the Annexation of 41.708+/- Acres from Washington Township to the City of Dublin. (Jean H. Scheiderer, et al.)
Mr. Hansley stated that this ordinance is in keeping with Council's goal to eliminate the islands of township within the City limits. The four adjacent properties along Dublin Road in this area are the subject of an annexation which will be filed by Mr. Close in the near future.

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

Ordinance 147-00 – An Ordinance Accepting the Lowest/Best Bid for the Dublin Recreation Center Parking Lot Expansion, Appropriating Funds Therefor, and Declaring an Emergency.

Mr. Hansley stated that staff is recommending Strawser Paving as the low bidder. Council has previously authorized the design of the parking lot expansion.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Page 2

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

August 13, 2001

(YEAR)

Mayor Kranstuber inquired about the bikepath and waterline construction schedules for Mr. Wickline's neighborhood.

Mr. Kindra responded that the surveyor is currently laying out the bikepath. Installation of the bikepath and waterline is scheduled for this year and will be coordinated to ensure the minimum inconvenience to the residents.

Mr. Wickline stated that boring under the road in front of his house is scheduled to occur next week, so the situation needs immediate attention.

Mayor Kranstuber stated that staff responses will occur as follows: (1) Mr. Hansley or Mr. Ciarochi will contact Mr. Wickline tomorrow to discuss the specifics of the bikepath and waterline construction, and (2) within the next two weeks, an Engineering staff member will conduct a stormwater site evaluation and provide a report on the problems and proposed remedies for the next Council meeting.

SPECIAL RECOGNITION/PROCLAMATIONS

Mayor Kranstuber introduced Miss Natalie Witwer, who recently won the Miss Ohio 2001 title and will represent the state of Ohio at the Miss America contest in Atlantic City, N.J. in September. He read a proclamation proclaiming Saturday, August 25th, Natalie Witwer Day in the City of Dublin.

Miss Witwer stated that the final competition in the Miss America contest will be on September 22nd, following a week of preliminary competitions. She stated that the community of Dublin has played a significant role in her life, providing her many opportunities to be involved. Her platform for Miss America is youth ministry, which she calls, "Start at the Core."

Mayor Kranstuber recognized the Dublin Coffman High School baseball team's win of the 2001 State championship. He asked Coach Tim Saunders to highlight the season.

Tim Saunders, 5811 Dublin Road, Dublin Coffman High School baseball coach, stated that the high school varsity team has 25 members and several assistant coaches, who provided valuable training and support. The team ended their season with a 26-7 record. This is the first Dublin Coffman High School baseball team to participate in the State championship, and, incredibly, to have also won. He read the names of the team members.

On behalf of City Council, Mayor Kranstuber thanked Coach Saunders for the 14 years he has worked with the team. He presented the team with a special recognition sign to be posted at the high school. He added that the City will also post smaller recognition signs at the main gateways to the City.

Bart Hunton, 5915 Muncie Ct., graduating senior, Dublin Coffman High School, thanked Coach Saunders for his work with the team, teaching them not only the skills of the sport, but skills for life itself.

Staff Comments

Mr. Ciarochi referred to three memos in Council packets:

1. Request for staff waiver of the development requirements for two parking lots:
 - (a) Site #1 - school property west of Darby Street in Old Dublin. He stated that the storage area at the back of the site will be developed into a parking lot to be used by the Dublin City Schools and by the City as a public parking lot.
 - (b) Site #2 - land recently gifted by Patrick Grabill to the City for the purpose of developing a parking lot.

Mr. Adamek moved to waive the parking development standards for the Dublin Schools District storage lot located west of the Dublin library in Old Dublin in conjunction with the development of a public parking facility.

Mr. Peterson seconded the motion.

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

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held August 13, 2001 (YEAR)

Mr. Adamek moved to waive the parking development standards for the Grabill property located just south of the Town Center II site in conjunction with the development of a public parking facility.

Mr. McCash seconded the motion.

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

2. Dublin City Schools request for a rezoning fee waiver for the administration building located at 62 West Bridge Street. Approximately five years ago, the Schools made an application for rezoning of that property, which was subsequently approved by the Planning and Zoning Commission and sent back to City Council. However, the Schools tabled the request, and no further action was taken at that time. At this time, the Schools would like to proceed with the rezoning, which will require proper public notice. To assist in paying the legal notification costs, staff recommends that Council approve a partial waiver of 50 percent of the total rezoning application fee of \$3,670.00, or a waiver of \$1,835.00.

Ms. Chinnici-Zuercher inquired what the Schools paid for the rezoning application fee five years ago.

Ms. Grigsby could not recall the exact amount, but estimated a fee of \$2,500.00.

Mayor Kranstuber moved to waive fifty percent of the rezoning application fee.

Mr. Adamek seconded the motion.

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

3. Planning and Zoning Commission's schedule of hearing dates for revision of the zoning code, included in Council packets, per Council's request.

Mr. Smith:

1. Stated that provided in Council packets was a draft of an ordinance for architectural guidelines, which will be scheduled for introduction at the August 27th Council meeting.

The Clerk stated that the material had not arrived in time to be included in the packets for this meeting. She will fax the draft to Council tomorrow.

Mr. McDaniel:

1. Stated that Council packets included a letter from the Dublin Women's Club requesting the opportunity to officially dedicate the artwork that they are donating to the Dublin Recreation Center. The dates they suggest for the dedication are October 24th, 25th or November 8th.

Council consensus was to schedule the dedication for October 24th.

LEGISLATION

TABLED ORDINANCE SCHEDULED FOR HEARING

Ordinance 66-01 - An Ordinance Authorizing the City Manager to Execute a Ground Lease With Craig R. Sonksen, on a 135' X 104' Tract of Land, Located South of Darby Street, City of Dublin, County of Franklin, State of Ohio, and Declaring an Emergency.

Mr. Ciarochi stated that staff recommends that the legislation be removed from the table and that Council disapprove it.

Mayor Kranstuber moved to remove the legislation from the table.

Mr. McCash seconded the motion.

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

Mayor Kranstuber moved to disapprove the ordinance.

Mr. Adamek seconded the motion.

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