



Review Services/LULRP Meeting – Thursday, October 8, 2009

Attendees: Velma Coen, Review Services
Dave Marshall, Review Services
Jenny Rauch, Land Use and Long Range Planning

I. Information Related to Upcoming Public Hearings, Deadlines, and General Communication

- Review of Upcoming Agendas
- Discuss any Outstanding Review Services Comments

II. Review Services

A. Project Name:

B. Site Address:

C. Presented By: Velma Coen

D. Issue: Clarification of Code Section 153.074 Accessory Uses and Structures (C) Residential swimming pools (1) Permitted Types (c) Hot tubs Per this section, since it says "do not exceed 100 square feet in total water surface area **OR** 4.5 feet in depth or height" - do we agree that a "hot tub" over 100 square feet but not greater in depth than 4.5 feet is permitted?

E. Recommendation: Permit

F. Time Frame for Response:

G. Decision Rendered: If a hot tub exceeds either of the two requirements then it is classified as a swimming pool and must meet the swimming pool requirements (i.e. be located underground).

III. Review Services

A. Project Name: Crown Chrysler, Jeep, Dodge

B. Site Address: 6400 Perimeter Loop Rd

C. Presented By: Dave Marshall

D. Issue: Face Replacement of a Ground Sign in a Planned District – The dealership is requesting approval to reface the existing “Chrysler Jeep” ground sign to include the word “Dodge” and the Dodge Ram logo. The height, size, location and color scheme of the existing sign would remain unchanged.

E. Recommendation: Disapprove Request – Ordinarily a simple face change like this would be considered a minor modification of the sign face and would be eligible for administrative review by LULRP staff. However, in this case the sign package for all three of the Crown dealerships was closely reviewed by the Planning Commission in November of 2001 (#99-073) with detailed requirements for the configuration of the signs called out in the Record of Action. In addition Condition #3 of the ROA stipulates” *that any modification to the sign package be subject to Commission review.*” Unless LULRP feels the subsequently approved administrative review section of the code now supersedes the earlier condition of the ROA, the applicant must file for an AFDP to revise the sign face.

F. Time frame for Response: Monday October 12th

- G. **Decision Rendered:** This will need to return to the PZC for approval, as it was a condition of approval that any modifications to the sign package be subject to Commission review.

IV. Review Services

- A. Project Name: Avizent**
- B. Site Address: 5000 Bradenton Ave.**
- C. Presented By:** Dave Marshall
- D. Issue: Face Replacement/Modification of a Ground Sign in a Planned District**
– A sign contractor has inquired about a possible sign face change to an existing non-conforming ground sign at this PUD zoned site, commonly known as the Frank Gates Building in the Llewellyn Farms PUD. The sign is non-conforming due to the non-rectangular shape of the monument style sign. The sign consists of two low rectangular slabs resting on a sign base capped by a triangular shaped “capstone.” The upper rectangle slab is currently used for a sign plaque that reads “AVIZENT” and is proposed to be changed to individual cut letters reading the same. The lower slab that is currently blank would be used for the building street address which currently is mounted on the bottom edge of the triangular capstone. The capstone would now be used to display a small company logo that does not currently exist on the sign face. The existing sign face configuration appears to have been changed out at some point in time without a sign permit. The last sign permit in file for this address is for the Frank Gates building issued in 1989. The records for the Frank Gates FDP date back to September 1988 and do not reference signs, which was not uncommon for that time. There also is no text pertaining to sign requirements. The original sign was designed to meet the sign code that was in effect at that time.
- E. Recommendation: No Recommendation** – Given the lack of sign standards in a PUD text or an FDP it is up to LULRP to decide if the proposed sign changes should be considered minor modifications under the administrative review criteria of the planned district code section.
- F. Time Frame for Response:** Monday October 12th
- G. Decision Rendered:** The decision from LULRP is that the sign can be administratively approved since they are only changing the sign face, which is in compliance with Code. They can modify it without bringing the sign shape into compliance. We will need a copy of the new sign design that shows it a little better so it can be reported to the PZC.

V. Review Services

- A. Project Name: PNC Bank**
- B. Site Address: 6680 Perimeter Drive**
- C. Presented By:** Dave Marshall
- D. Issue: Face Replacement of a Ground Sign in a Planned District** – PNC Bank has acquired the two existing Huntington National Bank sites in Dublin including this planned district location. Review Services has been working with their sign company to get sign designs that meets the requirements of the sign code and the planned district. (The Bridge Street bank branch is located in a straight zoned district and only must meet the requirements of the sign code.) The most recent ground sign design for the Perimeter Drive location now calls for a ground sign with a maximum of three colors as opposed to the original five. The current “green above/white below color configuration of the existing ground sign will

2. Final Development Plan - Llewellyn Farms West - Frank Gates Building

- A. The site is 5.27 acres located on the north side of Bradenton Avenue (extended), approximately 200 feet west of Frantz Road. To the north across a wooded area and the Cramer Ditch is the Sherex Chemical site; to the east are smaller offices and the Payco American Building; to the south along Bradenton Avenue will be several smaller offices; and to the west is a recently annexed tract of over 100 acres. The land located to the north is zoned OLR; to the east and south is PUD zoning for offices; and to the west is recently annexed farmland on which the R, Rural District has just been established. In brief, this site is also zoned PUD for offices within the approved Preliminary Plan for Llewellyn Farms.
- B. The applicant will be extending Bradenton Avenue westward from Frantz Road slightly over 800 feet to the west property line where it will deadend. The road has a proposed 60-foot right-of-way and a pavement width of 36 feet. The plan is for Bradenton Avenue to curve to the south to intersect with Park Center Boulevard (located between the Borrer and American Cancer Society buildings) once it is also extended. Council accepted the Preliminary Plan for the Bradenton Avenue extension at its July 18, 1988, meeting.
- C. The Final Development Plan is for a three-story office building with 66,875 square feet. The Gates Company will occupy approximately 36,000 square feet of the building. The building will be dark gray brick (Endicot 'Dark Iron Spot') compatible with other Llewellyn Farms buildings, and will have a buff limestone entry. The roof is mostly flat but will have a standing seam metal portion which will house mechanical units. The height of the building is unknown, but it will be within 30 inches of the height of the Sherex Building. The building-to-land-area ratio is about 12,700 square feet per acre.
- D. This case was previously heard as an informal review at the August 4, 1988 Commission meeting. The applicant is now requesting approval of the Final Development Plan. Since the time of informal review, a number of changes have been made on the plans for this site. Snow fencing has been provided along the Cramer Ditch to define limits of construction. Parking has been reduced by 16 spaces bringing the total to 310 spaces, still exceeding the minimum (267) required by Code. Parking is no longer shown in the 25-foot easement along the north side of the property, and the handicapped ramp, at the west side of the building is in alignment with the west entrance. A 3-foot concrete walkway has been provided at the east entrance. Also changed on the plan is the placement of the building itself which has been moved to the south away from the creek by about 10 feet. One retaining wall is shown at the northeast side of the building which has been reconfigured to curve along the creekline.

E. The landscaping for this plan has been changed, as well. The pine trees in the parking lot entranceway have been replaced by crabapples and Sugar Maples have been added along the southeast property line. The London Plane trees have been replaced by Pin Oak trees which unfortunately do not do well in Dublin either. The electric transformer, located to the east of the building, will be screened by Anthony Waterer Bumald Spirea.

Staff is still not completely satisfied that this is the best possible site plan for this site. The development of such a large building makes it difficult to preserve the natural amenities. The applicant, however, has for the most part complied with Code, and Staff is recommending approval of this Final Development Plan subject to the following conditions:

- 1) Replace Pin Oaks with Moraine Honeylocusts and replace rhododendrons in the entranceway south of the building with a more tolerant species.
- 2) Relocate Vanick Weigelas, along western property line, 3 feet from edge of parking lot to allow for vehicle overhang, and relocate trees along Bradenton Avenue from right-of-way onto property.
- 3) Provide snow fencing along west property line and around clusters of trees to the north of the site.
- 4) Provide a second Japanese Flower crabapple on the west side of the building, and another Dwarf Burning Bush along east property line, as both are indicated on the plan. The electric transformer should be screened on four sides by Anthony Waterer Bumald Spirea.
- 5) Work out clear sight distances at curb cuts along Bradenton Avenue with the City Engineer, as well as plans for the alteration of the stream channel.
- 6) Provide that signage will comply with Code.

**ENGINEERING COMMENTS FOR
PLANNING AND ZONING MEETING
SEPTEMBER 8, 1988**

FINAL DEVELOPMENT PLAN - LLEWELLYN FARMS WEST - GATES BUILDING

Storm water management/detention calculations have been reviewed and accepted. Detention is being accomplished in the parking lots.

The mounds along Bradenton Avenue are proposed to be within the right-of-way and are three feet high. This height of mounding with it landscaping will likely obscure an on coming vehicle for drivers leaving the drive. The desire is to provide at least stopping sight distance for traffic on Bradenton Avenue as that traffic approaches the entrance drives. Please ask the developer's consulting engineer to verify adequacy of the sight distance. If adequate sight distance is not available then the mounding (and landscaping) should be located outside the street right-of-way.



C I T Y O F D U B L I N

MINUTES OF MEETING

DUBLIN PLANNING AND ZONING COMMISSION

SEPTEMBER 8, 1988

Mr. Jezerinac, the chairman, called the meeting to order at 7:40 p.m. Commission members present at the meeting were Mr. David Amorose, Mr. Roger Berlin, Mr. Ron Geese, Mr. Ron Jezerinac, Ms. Mary Ann Rausch, and Mr. John Reiner. Mr. Tom Grace arrived at 7:50 p.m. Ms. Bobbie Clarke, Ms. Lisa Leitzell and Mr. Paul Willis of the City Staff were present at the meeting. Mr. Pat Bowman joined the meeting around 10:00 p.m., and Mr. Mitch Banchefsky, Assistant Legal Director, was absent.

The first item of business was the approval of the Minutes of the Planning and Zoning Commission meeting of July 21, 1988. Mr. Reiner moved to approve the minutes, seconded by Mr. Amorose. The vote was as follows: Mr. Reiner, yes; Ms. Rausch, abstain; Mr. Jezerinac, abstain; Mr. Geese, yes; Mr. Berlin, yes; Mr. Amorose, yes.

Mr. Amorose made a recommendation for approval of the Minutes of the August 4, 1988, Planning and Zoning Commission meeting. The motion was seconded by Mr. Reiner, and the vote was as follows: Mr. Geese, yes; Mr. Berlin, yes; Mr. Amorose, yes; Mr. Jezerinac, yes; Ms. Rausch, yes; Mr. Reiner, yes.

~~1. Special Permit - Satellite Dish - 80 Browning Court~~

~~Ms. Leitzell presented slides of the site along with the following information:~~

- ~~-The site is approximately one acre located on the north side of Browning Court, approximately 500 feet east of St. Rt. 745, within the Galway Estates subdivision. The site is zoned R-1, Restricted Suburban Residential District, and contains a large, two-story, single-family house. To the north, east, and south are single-family residences, and to the west is a large, undeveloped lot for future residential use.~~
- ~~-The applicant is requesting Special Permit approval for the installation of a ten-foot diameter, black-mesh antenna to be located at the northeast corner of the property. The dish will not exceed 13 feet in height and will be screened by existing 30- to 40-foot white pines to the north and existing 12- to 15-foot white pines to the east. The applicant is proposing to plant two white pines just south of the dish location to provide additional screening.~~
- ~~-Staff feels the applicant has met the requirements of the Code for this Special Permit and recommends approval of the application.~~

~~Mr. Jezerinac asked if the applicant was present at the meeting. There was a representative for the applicant in attendance.~~

~~Mr. Jezerinac asked if there was anyone in attendance who would like to comment on the proposed satellite dish. There was no response.~~

~~Mr. Amorose moved for approval of the Special Permit application. Mr. Geese seconded the motion based on the stipulations contained within Paragraphs A. B. & C. of the Staff Report. Mr. Jezerinac asked the applicant's representative if the applicant was aware of the contents of the Staff Report, and he replied, "yes". The vote was as follows: Mr. Reiner, yes; Mr. Geese, yes; Ms. Rausch, yes; Mr. Berlin, yes; Mr. Amorose, yes; Mr. Jezerinac, yes. The motion was passed 6-0.~~

2. Final Development Plan - Llewellyn Farms West - Gates Building

Ms. Leitzell presented slides of the site along with the following information:

-The site is approximately 5.27 acres located on the north side of Bradenton Avenue approximately 200 feet west of Frantz Road. To the north across a wooded area and the the Cramer Ditch is the Sherex Chemical Building; to the east are smaller offices and the new Payco American Building; to the south along Bradenton Avenue will be several smaller offices; and to the west is a recently annexed tract of over 100 acres zoned R, Rural.

-This applicant will be extending Bradenton Avenue westward from Frantz Road approximately 800 feet to the west property line where it will deadend. Council accepted the Preliminary Plat for the Bradenton Avenue extension at its July 18, 1988, meeting.

-The applicant is proposing to build a three-story office structure of approximately 66,875 square feet. The height of the building will be within 30 inches of the height of the Sherex Building. The building will be dark gray brick with a buff limestone entry. The roof is mostly flat but will have a standing seam metal portion which will house mechanical units.

-The building-to-land-area ratio is approximately 12,700 square feet per acre.

-This case was heard informally by the Commission at the August 4, 1988, meeting. Since that time there have been a number of changes made on the plans. For instance, snow fencing has been provided along the Cramer Ditch and along the western boundary to define the limits of construction. Parking has been reduced by 26 spaces for a total of 310 spaces which exceeds Code requirement. Parking is no longer shown in the 25-foot easement along the north side of the property, and the handicapped ramp at the west side of the building is in alignment with the west entrance. The building has been moved about 10 feet to the south away from the creek, and one retaining wall has been taken off the plan. One retaining wall is shown at the northeast side of the building which has been reconfigured to be in line with the curve of the ditch.

-The landscape plan has also been altered. The pine trees have been moved from the entranceway and replaced with crabapples. Sugar Maples have been added along the southeast property line. The London Plane trees have been replaced with Pin Oaks, but Dublin's Landscape Planner has suggested that they do not do well in Dublin either. The electric

transformer which is shown on the east side of the property will be screened by Anthony Waterer Bumald Spirea.

-Staff does not feel that this is the best possible plan for the site. However, the applicant has for the most part met the Code requirements, and Staff is recommending approval of this Final Development Plan with a number of conditions:

1. Replace Pin Oaks with Moraine Honeylocusts and replace rhododendrons in the entranceway south of the building with a more tolerant species.
2. Relocate Vanick Weigelas along the western property line 3 feet from the edge of the parking lot to allow for vehicle overhang, and relocate trees along Bradenton Avenue from out of the right-of-way onto property.
3. Provide snow fencing along western property line and around clusters of trees to the north of the site.
4. Provide a second Japanese Flowering crabapple on the west side of the building, and another Dwarf Burning Bush along east property line, as both are indicated on the plan. The electric transformer should be screened on three or all possible sides by Anthony Waterer Bumald Spirea.
5. Work out clear sight distances with City Engineer along Bradenton Avenue as well as plans for alterations of the stream channel.
6. Provide that signage will comply with Code.

Ms. Leitzell stated that the applicant had provided a new plan and text that evening which seems to be in line with the requirements listed in the Staff Report. Ms. Clarke stated that Staff's biggest concern was with the sight distance for safe turning out of the site. The mounding and landscaping has been pulled back to provide for a clear sight distance.

Mr. Willis stated that the new plan addressed the issue of his concern, and it appears to accomplish a safe sight distance to the intersection.

Mr. Jezerinac expressed concern about preserving wooded area. Mr. Conrad Wisinger of The Daimler Group stated that the building is very close to the wooded area but should not disturb many of the trees.

Mr. Berlin asked about the negotiations with Sherex to relocate the sanitary sewer easement. Mr. Bob Apel, the architect for the applicant, stated that they are currently working with Sherex to vacate the existing easement and to relocate it to the north.

Mr. Apel explained the entryway changes with the landscaping and mounding to provide for screening of the parking area while maintaining a safe line of sight.

Mr. Geese asked what the width of Bradenton Avenue will be. Mr. Apel replied that it has a 60-foot right-of-way and 36-foot pavement width. Mr. Geese asked if this will include a turn lane. Mr. Wisinger replied that this can be worked out.

Mr. Apel stated that this plan has now been reviewed by the Fire Department and the turning radii have been increased at its request.

Mr. Reiner asked if the heating and cooling mechanicals on the roof would be screened. Mr. Apel replied that they would be completely screened.

There being no further comments, Mr. Geese made a motion to approve the Final Development Plan subject to:

1. Replace Pin Oaks with Moraine Honeylocusts and replace rhododendrons in the entryway south of the building with a more tolerant species.
2. Relocate Vanick Weigelas along the western property line 3 feet from edge of parking lot to allow for vehicular overhand, and relocate trees along Bradenton Avenue from right-of-way onto property.
3. Provide snow fencing along west property line and around clusters of trees to the north of the site.
4. Provide a second Japanese Flowering crabapple on the west side of the building and another Dwarf Burning Bush along east property line as both are indicated on the plan. The electric transformer should be screened on all four sides by Anthony Waterer Bumald Spirea.
5. Work out clear sight distance at curb cuts along Bradenton Avenue with the City Engineer, as well as plans for the alteration of the stream channel.
6. Provide that signage will comply with Code.

Mr. Amorose seconded the motion, and the vote was as follows: Mr. Grace, yes; Mr. Reiner, yes; Mr. Geese, yes; Mr. Amorose, yes; Mr. Jezerinac, yes; Mr. Berlin, yes; Ms. Rausch, yes. The motion was passed 7-0.

Because the representative for **David Hobbs BMW Car Dealership** was not yet present at the meeting, the Chairman deferred the case until later in the agenda.

4. Final Development Plan - Wexford Woods

Ms. Leitzell informed the Commission that this site was formerly known as Colony Woods. Ms. Leitzell presented slides of the site along with the following information:

-The site is L-shaped and contains 15.947 acres located on the west side of Avery Road opposite Tara Hill Drive. The site wraps around a 6-acre tract to the north where the Assemblies of God Church is located; to the east is the Indian Run Meadow PUD and R-1 lots; to the south is a single family home and horse stable on a 10-acre tract zoned R-1 (the Fillman property); the Lowell Trace park system is immediately west of the site.

-Tullymore Drive will be extended northward approximately 150 feet with this development. Tara Hill Drive will be extended westward (with 60 feet of right-of-way and 32 feet of pavement) to tie into the Lowell

Ordinance No. 78-80

Passed

19

24
Reading
and Recording
5/19/81

AN ORDINANCE PROVIDING FOR A CHANGE OF ZONING OF CERTAIN REAL ESTATE TO P.U.D. (PLANNED UNIT DEVELOPMENT) ZONING DISTRICT. A 147.55 ACRE TRACT SOUTH OF RINGS ROAD AND WEST OF DUBLIN ROAD.

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

SECTION 1. That the following described real estate (See attached Legal Description - marked Exhibit "A") situated in the Village of Dublin, State of Ohio, is hereby rezoned to the P.U.D. Zoning District and shall be subject to regulations and procedures contained in Ordinance No. 21-70, the Village of Dublin Zoning Code, and amendments thereto.

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

SECTION 3. The required public hearing, a joint meeting of Village Council and the Planning and Zoning Commission, is hereby established as December 15, 1980 at 7:30 P.M. at the Village Municipal Building.

SECTION 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 15th day of June, 1981

Catherine Headen
Mayor-Presiding Officer

ATTEST:

Dorothy M. Semons
Clerk of Council

(Amended December 1, 1980)

RECORD OF PROCEEDINGS

Minutes of

VILLAGE OF DUBLIN

Meeting

national
graphics

National Graphics Corp., Cols., O. Form No. 1097

Held

June 15, 1981

19

The regular meeting of Council was called to order at 7:40 P.M. by Mayor Headlee. (An Executive Session was held at 6:30 P.M. to discuss the sewer issues.) Those members present were: Chambers, Geese, Headlee, Lewis, Mand, Maurer, Shawan. Also present were Mr. Sheldon, Village Manager, Mr. Gunner, Assistant Law Director, and Mr. Wolfe, Village Engineer.

Mr. Mand moved, seconded by Mr. Shawan, to approve the minutes of the June 1, 1981 meeting. All those present voted in favor of the motion. Mr. Shawan moved, seconded by Mr. Mand, to approve the bill listing (attached) for June 15, 1981. All those present voted in favor of the motion.

Public Hearing on Proposed 1982 Budget

~~Mrs. Nan Trissel, Finance Director, reported to Council the proposed 1982 resources and expenditures, sources of income, expenditures in comparison to the 1981 Budget, and the proposed use of funds and Federal Revenue sharing. She said this will be filed prior to July 20, 1981 with the Franklin County Auditors. At the end of the year the year-end balance will be certified rather than estimated.~~

~~Mr. Lewis asked if the 3.5 cent increase in gasoline tax was included in the figures for 1982. Mrs. Trissel said this increase was only partially estimated since the proposed budget was prepared before this issue was approved by the legislature.~~

~~Mr. Sheldon reported that the renewable Note for construction of the Municipal building was retired as of Friday, June 12, 1981.~~

Ordinance No. 78-80 (8:10-8:40)

Said ordinance deals with the proposed rezoning of 147.55 acres south of Rings Road and west of Dublin Road. Mrs. Maurer moved, seconded by Mr. Geese, to remove said ordinance from the table and vote on the motion was unanimous for approval.

Mr. Harrison Smith, Attorney representing Edwards Land Company, and Mr. Peter Edwards, Edwards Land Company, were present to answer questions concerning this tract of land. Mr. Smith summarized the agreements reached at the May 5, 1981 Planning and Zoning Commission (P&Z) meeting. They are as follows:

1. A waiver of assessment would be included in the deeds for the purpose of collecting future costs for maintenance, repair, replacement or extension of the sewer system proportional to the benefit of the property owners in this area.
2. The Suburban Office (SO) portion will be built simultaneous with the R3 portion of the PUD.
3. Frantz Road would be built with any cost-sharing decided on by Council.

Mr. Mand expressed concern regarding the use of forced main sewer and the fact it might be in use for ten years or more while waiting for the availability of a gravity sewer.

Mr. Geese asked what would become of the stone house on the property and Mr. Edwards said they plan to sell it to someone who will restore it.

Mrs. Maurer stated objections to the development having only single family homes. She said if there is any possibility of multi-family units being constructed, plans should be made now.

RECORD OF PROCEEDINGS

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VILLAGE OF DUBLIN

Meeting

national
graphics

National Graphics Corp., Cols., O. Form No. 1097

Held

June 15, 1981

19

Page Two

During the discussion, Mr. Mand asked about the schedule for development of the residential and commercial property. Mr. Edwards said development of the office area would depend on the completion of Frantz Road.

Mr. Shawan moved, seconded by Mr. Lewis, to approve the ordinance and the vote was as follows: 5 Yeas - Shawan, Chambers, Geese, Headlee, Lewis; 2 Nays - Mand, Maurer.

Ordinances No. 25A and No. 25B and Resolution No. 19-81

~~Said ordinances dealing with the Income Tax issue for general and itemized improvements and said resolution dealing with a Resolution of Necessity regarding the Income Tax Issue were considered for removal from the table. Mr. Geese moved they be removed from the table and the motion died for lack of a second.~~

~~Mr. Chambers said he preferred said ordinances and said resolution remain tabled until the July 6, 1981 Council meeting. During this time he suggested Councilmembers study these issues and if there are any questions or concerns, they contact the committee members (Mr. Mand, Mrs. Maurer, and Mr. Chambers). He said he is hopeful the entire Council can agree on these issues and support them when presented to the public.~~

Resolutions No. 30-81 and No. 31-81 (8:40-9:15)

~~Said resolutions dealing with the issuance of Bonds for general street improvements and parks and recreation improvements were introduced by Mr. Chambers and were read for the first time.~~

~~Mr. Rich Simpson, Bond Counselor, was present to explain said resolutions and to answer any questions Councilmembers had. Procedures for placing these issues on the November ballot and the reason for the two separate Bond issues were explained. He said these will be presented to the County Auditor so millage can be determined.~~

~~Mr. Chambers moved, seconded by Mr. Mand, to dispense with the three-time reading rule and to pass Resolution No. 30-81 by emergency. Vote on the motion and the resolution was as follows: 6 Yeas - Geese, Headlee, Mand, Maurer, Shawan, Chambers; 1 Nay - Lewis.~~

~~Mr. Chambers then moved, seconded by Mr. Mand, to dispense with the three-time reading rule and pass Resolution No. 31-81 as an emergency. Vote on the motion and the resolution was as follows: 6 Yeas - Geese, Headlee, Mand, Maurer, Shawan, Chambers; 1 Nay - Lewis.~~

Ordinances No. 30A-81 and No. 30B-81

~~Said ordinances dealing with designations of Wards, Committee's proposal and Geese's proposal, were read for the third time.~~

~~Mayor Headlee expressed disappointment in the fact that after asking the public to notify the Councilmember of their Ward of their feelings regarding the new Ward proposals she was the only member who received comments. She received these comments only 24 hours before this issue was to be considered. She said because of this response she can only assume the residence of this community do not care who will support them for the next four to eight years.~~

~~Mayor Headlee said she is scheduling a Special Meeting of Council for Monday, June 22, 1981 at 7:30 P.M. to discuss the selection of Wards.~~



6665 Coffman Road
Dublin, Ohio 43017

PLANNING AND ZONING COMMISSION MINUTES

May 5, 1981

The Planning and Zoning Commission Meeting of May 5, 1981, was called to order by Mr. Macklin, Chairman. Those members present were: Mand, Macklin, Callahan, Jezerinac. Those absent were Amorose, Hutchins, Reiner. Also present were Mr. Helman, Village Planner, Mr. Wolfe, Village Engineer, and Mr. Gunner, Law Director.

Mr. Mand moved, seconded by Mr. Jezerinac, to approve the minutes of the April 7, 1981 meeting. All those present voted in favor of the motion.

Proposed rezoning of 147 acres south of Rings Road

Mr. Mand moved, seconded by Mr. Callahan to remove this topic from the table. All present voted in favor of the motion.

Harrison Smith, Attorney representing Edwards Land Company, was present to discuss final development plans for 147 acres south of Rings Road. Mr. Peter Edwards and Mr. Jim Baas were also present.

Mr. Smith referred to a letter from the Parks and Recreation Committee (attached) accepting the dedicated land for park purposes.

Mr. Mand questioned the number of curb cuts along Dublin Road. Mr. Baas said there were nine (9) curb cuts for twenty-two (22) lots facing Dublin Road. Mr. Mand was concerned with the traffic numerous curb cuts would produce. Mr. Helman said he had suggested turn arounds on the lots that would eliminate traffic which would be backing out of the driveways and Mr. Baas said turn arounds would not be a problem on these lots.

After further discussion concerning which phase will be started first (office or residential), cost of installation of future gravity sewers, and the completion of Frantz Road, Mr. Callahan moved, seconded by Mr. Macklin, amended by Mr. Jezerinac, to approve the final plans for Council's consideration with the following stipulations:

1. A waiver of assessment be included in the deed for the purpose of collecting future costs for maintenance, repair, replacement or extention of the sewer system proportional to the benefit of the property owners in this area.
2. Assurance that the S^C portion will be built simultaneous with the R3 portion of the PUD.
3. Frantz Road will be built with any cost-sharing a decision of Council.

The vote on the motion was as follows: 3 Yeas - Callahan, Jezerinac, Macklin; 1 Nay - Mand.

~~Final Development Plan - Phase 15 - Part 3 - Condo Units in Muirfield~~

~~Mr. Howard Adams was present to request approval of said plans. Mr. Mand moved, seconded by Mr. Jezerinac, to approve the plans. Before the vote, Mr. Callahan pointed out a typographical error in the application of Exhibit X, paragraph A, Section 15. This section should read "Architectural drawings are not being submitted since they are identical (omit not) to Vote on the motion was unanimous for approval.~~

~~C.D.D. Application - Lincoln Construction Company~~

~~Mr. Kurt Schmitt was present to discuss plans for a seven (7) building complex on the northwest corner of Sawmill Road and 161. Each building will be owned individually as well as the surrounding property of that building. He said a manager will take care of landscaping, snowplowing, trash collection, etc.~~

~~Mr. Callahan questioned the two front partials of this property and said he would like them included in the application and the plans to avoid problems in the future. Mr. Mand commended the applicant for his special emphasis on traffic planning and frontage treatment.~~

~~After a lengthy discussion, it was the general concensus of the Commission that they liked the concept but there was a legal issue concerning the easements at this time. Mr. Callahan said in view of future traffic problems in this area, it is necessary to have an internal road system and, therefore, it is necessary to have some committment of space to build these roads.~~

March 31, 1981

Village Council, Village of Dublin &
Planning & Zoning Board for the
Village of Dublin

Re: Llewelyn Farms Development Plan

Gentlemen:

At a special meeting of the Parks and Recreation Committee on March 31, 1981, Jim Baas of the architectural firm of Trott and Bean made a presentation concerning the Llewelyn Farms Development Plan. He indicated that The Edwards Land Company wished to cooperate with the Village and therefore offered two plans for our consideration. Under the first plan, the appropriate fee would be paid into the Parks and Recreation Fund in the lieu of dedicated land. The second plan included an eight acre tract of ground dedicated to the Village for use as park land.

It was the unanimous opinion, and therefore our recommendation that the second plan involving the dedicated land be accepted by the Village. This plan is formerly referred to as Llewelyn Farms Development Plan, Exhibit 1B, dated December 24th, 1980. We feel that the acreage in question is of sufficient size and type of topography to be developed into a neighborhood park.

Our Committee would also like it to be known that we appreciated the flexibility and spirit of cooperation demonstrated by The Edwards Land Company with respect to this presentation.

Sincerely,

Parks and Recreation Committee

Village of Dublin, Ohio

INCORPORATED
Dublin, Ohio 43017

TO: Village Manager
FROM: Chairman, Planning and Zoning Commission
RE: Planning and Zoning Commission Action

Please be informed that at the Planning and Zoning Commission meeting of May 5, 1981, the following subject was considered:

Proposed Rezoning of 147 acres
South of Kings Road

- Rezoning (Z _____)
- Variance (V _____)
- Conditional Use (CU _____)
- Lot Split (LS _____)
- Preliminary Plat of _____
- Final Plat of _____
- _____

and the following action was taken: Approve Disapprove (see reasons attached)
 Approve with the attached conditions

Sincerely,


Gerald Macklin, Chairman

5/5/81
Date

VOTE OF COMMISSION:

AMOROSE	<u>A</u>
CALLAHAN	<u>Y</u> 1
HUTCHINS	<u>A</u>
JEZERINAC	<u>Y</u>
MACKLIN	<u>Y</u> 2
MAND	<u>No</u>
REINER	<u>A</u>

CC: Councilmembers
Engineer
Planner
Law Director

CONDITIONS FOR APPROVAL/REASONS FOR DISAPPROVAL

In the matter of: Proposed Rezoning of 147 acres
South of Ring Road

1. A waiver of assessment be included in the
deed for the purpose of collecting future
costs for maintenance, repair, replacement
or extension of the sewer system proportional
to the benefit of the property owners in this
area.
2. Assurance that the 50 portion will be
built simultaneous with the R3 portion
of the P.V.D.
3. Frantz Road will be built with any cost-
sharing a decision of Council.
7. _____
8. _____

Conditions for approval are hereby accepted and changes will be made by:

Date _____

Signature of Applicant _____

Above conditions were met: _____
Village Official