

CITY OF DUBLIN

Land Use and
Long Range Planning
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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 19, 2009

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

**1. OSU Medical Center Sign
08-110AFDP/CDD**

**3900 Stoneridge Lane
Amended Final Development Plan
Corridor Development District**

- Proposal: Modifications to two existing ground signs, the addition of a directional sign, and the addition of an awning for an existing building within the approved JALL Planned Unit Development, located at the intersection of Stoneridge Lane and Dublin Center Drive.
- Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050 and a Corridor Development District application under the provisions of Code Section 153.115.
- Applicant: Garth Dahdah, Ohio State University Internal Medicine, LLC.
- Planning Contacts: David Stromberg, Planning Assistant or Jennifer M. Rauch, AICP, Planner II
- Contact Information: (614) 410-4600, dstromberg@dublin.oh.us or jrauch@dublin.oh.us


MOTION: To approve this Amended Final Development Plan/Corridor Development District application because it complies with the review criteria, with two conditions:

1. The proposed directional sign be placed eight feet from the right-of-way and the posts and background match the color of the proposed ground signs.
2. Any trees damaged by the relocation of the ground sign at Dublin Center Drive and Stoneridge Lane shall be replaced by the applicant.

VOTE: 6 – 0.

RESULT: This Amended Final Development Plan/Corridor Development District application was approved.

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner II

~~Ms. Husak invited the Commissioners to view the new and easily navigated Land Use and Long Range Planning (LULRP) portion of the City of Dublin's website. She said the website will be updated continuously by each LULRP team.~~

~~Ms. Husak pointed out that a copy of the 2008 Annual Report for Land Use and Long Range Planning was attached to the Administrative Report as a reference to tonight's Planning Presentation. She said a memo addressing the pending installation of approved signs for the Chase Suites Hotel was also attached to the Administrative Report.~~

~~Mr. Zimmerman congratulated Washington Township Fire Marshall Alan Perkins for receiving the Ohio Fire Official of the Year Award from the Ohio Building Officials Association.~~

~~Mr. Zimmerman presented former Commissioner Ted Saneholtz with a plaque, recognizing his dedication and outstanding service performed for the City of Dublin, April 2002 through September 2008.~~

~~Mr. Saneholtz thanked his fellow Commissioners, his family, and the Planning staff. He wished everyone the best and said he really enjoyed his time serving on the Commission.~~

~~Kevin Walter praised Mr. Saneholtz's impact on the City of Dublin with the choices and decisions made as a Commissioner and encouraged the other Commissioners to follow Mr. Saneholtz's lead.~~

~~Mr. Zimmerman announced that Cases 1 and 2 were eligible for the consent agenda since the applicants had agreed to the conditions listed in the Planning Report, and Case 3 was a Planning Presentation. He pulled Case 1, and said the amended Agenda order would be Cases 2, 1, and 3. [The minutes reflect the order of the published agenda.] Mr. Zimmerman briefly explained the purpose and procedures of the Commission.~~

**1. OSU Medical Center Sign
08-110AFDP/CDD**

**3900 Stoneridge Lane
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Corridor Development District**

Mr. Zimmerman swore in Garth Dahdah, the applicant, Ohio State University Internal Medicine, LLC, City representatives, and those who wished to speak in regards to this case.

Mr. Zimmerman asked that the background color of the proposed directional sign and the posts match the dark bronze color for the proposed ground signs instead of having white lettering on a black background, as proposed.

Mr. Dahdah agreed to the Condition 1, as amended and Condition 2.

Mr. Zimmerman asked if there were any public comments. [There were none.]

Motion and Vote

Mr. Zimmerman made the motion to approve this Amended Final Development Plan/Corridor Development District application because it complies with the review criteria, with two conditions:

- 1) The proposed directional sign be placed eight feet from the right-of-way; and the posts and background match the color of the proposed ground signs.
- 2) Any trees damaged by the relocation of the ground sign at Dublin Center Drive and Stoneridge Lane shall be replaced by the applicant.

Mr. Taylor seconded the motion. The vote was as follows: Ms. Kramb, yes; Mr. Freimann, yes; Mr. Walter, yes; Ms. Amorose Groomes, Mr. Taylor, and Mr. Zimmerman, yes. (Approved 6 – 0.)

**2. Dublin Medical Center 4351 Dale Drive
09-004CDDS Corridor Development District Sign Review**

Todd Zimmerman swore in David Gerber of Proscan, representing the applicant, Dublin Imaging and Sports Medicine Building, Ltd. who agreed to the condition listed in the Planning Report on behalf of the applicant.

Motion and Vote

Mr. Zimmerman made the motion to approve this Corridor Development District Sign Review application because it complies with the review criteria and the existing development standards within the area, with the following condition:

- 1) That the colors of the copy for the tenant panels be limited to black.

Mr. Freimann seconded the motion. The vote was as follows: Ms. Amorose Groomes, yes; Mr. Taylor, yes; Mr. Walter, yes; Ms. Kramb, yes; Mr. Freimann, yes; and Mr. Zimmerman, yes. (Approved 6 – 0.)

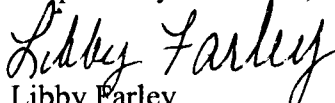
3. Planning Presentation

Steve Langworthy presented a review of the Annual Report for the Land Use and Long Range Planning Division which included notable 2008 projects and organizational milestones of 2008, as well as new initiatives for 2009.

The Commissioners discussed the differences between the City and a homeowners association's authority to enforce deed restrictions. Mr. Langworthy clarified that the enforcement of deed restrictions were outside the Code and the City's authority. He said City Council was dealing with homeowner association maintenance provisions along with the Community Service Advisory Commission (CSAC). Mr. Langworthy said the Building Permit form includes a provision that the homeowners association and deed restrictions are to be verified for compliance. He said the problem was that the City cannot be in the position of enforcing individual deed restrictions.

Mr. Zimmerman adjourned the meeting at 7:32 p.m.

Respectfully submitted,


Libby Farley
Administrative Assistant