

# RECORD OF ORDINANCES

Dayton Legal Blank Co.

Form No. 30043

Ordinance No. 47-91

Passed 19

AN ORDINANCE PROVIDING FOR A CHANGE OF ZONING OF A 33.2 ACRE TRACT LOCATED ON THE EAST AND WEST SIDES OF AVERY ROAD BETWEEN THE EASTERN AND WESTERN EXTENSIONS OF RINGS ROAD. TO BE REZONED FROM: R-1B, RESTRICTED SUBURBAN RESIDENTIAL DISTRICT (current Washington Township zoning) TO: R-2, LIMITED SUBURBAN RESIDENTIAL DISTRICT.

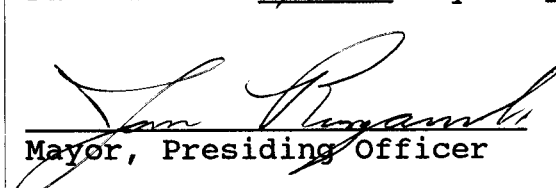
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 5 of the elected members concurring:

Section 1. That the following described real estate (see attached map marked Exhibit "A"), situated in the City of Dublin, State of Ohio, is hereby rezoned to R-2, Limited Suburban Residential District, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter Eleven of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

Section 2. That application, Exhibit "B", including the list of contiguous and affected property owners, and the recommendations of the Planning and Zoning Commission, Exhibit "C", are all incorporated into and made an official part of this Ordinance and made an official part of this Ordinance and said real estate shall be developed and used in accordance therewith.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 19<sup>th</sup> day of August, 1991.

  
Mayor, Presiding Officer

Attest:

  
Clerk of Council

Sponsor: Planning Division

I hereby certify that copies of this Ordinance/~~Resolution~~ were posted in the City of Dublin in accordance with Section 731.25 of the Ohio Revised Code.

  
Clerk of Council, Dublin, Ohio

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held August 19, 1991

19

Denise King: Can you establish the processes necessary for us to be able to do that with all future annexations then so we don't have these kinds of questions as to what the intent is and what the best rezoning category is for a piece of land, particularly since generally when properties are brought into the City of Dublin, it's because someone wants change in the way that property is being used. I'd like to request that you bring us an ordinance then too, so that we can more fully consider that suggestion.

Pat Bowman: Absolutely, we will do that.

Denise King: And I also think we might want to talk at our next Goal Setting session about what, if anything, we can do to streamline the rezoning process in areas where that might make sense. I'd like to talk with those of you who have spent a lot more time on Planning and Zoning than I have about what your recommendations might be.

Mayor Rozanski: Any other comments? Hearing none.

- Mr. Amorose: yes
- Mr. Campbell: yes
- Mrs. King: yes
- Mayor Rozanski: yes
- Mr. Strip: yes

Mayor Rozanski: Next, we have Ordinance No. 47-91 by title only please.

Myra: Ordinance No. 47-91 - An Ordinance Providing for a Change of Zoning of a 33.2 Acre Tract Located on The East and West Sides of Avery Road Between the Eastern and Western Extensions of Rings Road. To be Rezoned From: R-1B, Restricted Suburban Residential District (current Washington Township zoning) To: R-2, Limited Suburban Residential District.

Mayor Rozanski: Any further discussions or comments on this parcel? Hearing none.

- Mayor Rozanski: yes
- Mr. Strip: yes
- Mr. Amorose: yes
- Mr. Campbell: yes
- Mrs. King: yes

Mayor Rozanski: Next, we have Ordinance No. 51-91 by title only.

Myra: Ordinance No. 51-91- Ordinance Authorizing the City Manager to Enter into a Contract for Cable TV Franchise Consulting Services.

Mayor Rozanski: Anything further to add to this, Terry?

Terry Foegler: I think Dana's available to answer any questions Council may have.

Mayor Rozanski: Does Council have any questions? You all got the letter from Warner? Hearing no questions.

- Mr. Strip: yes
- Mayor Rozanski: yes
- Mr. Campbell: yes
- Mr. Amorose: yes
- Mrs. King: yes



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

**RECORD OF ACTION  
DUBLIN PLANNING AND ZONING COMMISSION  
JUNE 6, 1991**

The Planning and Zoning Commission took the following action in the rezoning application below at its regular meeting:

**Rezoning Application Z91-006 (Revised) - Miller Estates, Miller Estates No. 2 and additional acreage**

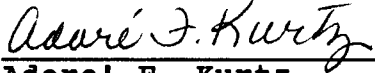
Location: ±33.2 acres located on the east and west sides of Avery Road and between the eastern and western extensions of Rings Road.  
Existing Zoning: R-1B, Limited Suburban Residential District (Washington Township zoning classification).  
Request: Establishment of Dublin zoning for recently annexed land. R-2, Limited Suburban Residential District.  
Proposed Use: Existing developed area of 24 single-family lots, a church and a park.  
Applicant: Dublin Planning and Zoning Commission c/o Dublin Division of Planning.

**MOTION:** To approve this Rezoning Application Z91-006 as outlined in the Staff Report of June 6, 1991.

**VOTE:** 6-0

**RESULT:** Application recommended to City Council for rezoning.

**STAFF CERTIFICATION:**

  
\_\_\_\_\_  
Adore' F. Kurtz  
Department of Development

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

**MINUTES OF MEETING**

**DUBLIN PLANNING AND ZONING COMMISSION**

**JUNE 6, 1991**

1. **Rezoning Application Z91-006 (Revised) - Miller Estates, Miller Estates No. 2, and additional acreage**
2. **Rezoning Application Z91-005 (Revised) - Dan-Sherri Subdivision and Avery Road lots**
3. **Revised Entry Sign - Muirfield Village**

Mr. Geese called to order the meeting of the Dublin Planning and Zoning Commission at 7:35 p.m. Commission members present were Mr. Campbell, Mr. Fishman, Mr. Geese, Mr. Leffler, Mr. Manus and Mrs. Stillwell. Mr. Kranstuber arrived at 8:00 p.m. Staff members present were Terry Foegler, Patrik Bowman, Steve Mack, Bobbie Clarke, Adore' Kurtz, and Mitch Banchevsky.

Mr. Leffler clarified his statement for the May 9, 1991 meeting regarding the ATM identification. He said he supports ATM identification on the ATM machine only, i.e. Jeannie logos, and not on directional signs, etc.

Mrs. Stillwell made a motion to approve the minutes of May 9, 1991. Mr. Leffler seconded the motion and the vote was as follows: Mr. Campbell, yes; Mr. Fishman, yes; Mr. Geese, yes; Mr. Leffler, yes; Mr. Manus, yes; Mrs. Stillwell, yes. (Approved 6-0).

For the first two cases, Mr. Bowman said Dublin zoning was closely matched with the Washington Township zoning. If a citizen desires another zoning district, he encouraged them to reapply for a zoning district which best meets an existing or future need.

1. **Rezoning Application Z91-006 (Revised) - Miller Estates, Miller Estates No. 2, and additional acreage**

Adore' Kurtz presented the Staff Report and slides of the site.

Adore' Kurtz said this application has been expanded to include St. John's Lutheran Church, the Kaltenbach Park and some of St. John's

additional acreage, as well as some residential properties on the west side of Avery Road.

The site also includes two single-family subdivisions (Miller Estates and Miller Estates No. 2) and several lots on the south side of Cara Road. All of those parcels are zoned R-1B from Washington Township, and it is proposed to rezone them to R-2. Following completion of an area planning study for the Avery Road corridor, there might be alternate uses proposed for the area, as well as alternative standards. However, given the present residential development and the existing subdivided lots, R-2 is the most appropriate zone in the interim. Notices were sent to the property owners involved and the contiguous property owners. Following a recommendation here, this application will be forwarded to the City Council which will hold a public hearing on the rezoning.

Mr. Fishman asked how much of the area is part of Dublin? Ms. Kurtz said the two major annexations totalled a bit over 1,200 acres. He asked if the trailer park is in Dublin now? Mr. Kurtz said yes. Mr. Bowman said the line extends up to the east side of Amlin along Rings Road. He said in other municipalities, including Westerville and Columbus, annexed property is automatically rezoned into the rural district. The property owner is then given the opportunity to apply for the zoning district of their choice.

Mr. Fishman asked if there is a long-term plan for the 1,200 acres? Mr. Bowman said Avery Road will be the entryway to future residential development west of Avery. The Avery Corridor and how it affects the land on either side of it will be examined in the planning process later this year.

Mr. Manus made a motion to approve the rezoning application Z91-006 as indicated in the staff report. Mr. Leffler seconded the motion and the vote was as follows: Mr. Geese, yes; Mr. Fishman, yes; Mrs. Stillwell, yes; Mr. Campbell, yes; Mr. Leffler, yes; Mr. Manus, yes. (Recommendation of approval 6-0.)

**2. Rezoning Application Z91-005 (Revised) - Dan-Sherri Subdivision and Avery Road lots**

Ms. Kurtz presented the staff report and slides of the site.

The application contains the Dan-Sherri subdivision of 12 single-family lots plus four houses on Avery Road. These four houses were added in the revision of this rezoning application. The request is to rezone the land from the R-1B classification from Washington Township to the R-2 District of Dublin. All but four of these lots have been developed as single-family residences. The development standards provided by the R-2 Dublin code are slightly less stringent than those of the Washington R-1B. The annexed area is currently served by wells and on-site sewage system. The closest water line is located at Shier-Rings Road. There are no plans, at



# RECORD OF PROCEEDINGS

Minutes of Dublin City Council Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held June 4, 1990

19

Page Eight

**Ordinance No. 45-90 - Ordinance to Accept an Annexation of 557.0<sup>+</sup> Acres from Washington Township to the City of Dublin. Third Reading.**

Mr. Smith reported that the lawsuit filed preventing the City from accepting this annexation has been dismissed and the restraining order has been resolved, so that Council could vote on the annexation this evening.

Vote - Mr. Amorose, yes; Mr. Campbell, yes; Ms. Maurer, yes; Mayor Rozanski, yes; Mr. Strip, yes; Mrs. King, yes.

**Ordinance No. 48-90 - Ordinance Amending the Annual Appropriations Ordinance - Avery Road Park Improvements. Second Reading.**

At the request of the Director of Parks and Recreation, Mr. Strip moved to waive the three time reading rule and treat as an emergency.

Mrs. King seconded the motion.

Vote on the motion-- Mrs. King, yes; Mayor Rozanski, yes; Mr. Strip, yes; Ms. Maurer, yes; Mr. Amorose, yes; Mr. Campbell, yes.

Vote on the Ordinance - Ms. Maurer, yes; Mr. Campbell, yes; Mrs. King, yes; Mr. Amorose, yes; Mr. Strip, yes; Mayor Rozanski, yes.

**Resolution No. 20-90 - Resolution Regarding Statement of Services for Proposed Annexation of 733 Acres from Washington Township to the City of Dublin. Second Reading.**

Mr. Hansley said that additional information regarding this Resolution would be in Council's next packet prior to the third reading.

Mrs. King noted that Mr. Foegler had told Council at goal setting that he had had some experience with providing a thorough analysis on a type of annexation where not only the land use plan was prepared but that there was a variety of impact analysis done which quantified the cost of providing services to different types of land use so that the City could make a well informed choice about which land uses and which combination of land uses benefitted the City as well as other factors.

Mrs. King asked for a sense of Council.

Mr. Hansley noted that passage of this Resolution is really the first step in the process; that it states for the county commissioners what Dublin could provide in the way of services if the land were to be annexed; that it will be several months before Council will have to decide whether to annex the property or not, and that prior to the vote on annexation Council would have additional information.

Mr. Strip noted that this legislation is a resolution/statement of services as opposed to an ordinance accepting the acreage.

Ms. Maurer asked Mr. Foegler the purpose of doing the impact study/analysis that was done in Lebanon.

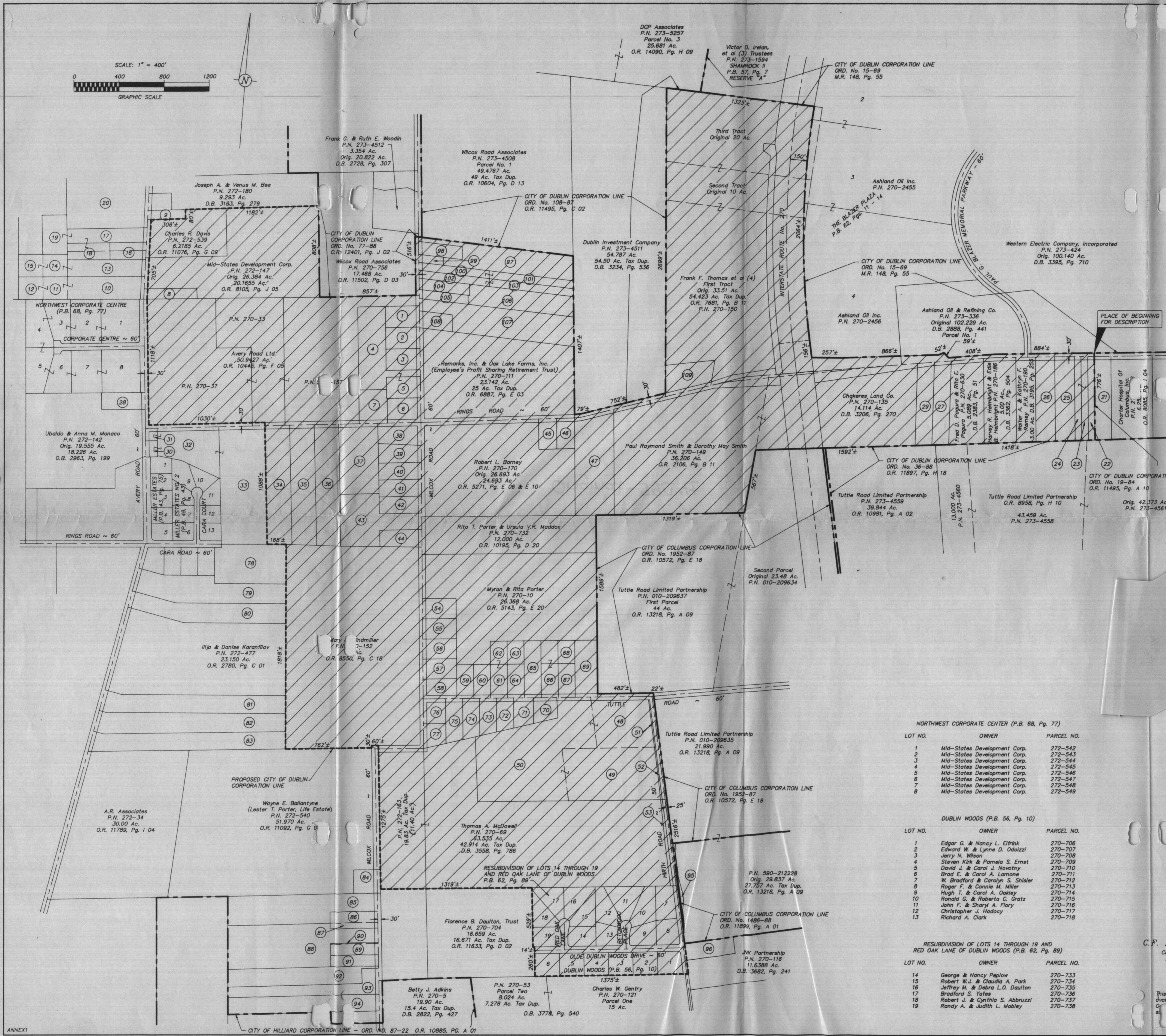
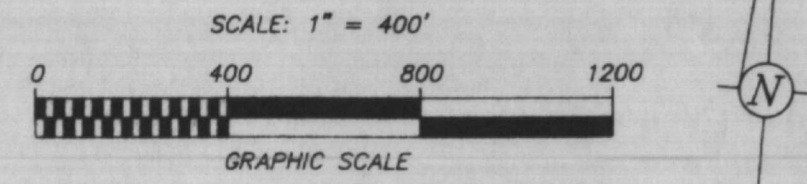
Mr. Foegler said that the difference was that it was essentially a City initiated annexation; that the City was contemplating major capital investments of sewer and water into the area; therefore, a very detailed fiscal impact study was done.

The area, he noted, was an industrial park.

The purpose of the analysis, he said, is to examine the cost to the city in revenues to serve the area (police station, fire stations, impact on schools, roads, etc.) versus what will be produced in the way of revenue.

It was noted by Mr. Hansley that Dublin has never aggressively annexed and property and does not have a policy regarding annexations.

Ms. Maurer noted that Dublin has done the planning at the zoning level rather than at the annexation level.



NO.	OWNER	PARCEL NO.	AC.	O.R. OR D.B.
1	Donald C. & Ruth A. Tway	270-743	1,308	O.R. 9349, Pg. H 13
2	Stephan H. & Lynne L. Krzykowski	270-744	1,308	O.R. 7411, Pg. C 16
3	Shawn P. & Kandis L. Branley	270-745	1,308	O.R. 7411, Pg. C 16
4	John A. & Beth H. Aman	270-742	4,570	O.R. 13254, Pg. E 09
5	Jeffrey & Sandra Biggs	270-749	1,300	O.R. 9145, Pg. G 09
6	Chris J. Zigo	270-746	1,480	O.R. 9524, Pg. D 12
7	Timothy J. May & Shau-Bel May	270-750	1,713	O.R. 9440, Pg. A 05
8	Dennis J. Hoffer	272-196	1	O.R. 10530, Pg. C 18
9	Luther Edward Shrader	272-230	0.616	O.R. 5028, Pg. C 10
10	Robert M. Dodge & Victor D. Irean	272-307	Tract 1 - 3.102	D.B. 3672, Pg. 336
11	Robert M. Dodge & Victor D. Irean	272-307	Tract 2 - 1.007	D.B. 3672, Pg. 336
12	Robert M. Dodge & Victor D. Irean	272-351	Tract 3 - 1.000	D.B. 3672, Pg. 336
13	Columbia Gas of Ohio, Inc.	272-123	Parcel 1 - 2.367	O.R. 1475, Pg. F 10
14	Columbia Gas of Ohio, Inc.	272-123	Parcel 2 - 1.000	O.R. 1475, Pg. F 10
15	Columbia Gas of Ohio, Inc.	272-123	Parcel 3 - 1.000	O.R. 1475, Pg. F 10
16	S-One Properties Company	272-237	0.915	D.B. 3741, Pg. 514
17	Parment Co., Inc.	272-308	Tract One - 2.054	O.R. 2966, Pg. H 03
18	Parment Co., Inc.	272-308	Tract Two - 2.054	O.R. 2966, Pg. H 03
19	Parment Co., Inc.	272-308	Tract Three - 1.804	O.R. 2966, Pg. H 03
20	Herman F. Swickard	272-146	7.130	O.R. 13249, Pg. C 09
21	Timothy J. Fallon	273-4517	2,500	O.R. 10208, Pg. F 11
22	Carl F. & Thelma L. Hill	270-329	1,000	O.R. 174, Pg. C 20
23	Mid-States Development Corporation	270-328	Parcel 1 - 1.00 Ac.	O.R. 13473, Pg. F 18
24	Mid-States Development Corporation	270-327	Parcel 2 - 1.00 Ac.	O.R. 13473, Pg. F 18
25	Frances Mary Urban	270-300	3.000	D.B. 3013, Pg. 382
26	Walter A. & Kathryn F. Ramey	270-410	3.00	D.B. 1494, Pg. 465
27	Everett G. & Evelyn Mae Puckett	270-413	2,622	D.B. 1915, Pg. 289
28	John W. & Emily J. Samson	272-423	1,329	D.B. 3512, Pg. 447
29	Kenneth Wilson & Dorothy N. Wheatley	270-183	2,682	D.B. 3537, Pg. 280
30	St. John's Lutheran Church	272-3	Parcel 1 - 0.345	D.B. 2994, Pg. 200
31	St. John's Lutheran Church	272-77	Parcel 2 - 0.265	D.B. 2994, Pg. 200
32	St. John's Lutheran Church	272-145	3.1	D.B. 3500, Pg. 887
33	St. John's Lutheran Church	270-12	10,000	D.B. 3623, Pg. 424
34	Richard C. & Elizabeth Netting	270-32	5,408	O.R. 7946, Pg. F 12
35	James C. & Joann Layton	270-29	5,447	O.R. 8408, Pg. H 10
36	Susan K. Erwin	270-12	5,483 - Tax Dup. 5.842	D.B. 3420, Pg. 478
37	Gene R. & Mary Ann Myer	270-45	5,022	O.R. 10626, Pg. G 16
38	Gary L.W. & Karen Hamre	270-21	1,676	D.B. 3480, Pg. 21
39	William J. & Judith C. Yoder	270-8	1,410	D.B. 3733, Pg. 187
40	William & Judith C. Yoder	270-6	1,291	O.R. 1988, Pg. 116
41	Rodney M. Friedman & Gayle Combs	270-15	1,285	O.R. 10736, Pg. G 11
42	Donald J. Muir & Margaret A. Schubbe	270-17	5,056	D.B. 3624, Pg. 889
43	Wilbert Martin & Christine S. Bell	270-20	1,287	O.R. 5922, Pg. H 08
44	Harold E. & Helen J. Derhodes	270-27	1,00	O.R. 7796, Pg. F 15
45	Ruth Long	270-747	1,00	O.R. 7796, Pg. F 15
46	Steven S. & Angela M. Martin	270-740	1,00	D.B. 1827, Pg. 179
47	Melville E. & Shirley Ann Swanson	270-143	7,218	
48	David G. Eichholt, Robert G. Eichholt, & Jane M. Eichholt	270-755	Orig. 5.41 - Tax Dup. 5.313	O.R. 13739, Pg. J 04
49		270-103	Orig. 8.91 - Tax Dup. 8.791	O.R. 12088, Pg. B 07
50		270-120	14.54	O.R. 12088, Pg. B 07
51	Franklin County Commissioners		0.087	O.R. 12002, Pg. G 20
52	Franklin County Commissioners		0.119	O.R. 7719, Pg. G 12
53	Franklin County Commissioners		0.398	O.R. 12409, Pg. G 04
54	Thomas E. Sr. & Susan A. Watkins	270-22	1,227	O.R. 6073, Pg. E 20
55	Katherine A. Tattersall & Kim J. Davies	270-193	1,227	D.B. 3286, Pg. 587
56	Charles O. & Mary M. Holliday	270-212	1,2068	D.B. 3307, Pg. 193
57	Edward W. & Virginia Katherine Williams	270-63	1,2068	D.B. 2853, Pg. 676
58	James M. & Judy A. Johnson	270-213	1,2068	D.B. 2853, Pg. 3
59	David H. & Delores Gease	270-168	1,032	O.R. 10016, Pg. I 11
60	Leah Margaret Norris	270-226	1,033	O.R. 10016, Pg. I 11
61	Samuel L. & Susan C. Stille	270-632	Tract 1 - 1.033	O.R. 10016, Pg. I 11
62	Samuel L. & Susan C. Stille	270-632	Tract 2 - 0.706	O.R. 10016, Pg. I 11
63	Harry G. & Mary Kaszewicz	270-62	0.706	D.B. 3472, Pg. 552
64	Henry G. & Mary M. Kaszewicz	270-686	1,033	D.B. 2831, Pg. 265
65	Darrel C. & Stella W. Mahanna	270-689	3,372	O.R. 5925, Pg. H 20
66	Edison C. & Susie K. Nelson	270-690	1,033 & 0.706	O.R. 5925, Pg. H 20
67	John P. & Sherri L. Stewart	270-691	Parcel No. 1 - 1.033	O.R. 7959, Pg. H 13
68	John P. & Sherri L. Stewart	270-691	Parcel No. 2 - 0.7059	O.R. 7959, Pg. H 13
69	Alvin R. & Janet C. Whitehead	270-692	Orig. 3.031 - Tax Dup. 2.325	D.B. 3410, Pg. 78
70	Russell & Carol Leah Duemmel	270-67	1,000	D.B. 2901, Pg. 329
71	Duane Richard & Judy Lee Corbett	270-24	1,000	D.B. 2901, Pg. 331
72	Judy Lee & Duane R. Corbett	270-158	1,000	D.B. 3086, Pg. 233
73	George W. & Ruth D. Sherman	270-96	1,091	D.B. 3146, Pg. 673
74	Daniel Samuel & Dianne Louise Lowery	270-87	1,203	D.B. 3144, Pg. 675
75	Donald S. & Dianne L. Lowery	270-148	1,313	D.B. 3586, Pg. 265
76	Rosalia Grace Crooks	270-26	0.9837	D.B. 3145, Pg. 689
77	Lee Wah Dong, Jimmy Dong, David Dong, Judy Dong & Toby Dong	270-160	0.8975	O.R. 1817, Pg. B 11
78	Washington Township Trustees	272-458	5.032	D.B. 3714, Pg. 662
79	Grace Harvest Christian Church	272-447	Parcel B - 6.303	O.R. 8491, Pg. B 01
80	Grace Harvest Christian Church	272-448	Parcel A - 5.352	O.R. 8491, Pg. B 01
81	Bosand Company	272-76	6.057	O.R. 14157, Pg. F 13
82	Bruce D. Bergmann	272-457	6.808	O.R. 2902, Pg. G 14
83	Bruce D. Bergmann	272-460	6.187	O.R. 9204, Pg. E 09

NORTHWEST CORPORATE CENTER (P.B. 68, Pg. 77)

LOT NO.	OWNER	PARCEL NO.
1	Mid-States Development Corp.	272-542
2	Mid-States Development Corp.	272-543
3	Mid-States Development Corp.	272-544
4	Mid-States Development Corp.	272-545
5	Mid-States Development Corp.	272-546
6	Mid-States Development Corp.	272-547
7	Mid-States Development Corp.	272-548
8	Mid-States Development Corp.	272-549

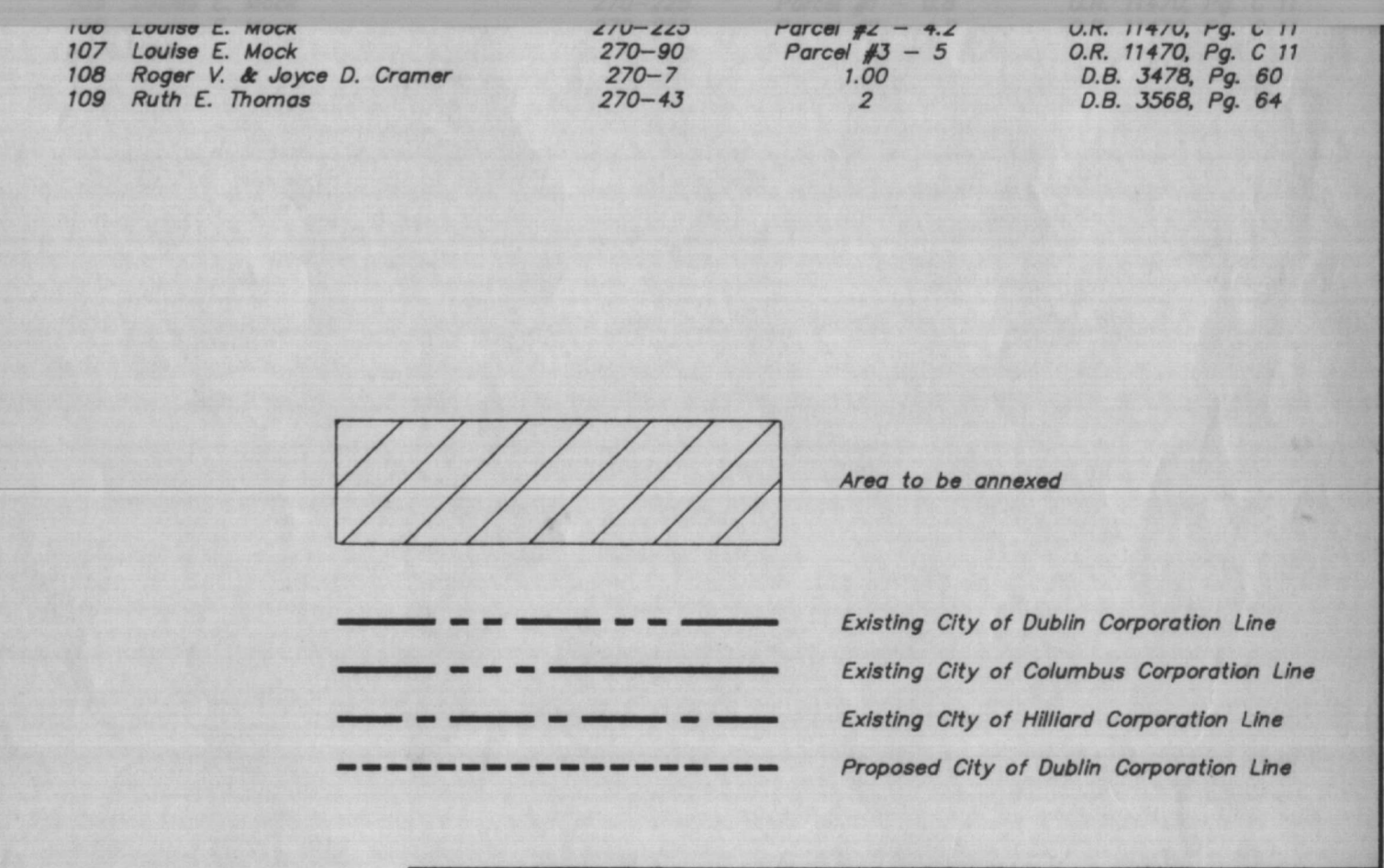
DUBLIN WOODS (P.B. 56, Pg. 10)

LOT NO.	OWNER	PARCEL NO.
1	Edgar G. & Nancy L. Elfrink	270-706
2	Edward W. & Lynne D. Odolzi	270-707
3	Jerry N. Wilson	270-708
4	Steven Kirk & Pamela S. Ernst	270-709
5	David J. & Carol J. Novatny	270-710
6	Brad E. & Carol A. Lamone	270-711
7	W. Bradford & Carolyn S. Shialer	270-712
8	Roger F. & Connie M. Miller	270-713
9	Hugh T. & Carol A. Oakley	270-714
10	Ronald G. & Roberta C. Gratz	270-715
11	John F. & Sharyl A. Flory	270-716
12	Christopher J. Hadopy	270-717
13	Richard A. Clark	270-718

RESUBDIVISION OF LOTS 14 THROUGH 19 AND RED OAK LANE OF DUBLIN WOODS (P.B. 62, Pg. 89)

LOT NO.	OWNER	PARCEL NO.
14	George & Nancy Paplow	270-733
15	Robert W. & Claudia A. Park	270-734
16	Jeffrey M. & Debra L. Daulton	270-735
17	Bradford S. Yates	270-736
18	Robert J. & Cynthia S. Abbruzzi	270-737
19	Randy A. & Judith L. Mabley	270-738

100	Louise E. Mook	270-223	Parcel #2 - 4.2	O.R. 11970, Pg. G 11
101	Louise E. Mook	270-90	Parcel #3 - 5	O.R. 11470, Pg. C 11
108	Roger V. & Joyce D. Cramer	270-7	1.00	D.B. 3478, Pg. 60
109	Ruth E. Thomas	270-43	2	D.B. 3568, Pg. 64



~Prepared By~  
**C.F. BIRD & R.J. BULL, INC.**  
 Consulting Engineers & Surveyors  
 2875 W. Dublin-Granville Road  
 Worthington, Ohio 43235

ANNEX. NO. \_\_\_\_\_ ORD. NO. \_\_\_\_\_

**WILLIAM J. YODER, ET AL**

TO THE  
**CITY OF DUBLIN**  
 FROM

WASHINGTON TWP. 590.4± AC.

DATE: \_\_\_\_\_ SCALE: 1" = 400'