

Planning

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Memo



To: Members of the Planning and Zoning Commission

From: Jennifer M. Rauch, AICP, Director of Planning

Date: April 9, 2025

Initiated By: Michaela Evans, Planning Assistant

Re: Dublin Jerome and Scioto High Schools – Turf Fields

Summary

Planning Staff has administratively approved the installation of synthetic turf on three athletic fields at Dublin Jerome and Dublin Scioto High Schools. The Dublin Jerome site is zoned PUD: Dublin Jerome High School and the Dublin Scioto site is zoned PUD: NE Quad.

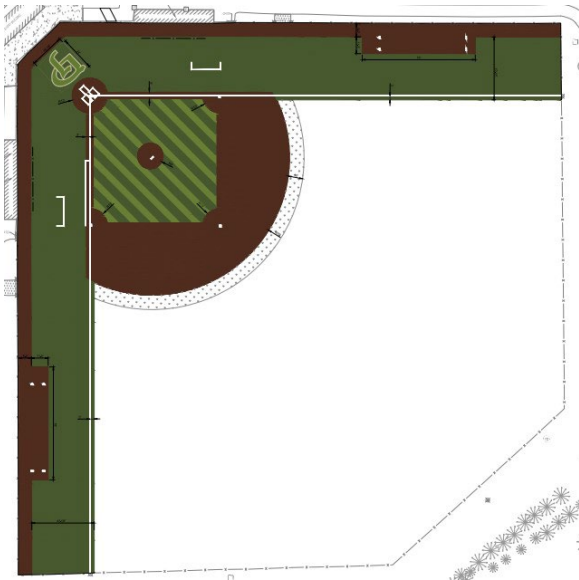
The applicant requested to remove existing turf on the Varsity Baseball and Softball fields at Dublin Jerome and Scioto High Schools and install new turf on the Multipurpose, Varsity Baseball, and Varsity Softball fields at Dublin Jerome and Scioto High Schools. There will also be associated drainage improvements for the fields at both sites, and Dublin Jerome High School is relocating its discus and shotput fields from the south of their Multipurpose field to the west of it.



Multipurpose Field at Dublin Jerome High School



Multipurpose Field at Dublin Scioto High School



Example of Varsity Baseball/Softball Field

Criteria

The City of Dublin Zoning Code states that the Director may authorize minor modifications to existing structures and their associated sites. The intent of these regulations is that an Administrative Approval application provides sufficient information to evaluate whether the request should be granted under Section 153.053(G). The applicable criterion is listed below:

- 3) Other minor modifications deemed by the Director that do not alter the basic design or any specific conditions imposed as part of the original approval.**

Planning Analysis

The exterior modifications are minor in nature, allowing the proposal to meet all conditions of approval, applicable Zoning Code requirements and the criterion listed above. Therefore, Planning has administratively approved the request.



RECORD OF ACTION

Planning & Zoning Commission

Thursday, March 17, 2022 | 6:30 pm

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

3. **Dublin Jerome High School at 8300 Hyland-Croy Road** **22-005AFDP** **Amended Final Development Plan**

Proposal: Construction of a ±58,000-square-foot building addition and associated site improvements. The 88.17-acre parcel is zoned Planned Unit Development District, Dublin Jerome High School.

Location: Northeast of the roundabout of Hyland-Croy Road and Brand Road.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.055.

Applicant: Steven Turckes, Perkins and Will

Planning Contacts: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-005

MOTION: Mr. Supelak moved, Mr. Fishman seconded, to approve the Amended Final Development Plan with four (4) conditions:

- 1) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances;
- 2) That the applicant provide two additional parking spaces to meet the minimum parking requirements of the development text;
- 3) That the applicant continue to work with the City of Dublin to finalize lighting fixtures for the proposed additions; and
- 4) That the applicant work with staff to continue a lighter color material, complementary to the detail on the existing building, to the proposed addition.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Absent
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

 B62DEF02B6024C7
 Tammy Noble, Senior Planner



MEETING MINUTES

Planning & Zoning Commission

Thursday, March 17, 2022

CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:50 p.m. (meeting started late due to technical difficulties) and welcomed everyone to the March 17, 2022 Planning and Zoning Commission meeting. Ms. Call stated that tonight's meeting is not streaming at the City's website due to the technical issue. Public comments on the cases are welcome from meeting attendees.

PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

ROLL CALL

Commission members present: Rebecca Call, Kim Way, Lance Schneier, Mark Supelak, Warren Fishman
Commission members absent: Leo Grimes (excused)
Staff members present: Jennifer Rauch, Nicole Martin, Thaddeus Boggs, Zachary Hounshell, Taylor Mullinax, Michael Hendershot, Tina Wawszkiewicz, Tammy Noble

APPROVAL OF MINUTES AND ACCEPTANCE OF DOCUMENTS

~~Mr. Supelak moved, Mr. Way seconded acceptance of the documents into the record and approval of the February 17, 2022 meeting minutes.~~

~~Vote: Mr. Way, yes; Mr. Supelak, yes; Mr. Schneier, yes; Mr. Fishman, yes; Ms. Call, yes.
[Motion approved 5-0.]~~

~~Ms. Call stated that the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. She stated that there is one case eligible for the Consent Agenda - Case 3, Dublin Jerome High School at 8300 Hyland-Croy Road, 22-005AFDP, Amended Final Development Plan. Because a Commissioner has requested the case be moved to the regular agenda for discussion, it will be included in the regular agenda.~~

~~Ms. Call swore in individuals present who planned to testify on the cases.~~

CASES

3. Dublin Jerome High School at 8300 Hyland-Croy Road, 22-005AFDP, Amended Final Development Plan

A request for construction of a ±58,600-square-foot building addition, renovations to ±11,500-square-feet of existing space, and associated site improvements. The 88.17-acre parcel is zoned Planned Unit Development District, Dublin Jerome High School and is located northeast of the roundabout of Hyland-Croy Road and Brand Road.

Staff Presentation

Ms. Noble inquired if the Commission would like a full presentation, or if they preferred to proceed directly to questions.

Mr. Way indicated that he had requested the case be moved to the regular agenda, because he has one question.

Commission Questions

Mr. Way stated that in reading the narrative from Perkins and Will regarding the proposed building addition, he noticed that the white elements on the existing building were not being carried through on the new addition. In viewing the renderings, he observed that the continuity was lost. Without any continuity, the building addition appears heavier. There are no additional colors to break up the massing. Because an addition is a continuance of what exists, it would seem logical to carry the rhythm of color and materials into the new addition.

Ms. Noble stated that there was significant discussion with the applicant about continuing certain elements into the addition. Their intention is to make the addition unique in character.

Applicant Presentation

Steven Turkes, Perkins and Will, 410 Michigan Avenue, Suite 1600, Chicago Illinois, stated that their intent was to respect the form of the existing building but allow the addition to have its own character. The addition has the same brick and a similar form as the existing building, but the first bay of the new building reflects a darker element. It is a tighter composition, with downspouts recessed into the brick, and a more modern aesthetic.

Mr. Way stated that he understands the desire not to mimic the current building; however, the proposed addition appears to be a lesser building. The existing elements lighten and provide more detail to the current building. The addition is so plain that it almost appears as though there was insufficient money to add the same elements. Perhaps it is not necessary to continue all the elements, but include some element that makes the new building appear equal. The horizontal sills are probably the strongest element. He likes the change in brick as a transitional element between the older building and the new addition. It sets the new addition apart, but the expectation is that it should be better or different.

Mr. Turkes responded that cost is not an issue; it was a matter of preference. The white bands are a split-face CMU element.

Mr. Supelak stated that he also appreciates the massing break with the darker inset, but he agrees the proposed addition so closely matches that it now appears to have fallen short of matching.

Ms. Call agreed; the two sections are so similar that the expectation is that they should match. She also prefers brick over CMU, but the latter element already exists. She believes the applicant has indicated they would consider making a change. Ms. Call requested Commission consensus on adding a condition that the applicant work with staff to provide complementary materials in the new addition.

Commission members expressed no objection.

Mr. Turkes inquired if the issue is more about color or about the material.

Ms. Call responded the Commission is not requiring that the white element be continued. Essentially, if the red brick is continued, the white element should be added; if the red brick does not remain, adding the white element would not be necessary. It is not necessarily one or the other; however, staff is aware of this discussion and is able to provide the appropriate direction.

Ms. Martin stated that more specific direction is needed.

Mr. Way stated that he would like to see the use of the lighter colored material in the existing building reflected in the addition to provide horizontal continuity.

Ms. Call stated that it would be preferable if it were not the existing CMU material.

Mr. Way responded that his concern is more about color than material, but he would prefer a higher quality material, as well.

Ms. Call inquired if the applicant had any objection to the proposed condition.

Mr. Turkes responded that he had no objection. However, they had already added some horizontal banding or relief in the brick façade, but he understands the primary issue is color. They could consider integrating a higher quality, pre-cast material in the façade, such as the sills.

Mr. Boggs stated that a condition has been added that captures the Commission's direction.

Public Comment

There were no public comments on the case.

Mr. Supelak moved, Mr. Fishman seconded approval of the Amended Final Development Plan with four (4) conditions:

- 1) The applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances;
- 2) The applicant provide two additional parking spaces to meet the minimum parking requirements of the development text; and
- 3) The applicant continue to work with the City of Dublin to finalize lighting fixtures for the proposed additions.
- 4) The applicant work with staff to continue a lighter color material, complementary to the detail on the existing building, to the proposed addition.

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

[Motion approved 5-0.]

~~TABLED CASES~~

~~Ms. Call stated that the following two cases would be heard together.~~

~~1. Bridge Park, Block F – The Bailey at 4351 Mooney Street, 21-193CU, Conditional Use~~

~~A request for construction of a podium parking structure in association with the development of a 1.77-acre site zoned Bridge Street District, Scioto River Neighborhood. The site is northwest of the intersection of Dale Drive with Banker Drive.~~

~~2. Bridge Park, Block F – The Bailey at 4351 Mooney Street, 21-182PDP/FDP, Preliminary and Final Development Plans~~

~~A request for construction of a six-story, podium apartment building consisting of 87 units and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood and is located northwest of the intersection of Dale Drive with Banker Drive.~~

Staff Presentation

~~Ms. Martin stated that this is a request for review of combined applications for both a Preliminary and a Final Development Plan with a Conditional Use. This is the proposed construction of a second building within Bridge Park, Block F. Bridge Park is located immediately to the east of Riverside Crossing Park~~



RECORD OF ACTION

Planning & Zoning Commission

Tuesday, November 16, 2021 | 6:30 pm

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

3. Jerome High School at 8320 Hyland Croy Road 21-162AFDP

Amended Final Development Plan

Proposal: Construction of a ±11,500-square-foot temporary modular classroom building. The 88.17-acre site is zoned Planned Unit Development District.

Location: Northeast of the roundabout of Hyland-Croy Road and Brand Road.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.050.

Applicant: Michael Roeder

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-162

MOTION 1: Mr. Supelak moved, Mr. Way seconded, to approve the Amended Final Development Plan with three conditions:

- 1) That the applicant work with the City of Dublin, including Engineering, to ensure all submittal requirements are provided with a future application for the new addition proposed for construction in 2023; and
- 2) That the applicant work with Staff to ensure all landscape requirements associated with the new modular classroom system are met, subject to Staff approval.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Absent
Lance Schneier	Yes
Kim Way	Yes

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

STAFF CERTIFICATION

DocuSigned by:

TAMMY NOBLE

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Tammy Noble, Senior Planner



~~Terraces, and Case 3 – Jerome High School Classroom. She inquired if any Commission member requests to have one of the cases moved to the regular agenda for discussion purposes. [No member requested that a Consent Case be moved to the regular agenda.]~~

CONSENT AGENDA

2. ~~Towns on the Parkway at PID: 273-008811, Amended Final Development Plan, 21-160AFDP~~

~~Amendment to permit terraces on select front-facing, end units for a recently approved attached, single-family development. The 11.61-acre site is zoned Bridge Street District, Sawmill Center Neighborhood and is located northwest of the intersection of Village Parkway with John Shields Parkway.~~

3. ~~Jerome High School at 8320 Hyland-Croy Road, Amended Final Development Plan, 21-162AFDP~~

~~Allowance for a ±11,550-square-foot modular classroom building. The 88.17-acre site is zoned Planned Unit Development District and is located northeast of the roundabout of Hyland-Croy Road and Brand Road.~~

Mr. Supelak moved, Mr. Way seconded approval of the Consent Agenda cases.

Vote: Mr. Way, yes; Mr. Fishman, yes; Mr. Supelak, yes; Ms. Call, yes; Mr. Schneier, yes.
[Motion approved 5-0.]

Ms. Call swore in those individuals intending to give testimony at the meeting.

NEW CASES

1. ~~Three Metro Center at PID: 273-010449, Informal Review, 21-156INF~~

~~Informal review and feedback for construction of two, four-story, multi-family buildings that are cumulatively 258,000 square feet in size consisting of 265 units, amenity spaces, and associated site improvements. The 12.75-acre site is zoned Office, Laboratory and Research District and Planned Unit Development District. The site is southwest of Metro Place South ±2,400 feet west of the intersection with Frantz Road.~~

Staff Presentation

~~Mr. Ridge stated that this is a request for an Informal Review and nonbinding feedback on a proposal to construct two, four-story, multi-family buildings on a 12.5-acre site located on Metro Place South. The northern portion of the site is heavily wooded and sparse vegetation exists on the southern portion. Cosgray Creek runs along the southern property line, and I-270 is located immediately to the west. The site encompasses two zoning districts: Office, Laboratory and Research District and the Waterford Village Planned Unit Development District. The entirety of the site is within the Dublin Corporate Area Plan (DCAP), which calls for a mix of uses, including Residential, up to 30 dwelling units/acre. Additionally, it promotes walkability and increased amenities and vibrancy outside of typical office hours. This particular site is identified as Site 7 in the DCAP Plan, which calls for four to eight-story buildings as well as higher density, multifamily and hospitality uses. The site is surrounded by office buildings and, to the north, hospitality uses. The buildings within that area~~



RECORD OF ACTION

Planning & Zoning Commission

Thursday, March 7, 2019 | 6:30 pm

The Planning and Zoning Commission discussed the following proposal at this meeting:

**4. PUD – Dublin Jerome High School – Baseball Scoreboard 8300 Hyland-Croy Rd.
19-017AFDP Amended Final Development Plan**

Proposal: Installation of a 147-square-foot scoreboard for the baseball field at Dublin Jerome High School to replace the existing scoreboard.
Location: Northeast of the roundabout of Hyland-Croy Road and Brand Road.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.
Applicant: Jarrod Norton, Morrison Sign Company.
Planning Contact: Logan M. Stang, Planner II.
Contact Information: 614.410.4652, lstang@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/19-017

MOTION: Ms. Fox moved, Ms. Kennedy seconded, to approve the Amended Final Development Plan without conditions.

VOTE: 5 – 0

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Recused
Stephen Stidhem	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP, Senior Planner
Manager of Current Planning



~~Ms. Newell that she is working with Dublin Schools on several projects, and although she is not the design professional on the following case, she will recuse herself from the consideration. She requested that the Vice Chair lead the discussion. [She excused herself from the remainder of the meeting.]~~

4. Dublin Jerome High School, 8300 Hyland-Croy Road, 19-017AFDP, Amended Final Development Plan

Mr. Stidhem stated that this application is a proposal for the installation of a 147-square-foot scoreboard for the baseball field at Dublin Jerome High School to replace the existing scoreboard. The site is northeast of the roundabout of Hyland-Croy Road and Brand Road. The Commission has the final authority on this application and witnesses will have to be sworn in. This is a request for a review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.050.

Mr. Stidhem swore in any individuals who would be addressing the Commission on this case.

Case Presentation:

Ms. Husak stated that this is a proposal for a new scoreboard to replace an existing one. Because the school is located within a Planned Unit Development, and the size of the replacement scoreboard is slightly greater than the original, it requires review by the Planning and Zoning Commission. The proposed project meets all applicable rules and regulations of the Development Text, and staff recommends approval of this request without any conditions.

Ms. Kennedy inquired the purpose of the upgrade. The current scoreboard would not be that old. Ms. Husak responded that it is at least ten years old. The Applicant can clarify the purpose.

Ms. Fox inquired if there would be any lighting emanating from the backside of the scoreboard.

Jarrold Norton, Morrison Sign Company, 2757 Scioto Parkway, Columbus, Applicant representative, stated that there would be no lighting emanating from the backside. Lighting is limited to the front side, facing the baseball field.

Ms. Fox inquired of what the uplighting would consist.

Mr. Norton responded that it consists of LED lighting.

Mr. Stidhem stated that some LED lighting can be too direct, quite bright and obtrusive. Would the lighting used here be blocked appropriately?

Mr. Morton responded that the lighting is not laser; it consists only of LED modules, and would not project outward.

Ms. Fox moved to approve the Amended Final Development Plan without Conditions.

Ms. Kennedy seconded the motion.

Vote on the motion: Mr. Wilson, yes; Mr. Fishman, yes; Mr. Stidhem, yes; Ms. Fox, yes; Ms. Kennedy, yes.

The motion carried 5-0 with one abstention.

Communications

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2015

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

**2. Dublin Jerome High School
15-041AFDP**

**8300 Hyland Croy Road
Amended Final Development Plan**

Proposal: The addition of eight modular classrooms in four mobile structures located on the northeast side of Jerome High School, on the east side of Hyland Croy Road at the northeast corner of the intersection with Brand Road.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Eric Baltzell, Garmann/Miller & Associates.

Planning Contact: Gary P. Gunderman, Planning Manager

Contact Information: (614) 410-4682, ggunderman@dublin.oh.us

MOTION: Victoria Newell moved, Bob Miller seconded, to approve this Amended Final Development Plan application because it complies with all the applicable review criteria, with one condition:

- 1) That the footing for the structures be modified as necessary to avoid existing underground utility lines, subject to approval by Engineering.

*Brion Deitsch, Chief Operating Officer, Dublin City Schools, agreed to the above condition.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Absent

STAFF CERTIFICATION



Gary P. Gunderman
Planning Manager

**2. Dublin Jerome High School
15-041AFDP**

**8300 Hyland Croy Road
Amended Final Development Plan**

Ms. Newell said the following application is a request for the addition of eight modular classrooms in four mobile structures located on the northeast side of Jerome High School, located on the east side of Hyland Croy Road at the northeast corner of the intersection with Brand Road. This is a request for review and approval for an Amended Final Development Plan in accordance with Zoning Code Section 153.050. The Commission is the final authority on this application and we will need to swear-in. She swore in anyone intending on addressing the Commission. She said this case was on the consent agenda and asked if anyone would like to speak on this case.

Gary Gunderman said this is an application for an Amended Final Development Plan for four modular units with two classrooms in each structure to be located to the rear of the existing High School building. He presented basic drawings of the proposal. He said there are a lot of utilities going through the area and therefore there is one condition to have Engineering help with relocate foundation work if necessary. He said the units will be painted to match the existing trim on the high school.

Ms. De Rosa said she would like to know if the District is going to need modular units at any other locations in the school district.

Brion Deitsch, 5718 Strathmore Lane, Dublin, said he is the Chief Operating Officer for the schools and said they are not anticipating any modular units at their elementary buildings and they are building the 14 new classrooms that will be at the six different buildings and these will be open in the fall of 2016.

Ms. De Rosa asked if there was a time period that these modular units will be needed.

Mr. Deitsch said they will be there for as short of a time as possible because short term they are a good investment, but long term they are a horrible investment and his intention is for them to be here for as short of a term as possible.

Ms. De Rosa asked if building extensions on Jerome will make these modular units go away.

Mr. Deitsch agreed they will and said that when new additions are done on Jerome High School these will go away.

Ms. Salay confirmed that the addition at Jerome will be the determining factor.

Mr. Deitsch said they have almost 1,600 students at Jerome High School this fall and it was initially built for around 1,300 students.

Mr. Miller asked if all three high schools were at capacity.

Mr. Deitsch said Jerome and Coffman are at capacity and Scioto is slightly under capacity.

Mr. Miller said the redistricting will be a solution to this problem.

Mr. Deitsch said that is a potential solution to the problem but as they continue to grow they project 250 and 400 new students in K through 12, so there is a moving target, but agreed redistricting will be one solution.

Ms. De Rosa said there were meetings with neighbors but there was light attendance.

Mr. Deitsch said there were a couple different meetings with Belvidere homeowner's association officers for a site visit and a meeting with the community members and potential Jerome students with only two people attending.

Ms. Newell asked if there were anyone from the public that would like to speak to this application. [There were none.]

Ms. Newell said this is a consent case and asked the applicant if they agreed to the following one condition:

- 1) That the footing for the structures be modified as necessary to avoid existing underground utility lines, subject to approval by Engineering.

Brion Deitsch, Chief Operating Officer, Dublin City Schools, agreed to the condition.

Motion and Vote

Ms. Newell moved, Mr. Miller seconded, to approve the Amended Final Development Plan application. The vote was as follows: Ms. De Rosa, yes; Mr. Brown, yes; Ms. Salay, yes; Mr. Miller, yes; and Ms. Newell, yes. (Approved 5 – 0)

3. Wexford Estates, Lot 14 – Remias Property 6369 Angeles Drive 15-058AFDP/FP Amended Final Development Plan/Final Plat

~~Ms. Newell said the application is a request for modification to a platted no-build zone for a single-family property in the Wexford Estates Subdivision from 50 feet, at its widest point, to 25 feet. This is a request for review and approval of an Amended Final Development Plan under Zoning Code Section 153.050 and a review and recommendation of approval to City Council of a revised Final Plat under the provisions of Subdivision Regulations and will need to swear in. She swore in those who intended on addressing the Commission. She said this case was on the consent agenda and asked if anyone would like to speak on this case. [There were none.]~~

~~Mr. Miller asked about the land directly behind this home, if it were parkland.~~

~~Logan Stang said it is developable vacant land and agreed it could potentially have homes developed sometime in the future.~~

~~Mr. Miller asked what the purpose of the request is.~~

~~Mr. Stang said it is to adjust the no build zone on the rear of the property that comes to an angle at 50 feet on the western edge of the property and 25 feet on the other. He said the property just to the west of this property, located on the corner of Tullymore and Angeles Drive does not have a no build zone on the rear property and most of the corner lots have two building lines. He said this is to adjust the line to make it more suitable to the property owner.~~

Motion and Vote

~~Ms. Newell moved, Mr. Brown seconded, to approve the Amended Final Development Plan. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 5 – 0)~~

Motion and Vote

~~Ms. Newell moved, Mr. Brown seconded, to recommend approval to City Council for this Final Plat application. The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Mr. Brown, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 5 – 0)~~



CITY OF DUBLIN

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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 9, 2009

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

3. Dublin Jerome High School – Parking Lot Expansion 8300 Hyland-Croy Road
09-056AFDP Amended Final Development Plan

Proposal: A 266-space parking lot expansion on the north side of an existing parking lot at the Dublin Jerome High School. The site is located on the east side of Hyland-Croy Road at the northeast corner of the intersection with Brand Road.

Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.

Applicant: Jeff Eble; represented by Gary Sebach, Bird Houk Collaborative.

Planning Contact: Jonathan Papp, Planner I.

Contact Information: (614) 410-4683, jpapp@dublin.oh.us

MOTION: To approve this Amended Final Development Plan application because the proposal complies with the criteria and the original intent of the design for this development with three conditions:

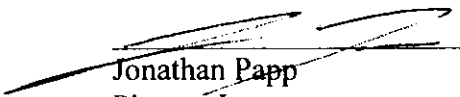
- 1) That no sag lenses be used on the pole mounted light fixtures;
- 2) That the softball and baseball fields be connect with an hard surface walking path and the northeast corner of the parking lot be connected to the path; and
- 3) That additional pavement markings be provided to indicate stopping areas at the end of each parking aisle.

*Jeff Eble, Dublin City Schools, agreed to the above condition.

VOTE: 7 – 0.

RESULT: This Amended Final Development Plan application was approved.

STAFF CERTIFICATION


Jonathan Papp
Planner I

Motion and Vote

Mr. Freimann made the motion to approve this Amended Final Development Plan because is consistent with the Emerald Fields Park Master Plan, is compatible with the surrounding area and complies with the criteria with four conditions:

- 1). A final utility plan is required as part of the building permit approval indicating appropriate water and sewer connections to the site;
- 2). Utilize mounding and plant material along the eastern side of the existing private drive to meet the vehicular use perimeter buffering requirements, subject to Planning approval;
- 3). Wood lattice shall be substituted for the proposed vinyl lattice screen used along the western edge of the parking lot and for screening the service area; and
- 4). The landscape plan be revised to provide more deer resistant landscaping material, additional deciduous trees west of the sidewalk to the south and foundation planting around the maintenance and restroom building, subject to approval by Planning.

Ms. Karagory agreed to the above conditions. Mr. Fishman seconded the motion.

The vote was as follows: Mr. Fishman, yes; Ms. Amorose Groomes, yes; Mr. Walter, yes; Mr. Taylor, yes; Ms. Kramb, yes; Mr. Zimmerman, yes; and Mr. Freimann, yes. (Approved 7 – 0).

2. Shoppes at River Ridge – Montgomery Inn 09-034CDD

**4565 West Dublin-Granville Road
Corridor Development District**

Ms. Amorose Groomes announced that a written request to table this case had been received from Dean Baumgartner, Ford and Associates Architects, representing the owner/applicant, Evan Andrews, Montgomery Inn.

Motion and Vote

Elite Freimann made the motion to table this Corridor Development District Application as requested. Warren Fishman seconded the motion. The vote was as follows: Mr. Zimmerman, yes; Ms. Amorose Groomes, yes; Mr. Taylor, yes; Ms. Kramb, yes; Mr. Walter, yes; Mr. Fishman, yes; and Mr. Freimann, yes. (Approved 7 – 0).

3. Dublin Jerome High School – Parking Lot Expansion 09-056AFDP

**8300 Hyland-Croy Road
Amended Final Development Plan**

Chair Chris Amorose Groomes introduced this Administrative matter and explained the rules and procedures. Ms. Amorose Groomes polled the Commissioners as to whether a presentation was necessary for this application, and they chose to forego the presentation.

Kevin Walter asked about the pedestrian connections between the parking and athletic facilities and if they were going to be integrated as a part of this plan, since those connections do not currently exist.

Jonathan Papp said a connection existed just south of the tennis courts and it will be maintained. He said the connection continued to the varsity and softball fields as well, but they are the only

trails that are shown as connections on the preliminary plan.

Mr. Walter confirmed that there was no planned connection to the varsity baseball fields. He noted that the path came down the first base line and stopped without making a connection to the parking facility. Mr. Fishman recalled that they had previously discussed that it was going to connect. Mr. Walter wanted to ensure connection to the parking facility with this improvement. Mr. Walter asked for clarification regarding the small circles shown on the landscape plan at the eastern edge of the parking lot. Mr. Papp said that they were existing shrubs, and in order to maintain that buffering, shrubs were added along the eastern boundary. Mr. Walter said they were not labeled and it did not appear to him that there was enough planting area for them.

Ms. Amorose Groomes said the shrubs were labeled as "TOW," it which are Woodward Eye Globe Arborvitae and Sea Green Junipers.

Mr. Walter asked if they could be planted that densely. Ms. Amorose Groomes thought the density was fine as shown. She said it was the same plantings as there were presently. Ms. Amorose Groomes referred to plan L1.01, which showed the present Arborvitae planted. Mr. Walter asked to confirm that there are an appropriate number of plantings.

Mr. Papp said that Planning had reviewed the proposed plan and it meets all applicable Code requirements for parking lot landscaping.

Mr. Walter noted that significant piles of dirt had been added by the baseball facilities and he asked if they were temporary.

Rick Fay, Project Landscape Designer, Bird Houk Collaborative, said that the dirt piles were temporary and were intended to complete the fill project for the mound by the varsity baseball field approved earlier this year.

Mr. Papp said the height of the mound was where it would be located, and the back portion will be tapered off because it is a little too steep. Mr. Walter said he was fine with that.

Mr. Walter asked about the sidewalk connections. Mr. Fay said the proposed plan as submitted does not include any connection between the parking lot and the ball field since the intent is to minimize impervious surface on the site.

Mr. Walter confirmed there was no connection shown from the northeast corner of the parking facility to the ball fields. He suggested it be installed due to there being more people accessing the fields from the parking lot than currently do, and it should be structured. Mr. Fay thought excluding it was simply to complete the parking now and minimize the extra impervious surface.

Mr. Freimann suggested the connection could be a pervious surface, such as a walking path with mulch or rubber or something similar, and not necessarily concrete. Mr. Walter said the connection is necessary now so that development on that portion of the site is complete.

Mr. Fishman said if mulch or rubber is used, the path would be a mess. Mr. Fishman recalled that when the mound was discussed, the Commission talked about finishing the path to make the connections, and the Schools said they would finish it when they came in for the parking lot.

Jeff Eble, Director of Business for the Dublin School District, said they wanted to put the walks in, but their understanding was that if a path was installed it was going to create too much impervious surface. He said the architect told them they should not do that at this point of time. He said that Gary Sebach with Bird Houk could not be present tonight, so he could not tell exactly what the problem was and was not sure Mr. Fay knew what the issue was. Mr. Eble said they would be happy to do that connection.

Mr. Walter asked if Mr. Eble would agree to a condition that a path connect the softball and baseball facilities and the northeast corner of the parking facility be connected to that path system. Mr. Eble agreed.

Mr. Papp said the issue was that since it was not shown originally as impervious surface, they would have to review the impervious surface and recalculate the stormwater management on the site, and that might require compensatory stormwater management on the site, which could be costly depending on how much would have to be done.

Mr. Fishman expressed concern that if the path was not built now, there would never be a path.

Ms. Amorose Groomes said although it is an impervious surface, it is not creating a watershed that is going to a drain body of sorts, it is draining to the adjacent turf, unlike a curbed parking lot that would drain to a drain body like a catch basin. She said she could not see that a six-foot wide walking path is going to impact their stormwater management that is not draining to a catch or collection basin.

Ms. Husak pointed out that the Schools had scheduling issues regarding getting the parking lot done that might not be as pressing as the path. She suggested providing additional time to work through the stormwater issues addressed and look at surface materials.

Mr. Eble said that they had a contractor standing by ready to go. They were submitting plans with the understanding that the parking lot was approved as part of the original plan for the high school and that they did not have to come to the Commission for review and approval on the parking lot. He said they had put their contractor off for a month on this project, and they are concerned that if they go too far, they will never finish the project this season.

Mr. Walter suggested the condition that an asphalt connection is required from the softball facility to the baseball facility, and an asphalt connection from the northeast corner of the parking facility to the walking path system, and should that cause the amount of impervious pavement to add extra costs, that the school is required to place a pervious walkway that is maintained annually. He clarified that they would not have to come back to the Commission and there would not be an administrative issue when it is decided that the cost is too much to add stormwater management.

Mr. Fishman reiterated that he thought mulch or something similar would be a mess. He suggested inexpensive blocks or pavers that could be placed in sand.

Ms. Amorose Groomes said they had real problems on the site with stormwater management anyhow with stormwater running over the road. She pointed out that when the Army Corps of Engineers identifies wetland mitigation sites that happen to be near this school, you know you are in a wet spot, and so they do not have many places for water to go. She did not think there

would be an issue.

Mr. Walter said however, a future opinion might state it is an issue, and so some kind of outlet is necessary to get what the Commission wants done through the condition. Ms. Amorose Groomes said that there was no cheap fix on stormwater since they maxed out their stormwater options. She said they cannot even mow the bottom of their detention basins because they never dry out. Mr. Fishman reiterated that he suggested instead of using mulch or gravel on the path, that pavers and sand be used. Ms. Amorose Groomes said that was considered a pervious surface, but it was possibly a cost hardship for the Schools.

Mr. Fishman said he was in favor of using asphalt for the path if it could be done.

Mr. Freimann was in favor of the sidewalk, and he recalled that when the mound was reviewed by the Commission, the agreement from the school was that there was going to be another sidewalk because the citizen concern was the cut through. He said he would like to see the sidewalk happen, but the School District has a time schedule to meet regarding their contract. Mr. Freimann said he would want the condition to be that the School District can proceed with constructing the parking lot, but that the sidewalk must be constructed within 12 months or so.

Ms. Husak said that if the Commission just required that there be a walking path installed from the baseball field to the softball field that connects through the northeast corner of the parking lot, it would be fine. She said that Planning can work with the applicant to get it done, and if there are stormwater issues, they can come back to the Commission with an amended final development plan to review alternative materials.

Mr. Walter confirmed that an asphalt path can be required, and should it not come to fruition, another amended final development plan can be submitted that changes the material selection. Ms. Amorose Groomes said that was the condition.

Mr. Taylor confirmed that the condition makes it part of the amended final development plan, but does not necessarily make it part of this project. He recommended that *hard* surface instead of asphalt be used in the condition, because it leaves options open.

Ms. Husak suggested that the condition be left as *walking path*. Mr. Walter said he was not comfortable with *walking path* because that could mean gravel or grass. Mr. Fishman suggested *hard surface*.

Ms. Amorose Groomes asked that Condition 2 be read into the record. Ms. Husak stated: "That the softball and baseball fields be connected with a hard surface walking path from the northeast corner of the parking lot."

Mr. Walter said there should be two sentences: "That the softball and baseball facilities be connected by a walking path, and that the northeast corner of the parking facility be connected to that path with a hard surface."

Mr. Freimann referred to Condition 1: "That no sag lenses be used on the pole mounted light fixtures." He asked if there was a concern about light pollution from this parking lot to the adjacent neighbors from the mercury halogen bulbs being on 24 hours per day, and why sag

lenses could not be used.

Mr. Papp said there was no concern for light trespass on the neighboring properties, but sag lighting cannot be used to meet the full cutoff requirement of the Zoning Code. He said all the existing lights have flat lenses, compliant with Code, and these will match.

Mr. Walter asked what the plans were for additional directional striping or signs since this parking lot extension will come more directly into a line of incoming traffic. Mr. Fay said there are no directional signs planned in this internal portion.

Mr. Walter asked if there was anything on the pavement. Mr. Fay said there was not. Mr. Walter was concerned that because this is the main entry and exit point and another lane of traffic is being introduced to the right, he thought something should be done, whether it is additional striping on the ground or a painted stop bar at each of the entrances on Brand Road.

Ms. Amorose Groomes confirmed that Mr. Walter's suggestion should be Condition 3. Ms. Husak suggested Condition 3: "That additional pavement marking be provided to indicate stopping areas at the end of each parking aisle."

Mr. Eble asked if the District would be able to proceed with the parking lot construction if approved, and could still work with Planning on resolving how they were going to do the connections. Ms. Amorose Groomes confirmed that was correct and said she would like the paths installed within the next several months.

Mr. Eble agreed to the three conditions as listed below.

Motion and Vote

Mr. Walter made the motion to approve this Amended Final Development Plan application because the proposal complies with the criteria and the original intent of the design for this development with three conditions:

- 1) That no sag lenses be used on the pole mounted light fixtures;
- 2) That the softball and baseball fields be connected with a hard surface walking path from the northeast corner of the parking lot; and
- 3) That additional pavement markings be provided to indicate stopping areas at the end of each parking aisle.

Mr. Fishman seconded the motion. The vote was as follows: Mr. Taylor, yes; Mr. Freimann, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; Mr. Fishman, yes; and Mr. Walter, yes. (Approved 7 – 0.)

4- Institutional Uses 09-042ADM

Code Amendment Administrative Request

Chair Chris Amorose Groomes introduced this Legislative matter and explained the rules and procedures.



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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

December 11, 2008

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

- 1. Dublin Jerome High School- Mounding 8300 Hyland-Croy Road**
08-053 AFDP Amended Final Development Plan

Proposal: Mounding and landscaping along the eastern property line behind an existing baseball field home run fence for the Dublin Jerome High School. The site is located on the northeastern corner of Brand Road and Hyland-Croy Road.

Request: Review and approval of amended final development plan under the Planned District provisions of Code Section 153.050.

Applicant: Mike Close, Wiles, Boyle, Burkholder and Bringardner.

Planning Contact: Jonathan Papp, Planner I

Contact Information: (614) 410-4683, jpapp@dublin.oh.us

MOTION: To approve this amended final development plan because it is consistent with the standards and conditions approved with the rezoning/preliminary development plan and with the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code, with one conditions:


- 1) That the plans eliminate reference to the spectator seating area.

*Mike Close agreed to the above condition.

VOTE: 6 – 0.

RESULT: This Amended Final Development Plan was approved.

STAFF CERTIFICATION


Jonathan Papp
Planner I

Administrative Report

~~Tammy Noble-Flading announced that a Joint City Council and Commission meeting had been scheduled for January 26th in Council Chambers as a follow-up to the Greenville, South Carolina discussion.~~

~~Mr. Zimmerman announced that the applicants for Cases 2 and 3 have agreed to the conditions listed in the Planning Report and are eligible as consent cases. No one indicated they had questions, or concerns about the cases, and therefore Mr. Zimmerman announced the agenda order as Cases 2, 3, 1, and 4. [The minutes reflect the order of the published agenda.]~~

~~Mr. Zimmerman briefly explained the purpose and procedures of the Commission.~~

1. Dublin Jerome High School- Mounding 8300 Hyland-Croy Road 08-053 AFDP Amended Final Development Plan

Todd Zimmerman swore in the applicant's representative, Michael Close with Wiles, Boyle, Burkholder and Bringardner, City representatives, and any others who intended to speak in regard to this case.

Jonathan Papp presented this application for review and approval of an amended final development plan to permit an earth mound at the Dublin Jerome High School located in the northeast quadrant of the intersection of Brand and Hyland Croy Roads. He said the portion of the site that is being reviewed is approximately 500 feet north of Brand Road, directly adjacent to the Belvedere subdivision. He reported that in 2001, a final development plan was approved for the high school site which showed a practice field along the eastern property line adjacent to the future Belvedere subdivision, and in 2002, the final plat was approved for Section 3 of the Belvedere subdivision, which is adjacent to the field in question. He pointed out that in 2003, the first residents occupied homes along Green Stone Loop, which backs up to the field in question, and in 2005, the amended final development plan with the layout of the current location of the varsity baseball field in question was approved, as well as associated improvements which included the construction of a four-foot earth mound with plantings along the eastern property line. He explained that during the construction of the mound, extra fill was used to extend the mound further to the west which created a seven-foot high mound adjacent to the approved four-foot mound. He reported that since the mound's creation, the area has been used for spectators that gathered during the baseball events on the field.

Mr. Papp explained that this amended final development plan is needed to bring the plan into conformance and to address concerns that were brought up at the July 17, 2008 meeting. He said that concerns included spectators cutting through adjacent residential properties to access the field and the noise generated during the field activities.

Mr. Papp said the applicant has proposed site alterations to address the concerns, which include reducing the height of the existing mound by three feet to match the top elevation of the approved mound along the eastern property line boundary, widening the mound at its western end by 10 to 12 feet, and increasing the height at the western end so that the top of the mound would be five feet above the existing mound, or nine feet above the grade of the center field. Mr. Papp presented a drawing comparing the existing mound to the proposed mound. He said the western end of the proposed mound will have a small plateau situated two feet below the top

elevation of the mound which may be used by spectators during events at the field. He added that additional landscaping across the top of the mound extension is also proposed, partially to aid with restricting spectators from using the top of the mound.

Mr. Papp explained that the school will be constructing a previously approved parking lot expansion to discourage parking within the Belvedere subdivision. He said the expansion will increase the number of parking spaces available by 277 spaces, as well as locate parking closer to the field.

Mr. Papp said Planning has determined that the application does not meet the applicable review criteria because the approved development plan text states that the siting of the sports fields should be done to minimize their impacts to the existing or proposed developments adjacent to the properties. He noted that as neighboring residents have indicated, this mound has had a negative impact on their properties, privacy, and security, and while the proposed grading change does move the spectator area farther away from the residents, the distance is not significantly greater and may continue to contribute to the already existing problems. Mr. Papp stated that the proposal does little to address the neighbors' concerns with foot traffic. He said that Planning therefore recommends disapproval of the plan as submitted.

Michael Close said when the final development plan was approved signs were placed on the property line stating that athletic fields would be located here. He added that in 2005, the amended final development plan was changed to accommodate the neighborhood. He said that the mound was inadvertently extended further than it should have been. Mr. Close said they appeared before the Commission a couple of months ago in an attempt to maintain what has become a valuable asset for the school and still accommodate the neighbors.

Mr. Close said the spectator area had been moved as far away as possible from the neighborhood. He said the height of the mound only impacts the softball fields and tennis courts to the south, not the neighborhood. He said the numbers needed to be understood in order to really put this into perspective. He noted that the only time kids are on the mound is for about 20 varsity baseball games a season. He said he did not believe there were more than 25 kids on the mound, and usually there were teachers or administrators supervising them.

Mr. Close explained that by bringing the parking lot closer to this facility, there is no reason for anyone to be looking for a parking space on Green Stone Loop. He added that the kids using this facility have taken ownership of the issues and taken steps to correct them. He said they were responsible kids and they understood the rights of the neighborhood and they are doing something about it. He said the high school regulations do not allow any amplified noisemakers.

Mr. Close stated that he did not agree with Planning's recommendation or analysis.

Mr. Close pointed out that Ms. Amorose Groomes had asked about the possibility of a fence at the previous meeting. He explained that a fence was not feasible because residents and students legitimately need to have access between Belvedere and the school. He said they decided to add the parking lot to ensure traffic is discouraged within the subdivision.

Mr. Close referred to the Planning Report where it said *"The intent of the approved amended final development plan was to prevent spectator activity in this area."* Mr. Close stated that was a

misstatement because there was never a discussion of this being used for a spectator area. He said no one ever conceived that kids would get on a hill to watch games like this. He said it only happened after they had made a mistake during construction and they determined it would be a good place to watch. He said it was not true that the Commission had previously considered the use of this for a spectator area.

Mr. Close said the seventh review criteria really went to the issue of this case. He said they had done everything they could to minimize the impact on the neighborhood, the kids are on board and involved, and the school has spent a substantial amount of money planning to make these changes. He said the School Board admits they made a mistake when this was built but it was not done intentionally, and they were asking for the Commission's approval.

Flite Freimann asked if Mr. Close was suggesting that spectators for the other games played on the field, such as the American Legion and travel baseball teams, do not use the hill top. Mr. Close suggested that was essentially correct.

Mr. Freimann thought it looked as though the proposed plateau would be dramatically smaller than the current area. Mr. Close said it would be smaller, but he did not know the square footage.

Amy Kramb asked about the purpose for making the mound higher. Mr. Close answered it was to provide screening for the residents and to allow the kids to see field.

Ms. Kramb noted that there was a flat surface, that then sloped down toward the outfield fence. She asked if people would be sitting on that sloped part as well. Mr. Close said he understood that they would stand on the flat part and there would be no permanent seating.

Mr. Zimmerman opened the discussion for public comment and suggested that due to the large crowd, each speaker would have three minutes to speak and that they should avoid repetition. He also let everyone know that at the July 17, 2008 meeting, public comment was heard by the Commission, and the Commissioners were aware of those issues.

Erica Simonetti, 7115 Calabria Place, and Kelly Brothers, 6418 Ringsend Court, stated that they and their classmates were part of a school group that met to discuss issues happening on campus. Ms. Brothers said that this hill has become a big issue in their meetings and the group has developed expectations and consequences for the student body, which she knows they are capable of following. Ms. Brothers explained that the hill was a big part of their student culture. She said Dublin Jerome High School is a very young school in the District, and therefore the senior classes have tried to build and instill tradition for the classes to come. She explained that this hill has become the biggest part of the culture, unity and school spirit among all of the students. She stated that taking away the hill would be extremely unfortunate, especially without allowing the student body the ability to correct the problems themselves. Ms. Brothers said she thought the problems could be easily corrected, and with the movement of the hill, it would be further away from the surrounding community. She thought that taking away the hill would be a step in the wrong direction from their school identity within the Dublin City School District.

Mr. Freimann asked if the culture of the school would be maintained even though the hill was being moved. Ms. Brothers said that it would because they could still support their teams and watch the games, but it would be from the bleachers behind home plate.

Mr. Zimmerman reminded the audience that this case was an administrative matter and that the public was welcome to express their thoughts during the public comment portion of the hearing but they should be based on objective facts and evidence and should not be opinion statements.

Premal Bhatt, 5995 Bluden Road, and Jonny Wagner, 10522 Mackenzie Way, varsity baseball team members, spoke on behalf of the baseball team and described what the hill top means to them. They said that it is important not only to their identity as a team, but to each of them personally when they stepped onto the field wearing their uniforms. Mr. Bhatt said the hill has served as a monument for Dublin Jerome Baseball and it has become a proud tradition in their short history. Mr. Bhatt said it gave them a special sense of pride to play in front of a crowd that is not solely made up of parents, but peers that support them. He said their fan base gets their identity from the hill because they call themselves the "Hill-toppers." He said the Hill-toppers are important in helping establish a school identity, especially encouraging school spirit. Mr. Bhatt said above all, the hill is a place for their fans, which gives the team motivation and pride when they are playing. He said the hill has given Jerome baseball players a desire to win, and it represents the fans and the school well. Mr. Bhatt said that as a team, they would be extremely disappointed to see something that separates them from other schools removed. He reiterated that the hill is more than just a monument, and their program owes a lot of their success to the Hill-toppers.

Laurie Adolph, 10222 Sylvian Drive, presented a photograph of the Hill-toppers. She said this was the third year her son had been on the varsity team, and she had been to 45 home games. She said that never had the Hill-toppers been noisy, overbearing, or loud. She reported that they created school spirit and the team had enjoyed them.

Tawya Ewert, 6260 Bellow Valley Drive, representing several parents of children that attend or will attend Dublin Jerome High School, read aloud a letter to the Commissioners which indicated their support of the proposal to continue encouraging school and community spirit throughout Dublin. [Letter attached.]

Cathy Sankey, 5739 Lynx Lane, principal of Dublin Jerome High School, thanked the Commission for allowing the students and parents to speak on such an important tradition. She said the students and Hill-toppers are doing what they were asked to do, which was to create new traditions, school events, and increase school spirit in a new young high school. She presented a photograph of 16 students on top of the mound with four administrators and their young children. She said they are there at every game, usually going between baseball, softball, and tennis matches and that they have a great time with the students. She said that she and the students have met many times this fall to discuss problems. Ms. Sankey said they want to rectify any problems from the past by addressing them tonight and that it is important that the Commission hear the students' and administrators' collective commitments.

Ms. Sankey said as an administrative team, they pledged to continue to attend games as they have in the past and proactively deal with any problems that occur and also help the students communicate these expectations to the student body. She said she wanted to ensure that these expectations also become an embedded part of the Hill-toppers' traditions. She believed that they have turned this obligation into an opportunity to work together to improve their ability to listen, to change, to commit, and to compromise. Ms. Sankey said they asked that the revised plan be adopted so that one day the tradition that these students are working to create will be here for

other young people, perhaps even the Commissioners' children to enjoy. Ms. Sankey believed that they should support high school students doing the right things on school property. She thanked the students for taking the responsibility to leave a legacy for the future of Jerome and to be positive members of the Dublin community. She thanked the Commissioners for their serious consideration of a Dublin Jerome family tradition.

Cliff Gallatin, 6391 Norshire Court, said he had attended a variety of events on the baseball field and had never seen the Hill-toppers being unruly and their noise had always been directed towards the field. He reported that when he attended American Legion games he never saw the mound being used. He said he had seen foot traffic from Belvedere occur during the American Legion games using the walkway provided, and he had never seen any issues. He reported that the games were held in the daytime only. Mr. Gallatin said he had been present during this entire process and had seen the school trying to work through the issues. He said he believed the school had been accommodating in the past. He said that there is less disruption, noise, and less of a safety issue with the mound than there is with living in a congested neighborhood.

Lori Russell, 6435 Green Stone Loop, said her home backed up to the baseball field. She said that when they purchased their home, they got a plan from the City indicating this area would be used as a varsity practice field. She said they had based the purchase of their home on this information. Ms. Russell said they have made huge concessions and now there are things that they never thought they would have behind their home. Ms. Russell said no one moved to this neighborhood with the intention of being unsupportive of the high school. She said it has been turmoil for her and her husband who have been the brunt of so much antagonism, ugliness, and unpleasantness.

Ms. Russell said that when they signed off on the regulations for the current field, they agreed that the mounding would not exceed four feet. She stated that on the whim of an employee, the mound now does not conform to what the school had agreed to do. She said the team is there with or without the hill and there is nothing that would prevent anyone from supporting the team. Ms. Russell said the hill has had a very negative impact and that children trespassing through their yards and can be quite hostile.

Mr. Freimann asked if the worst problem was noise from the mound, foot traffic, or disruptive students. Ms. Russell said it was all three, and it was also the fact that you do not know what is coming next. She added that the noise level is consistently loud, but foot traffic is huge because of the hostility.

Mr. Freimann said the school has discussed moving the parking lot and enforcing the noise. He asked if the proposed changes, if approved, would alleviate her concerns.

Ms. Russell did not think anyone was parking on their street for lack of parking or not wanting to walk an extra 20 feet, so she did not think the parking lot would address the foot traffic, and she thought the noise would only grow. She said the athletic director told them before this was built in 2005 that he did not think there would be games after July 4th, but she said that there were actually games held through October. She said she expected that more noise from the hilltop would be generated toward their home where it is now proposed. Ms. Russell added that there are over 270 games played on these fields, and there are only around 30 on each of the other fields.

Mr. Zimmerman asked if the police were ever called about the cut through traffic. Ms. Russell answered that the police had not been called about it.

Mr. Fishman asked when the Russells bought their house, knowing there was a baseball field behind it, what their expectation was.

Ms. Russell said that when they purchased their home they saw plans indicating a "baseball infield practice field," and they had anticipated a practice field. She said it was built but never used because it was ten feet too small and so it was torn down for this field to be built. Ms. Russell said they expected children and parents on the practice field, but the games went on non-stop throughout the summer.

Jeffery Kent, 6453 Green Stone Loop, said he had called the police because of people trespassing in his yard. He said he lived behind the right field fence of the second field, 298 feet from home plate. He said he was assured by the school that a comparable level of play to the other two high schools would occur on the field and that this is a district run on precedent, and so he had no need for concern. He noted that the other high schools host less than 80 games a year counting their home games, varsity, reserve, freshman, and American Legion games. He pointed out that Dublin Jerome has become home to the Dublin Travel Baseball Organization which hosts three major tournaments a summer and 28 games per weekend with crowds larger than those of the high school games. Mr. Kent said that was the much larger nuisance than what happens with the varsity high school baseball team and Hill-toppers. He noted that the high school is different because the athletic conference in which this school plays requires one varsity baseball field for the varsity team and then a reserve or practice field, which does not have dugouts, a skinned infield or an outfield fence, and that is how freshman games are played at Coffman and Scioto High Schools. He said this has become a magnet for baseball tournaments and a fall sports baseball league.

Ms. Kramb asked if the mound was used by the travel teams, American Legion, or other teams, and how many people were on the mound during those games. Mr. Kent said it varied from zero to six people on the mound during those games.

Charles Boothe, 8211 Davington Drive, a baseball parent, said he sympathized for the families that had been victimized in the area of the ball field. He commented that at one end of the street, there is a good working relationship, and at the other end, the hostility has built up so that anyone who walks through there is being yelled at and having notes put on their cars. He said the coaches have asked that everyone stay away from parking on the street. Mr. Booth suggested that they work closer together so a great relationship can be established at both ends of the street.

Brian Watson, 6431 Green Stone Loop, said he lived directly behind the current mound. He thought the proposal seemed like a vast improvement as far as appearance, noise, and cut-through traffic, and it was a reasonable alternative and acceptable resolution to the problems that exist with the current mound. Mr. Watson was concerned about the height and size of the proposed mound because the plateau will draw more fans.

Mr. Freimann recalled that in July, Mr. Watson talked about looking directly at the mound from his dining room or patio. He asked if moving the mound would alleviate that problem. Mr. Watson said he thought it would to some extent.

Mr. Freimann asked if the biggest concern was about the varsity or non-varsity games. Mr. Watson said he was equally concerned. He said he expected noise from cheering, but not from drums, electric guitars and gongs, and he hoped steps would be taken to alleviate those kinds of noisemakers.

Mr. Zimmerman asked when Mr. Kent purchased his home and if he aware this site was intended as a public school. Mr. Kent said he purchased his home in 2003 and they were aware of the school and grounds location.

Ms. Kramb asked what Mr. Kent thought of the rules that the students and the school administration had created and if he thought they would help eliminate the noise he was talking about. Mr. Kent said the rules were a vast improvement and would be a reasonable alternative.

Kyle Alfriend, 6427 Green Stone Loop, whose home backed up to the fields, said he thought his neighbors had some legitimate concerns and he very much appreciated what the school had done to address the issues. Mr. Alfriend said he had not seen any of the problems they had discussed. He said the new mound would take the activity further away, and at the height proposed, you will not be able to see over the fence from the homes.

Bruce Ring, 7457 Marston Lane, said the school had done a lot to mitigate the issues caused by the mound. He said they all want to encourage spectators. He identified himself as the president of the Baseball Boosters Club, and he pointed out that they had earned and borrowed money to help build the fields. He thought the commitment of the community and the players' parents showing their support of the program is a good thing. He noted that he attended a lot of tournaments; he did not see a lot of children on top of the hill. He said he did not expect that to be a problem.

Mr. Zimmerman requested the Commissioners' comments regarding Planning's recommendation.

Mr. Freimann noted that regarding the foot traffic, the school was willing to move the parking lot. He said the ability to restrict parking on Green Stone Loop was outside the Commission's authority, although it appeared that the school had done everything within its power to cut down the foot traffic where it could be controlled. He said he did not see anything in the minutes that specifically spoke to the comment about this mound not meeting the intent of the approved development text. Mr. Freimann said he did not think that moving the mounding would change the location of the American Legion or any other games or tournaments. He agreed that the residents are being inconvenienced.

Mr. Freimann commented that Mr. Papp had done a great job on the Planning Report and had laid out the issues from a very technical standpoint, but he disagreed because he thought that some of the criteria had been met.

Mr. Fishman said he thought the mound was a fabulous amenity, but he understood the residents' concerns. He said that none of the other Columbus area high school baseball fields have provided the same amount of buffering in an attempt to appease the neighbors as Dublin's baseball fields do. He said most of them have chain link fences with beaten down paths from cut-through traffic. He commended the school district for making an attempt to make the mound better for

the neighbors after it was built, and he suggested that people respectfully be asked to stay on the paths to get to the field.

Mr. Taylor said he was extremely impressed with the amount of effort and concessions that the school district had made in the interest of the residents. He said his only concern was that the case history did indicate that the mound was designed to be a visual and auditory buffer between the residences and the field, and he could not find any reference to a "spectator mound" being considered positively or negatively. He pointed out that technically, if the Commission approves this proposal, they would be sanctioning the creation of an area specifically for spectators, which was at least, in terms of Code, in an area that was not created for spectators. He said he would be more comfortable with this proposal if "spectator mound" were left off the application.

Ms. Kramb said she felt that the criteria have been met and that a lot had been done to minimize the impacts to the neighborhood. She said the public paths are located for people to use and it will not make a difference if the mound is moved. She agreed that this mound should not be referred to as a "spectator area," but just a mound.

Ms. Amorose Groomes said she respectfully disagreed with Planning. She stated that the Commission must use the amended final development plan criteria to review this proposal and not base their decision on whether they like it or not. She said a great attempt was made by the schools to create an amenity for the residents. Ms. Amorose Groomes said she supports the proposal because it increases the setback from the residents and adds mounding and landscape buffers. She said it was a sound zoning improvement.

Mr. Taylor said he was not concerned about whether the mound was graded or not, he was concerned that if they voted to approve this as submitted, they were voting to sanction that there be a specific area set aside for spectators. He suggested a condition that the plans not include a specific area for spectator use. Mr. Taylor said it did not need to change physically, but that the words "Spectator Area" should be taken off the drawings so it could not be said that the Commission said they must, shall, or can put spectators on the mound.

Mr. Freimann specified that it was important to realize that the homeowners are inconvenienced. He said he hoped that the commitments that the principal, superintendent, school, and district have made to work with the homeowners to make this less of an inconvenience will continue. He appreciated their efforts and hoped that the spirit will continue in the future.

Mr. Zimmerman asked if Planning had reviewed the proposed landscaping. Mr. Papp confirmed that the landscaping shown on the plans will sufficiently meet Code.

Motion and Vote:

Mr. Zimmerman made the motion to approve this amended final development plan because it is consistent with the standards and conditions approved with the rezoning/preliminary development plan and with the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code, with one condition:

- 1) That the plans eliminate reference to the spectator seating area.

Mr. Close agreed on behalf of the Dublin School Board, to accept the above condition.

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

Mr. Zimmerman called a recess at 8:17 p.m. before proceeding to Case 4 at 8:25 p.m.

Case # 08-053 Dublin Jerome High School.

Ladies and Gentlemen:

As 6-year residents of Dublin and Belvedere, we would like to show our support for Dublin Jerome High School, its athletic department and especially for the Jerome students who come to support their classmates in various school-related activities. My understanding is that there is a complaint about a mound that exists where students have created a tradition of gathering to cheer for the Celtic baseball team. As a resident of Belvedere, I am here to represent several families from our neighborhood who strongly support Jerome High School and everything that goes with being a good neighbor to the school and its students. Interestingly enough, none of the families whom I represent this evening have sons who play on the Jerome baseball team, but we avidly support the school, its students and the athletic department.

At some point in life you have to look at the big picture and determine what is truly important. Any time groups of high school kids are at a school activity, athletic or otherwise, it is a very good thing and we should take care to not do anything to discourage this. Jerome High School is still in its infancy and is still establishing school and community Celtic spirit and traditions. The "hilltoppers" cheering section at baseball games exemplifies the best of what high school is all about. These kids are there to cheer on their friends and classmates in an athletic contest. These kids are spirited and creative. They bring their own grills to tailgate, offering hotdogs and soda to anyone who comes to cheer on the baseball Celtics. Talk about all-American kids – I truly don't know what more we could ask from our kids. If we discourage these positive activities, what message are we sending? What would they be doing if they weren't at their school enjoying a spring baseball game?

I am not well educated on the zoning of the property of the high school or what infractions might have been made with regard to the building of this mound. But from what I have heard, the district has come up with a win-win situation for all, which includes:

- moving the current mound to another location, enabling the tradition of kids gathering on the hill to watch baseball games to continue, and
- creating more parking spaces that are in closer proximity to the baseball fields, which eliminates the need for students to park in the Belvedere neighborhood for easy access to the baseball fields.

I would like to encourage my neighbors to reach out to the "hilltoppers," by bringing their own children and a pitcher of lemonade, joining in on the fun, by watching a baseball game, cheering on the home team and maybe even enjoying a hotdog. If a positive relationship is established with these kids, it could be a really positive thing for everyone, cementing a tradition for generations to come. My guess is that some of these residents may have young children who eventually could be playing on that same baseball field. I challenge them to consider how proud they would be if it were their child on the mound or in the field playing baseball for the Celts. I'm sure, that if that were the case, they would welcome a large group of high school students who want to come and cheer for their child.

We have seen some very positive changes in the last few years in the amount of school and community spirit toward Jerome High School, as is evident by increased attendance at football games, tailgates, baseball, lacrosse and basketball games. Let's not squash this spirit by complaining or changing or eliminating positive traditions, but let's continue to encourage our

community members to participate in these events and activities, creating a strong sense of community and school spirit to be embraced by past, present and future Celtics. Please consider supporting the efforts and changes proposed by Dublin City Schools that provide everyone with a positive outcome. Thank you very much for your time and your consideration.

Jon and Tawnya Ewert, parents of Sierra and Shawn

Tom and Monica Beith, parents of Victoria, Tommy, Christian, Ian, Nichole and Liam

Steve and Laura Hilton, parents of Megan and Justin

David Wurm and Denese Madden, parents of John Wurm (who attends Coffman)

Lee and Susan Rapp, parents of Sydney, Samantha and Cole

Jim and Lisa Flexer, parents of Eric and Alex

Mike and Susan Gaber, parents of Stephen, Kristin and Matthew

We knew school was there
when we built our home
so did anyone & everyone
who built a home there.
You have to accept that
athletic events were going
to occur there.



CITY OF DUBLIN

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Creating a Legacy

**PLANNING AND ZONING COMMISSION
WORKSESSION
RECORD OF DISCUSSION**

JULY 17, 2008

**4. Dublin Jerome High School – Mounding
08-053 AFDP**

**8300 Hyland-Croy Road
Amended Final Development Plan**

Proposal: Mounding and landscaping along the eastern property line behind an existing baseball field home run fence for the Dublin Jerome High School. The site is located on the northeastern corner of Brand Road and Hyland-Croy Road.

Request: Review and feedback of amended final development plan under the Planned District provisions of Code Section 153.050.


Applicant: Mike Close, Wiles, Boyle, Burkholder and Bringardner.

Planning Contact: Jonathan Papp, Planner.

Contact Information: (614) 410-4683, jpapp@dublin.oh.us.

RESULT: The Commission informally commented on this request for an amended final development plan to permit an existing earth mound south of the existing baseball diamond's centerfield fence. The request also included the review of the mound being used as a spectator area during events at the field. The Commissioners generally did not favor letting the existing mound remain since it was not originally approved. The Commissioners were also not in favor of the use of the mound for spectators during events at the baseball field due to noise and foot traffic through the neighboring properties. Some Commissioners suggested that the mound may be able to remain if steps were taken by school staff to discourage the use of the mound, and through the installation of additional landscaping on the mound.

STAFF CERTIFICATION


Jonathan Papp
Planner

WORK SESSION:

Mr. Zimmerman explained the Work Session purpose and procedures. He advised that all comments made by the Commission are informal and non-binding, and are intended only to provide general guidance to the applicant regarding the application.

Mr. Zimmerman said due to the number of residents present to participate in cases 4 and 6 that they will hear cases in order of 4, 6, 5 and 7. [The minutes will reflect the order of the published agenda.]

**4. Dublin Jerome High School – Mounding
08-053 AFDP**

**8300 Hyland-Croy Road
Amended Final Development Plan
WORK SESSION**

Kevin Walter disclosed that he is a member of the Belvedere Homeowners Association and said since the Association had not taken a formal position on this request, after speaking with the Law Director, he felt there was no conflict of interest on this non-binding Work Session.

Jonathan Papp presented this request for an informal review of an amended final development plan to permit an existing mound along the eastern property line, adjacent to the Belvedere subdivision. He said the site was developed according to an amended final development plan, which was approved April 2005 for a baseball field and associated improvements, including a four-foot tall earth mound with plantings. He said during the construction, fill from the Glacier Ridge Elementary School site was added to extend the mound to the west and an amended final development plan is needed to bring this modification into conformance. Mr. Papp requested Commission input on the following discussion points:

- 1) *Does the Commission support the existing mound's location and height, or should the mound be moved as it was shown on the previously approved plan?*
- 2) *Does the Commission support the use of the mound as a spectator area for events being held at the baseball field?*

Mr. Papp reported that correspondence submitted by several Belvedere subdivision residents had been distributed tonight for Commissioners' review.

Michael Close, representing the Dublin Board of Education, pointed out that it was posted on the property line before the houses were built that there would be athletic fields and a school at this location. He indicated that the extension and increased height of the mound along the left field line seemed like a good idea and was not done with the intention of violating the approved final development plan. He explained that at about two-thirds of the home varsity baseball games each season, students gather with adult supervision in the center field area sometimes for a cookout to show support for the team. He said although it was not mentioned in the last final development plan, it seemed consistent with the intent of the plan. He said last summer, two staff members and he met with about 15 Belvedere homeowners in an attempt to resolve the issues and they deduced that the issue was the gathering on the mound. He said he understood that if this amended final development plan was not approved, the mounding will have to be removed. He said it would be legal for temporary bleachers to be placed there instead, but allowing the mound to remain was the preferable solution, visually and to obstruct some of the noise.

Flite Freimann referred to the residents' letter where it mentioned that American Legion, Ohio Dominican Pro Camps and other additional games took place on the field. Mr. Close said the center field mound gathering was not an issue at other types of games.

Mr. Zimmerman invited those who wished to speak to come forward.

Mark Russell, 6435 Greenstone Loop, on the edge of the mounding, said the concerns raised in 2005 with noise, traffic, cutting through yards, disrespect, parking on the street and trash. He said the school had not worked with them and to have this continue with the threat to install bleachers when the whole spirit of the last Record of Action was to buffer the homeowners from all the noise was a slap in the homeowners' faces. He said there should be no seating on the mounding with unfilled bleachers.

Mr. Freimann asked Mr. Russell how the removal of the mound would remove the problems. Mr. Russell said the issue was the extensive usage and the number of games. He said the activity was not supervised. He said fencing along the property line would not alleviate the cut through traffic. He said the school district has exacerbated it by encouraging students to sit on the mound. He repeated that the school has not worked with the neighbors.

Laurie Russell said when they purchased their lot, they felt that the school would develop the field correctly and adequately. She said the spectator hill was in their backyard. She said there is no supervision at the events and frequently gas grills, air horns, speakers, noisemakers, and water guns are brought to them. She said some of the participants use foul language and obscene gestures when crossing through the yards. Ms. Russell requested that the Commission take action to protect the sanctity of their homes where their children are being raised.

Bryan Watson, 6134 Brimstone Loop, said he was most impacted by the use of the elevated mound as a student section because it is approximately 38 yards from his patio. He said his lot provides a direct access to the field, so students park in front of his house to access the mound from the lawn. He pointed out that a contradiction to the application existed where it said the mound did not change any traffic patterns. He said the neighborhood streets are now a parking lot and there was a footpath through the lawns. Mr. Watson confirmed the disrespect and bad behavior had happened in front of young children. He said it was ironic because they had supported this and had worked to help create the mound and the directional PA system, as well as moving back the field. He said he wanted students to continue having a good time supporting their team, but there was no reason they needed to be in the center field, next to the homes. He noted that at times, the stadium seats are vacant. He suggested landscaping this mound next to their homes could prevent crowding and another mound could be replicated elsewhere.

Chris Amorose Groomes asked which was most objectionable: the students making noise at dinnertime or them parking in front of the mailbox and walking through the yard. Mr. Watson indicated that parking and walking through the yard was most objectionable.

Mr. Freimann suggested a mound in the right field would eliminate some of the noise, but it would not prevent people cutting through the yards. Mr. Watson said it may help because it was not as close.

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Ms. Watson pointed out that the existing fence with a wind screen would block the view of those seating on proposed bleachers. She indicated that her children were scared of the people walking through their yard and it was not fair that they could not enjoy the yard. She said the only time she heard baseball team noise was when they were on the mound with gongs, etc. Ms. Watson said as a stay-at-home mother, she had only seen adult supervision there twice; however then they still were cutting through the yard.

Richard Taylor asked what the school derived from the existing mound, and what hardship would the school suffer if it were removed.

Mr. Close indicated that the expense to remove would be a hardship and the lack of an enjoyable activity for the students would be lost.

Kathy Whitson, 10473 Mackenzie Way, a baseball parent, said last season was the best Jerome High School ever had, but this season, there is not as much noise or as many students on the mound. She said noise was expected when there was a championship tournament. She explained that the stands were empty of students because that was the moms' territory where

they chatted, and the dads lined up along the first base line. She said she would love to see this tradition generated by the students continue.

Hope Booth, 8211 Davington Drive, whose son was a baseball player, took issue with the allegation that the parents were encouraging the disrespectfulness of the students. She said the baseball team parents have always been encouraged them to be good neighbors.

Mr. Zimmerman asked that the Commissioners to begin addressing the discussion points since there was no one else in the audience who wished to speak.

Mr. Taylor suggested that the school should accommodate the neighbors by removing the mound. He did not want to set precedence that if the school screwed up when they built it, it was okay, and he did not like the idea that the long history of the noise issue had not been addressed.

Mr. Walter said the issue with the school district on this site was the lack of respect for the zoning process and uses contemplated in the zoning process. He said whether it was the existing field, or this field, the softball field, or any other fields, the school continues to ask for forgiveness. He agreed that it was not in the amended final development plan and the mound should be removed.

Ms. Amorose Groomes partly agreed with the other Commissioners allowing something not included in the approved plan being allowed just because it had been enjoyed. She empathized with the parents of participants that were behaving and supporting the team. She expressed concern because it would be alarming to small children having strangers moving through their yards. She said it was a tenuous relationship of having the teenagers being able to experience high school to its fullest and the youth being able to experience youth at its most innocence, and that was a tenuous situation. She suggested it was a dangerous situation to have people moving through the yards and the only thing she could think of to prevent that was a fence.

Mr. Walter suggested the ultimate solution would be to enforce the "No Parking" signs.

Ted Sanholtz explained that he had attended numerous Commission meetings where there was extensive discussion about the noise threat to the peaceful nature of the neighborhood and specifically, to the parking issue which was to be addressed by the City so that these neighbors would not suffer from the baseball field being there. He said it was a difficult situation where something not in compliance was built that becomes a hardship to citizens. Mr. Sanholtz suggested providing direct access to the fields from the parking lot. He said the school had not anything to encourage the use of their own parking facilities for access to the ball fields. He said when the second field was proposed, one of the Commission's big concerns was in fact, the access to the street being in such proximity to the field and he was disappointed that a solution had not yet been found.

Mr. Freimann expressed sympathy to the homeowners who live on the eastern edge bordering the western edge of the school. He was concerned that the solution of removing the mound does not solve the underlying portions of the neighbors' problem. He agreed with Ms. Amorose Groomes that there was a responsibility for some sort of barrier, and there was responsibility on

the part of the school. He suggested the school add a barrier to the existing mound and reasonable use restrictions instead of removing the mound because issues will remain that cannot be regulated. He suggested that the school come back to the Commission with a plan how the non-conforming use is not going to interfere with the neighbors.

Mr. Walter stated that the school's administration was not being responsive to the neighborhood therefore he was not inclined to let the mound remain. He said it was outside of what was the approved final development plan and that pushes an undue burden on the neighborhood. He said the school administration, athletic department, Riviera Country Club, and the neighbors need to get together and come to an agreement.

Mr. Freimann said if the Commission requires the mound to be removed by the school and then comes in with something else to put there, but the traffic problem, parking, and the intersection coming up, he was fearful of casting a vote and cutting the problem loose.

Mr. Walter said he thought the Commission should not be in the discussion regarding all the other issues, but simply deciding about this illegal use. He asked what the applicant's next step would be after this work session.

Mr. Papp said the applicants will be asked if they want to proceed with the application process or if they want to remove the mound and return to the existing approved final development plan.

Mr. Walter asked how long there was to make the illegal use decision.

Mr. Langworthy said when an application is filed, enforcement actions freeze until the applications are reviewed and a Commission action is taken. He said if an application is not filed by the next deadline and Planning does not hear any indication that the applicant wishes to proceed, then enforcement action will begin or continue.

Mr. Zimmerman said the area being called a mound was a flat surface spectator area with a seven-foot riser which was not part of the Commission's discussion when the last amended final development plan was approved. Mr. Zimmerman questioned the 'Do Not Mow' sign near the bike path. He concluded that the school needed to make a decision either to remove the mound, or add additional buffering.

Ms. Amorose Groomes said trespassing through the yards which was unacceptable. She suggested that the school return with an application to address the mound and resolve the trespassing issues.

Mr. Freimann asked when there was notice, when an action was initiated, and if the Commission was subject to any sort of waiver of laches.

Jennifer Readler explained that the concept with laches and estoppel does not apply to municipal bodies.

Mr. Walter said he could appreciate what might be the right thing for the neighbors in the long term is to mound this appropriately and landscape it, however the history of this site says that the school district has continued to come back to the site, cut trees in the no-disturb zone without notification or approval, and asking for forgiveness after the fact. He acknowledged that the cut through traffic had nothing to do with students in the baseball program. He said it was appropriate for the Commission to penalize the school system for building something inappropriately and not being responsive to it.

Dave Axner, superintendent of the Dublin Schools, said he believed that it was impossible for Mr. Walter to be totally objective as he stated at the beginning of this meeting. He said the school did not see or think the mound issue or the students on the mound was the primary issue they had to deal with down the road, more the use of the field itself, which has to do with the traffic and so forth. He expressed that the District attitude was not to pit the neighborhood against the high school. Mr. Axner said there was funding available to remove the mound, if necessary. He recommended that the students work on this to understand help understand the problems. He said it would be an excellent civic and government opportunity for the students to work on the issue. Mr. Axner said he preferred to move the mound.

Mr. Walter suggested that something in the interest of the neighborhood be done rather than the school. He said he felt that the removal of this mound would impact the baseball team negatively and he was intrigued by the suggestion that the students be given an opportunity to come up with a solution.

Jeffrey Kent, 6453 Greenstone Loop, said this issue needs to be resolved because it has been going on since 2004. He testified that Commissioner Walter, an Association Trustee was more partial to the schools than the Association. He said this is a much larger issue than just the mounding. Mr. Kent said the schools wanted a new field and said they would not play baseball where it was too close to the property line, and they play more ball games now than they ever did. He said the Jerome baseball parents were not even aware of the use of the field and are being denied the revenue that the District requires they get. Mr. Kent said the school wanted to have a public announcement system and said they would only use it for the high school games; however, the public announcement system is used all summer. He said the ground crew and the coach use it to entertain themselves while manicuring the field. Mr. Kent said the school said they would follow Dublin's noise ordinances, yet they are mowing the grass and grooming the field at 6:30 a.m. He said he was assured by the City Manager Jane Brautigam that the District was not exempt from the noise ordinance that prevents mowing before 7:30 a.m. Mr. Kent said he thought it was imperative that the Commission hold the district accountable. He concluded by saying it was unfortunate that this mound was installed, but to let them continue will allow a pattern of saying one thing and doing something else deprives the neighborhood of its right to a peaceful and quiet existence.

Mr. Taylor requested that Ms. Husak explain for the benefit of the neighborhood, what happens next in the procedure.

Ms. Husak explained that the applicant had filed an amended final development plan application, so the first step was this work session to receive Commission's feedback and collect comments

Does the Planning and Zoning Commission support the use of the proposed outdoor patio?

Flite Friemann, Kevin Walter, and Todd Zimmerman supported the use of this proposed outdoor patio.

Are the proposed materials, including the use of clear vinyl vision panels, and the design of the associated roof structure appropriate for this site?

Mr. Walter said that he thought the panels and the design of the roof structure were appropriate.

Mr. Friemann asked the applicant if they intended to use the patio all year. Mr. Andrews explained that they decided to propose a rigid structure because he thought it would add to the character of the patio and because they wanted it to feel like an extension of the restaurant. He said that although he would like to use the patio all year, he realized that eight or nine months a year would be more realistic due to the weather. Mr. Andrews said that they were not going to use permanent rigid snap panels that would make the patio look like a greenhouse. He explained that they wanted to use draw curtains that could be rolled up or rolled down during inclement weather, and that the patio will be heated through radiant heating techniques.

Chris Amorose Groomes said that the proposed materials were of good quality and should remain so. Mr. Zimmerman suggested that instead of using a roll up vinyl and canvas material, a bi-fold glass door system on a track could be used to open and close the sides of the patio. He said that instead of looking through the proposed vinyl material that would have a tendency to blow in and out with the wind, there could be solid, rigid glass walls that could be pulled in and out instead.

Does the Commission prefer that the furniture match the Bruegger's Bagels patio furniture, or should the furniture coordinate with the Montgomery Inn building materials and design theme?

Mr. Freimann said that the patio furniture should coordinate within reason. Mr. Walter said that he did not think the Bruegger's Bagels patio furniture would be appropriate for this site. He suggested that the applicant select furniture that would coordinate with their own design.

Ms. Amorose Groomes said that the patio furniture needed to be very aesthetically pleasing. She stated that the outdoor furniture will need to be stored during in off season where it is not visible to the public. Mr. Zimmerman said that he wanted a patio furniture style that would work the best for the restaurant.

Would the Commission support the use of the patio for the live music and special events as proposed by the applicant? If so, discussion is requested regarding appropriate hours and other safeguards.

Mr. Freimann said that since he was unaware of any nearby residences, he would be open to allowing music at a later hour than what is permitted at Mary Kelley's or other patios located closer to residential areas.

Mr. Andrews said that Montgomery Inn will close around 11:00 p.m. Sundays through Thursdays, and that it will close at midnight on Fridays and Saturdays. He said that the decibel levels on the patio will be kept to an acceptable level.

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Mr. Saneholtz wanted consistency on the hours of operation for the outdoor entertainment on restaurant patios along the Scioto River due to the noise that has a tendency to be carried down the Scioto River corridor to residences along the river.

Mr. Walter pointed out that there were residences behind this site including senior housing and the La Scala development. He said that if the outdoor entertainment here was consistent with what has been approved at Digger and Fitch, he would be fine with it. He suggested that the City coordinate a program for special event permitting to work out hours of operation and acceptable noise levels for outdoor entertainment rather than try to include that information in this process.

Ms. Amorose Groomes supported the use of the outdoor patio. She said that it would be a great amenity for the City. She said that she is interested in the orientation of the stage that will be used for special events and entertainers and the direction that it will face. She preferred that the stage be located on the south end of the patio structure, facing north. She said that a spa was the closest neighbor that would be interrupted by the patio entertainment, especially if there were going to be sports shows on Saturdays.

Mr. Baumgartner suggested that the stage face east and be located on the west side of the patio against the ponds with the speaker sound directed west to east where it would be the least intrusive. He pointed out that to the south, the noise would be blocked by the restaurant building. He agreed to address the issue.

Mr. Zimmerman noted that sound traveled very strangely down the Scioto River and warned the applicant that noise associated with outdoor entertainment has been an issue in the past, and that noise should be taken into consideration with this patio.

Mr. Andrews thanked the Commission for their feedback and announced that Montgomery Inn would be having a formal groundbreaking in approximately four weeks.

Mr. Zimmerman concluded this work session by confirming with Ms. Swisher that enough input had been provided to answer the applicant's questions and to address the discussion points presented by Planning.

6- Northeast Quad, Subarea 3 – Wyandotte Woods Multifamily Informal
08-058INF Wyandotte Woods Boulevard

Claudia Husak presented this informal review of a proposed multifamily condominium development in Subarea 3 of the Northeast Quadrant Planned Unit Development District. She said the 13-acre site is located at the current stub of Wyandotte Woods Boulevard, west of Emerald Parkway and is heavily wooded. She said the northern boundary is additionally planned single family units within Wyandotte Woods and have not been platted, Dublin-Scioto High School is located to the south and the Scioto Crossing Apartments/Condominiums are located to the east.



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Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 16, 2006

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


5. **Amended Final Development Plan – 06-012AFDP – Dublin Jerome High School – Scoreboard – 8300 Hyland-Croy Road**
Location: 92.24 acres located at the northeast corner of Hyland-Croy and Brand Roads.
Existing Zoning: PUD, Planned Unit Development District (Dublin Jerome High School Plan).
Request: Review and approval of an amended final development plan under the PUD provisions of Section 153.053.
Proposed Use: The addition of a scoreboard at the right field entrance of a previously approved baseball field.
Applicant: Dublin Board of Education, 7030 Coffman Road, Dublin, Ohio 43017, represented by Michael L. Close, 7030 Coffman Road, Dublin, Ohio 43017.
Staff Contact: David T. Schwartz, Planning Intern or Gary Gunderman, Assistant Planning Director.
Contact Information: (614) 410-4600 ext. 4328/Email: dschwartz@dublin.oh.us or (614) 410-4628/Email: ggunderman@dublin.oh.us.

MOTION: To approve this Amended Final Development Plan request because the proposed scoreboard is consistent with the design criteria of the PUD amended final development text requirements; and the proposed scoreboard requires only minor modification to the final development plan and does not significantly or negatively affect the design of Dublin Jerome High School, with no conditions:

VOTE: 7 – 0.

RESULT: This Amended Final Development Plan application was approved.

STAFF CERTIFICATION


Gary Gunderman, Assistant Director

Mr. Zimmerman seconded the motion and the vote was as follows: Ms. Boring, yes; Ms. Reiss, yes; Mr. Messineo, yes; Mr. Sanholtz, yes; Mr. Zimmerman, yes; Ms. Jones, yes; Mr. Gerber, yes. (Approved 7-0.)

5. Amended Final Development Plan – 06-012AFDP – Dublin Jerome High School – Scoreboard – 8300 Hyland-Croy Road

Mr. Gerber noted this case is on the consent agenda and asked if the applicant was present. As there are no conditions, he does not need to swear him in.

Michael Close stated he really appreciates the service Cathy Boring and John Messineo have given Dublin, saying he has been before them many times and has lost his share, but never felt it was personal. He said he accepts all the conditions.

Mr. Gerber asked if anybody in the audience wished to speak to the application. As no one did, he moved for approval of this Amended Final Development Plan, because the proposed scoreboard meets Code and the design criteria of the PUD amended final development text requirements; and, the proposed scoreboard requires only the minor modification to the final development plan and does not significantly or negatively affect the design of Dublin Jerome High School, with no conditions.

Mr. Zimmerman seconded the motion and the vote was as follows: Ms. Reiss, yes; Mr. Gerber, yes; Ms. Boring, yes; Ms. Jones, yes; Mr. Sanholtz, yes; Mr. Messineo, yes; Mr. Zimmerman, yes. (Approved 7-0.)

6. Final Development Plan/Conditional Use – 06-024FDP/CU – Town Center II (Town Center II PUD) – West Bridge Street

Mr. Gerber asked Mr. Zimmerman if he needed a point of clarification, or are there other Commissioners who wished to discuss this case. There being no comment, he swore in those who intended to testify.

Joanne Ochal presented this case stating this PUD is located in Historic Dublin, and consists of 0.31-acre, currently containing 26 parking spaces. The applicants propose restaurant use on the first floor and office use on the second floor with 2,195 square feet of patios. The text requires Conditional Use approval for the restaurant and Board approval for the increase of square footage of patio space. A public plaza containing park benches is proposed for the front of the building along West Bridge Street, along with a patio on the east side of the building and a patio on Franklin Street. Parking codes for restaurants are one space for every 50 square feet of building. She outlined the parking areas for restaurants located in Historic Dublin, noting that parking agreements and variances are in place for the restaurants and that the Architectural Review Board reviewed and approved this plan in January 2006.



CITY OF DUBLIN

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 6, 2001

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

Phone/TDD: 614-410-4600
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The Planning and Zoning Commission took the following action at this meeting:

4. Final Development Plan 01-122FDP - Dublin Jerome High School – Phase 1 - 8300 Hyland-Croy Road

Location: 92.24 acres located at the northeast corner of Hyland-Croy and Mitchell-Dewitt Roads.

Existing Zoning: PUD, Planned Unit Development District (Pending).

Request: Review and approval of a final development plan under the PUD provisions of Section 153.056.

Proposed Use: A high school with a capacity of 1,200 students and associated improvements. The first phase of construction contains a 260,000 square foot building with parking for 681 vehicles.

Applicant: Dublin City Schools, c/o Ralph Feasel, 7030 Coffman Road, Dublin, Ohio 43016; represented by Gerry Bird, Bird/Houk and Associates, 6375 Riverside Drive, Suite 100, Dublin, Ohio, 43017.

Staff Contact: Anne Wanner, Planner.

MOTION #1: To approve this final development plan for Dublin Jerome High School, Phase 1, because a high school is an acceptable future land use within the Community Plan, it provides another high-quality educational opportunity within the Dublin School District, and the plan is consistent with the Thoroughfare Plan, with 12 conditions:

- 1) That a more detailed tree survey, preservation plan and replacement schedule be submitted, including the 10-foot swath around the current tree protection fencing shown on the plans, subject to staff approval;
- 2) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 3) That the stormwater management plan conform to the City's established stormwater regulations, subject to engineering approval;
- 4) That roadway improvement plans for the construction of the left-turn lanes and right-turn deceleration lanes required along Mitchell-Dewitt (Brand Road) and Hyland-Croy Roads be submitted for review with the commercial building permit application and approved prior to the issuance of the commercial building permit;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
DECEMBER 6, 2001**

4. Final Development Plan 01-122FDP - Dublin Jerome High School – Phase 1 - 8300 Hyland-Croy Road (Continued)

- 5) That the landscape plans be revised to meet Code and the comments contained in this staff report prior to issuance of building permits, subject to staff approval;
- 6) That the final bikepath placement be subject to field verification, subject to staff approval;
- 7) That a black vinyl-coated fencing be used in all recreational fencing areas, subject to staff approval;
- 8) That all lighting, including the athletic poles around the stadium, be painted bronze or dark brown, consistent with the development text;
- 9) That City funded school flashers be installed prior to the opening of the school, subject to staff approval;
- 10) That revised plans be submitted for review and approval within two weeks, subject to staff approval;
- 11) That approximately 4,070 linear feet of right-of-way be dedicated to the City by general warranty deed; and
- 12) That subsequent phase(s) of the school building or related facilities be subject to Planning and Zoning Commission review.

* Jeffrey Rich, representing the applicant, agreed to the above conditions.

MOTION #2: That a traffic or transportation study be done to determine necessary road improvements and that improvements be made prior to opening of the school.

VOTE MOTION #1: 6-0.

VOTE MOTION #2: 6-0.

RESULT: This final development plan was approved. A letter from the Commission will be forwarded to City Council requesting a study to determine necessary road improvements and that they be made before the school opens. (See attached.)

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director

4. Final Development Plan 01-122FDP - Dublin Jerome High School, Phase 1 - 8300 Hyland-Croy Road

Anne Wanner presented this plan for the high school phase one, including a 260,000 square foot building and 674 parking spaces. The applicant will combine the parcels. City Council approved a tree replacement fee waiver of \$262,475. She showed slides of the site and site plan. Ms. Wanner said the revised plan has two concession stands and two ticket booths near the track stadium/athletic complex. The “Wow” frontage treatment has woodland plantings, under-story shrubs, evergreen trees, tall grasses, and a meandering bikepath. She noted the difference between standard street trees and the “Wow” landscaping. City Council will fund this upgrade. There is significant decorative planting around the detention basin. Where the bikepath is closer to the school, the plan has a formalized planting. A significant screen buffers the parking lot. The plan augments the hedgerow for screening. The internal pathway is crushed limestone.

Ms. Wanner said staff suggests requiring black vinyl-coated fencing for athletic areas, making the fence visually disappear. She said staff recommends approval with 12 conditions:

- 1) That a more detailed tree survey, preservation plan and replacement schedule be submitted, including the 10-foot swath around the current tree protection fencing shown on the plans, subject to staff approval;
- 2) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 3) That the storm water management plan conform to the City’s established storm water regulations, subject to engineering approval;
- 4) That roadway improvement plans for the construction of the left-turn lanes and right-turn deceleration lanes required along Mitchell-Dewitt (Brand Road) and Hyland-Croy Roads be submitted for review with the commercial building permit application and approved prior to the issuance of the commercial building permit;
- 5) That the landscape plans be revised to meet Code and the comments contained in this staff report prior to issuance of building permits, subject to staff approval;
- 6) That the final bikepath placement be subject to field verification, subject to staff approval;
- 7) That a black vinyl coated fencing be used in all recreational fencing areas, subject to staff approval;
- 8) That all lighting, including the athletic poles around the stadium, be painted bronze or dark brown consistent with the development text;
- 9) That City funded school flashers be installed prior to the opening of the school, subject to staff approval;
- 10) That revised plans be submitted for review and approval within two weeks, subject to staff approval;
- 11) That approximately 4,070 linear feet of right-of way be dedicated to the City by general warranty deed; and
- 12) That subsequent phase(s) of the school building or related facilities be subject to Planning and Zoning Commission review.

Jeffrey Rich, attorney for the Dublin School District, displayed a 3-D model of the school.

Mr. Gerber was concerned about access, traffic and circulation. The staff report noted the school is not a “typical developer”, and he asked for a comparison with the usual traffic improvement requirements. Ms. Wanner said a typical developer can offset costs for traffic improvements in lot or building prices. The school is a community service without a profit-making component.

Mr. Gerber suggested that the City should install the needed traffic improvements if the schools do not. Ms. Wanner said by the text, the schools will install left-turn and deceleration lanes. The City will conduct a warrant study to determine the intersection improvements. Mr. Gerber said whatever the study indicates, it probably should take place now, and not at some future date, regardless of whether the City or the School Board pays for the improvements.*

Mr. Eastep said there are about 20 existing schools to provide expected traffic patterns and trip origination data. The traffic study is needed now, before the school is occupied. He noted that Mr. Lecklider had stated this at the last meeting. Ms. Wanner said annexations are underway to the north, and the service area may be expanded to the west. There are still several unknowns.

Mr. Lecklider said that annexation does not affect the school district boundaries. Mr. Eastep agreed. The farmland will be developed. Ms. Wanner noted the township zoning is agricultural.

Gary Seabach, Bird Houk Associates, said their traffic study indicates no improvements to the intersection are warranted. Most of the traffic comes up Brand Road, entering the student parking lot, not the intersection. The school will have roughly 600 students at first and will grow annually by 100 students. The road improvements are not needed for their first five years. It would be premature to improve just the intersection. He said they will build deceleration and turn lanes for the site. Access points are far from the corner.

Mr. Eastep said these rural roads are narrow and not adequate for school bus traffic. He thought some widening was necessary initially, and improvements later with the student growth.

Mr. Hammersmith said a proposed warrant study will examine the need for traffic control devices at the intersection. He said the staff recommended turn lane improvements to the intersection itself, but these were not included in the approved City funding package.

Mr. Eastep said aside from funding issues, the intersection gets turn lanes now. Mr. Gerber said the study should be done now and not continually lag behind development. Discussion followed.

Ms. Clarke noted the staff report recommended this. She said City Council had agreed to fund specific items, and the school district had agreed to fund other specific items. All agreed that additional traffic improvements, with undefined costs, will be needed, and there was agreement in principle to continue working toward an agreement on how to implement them in the future.

Mr. Sprague wanted to make a separate recommendation for the City to explore expediting review on this. There was additional discussion on the Commission's latitude to recommend.

Ms. Clarke summarized the Commissioners comments: there is concern that the intersection will fail when the high school opens; the goal is to anticipate and to provide needed road improvements; the Commission does not want to unreasonably delay the high school development; and the intersection improvements should be tied to the school opening. She suggested that the Commission make a separate recommendation to City Council on what it believes is needed to handle the traffic and timing considerations for those traffic improvements.

* Corrected by approved motion at the January 6, 2002 Commission meeting.

Mr. Sprague said there is ample historic record of what happens when these things are, and are not, provided ahead of the development curve. He noted that City Council has provided a large amount of funding already for this site. He noted this fiscal support for the school system.

Ms. Clarke noted that this final development plan is not transmitted to City Council. Several members expressed interest in drafting a recommendation to Council on traffic. There was additional discussion on formatting a recommendation to City Council.

Mr. Lecklider wanted the timing considerations explained for installation of improvements by the school opening date. They want to be ahead of the curve. Mr. Hammersmith said the school should open in 2004. The existing traffic study tried to show, through origin and destination data, that buses mostly would not be using that intersection. The schools, therefore, should not be required to improve the intersection. He noted other development in the area might share in the intersection improvements. He believes the existing intersection will experience problems when the school opens. If the study is done in 2002, stating what improvements would be necessary, and then improvements would generally be programmed in subsequent years.

Mr. Gerber said this presents very complex problems. He believes the problem is broader than just the intersection being discussed. He noted that Brand Road is very narrow with drop-offs.

Mr. Ciarochi noted no money is budgeted for this in the five-year CIP. The improvements being discussed would require City Council to take additional action. This study would be needed immediately, and it will indicate whether there are drainage issues, need for right-of-way, etc. He noted that entire intersection is outside the City boundary.

Mr. Gerber said if this were a private developer, a traffic study would be required in advance and did not see how to distinguish the difference with this case. Ms. Salay understood this is a not-for-profit undertaking, but it still generates traffic and traffic issues. Mr. Gerber agreed and said it will affect safety and public welfare. Mr. Sprague also agreed.

Mr. Fishman and Mr. Sprague noted there will be many younger and less experienced drivers on these narrow roads, and they want them to be as safe as possible.

Mr. Fishman recommended making a formal recommendation to City Council that the road improvements be in before the school opens, including amending the five-year CIP. He wanted to proceed with this final development plan. Ms. Salay, in her role as a Commissioner, she agreed and said the roads should be improved before the school opens. Mr. Gerber agreed.

Mr. Eastep asked if the school was designed properly for expansion. He noted expansion problems were experienced at the high school. Mr. Seabach said expansion was a strong priority of the School Board, and it was addressed in the plan. It probably would not be expanded for 8-10 years, and the rules may be different then. However, the interior core is designed for 1,800 students, and then they reduced the classrooms back to the 1,200 student level.

Chris Mohr, Dublin City Schools, said Dublin Scioto High School is built to be expanded to accommodate 1,800. The debate referenced by Mr. Eastep was to add a pod for 800 students, not 600 students as it was designed. He noted the School Board made no mistake.

Mr. Lecklider asked about the roof material, color alternatives, and glazing samples. Mr. Seabach showed roof color samples, both in the light brown range, and said they had decided to use “champagne.” Mr. Seabach said the bricks have been ordered. He said the glass is non-reflective in green and bronze tints.

Ms. Wanner said they want to discourage the “white” look outside. Mr. Seabach said the tint was about 35 percent. The spandrel glass will have a dark brown background to avoid the look of white window shades. Mr. Seabach said the glass should be opaque, and they are working with the glass manufacturer so that it looks almost exactly like the sample.

Mr. Fishman made the motion to approve the final development plan for Dublin Jerome High School, Phase 1, because a high school is an acceptable future land use within the Community Plan, it provides another high-quality educational opportunity within the Dublin School District, and the plan is consistent with the Thoroughfare Plan, with 12 conditions:

- 1) That a more detailed tree survey, preservation plan and replacement schedule be submitted, including the 10-foot swath around the current tree protection fencing shown on the plans, subject to staff approval;
- 2) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 3) That the stormwater management plan conform to the City’s established stormwater regulations, subject to engineering approval;
- 4) That roadway improvement plans for the construction of the left-turn lanes and right-turn deceleration lanes required along Mitchell-Dewitt (Brand Road) and Hyland-Croy Roads be submitted for review with the commercial building permit application and approved prior to the issuance of the commercial building permit;
- 5) That the landscape plans be revised to meet Code and the comments contained in this staff report prior to issuance of building permits, subject to staff approval;
- 6) That the final bikepath placement be subject to field verification, subject to staff approval;
- 7) That black vinyl-coated fencing be used in all recreational fencing areas, subject to staff approval;
- 8) That all lighting, including the athletic poles around the stadium, be painted bronze or dark brown consistent with the development text;
- 9) That City funded school flashers be installed prior to the opening of the school, subject to staff approval;
- 10) That revised plans be submitted for review and approval within two weeks, subject to staff approval;
- 11) That approximately 4,070 linear feet of right-of way be dedicated to the City by general warranty deed; and
- 12) That subsequent phase(s) of the school building or related facilities be subject to Planning and Zoning Commission review.

Jeffrey Rich, attorney for the School District, agreed to the conditions as listed above. Mr. Eastep seconded the motion, and the vote was as follows: Mr. Gerber, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Fishman, yes; Mr. Eastep, yes; and Ms. Salay, yes. (Approved 6-0.)

Mr. Sprague said he appreciated Mr. Rich’s participation. Mr. Rich thanked the Commission and staff.

Mr. Fishman made a motion that the Commission recommend to City Council that the City undertake a appropriate traffic study related to the high school site, and that all recommended road improvements be in place before the school opening in September 2004, including improvements to all affected intersections. Discussion followed.

Mr. Gerber suggested specifying the intersections: Hyland-Croy/Mitchell-DeWitt Roads, Brand/Avery Roads, Brand Road/ Muirfield Drive, and any other contributing or affected intersections.

Mr. Ciarochi noted that several of them are not in the City. There was some additional discussion on the current municipal boundaries at these intersections. The Commissioners agreed that regardless of jurisdiction, they should all be studied and improved as needed.

Mr. Sprague said one issue is the scope of the study and how the recommended improvements will be funded. The second issue is to proceed as reflected in the study.

Ms. Salay noted the Commissioners are not traffic engineers, and she wanted a thorough study, not one that stops short because the Commission failed to list an intersection by name. Mr. Sprague and Mr. Fishman shared this concern.

Mr. Ciarochi noted the school's traffic study indicated that the impact of the school does not warrant improvements to those roads or intersection for the first five years. Mr. Gerber noted that the local residents may disagree with that.

Mr. Ciarochi encouraged the Commission to make a clear recommendation to City Council. Mr. Fishman said they need to trust the professional staff on the limits of the study. They want a safe situation from the day the school opens. Ms. Salay noted the engineering staff had already expressed concern with the existing roads leading to the school.

Mr. Ciarochi noted the engineering staff had generally recommended adding left turn lanes in all directions on the Hyland-Croy/Mitchell-Dewitt intersection. It was not included in the requested funding package, and City Council did not address it.

Mr. Sprague asked if staff understands their direction. Ms. Clarke said yes, and noted that Mr. Kindra determines the scope of traffic studies performed for the city. Her experience indicates that Mr. Kindra would include all of the intersections mentioned in this discussion. She said staff would draft a letter to City Council for the Chair's signature.

Mr. Eastep seconded the motion, and it was passed unanimously. (Motion approved 6-0.)

SEE ATTACHMENT

Mr. Sprague adjourned the meeting at 10:08 p.m.

Respectfully submitted,



Libby Farley
Administrative Secretary
Planning Division



CITY OF DUBLIN

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

OCTOBER 4, 2001

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

Phone/TDD: 614-410-4600
Fax: 614-761-6566
Web Site: www.dublin.oh.us

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

2. **Combined Concept Plan/Preliminary Development Plan 01-095CP/Z - Dublin Jerome High School - 300 Mitchell-Dewitt Road**
Location: 92.24 acres located at the northeast corner of Hyland-Croy Road and Mitchell-Dewitt Road.
Existing Zoning: U-1, Rural District (Jerome Township).
Request: Review and approval of the combined concept plan and preliminary development plan, under the PUD Planned Unit Development District provisions of Section 153.056, for a new high school and associated improvements.
Proposed Use: A 350,000-square foot high school with parking for 1,027 cars, four soccer fields, six ball fields, four tennis courts, practice fields, a track stadium, and a concession stand.
Applicant: Dublin City Schools, c/o Ralph Feasel, 7030 Coffman Road, Dublin, Ohio 43016; represented by Gerry Bird, Bird/Houk and Associates, 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017.
Staff Contact: Anne Wanner, Planner.

MOTION #1: To approve the **concept plan** because the high school is a good example of a public use, as recommended in the Community Plan, with two conditions:

- 1) That a larger setback be incorporated for the school building along residential areas and that a buildable envelope or other building restrictions be incorporated into the development text; and
- 2) That a more detailed tree survey, preservation plan and replacement schedule be submitted including the northernmost tree mass, subject to staff approval.

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

OCTOBER 4, 2001

2. Combined Concept Plan/Preliminary Development Plan 01-095CP/Z - Dublin Jerome High School - 8300 Mitchell-Dewitt Road (Continued)

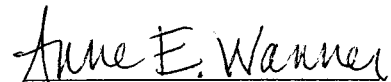
MOTION #2: To approve this **preliminary development plan** because the proposed land use complies with the Community Plan, conforms with the Thoroughfare Plan, and addresses the needs of the Dublin School District, with ten conditions:

- 1) That the development text corrections and clarifications be made consistent with the recommendations within the staff report;
- 2) That if funds are approved by City Council for a "Road to Wow!" or comparable frontage treatment, a plan be submitted, subject to staff approval;
- 3) That a tree survey, preservation plan and replacement plan be submitted and that all requirements of the tree survey be met unless waived by Council.
- 4) That staff and the applicant conduct a visual survey of hedgerows extending along all property boundaries to determine a suitable screening along adjacent single-family developments.
- 5) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 6) That detailed stormwater calculations be submitted prior to review of the final development plan;
- 7) That the final bikepath placement be subject to field verification, subject to staff approval;
- 8) That all three parcels are combined prior to issuance of building permits;
- 9) That the text be amended to indicate that lighting for the athletic complex is the only acceptable athletic field lighting, and that the location of the athletic complex be cited within the text to further restrict lighting near single-family residential areas; and
- 10) That streetlights be added to all entry points into the site in accordance with engineering standards, subject to staff approval.

VOTES: MOTION # 1: 5-0. MOTION # 2: 5-0.

RESULT: The combined application was approved.

STAFF CERTIFICATION


Anne E. Wanner
Planner

~~Mr. Lecklider asked if cars are off-loaded on the site. Mr. Brushaber responded that the car carriers usually do not use this site. Usually they use the drive behind the Honda site, and at times on Dale Drive. Mr. Gibson was not aware of any complaints about this at this dealership.~~

~~Steve Ricart, an area resident, and an avid bike rider said there is a need to extend bikepaths in the area. He was excited that the SR 161 widening would include a bikepath, but suggested it should go all the way to Riverside Drive. He thanked the Commission for its interest in this. Ms Boring suggested that he contact the Parks Advisory Commission to give his input as they review Dublin's overall bikepath plan.~~

~~Ms. Boring made a motion to approve this application because this business renovation complies with the applicable standards, is consistent with the surrounding development character, and replaces a very tall ground sign with a lower design, with eight conditions:~~

- ~~1). That the proposed icon be proportionally reduced in size, and that the blue metal stripe be changed to gray/silver metal as shown, subject to staff approval;~~
- ~~2). That any dead, dying or missing landscaping as determined by inspection be replaced by November 1, 2001;~~
- ~~3). That signage meet Code unless otherwise approved by the Board of Zoning Appeals;~~
- ~~4). That the existing ground sign be removed concurrent with the installation of the new sign;~~
- ~~5). That cut sheets for the proposed decorative light fixtures be submitted and meet the Dublin Lighting Guidelines, subject to staff approval;~~
- ~~6). That the landscape plan be revised to include plant material around the base of the proposed ground sign, per Code;~~
- ~~7). That the applicant explore the feasibility of and make a good faith effort to install a bikepath along SR 161 not to exceed the cost to the applicant comparable to installing a 490-foot, four-foot wide sidewalk along Dale Drive, subject to staff approval; and~~
- ~~8). That internal showroom lighting be minimized during non-business hours.~~

~~Mr. Fishman seconded the motion. Mr. Brushaber accepted the above conditions. Mr. Lecklider thanked the applicant for his cooperation and investment. The others also expressed their thanks. The vote was as follows: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Fishman, yes; and Ms. Boring, yes. (Approved 5-0.)~~

~~Ms. Boring noted that the entry icon might be a good place to hang a banner, and she asked the staff to inform the applicant about such restrictions.~~

2. Combined Concept Plan / Preliminary Development Plan 01-095CP/Z – Dublin Jerome High School – 8300 Mitchell-Dewitt Road

Anne Wanner said is a combined concept plan and preliminary development plan under the PUD provisions of the Code. The proposed use is a 350,000 square foot high school with parking for 1,027 cars. Also included are an athletic stadium, a concession stand, a ticket booth, four soccer fields, six ball fields, and five tennis courts.

Ms. Wanner stated that City Council has requested that this application be processed in time to permit December bidding for the construction and that the 200-foot setback be recognized as a recommendation, not a requirement. Additionally, City Council has decided to contribute funds

for “Wow” landscaping along the frontage, utility extensions and left turn stacking lanes into the site. She showed several slides of the area.

Ms. Wanner said the 92-acre site on the northeast corner of Mitchell-Dewitt and Hyland-Croy Roads is comprised of three parcels. It has over 2,000 feet of frontage on each road. It is currently zoned U-I from Jerome Township. The site is very flat and abuts Belvedere and the Riviera Golf Course. There are woods and a tower electrical easement on the northwest corner.

The main building is oriented toward the corner and will be developed in two phases. It will accommodate 1,800 students at build-out. The faculty parking is to the north of the building, and the student parking is to the west. The football stadium is nestled at the edge of the woods. It is the only athletic facility to be equipped with night lighting. The ball diamonds are located at the east edge of the property. The proposal includes two scoreboards, and some additional planting is needed to screen them.

The building is set back 160 feet from proposed right-of-way, and the parking is set back about 80 feet. Buildings and pavement will not be closer than 75 feet from the internal property lines. The treerow along the property line will need some enhancement. There are bikepath connections to Belvedere on the east property line.

There will be two curb cuts on each street. Ms. Wanner said both left turn lanes and deceleration lanes will be installed. The City will install the school flashing lights. She said the staff believes that improvements are needed to the intersection itself. Right-of-way to match the Thoroughfare Plan will be dedicated.

She said 175 protected trees will be removed, mostly from the woods near the stadium, and the applicant will seek a tree replacement fee waiver at a later date. A detention pond is to be located in front of the student parking lot, and it should be screened. The parking lot lighting will be 28 feet tall and use cut-off fixtures.

Ms. Wanner said the main material will be two colors of brick with off-white EIFS. There is a standing seam metal roof. The tinted windows will be partly bronze and partly green. The concession stand and ticket booth will match the building. There is one sign at the corner.

She said this use is consistent with the Community Plan and Thoroughfare Plan, and staff recommends approval of the concept plan with two conditions:

- 1) That a larger setback be incorporated for the school building along residential areas and that a buildable envelope or other building restrictions be incorporated into the development test; and
- 2) That a more detailed tree survey, preservation plan and replacement schedule be submitted including the northernmost tree mass, subject to staff approval.

Ms. Wanner said staff recommends approval of the PUD rezoning with eight conditions:

- 1) That the development text corrections and clarifications be made consistent with the recommendations within the staff report;
- 2) That if funds are approved by City Council for a “Road to Wow!” or comparable frontage treatment, a plan be submitted, subject to staff approval;

- 3) That a tree survey, preservation plan and replacement plan be submitted and that all requirements of the tree survey be met unless waived by Council;
- 4) That staff and the applicant conduct a visual survey of hedgerows extending along all property boundaries to determine a suitable screening along adjacent single-family developments;
- 5) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 6) That detailed stormwater calculations be submitted prior to review of the final development plan;
- 7) That the final bikepath placement be subject to field verification, subject to staff approval; and
- 8) That the three parcels be combined prior to issuance of building permits.

Gerry Bird, Bird-Houk Architects, said the conditions are acceptable to them. He asked about the reason for a larger setback along residential areas. He noted that the softball diamonds had been increased to 270 feet along the east property line. The baseball stadium will have a ten-foot fence along the eastern property line.

Ms. Clarke responded that the site plan is not set until approval of the final development plan. While the building is shown near the intersection, the text only requires a 75-foot setback from the lots being platted next door. Staff believes that this would be inadequate separation for the 350,000 square foot school building. That should be adequate for an accessory structure such as a garage, but the text should be amended to reflect a bigger setback for the main building.

Mr. Bird did not want a 500-foot setback applied across the public street, but along the internal lines was agreeable.

Mr. Bird said the building will open in Fall 2004. He said “functionally” this site and Dublin Coffman High School are about the same size. The expansion areas are predominantly classrooms. He said the elevations are highly articulated.

Gary Sebach, Bird and Houk, presented the construction phasing. Several ball fields and part of the parking are not included in Phase 1. All of the fields will be graded at the outset, regardless of when they are actually installed. The stadium will have 2,250 seats on the home side, and about 750 on the visiting side, with a total of about 5,000 later. Dublin Coffman has seating for about 8,500. He said there is an internal gravel path for vehicle access everywhere.

Chris Mohr, Dublin City Schools, said a joint school/City committee has been working on several partnership ideas. He said there might be an opportunity for the City to install some of the parking and sports fields if it needs those facilities. Otherwise, they would not be developed for a number of years. He noted that Avery Park gets quite congested at times.

Mr. Lecklider said he has heard that some within the school district do not believe that the municipality has the power to review this building.

Mr. Banchevsky responded that any entity with the power of eminent domain, such as the school district, is required to attempt to comply with local ordinances. If an impasse is reached, the court will ultimately decide the issue. It would become a balance about balancing the different

aspects of public good. He said the relationship between the City and school district has always been very close, and that would be highly unlikely.

Jeff Rich, attorney for the school district, concurred with Mr. Banchefsky. He said they want to make every good faith effort to comply with the City's requests.

Mr. Fishman thought the building looked great.

Mr. Lecklider asked about signage and lighting trespass. Ms. Wanner said these are still under discussion. The staff hoped there would to a lower lighting level than "game" level lighting, but it is not yet resolved.

Mr. Bird said the stadium lighting costs about \$800 per football game. For other activities, fewer lights are used due to the expense. It is located near the woods and the golf course.

Mr. Mohr said some lighting is turned on during periods of higher than usual vandalism. They shut off the lights as soon as it is safe following an event.

Ms. Wanner said the text should be amended to assure that only the football stadium will be lit, and to include a restriction against adding lighting at the other athletic facilities at a later date. She said the ball fields are very close to platted lots. Mr. Bird agreed to add this. They are not lit at the other high schools.

Mr. Fishman said the neighbors should know about any future lighting.

Mr. Mohr said lighting would only be considered if the City would want it for special events.

Staff estimated that the adjacent Belvedere lots will develop in about two years. Ms. Boring said there should be signs erected in the tree line, to assure those buyers are fully informed about the proposed high school. Ms. Clarke offered to work with the developer to install signs.

Several Commissioners agreed that the text should indicate that only the football stadium will have lighting for night games.

Ms. Wanner said the treerow needs planting to mitigate effect of the scoreboards. Mr. Bird noted they are faced away from the property line.

There was discussion about the size of the parking lot.

Mr. Lecklider expected that both perimeter roads will need a third lane. He asked if those improvements would be in place prior to the school opening. Mr. Hammersmith said Council did not address this. Mr. Bird responded that it is in everyone's interest to plan ahead, but they do not want to install improvements that would be removed. Ms. Wanner said a warrant study will be done as soon as the school opens.

Regarding the building orientation and setback, Ms. Wanner said ideally the building would be moved farther from the road. There are functional relationships between the facilities as proposed. The fence along the east property line should help also.

Mr. Sprague appreciated that most of the woods will remain intact.

Ms. Clarke said the ball fields at Avery Park are over 300 feet deep, but several cars on Avery Road have been hit by fly balls. The proposed high school fields may not be big enough for the type of use that municipal sport fields get. Because these are 270 feet, fly balls are expected to be a problem. The fence will help. Mr. Bird added that trees will be added along this treerow.

Ms. Salay said this looks like a great facility for the community and the kids. Mr. Fishman agreed. Mr. Lecklider was pleased to see evidence of a significant partnership between the City and the schools. Mr. Sprague congratulated the school and City representatives for resolving the issues and getting this plan together in such a short time frame. He was very pleasantly surprised by the high quality of this project.

Mr. Sprague said the text should be amended to reflect that the stadium athletic complex (football-soccer) be the only field to be lighted. There was agreement that the diamond and other facilities not be lit. Ms. Clarke said it should be noted by location in the text as well.

Mr. Hammersmith noted that streetlighting will be needed at all entry points. Mr. Bird agreed.

Ms. Boring made a motion to approve the **concept plan** because the high school is a good example of a public use, as recommended in the Community Plan, with two conditions:

- 1) That a larger setback be incorporated for the school building along residential areas and that a buildable envelope or other building restrictions be incorporated into the development text; and
- 2) That a more detailed tree survey, preservation plan and replacement schedule be submitted including the northernmost tree mass, subject to staff approval.

Ms. Salay seconded the motion. Mr. Bird accepted the conditions. The vote was as follows: Mr. Lecklider, yes; Mr. Sprague, Mr. Fishman, yes; Ms. Salay, yes; and Ms. Boring, yes. (Approved 5-0.)

Ms. Boring made a motion to approve this **preliminary development plan** because the proposed land use complies with the Community Plan, conforms with the Thoroughfare Plan, and addresses the needs of the Dublin School District, with seven conditions:

- 1) That the development text corrections and clarifications be made consistent with the recommendations within the staff report;
- 2) That if funds are approved by City Council for a “Road to Wow!” or comparable frontage treatment, a plan be submitted, subject to staff approval;
- 3) That a tree survey, preservation plan and replacement plan be submitted and that all requirements of the tree survey be met unless waived by Council.
- 4) That staff and the applicant conduct a visual survey of hedgerows extending along all property boundaries to determine a suitable screening along adjacent single-family developments.
- 5) That all infrastructure improvements be provided by the applicant unless otherwise provided by the City or funded by City Council;
- 6) That detailed stormwater calculations be submitted prior to review of the final development plan;
- 7) That the final bikepath placement be subject to field verification, subject to staff approval;

- 8) That all three parcels are combined prior to issuance of building permits;
- 9) That the text be amended to indicate that lighting for the athletic complex is the only acceptable athletic field lighting, and that the location of the athletic complex be cited within the text to further restrict lighting near single-family residential areas; and
- 10) That streetlights be added to all entry points into the site in accordance with engineering standards, subject to staff approval.

Mr. Lecklider seconded, and Mr. Sprague noted that the applicant had already indicated acceptance of the conditions. The vote was as follows: Mr. Sprague, yes; Mr. Fishman, yes; Ms. Salay, yes; Mr. Lecklider, yes; and Ms. Boring, yes. (Approved 5-0.)

Mr. Mohr thanked the Commission and the staff for its assistance. He said he appreciated the support from City Council on this project.

Mark Holderman, Dublin School Board President, thanked the Commission and City representatives for completing this review expeditiously. He understood the complexity involved and how much effort and coordination this took.

3. Final Plat 01-030FP—Post Preserve Section 1 Phase 1

~~Ms. Boring noted this was a final plat, and the Commission's review was limited to showing compliance with the approved preliminary plat. Corey Theuerkauf stated there were no staff report changes or unusual circumstances. He said this final plat complies with the preliminary plat. After a brief discussion, the Commission decided that it did not need a staff presentation.~~

~~Chris Cline, representing Dominion Homes, agreed to all 12 conditions in the staff report. He said Mr. Banchefsky had informed him that the City closed on the land to align the entry road.~~

~~Mr. Lecklider asked about the position of the entry sign. Mr. Cline indicated it would be on the east side of the entry road at Perimeter Drive.~~

~~Mr. Fishman made a motion to approve this final plat because it continues the approved development standards from the rezoning and preliminary plat, with 12 conditions:~~

- ~~1) That the forced and funded homeowners' association maintain Reserve A, and that the City maintain all storm water related functions of the pond;~~
- ~~2) That Reserve A be fine graded and dedicated to the City, prior the recording of the final plat;~~
- ~~3) That a revised architectural lot matrix be submitted;~~
- ~~4) That joints in the concrete bike path be sawcut;~~
- ~~5) That a "T"-turnaround on the western end of Springview Lane and a sign indicating future road extension be installed, subject to staff approval;~~
- ~~6) That the applicant reimburse the City for the curb cut into the development;~~
- ~~7) That the entry feature sign location be identified on the final plat;~~
- ~~8) That all ground mounted utility service structures be located in the rear yard (outside of no-build or no-disturb zones) and be screened and that all utility providers be identified on the final plat, subject to staff approval;~~
- ~~9) That all pavement, rights-of-way, utilities, stormwater and sewer management, cul-de-sacs, vertical alignments and street geometry be designed to the satisfaction of the City Engineer;~~
- ~~10) That all agreed reimbursements be demonstrated to the City with regard to the acquisition of the Gordon parcel;~~