

# RECORD OF ACTION

## Planning and Zoning Commission

Thursday, March 6, 2025 | 6:30 p.m.

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

**3. Radiant Life Soccer Fields  
24-036CU**

**Conditional Use**

Proposal:	Request for review and approval of a Conditional Use to allow soccer fields at an existing church. The 24.48-acre site is zoned R, Rural District.
Location:	7100 Post Road
Planning Contact:	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information:	614.410.4662, sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-036

**MOTION:** Mr. Garvin moved, Ms. Harter seconded tabling of the Conditional Use request.

**VOTE:** 5-1

**RESULT:** The Conditional Use request was tabled.

**RECORDED VOTES:**

Rebecca Call	Absent
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	No
Dan Garvin	Yes

**STAFF CERTIFICATION**

Signed by:

*Sarah Holt*

Sarah Tresouthick Holt, AICP, ASLA  
Senior Planner

No public comment was given.

### **Commission Discussion**

Mr. Garvin stated that he is supportive of proposed land use and site layout. He would support the second access point. He likes the architectural style but suggested the applicant be mindful of materials. With regard to project buffering and mitigation, the opportunity with the Shawnee Hills parcel could solve a lot of problems with natural elements relative to synthetic materials. His other concerns will be around traffic.

Mr. Deschler echoed Mr. Garvin's comments. He is supportive of project. He was a Bogey Inn frequenter for many years. He is supportive of the land use and likes where the buildings are placed. He likes the building design, event space and year-round use. He is generally supportive of the project as proposed now.

Mr. Alexander stated that he likes the idea but would not support it the way the site is laid out. In some ways it is contrary to the Community Plan. The building should be closer to the street. There would be an opportunity to create a community of buildings if this were closer to the street. The concept is designed around the concept and not the site. This is a gateway location. He is worried about abandoning pieces of the Community Plan with regard to the site being stratified. He likes the idea of the exposed CMU. Buffering is really important. Coverage is critical as well. The turf material does not have a great track record for sustainability. He wishes some greens could be grass.

Ms. Harter stated that everyone is excited about this project. This project is bringing revitalization and family-oriented activity. She suggested thinking about buffering, entrance, and connectivity. The gateway is important.

Mr. Chinnock thanked the applicant for the presentation. The renderings were incredibly helpful. This is a fantastic concept. It is nice to have an active space. He is concerned with the orientation on the site. The project is starting to deviate from the community plan. He has concerns with alcohol and control. Bringing the building as close to Glick Road as possible would be great. The architecture is fantastic. He suggested the applicant be mindful of materials, and this will be incredibly successful.

Mr. Way shared his enthusiasm for the project. He supports the land use. The site layout has some room for improvement. This is a gateway location and how it relates to street is important. He urged the applicant to think through some of those comments. The architectural style has a great vibe. As the architectural style develops, he suggested the applicant consider the gateway concept and Dublin identity. He looks forward to the next steps.

Mr. Way asked if the applicant needs any clarity. Mr. Allen stated that he appreciated the comments and will take it all into account.

### **Case #24-036CU Radiant Life Church – Conditional Use**

**Request for review and approval of a Conditional Use to allow soccer fields at an existing church. The 24.48-acre site is zoned R, Rural District, and is located at 7100 Post Road.**

**Applicant Presentation**

Aaron Underhill, Representative, Underhill and Hodge, 8000 Walton Parkway, New Albany, stated that there has been a lot of work done over the last six months. He was not involved from the beginning of this project but has come in to fine-tune the operations plan that is part of this submittal. For the first time in 21 years of coming before the Dublin Planning and Zoning Commission, they have zero conditions on the staff report. That is indicative of the work done with staff.

Providing outreach and engaging with the community is the mission of most religious facilities. The applicant sees this as an extension of what they do. Accommodating a use like this on a private site takes some burden off of the City. Dublin is rich with parkland and open space. This is an underutilized piece of property and provides an availability to partner with a soccer league that has a community bent to it. The church and soccer league have had a number of meetings with the neighborhood groups. They met with the Post Preserve homeowners' association (HOA) on both November 11 and December 9 of 2024 and the Gordon Farms condominium association on September 13, 2024. The operations plan is quite detailed. Five fields are being proposed within a defined envelope. The fields are differently sized due to the needs of different age groups served by the soccer league. It is anticipated that the fields may be modified slightly within that envelope to meet the particular needs of the population. The fields will be maintained and striped every year. There is a five-foot tall mound on the eastern side of the site that will be enhanced with six additional tree plantings. They are also planting trees in the open space extending from the church over to Post Preserve. They are also adding a row of arbor vitae and shrubbery. They have met with staff to make sure they are providing adequate screening and ensure good landscape aesthetic.

Operationally, this will serve as a practice facility for the soccer league. During the months of March through November, they will have the ability to have practices on weekdays between the hours of 4:30 and 8:30 and from 9:00 a.m. to 2:00 p.m. on Saturdays. No practices are permitted on Sundays. The church wants to reserve the right to have events on these fields when they are not in use. The intent is to make sure that when the site is operating as soccer fields, it is at times when the church is not being used; this will ensure adequate parking. They are also asking for two tournaments per year to be operated from 8:30 a.m. to 8:30 p.m. on two Saturdays. They will not entertain having those until 2027 to allow plantings to mature. There will also be the ability for five summer camps in June and July of every year. Parking for this use will be the 288 paved spaces on site. During tournaments (twice per year beginning in 2027), they have committed to having an off-duty police officer there to manage parking. If they are able to gain permission from the condominium association, they will install temporary no parking signs. They do not have the ability to prohibit parking on public streets. There will be communication with coaches and parents that there will be no parking off site. Two violations will disqualify a team from further participation in the league. There have been requests made and the staff report does a good job of making further commitments beyond what zoning would require. For the reasons outlined in the Religious Land Use and Institutionalized Persons Act (RLUPA), the City could not mandate those things. The applicant is committed to keeping regular lines of communication with the associations near the site and addressing issues as they arise.



## Staff Presentation

Ms. Holt stated that the site is located between Post Preserve and Gorden Farms neighborhoods. It is northeast of Post Preserve Boulevard and Post Road and is currently zoned R-Rural. This zoning allows religious uses as conditional uses on lots greater than five acres. Since this is an expansion of an existing use, it is therefore a conditional use. Adjacent zoning is residential through the PUD process. Envision Dublin recognizes the site as civic or community, which allows recreational and institutional uses. Photos of existing conditions were shared. The project was tabled last September, and since then, the applicants have met with the two neighborhoods. City staff has not heard concerns from Gorden Farms. The Post Preserve HOA did enumerate some requests via their attorney and that was included in packet materials. The response from the applicant's attorney was also included in packet materials. The proposal is for five fields within a marked area. Usage times were described by the applicant. Landscape areas are indicated around all uses. The soccer goal storage is behind the 2007 structure. Spectators will be within ten feet of the 60-foot maintained envelope as monitored by the applicant. Staff is satisfied with the plan at this point. All criteria have been met and staff is recommending approval of the conditional use.

## Commission Questions

Mr. Chinnock asked if 288 parking spaces are adequate for tournaments.

Brian Herrera, Executive Pastor, Radiant Life Church, 7100 Post Road, Dublin, stated that they do feel they have adequate parking to sustain the tournaments. February 15, they held a funeral for their state superintendent where they had 1,000 attendees and still had 12 parking spaces available with that number of people coming and going.

Mr. Chinnock asked who would be monitoring the parking to prevent street parking. Mr. Herrera stated that they would monitor parking.

Mr. Chinnock asked if there was consideration given to paved access to fields. Mr. Herrera stated that they do not believe they have or need additional access. That secondary access would not serve as a drop off. They added trees to deter access through that area.

Mr. Chinnock sought confirmation that the applicant is responsible for maintaining the fields. Mr. Herrera answered affirmatively.

Mr. Chinnock asked if the space has been used for soccer practice. Mr. Herrera stated that the field has been used since 2007 when the building was placed.

Mr. Chinnock asked for confirmation that the church is partnering with two soccer leagues. Mr. Herrera stated that they are starting with one club.

Ms. Harter asked for more information regarding the complaint process. Mr. Herrera stated that they would love the community to come to them first. Mr. Underhill stated the purpose of objectifying these commitments was to give the City the ability to enforce them. If they are found non-compliant, a zoning violation could be issued but the hope is that it will not come to that.

Ms. Harter asked if the applicant would be willing to meet with the neighbors throughout the first year to establish and maintain open lines of communication. Mr. Herrera answered affirmatively.

Ms. Harter suggested two meetings be scheduled in the first year.

Ms. Harter asked about tents at the tournaments. Mr. Herrera stated that spectators will not be near houses. They are open to tents. The applicant will monitor that the first year and what does not work will be eliminated. They want this to work for everyone.



Ms. Harter asked if food trucks are a concern. Mr. Herrera stated that the nice thing about dealing with a club is that items of concern could be in an agreement with the club.

Ms. Harter asked about trash receptacles. Mr. Herrera stated that they would be metal cans and be removed every time.

Ms. Harter asked if there is staff hired to set up and tear down. Mr. Herrera stated that would be an outreach opportunity. There are church volunteers that would participate. They are considering hiring a full-time manager but want to see how this works.

Mr. Alexander asked if the church is doing this on their property because there is no capacity on other fields in Dublin or if this is an extension of their ministry. Mr. Herrera stated that it is an extension of their ministry. They want to spread the gospel by building relationships with people that may not currently attend the church.

Mr. Alexander asked if neighborhood kids play there now. Mr. Herrera stated that they do.

Mr. Alexander asked about the buffer. He stated that the largest buffer he could find in Code was 20 feet adjacent to a highway. Ms. Holt stated this is a residential zone adjacent to a residential zone so they have been trying to determine the right buffer.

Mr. Deschler asked if there are existing goals on site. Mr. Herrera stated that there is one goal.

Mr. Deschler asked if the church is contracting with a soccer club. Mr. Herrera stated that they are working with the Dublin Soccer League (DSX). This is an outreach opportunity and field space is limited in the Dublin area because soccer is such a popular sport.

Mr. Deschler sought confirmation that the applicant is looking to monetize the space. Mr. Herrera answered affirmatively.

Mr. Deschler asked who will be maintaining that area. Mr. Herrera answered the lessee.

Mr. Deschler asked if there was irrigation there. Mr. Herrera stated that there is none at this time. Mr. Deschler stated that Darree and Avery fields have significant drainage and irrigation.

Mr. Deschler sought confirmation that the area will not be used for games. Mr. Underhill stated that with the exception of the two tournaments, there will be no games.

Mr. Deschler asked where the restrooms are located. Mr. Herrera stated the 2007 building has an access door at the rear of building and there are two restrooms there. On the south side of the building there are two larger restrooms with 6 female and 7 male restrooms. In the 2017 building, there are 8-10 female and 5-7 male restrooms.

Mr. Deschler asked if there would be an attendant. Mr. Herrera answered in the affirmative.

Mr. Deschler asked if a geotechnical study was completed regarding use of the area. Mr. Herrera stated that the area was leveled, and sport grass was planted, but a geotechnical study was not done. Mr. Deschler asked staff if a geotechnical study was required. Ms. Holt stated that it was not.

Mr. Deschler stated that the use is changing from residential to commercial. Ms. Holt stated that the perviousness of the site is not changing. There have been many discussions among staff and there are no stormwater improvements required.

Mr. Deschler asked if the applicant would be deferring to DSX with regard to communication in inclement weather. Mr. Herrera answered affirmatively.

Mr. Deschler asked if there is a left turn lane coming into the church parking. Ms. Wawszkiewicz answered in the affirmative.

Mr. Deschler asked if the City could dictate conditions specific to the use if approved. Ms. Holt stated that the management plan and the narrative become the conditions, and that is what is enforceable through the normal code enforcement process.

Mr. Deschler asked what happens if there are requests to change the parameters. Mr. Underhill stated that they would have to come back before the Commission if changes are made. These commitments go with the use and not the user.

Mr. Deschler asked what the applicant's security is currently and in the future. Mr. Herrera stated that they try to be friendly to the neighborhood. People walk their dogs, park in their parking lot, kids play there, homeowners hit balls there. There is no current plan to regulate that. If outside usage gets to a point where the HOA is seeing more use than what they would like, then that would be a conversation.

Mr. Deschler asked how to enforce adjacent homeowners from using that land to keep fields in working order. Mr. Herrera stated that he does not have a plan currently but will address it when the time comes.

Mr. Garvin confirmed the applicant is comfortable with no portable restrooms. Mr. Herrera answered affirmatively.

Mr. Garvin asked if all five fields could be used at once. Mr. Herrera stated that all five could be used but they want to be able to rotate the fields.

Mr. Garvin asked how vital Field One is based on how much it could solve in terms of concerns of the neighbors. Mr. Herrera stated that the buffer is 60 feet right now and spectators would be on the south side of that field. They have added screening. They have the space and would like to keep all five fields. They initially began with 11 fields and that was reduced.

Mr. Garvin asked if the path between houses along the west side of the site is owned by Radiant Life Church. Mr. Herrera answered affirmatively and confirmed that there is no path there, it is in a natural state.

Mr. Way stated that there is a zone identified as the playing field envelope. He asked if the field layout or the envelope came first. Mr. Herrera stated that they have room in that field for more playing space. The envelope started shrinking as they were working with the City on buffering and distance. They would like the flexibility to be able to change orientation inside the field envelope.

Mr. Way asked where the 60-foot buffer came from. Mr. Underhill stated that the applicant originally proposed something less but after consultation with the City, they arrived at 60 feet. Ms. Holt stated that staff knew the applicant wanted the flexibility to move fields around. The request was for an envelope within which fields could be arranged. 60 feet was not dictated but was an effort to create something that gives flexibility while being measurable. The envelope could get smaller but could never get bigger.

Mr. Way noted that the way the two northern fields are oriented, the sun will be in players' eyes.

Mr. Herrera stated that the orientation is to prevent balls from going into the neighborhood.

Mr. Way asked if there has been further communication since feedback was provided on the HOA's requests. Mr. Herrera stated that the last email sent to the HOA was yesterday (March 5, 2025) and was based on Ms. Holt's email. In the last meeting with the HOA, the applicant committed to sending their final plan. He has not received feedback since then.

Ms. Harter asked if there will be temporary signage during tournaments. Mr. Underhill stated that if Gorden Farms gives permission, temporary no parking signs will be installed and immediately removed upon the tournament concluding. They do not have the authority to limit parking on public streets.

## **Public Comment**



Ron O'Brien, Property Owners' Representative, 8000 Walton Parkway, New Albany, stated that this conditional use would permit soccer practice and tournaments and summer plans within 60 feet of the backyards of these homes. This is a commercial enterprise. There will be a lease agreement and fees charged. The Dublin Soccer League has 220 teams and 2,000 participants. There are no limits to the number of practices and camps in the summer. The tournaments are of particular concern to the property owners. There could be 12 teams on one field times five fields so 60 teams could be part of a tournament on two Saturdays during the year starting in 2027. The church has given a blank check to DSX to run the tournaments. With guests attending these games, there will be a traffic disaster in that neighborhood. There is no parking on Post Preserve Road and limited parking on Springview Lane. One police officer at the entrance on Post Road is not going to accomplish anything for parking. Residents will be overburdening the police department. The participating communities at the Dublin Soccer League tournament last fall included Canal Winchester, Cardington, Centerburg, Gahanna, Grove City, Highland, Johnston, New Albany, Northridge, etc. Mr. O'Brien presented a petition signed by 1,300 residents in the general area that identify the factors in Code regarding the granting of a conditional use permit. 7 restrooms in a building 200 yards away is insufficient for a tournament. At Avery Park, the City screens the fields better than this. That screening is three times more than what is proposed with this project. He thanked staff for helping communicate through this process. The proposed use to monetize the applicants' property is inconsistent with a residential neighborhood.

Mr. Boggs stated that generally the order of proceedings for PZC is that after public comment, the Commission's practice is to close the fact-finding inquiry part of the hearing and move on to deliberation.

Mr. Deschler asked about individuals who submitted written public comments. Mr. Boggs stated that any person who has submitted a written comment can also provide oral comments.

Diva Sony, 6980 Post Preserve Boulevard, Dublin, stated that she has lived in this neighborhood for 18 years. All her favorite memories took place in her backyard. That is why she is here strongly opposing Radiant Life Church's request. If growing up, her house had had soccer fields in her backyard, she would not have made many of those memories. She wondered whether her childhood would have been the same with strangers only a few yards away, streets bombarded by traffic and noise forcing her family inside. The proposed hours of 4:00 p.m. to 8:30 p.m. is when the neighborhood comes alive. Kids are playing outside, families are holding get-togethers and going for walks. That would be completely changed. If this plan goes through, they would only be allowed peace and quiet during work hours or after it is already dark. This is a neighborhood that is a community of families where people grow up and grow old together. Ultimately, this plan would serve as nothing but a detriment to all of those families as attested to by the pages of signatures in opposition to this plan, along with the dozens of residents in attendance today. Throughout this process, no one has listened to those families. The statement that a positive relationship exists between residents and Radiant Life Church is a gross misrepresentation. She and her sister grew up playing soccer a mile away and did not need it to be in their backyard. That is what Avery and Darree Fields are for. That is what \$44 million of taxpayer money is going toward. That is not what her family's backyard is for. This plan will reduce property values, increase traffic and noise which those bushes and few trees will not be able to counter. Fundamentally, it will destroy the character of this close-knit community, irreparably damaging the place she calls home.



Sharada Kurbet, 6940 Post Preserve Boulevard, Dublin, stated that she lives at the first lot with her two kids and husband. She is here to express her deep concerns about the proposed Radiant Life soccer fields, particularly regarding the impact they will have on the privacy and safety of her family and neighborhood. One of the things that drew them to this neighborhood 20 years ago was the peaceful private space that it provides for her family. They currently feel secure in their home knowing that they have space to themselves, but with soccer fields so close by that privacy will be seriously compromised. Even with the proposed landscape buffer, they will lose the sense of privacy. People will be in the fields and will have a direct view into their backyards and homes. No one should feel like their home is constantly being watched or exposed. This is not just an inconvenience; it is a significant loss of peace and solitude they value as a family. She has a 14-year-old and an 8-year-old. Her son and his friends love to play outside in their neighborhood riding bikes and walking around. She encourages that because she knows the area is safe for them. When she informed her 8-year-old about the proposed soccer field, his immediate response was concern. She did not have an answer to his questions regarding his ability to still play outside, walk around and ride bikes with friends. As a mother, hearing those questions breaks her heart. The increased traffic, crowds and disruption caused by this development will change the safe, quiet environment that her children currently enjoy. Even if the City tries to monitor parking, the reality is that gaps in the tree line and landscape buffer will allow cars to cut through their streets. These are residential streets not designed for heavy traffic. More cars means more risk for children. She will not be able to let her son and his friends play outside as freely as they do now. The safety of children should be a top priority, and this proposal creates a safety hazard that cannot be ignored. She should not have to worry about whether her child is safe playing outside because of increased traffic and crowds. In addition to these concerns, she worries about the long-term impact of this development. Soccer fields so close, the constant noise, the loss of privacy, and the added dangers for children will drastically change the quality of life in their neighborhood. The peace, quiet and safety will be compromised and that cannot be ignored. She asked the Commission to seriously consider the privacy and safety of families like hers.

Robert Honner, 7167 Springview Lane, Dublin, stated that he has a lot of concerns - traffic, litter, parking, restrooms. His biggest concern is the proximity of the fields to houses. 60 feet is 20 yards or two first downs. Parents cheering can be heard at that distance. He does not know how anyone can reasonably conclude that is not detrimental to the use of his property. He does not know how someone can reasonably conclude that it does not reduce his property value. If it reduces the use of his lawn and patio, it clearly is reducing his property value. He expressed appreciation for the Commission's time.

Nina Mady, 6972 Post Preserve Boulevard, Dublin, stated that they are a family of six and have shared the neighborhood for the last eight years. Their backyard faces the fields. When they were buying a house, the dream of a quiet and peaceful place and the backyard was a big concern. If houses were built on this open space later on, they would be neighbors. A year ago, they noticed work started happening regularly on the fields during the spring and summer. They were not notified of any changes. They heard from some neighbors that the church would like to have soccer fields in that space. They were invited to a meeting where they were told the church would like to have soccer fields. Neighbors were told that the City told the church that they must talk to the neighbors before they continue. This area is surrounded by houses. There are no asphalt paths. In the summer, there were some activities and there was trash flying around. This



makes them feel that there can be rules, but they cannot be controlled. They do not agree with this idea. It is not in the interest of neighbors' investments. They have concerns about safety, traffic, boundaries, public toilets, noise, trash, trespassing and home values. She personally takes her kids to soccer practice at Darree Fields. All clubs are welcome there. They are not happy with the project and hope the Commission will recognize their concerns.

Venu Talasila, 6818 Holbien Drive, Dublin, stated that he has been a proud resident of Dublin since the late 1990s. Most properties lining the area still belong to the original owners. They did not sign up for this. This is not the Dublin he has been involved with through children's activities like boy scouts. He loves kids but this is too much. He has been a member of the HOA and this is something they really detest. Most kids are moving out of their homes. The median age is around 50. The residents are rapidly aging. It is not just the young kids that are at risk but potential elderly residents. This is not why people come and buy property here.

Matt Pechin, 6916 Post Preserve Boulevard, Dublin, stated that he lives on the south side of where the fields are being proposed. They built their house in 2005, so they were there before the church. He has lived in Dublin for years and loves Dublin. He always thought they would protect residents from things like this. They knew there was going to be a church behind them. At one of the very first events, they had someone drive right through their yard. They planted trees all along the back of their property to avoid that. Now people use those trees as bathrooms. They already have soccer activities out there and they use their trees. They have complained about it. The schedule shows that there will be three months without soccer in his backyard. Ultimately, all they want is to sit on their back patio and enjoy it without noise and trash and people. They oppose this proposal and ask the commissioners to consider if they would want this in their backyards.

David Cleveland, 6988 Post Preserve Boulevard, Dublin, stated that he has lived in his house for 20 years. When they first learned that the church was going to put soccer fields on their property, they thought they already had soccer fields and that it was not a problem. Then they realized it would be a commercial venture, which is much different. He looked at Dublin's commercial Code and it says if there is a commercial enterprise, there needs to be a lot more mounding and landscaping than what the applicant has proposed. He does not know why this does not count as commercial. Dublin's Code indicates there should be mounding or continuous hedges like a continuous screen. He realizes this is not a Code violation because it is residential but to him, this is a commercial enterprise. If it was something where they could have tournaments every weekend, he does not see the difference between this and Avery Park. People can park on Stillhouse Lane. Someone could park there and walk through the City of Dublin's property. At the field closest to the north end, there will be a row of minivans waiting to pick up kids after practice. He thinks that if this is going to move forward, there needs to be mounding and many more trees. As proposed, the screening is very minimal.

Srini Sanga, 6956 Post Preserve Boulevard, Dublin, stated that he has lived on Post Preserve for 15 years. Before moving to Dublin, he lived in Hilliard and Grove City. He really loves Dublin and considered moving here because of the diversity, the way the City is maintained and the planning and zoning. He is involved in the community. This proposal should be treated as commercial. He would like the Commission to consider this as commercial. By providing approval, this project would bring disruption into the community and to the residents. His son played soccer and he knows things can get intense, especially at games and tournaments. It is hard to control the



players and spectators. He also represents the HOA and they have had multiple meetings. Not one person is happy with the responses from the applicant regarding how they will manage complaints.

Larry Hanchin, 6948 Post Preserve Boulevard, Dublin, stated that he has resided there for the past 20 years. They have been blessed with three children and nine grandchildren. Their home is their only asset. His wife and he enjoy sitting on their patio, which faces the proposed soccer fields and enjoying the peace and quiet when the weather is warmer. They enjoy dinner on the patio. He asked how he and his wife would be able to continue to enjoy this peace and quiet of their backyard if soccer fields are introduced into the neighborhood.

Ishaan Mastoli, 6940 Post Preserve Boulevard, Dublin, is present to express concerns about the proposed Radiant Life soccer fields, specifically regarding the impact this development will have on residents of Post Preserve. While he understands the value of soccer fields for the community, the impact must be considered to those that live close by. Soccer fields can be loud, which will disrupt their quiet residential area, especially during weekend games and events. The proposal mentions a landscape buffer, but no matter how well planned it is, it will not fully block out the noise. They will be forced to live in an environment that no longer feels like a peaceful home. Additionally, the development will compromise their privacy. Activities will be visible from homes. The buffer may reduce this but it will never fully restore the privacy they currently enjoy. Mr. Mastoli stated that the applicant claims that traffic will all be routed to the church parking area, but the proposed gaps in the landscape and tree line will serve as shortcuts to get to soccer fields resulting in increased traffic. Their residential area is not designed to handle this volume. The applicant's plan to have a uniformed officer does not account for this reality and it will make their streets less safe, particularly for children who walk or bike in the area. His personal concern is for his eight-year-old brother and his friends in the neighborhood. With the increase in traffic and large crowds, the area will become much more dangerous for them. If vehicles and people create a hazard for kids who are just trying to enjoy their neighborhood, it will get harder for parents to feel safe letting their children play outside. While the City may believe this development will be a benefit for the community, for the residents of Post Preserve, the costs are real. They will face the consequences of declined property values, daily disruptions and the overall decline in the quality of life. Also, the noise, traffic and loss of privacy. They need more than promises from the City and developers, they need clear and enforceable plans to protect homes, safety and privacy. Children deserve to grow in a safe and peaceful neighborhood. The quality of life for residents must come first.

Ahmed Mady, 6972 Post Preserve Boulevard, Dublin, stated that they are not present to prevent the church from exercising the rights of outreach and doing what they want to do with their land except that this is not the right place for a soccer field surrounded by all these residences. He has children and they play soccer too. He is concerned because he does not know who this crowd will bring. The safety of his children is his greatest concern. They will have a 15% decline in property value.

Diva Sony, 6980 Post Preserve Boulevard, Dublin, stated that she has lived in this beautiful, peaceful neighborhood for 18 years. They decided to buy their first house and raise their family knowing Dublin is a City that values the safety and well-being of its residents over anything else. If the soccer fields were built, she cannot imagine how it would impact their day-to-day lives. She challenged commissioners to imagine hundreds of random strangers walking right next to their



backyard when there is no fencing. The church says it is their way of giving back to the community but that is not correct. They are taking away from the community closest to them. They have been the best neighbors and expect the same from the church. The church has stated that they have been good partners but that is not true. None of the residents' ideas have been entertained. They were always told what the applicant wants to do and that is what is going to happen. Only one and a half items were agreed to out of the 15 things they pointed out. It is her humble request of the Commission today to not ruin the sanctity of their neighborhood. Do not ruin their day-to-day lives and do not approve this request.

Ravi Sony, 6980 Post Preserve Boulevard, Dublin, stated that he was told by his realtor to drop everything and run when told that soccer fields are coming to his backyard. He was shocked. He has two daughters and came to Dublin thinking life would be peaceful. He planned to live a peaceful life with his wife and that future seems to be far away now. It is not only the property values that will decrease but he will not be able to find a buyer for his home. He is a taxpayer and sees that Dublin has bought a \$44 million sports facility and his property values will go down. He questioned the homework done by the Commission. He has lost trust in the City of Dublin. He will probably move from Dublin and ask others to move away from Dublin. The church recently has been playing movies at full volume until 10:00 p.m. 20 residents met with the church when this was brought up in September and shared concerns and were shocked that they were not ready to listen to the residents. No notes were taken. No studies were done. The trip summary done was conducted for practices. His wife met with staff and felt she was not treated nicely. Many conditions have been placed on this project but he wonders who will enforce them.

Jagadish Prabhala, 7199 Springview Lane, Dublin, stated that he moved into this neighborhood in 2004 with the hope that this is his home for the future. He has been to several meetings and many are unhappy. They have been living in a peaceful neighborhood. He goes to the church. If that piece of land is used for something else like a church expansion, they are okay with that. Using that piece of land for commercial is what they feel is unacceptable. Soccer will disrupt the place. This will require more police patrol. They do not want to be ignored. They humbly request that this project not be approved.

Jill Pechin, 6916 Post Preserve Boulevard, Dublin, stated that she moved here 20 years ago. They put a patio on 6 or 7 years ago. Her and her husband like to sit on their patio and listen to music and talk. Their house almost backs up to one of the soccer fields. This will hinder their quiet, peaceful time, being out on the patio enjoying each other, family, etc. She is from Philadelphia, Pennsylvania and knows what it is like to live in a City. She moved to Dublin thinking that she was moving to a quiet, peaceful neighborhood. Now they want to put a sports center in her backyard. The church has not been communicative with them. She has called the church with concerns about current behavior and has not heard from them at all. She had a car drive through her yard. She put in a row of trees. She publicly tweeted before she received any response from the church. They have shown nothing neighborly to her. She asked the Commission to consider whether they would want a sports center in their backyard.

Anil Mishra, 6924 Post Preserve Boulevard, Dublin, stated that he lives in one of the houses next to the smaller soccer area. He referenced a movie addressing stress levels. The church has decided to put an unlimited amount of stress on most of the people in attendance this evening. The meetings conducted with the church and HOA were just to check a box. It seems to him that DSX has more power and they are the ones dictating this. He is deeply religious and has no



problem with religious activities, but this is not a religious action. He requested the Commission not let this go further.

Satish Jain, 6727 Royal Plume Drive, Dublin, stated that fortunately he will not be directly impacted by this but he lives with these neighbors and sees how their lives have been impacted by this project. It had not yet happened and they are already so upset. He opposes this idea.

Resident [name not given], 7191 Springview Lane, Dublin, stated that she has been a proud Dublin resident for 20 years. Dublin takes care not to put commercial properties close to residential. It is hard for her to see this happening in her backyard. She agrees with previous speakers. People feel at home in the neighborhood. She would like to add a concern - the safety of pets. Pets will be anxious.

Lakshmi Sanga, 6956 Post Preserve Boulevard, Dublin, stated that she lives directly behind the proposed soccer field. She is here to voice her strong opposition to this project. Her son played soccer for 15 years. This is the wrong location. It is so close to her home. It will bring constant noise, heavy traffic and is a safety concern. It will disrupt their peace and lower property values. It will add congestion to their quiet neighborhood. There are better locations that will not negatively impact residents. She urged the City to reconsider and find a more appropriate location.

Anil Gogineni, 6964 Post Preserve Boulevard, Dublin, stated that when he opens his patio door, it is very peaceful. He does not want to hear voices. He would like it to stay how it is now. He would prefer it as a service use rather than commercial. He currently does not see any accidents on Post Road the way it is laid out. He found an analysis of a survey that showed a sports use would cause more accidents. He asked if there is police to support this and if everyone is ready for that. Children need to be educated to think through walking on Post Preserve because there will be more traffic and emotions caused by sports. This is not the place for a soccer field.

Kalpavalli Donepudi, 7183 Springview Lane, Dublin, stated that she is not against the church using the land for outreach but having a soccer field with cheering noise is a concern. She is also concerned about lights. This is not going to work. No one can control the crowd. Giving the opportunity to put soccer fields in her backyard gives an opportunity to not enjoy this private space they currently enjoy. She supports her neighbors' comments. She is not against kids playing there, she is against giving up privacy for so many months.

Murthy Ravikumar, 6941 Post Preserve Boulevard, Dublin, stated that he lives just opposite the soccer area. He agrees with his neighbors' concerns. His son plays hockey so he knows how things can turn violent when heavy intensity sports are played. When there is violence, he can imagine how bad it will be with shouting and screaming. He strongly suggests the Commission not agree with this project

Girish Bhatia, 6802 Stillhouse Lane, Dublin, stated that the concerns raised by his friends and neighbors (privacy, noise, security) should not be ignored. He strongly urges the City to reject this proposal. He has lived in Dublin for 25 years.

Prabhakar Tammina, 7191 Springview Lane, Dublin, stated that he echoes the concerns raised by his neighbors and he requests the Commission to consider this proposal seriously.



Sheeta Ankalkoti, 6941 Post Preserve Boulevard, Dublin, stated that she sacrificed building a new home in Plain City because she wanted to live in this neighborhood. She wanted her kids to grow in an established community. Currently, her kids just can go outside and play. If the soccer field comes, she cannot leave her kids alone at all as they are not safe. She kindly requested the Commission not approve this.

With no additional speakers present, Vice Chair Way closed the public comments.

Mr. Boggs stated that the application before the Commission is for a conditional use. With that kind of application, the PZC acts as quasi-judicial body. They take the evidence put forward in the application as well as the testimony given by the applicant and staff and members of the public this evening and consider facts in that testimony with relation to standards for conditional uses that are set out in the City's Code. There are 10 standards that an applicant must meet to show their conditional use should be approved. As the Commission deliberates, they will be speaking to facts that are in the record for this evening like firsthand statements of firsthand experience with how people use their property and how the applicant intends to use the property. He referenced things like speculation and the number of comments given and stated that this is not simply a numbers game in that respect.

The applicant requested the courtesy of a short rebuttal given the length of the comments. He has a few points to clarify. Mr. Boggs stated that given the nature of the request and the applicant's burden, rebuttal is appropriate.

Mr. Underhill stated that the intent of the church's contract with the soccer league is not for this to be a profitable venture for the church. The consideration being given for the leasing of the property is to take care of the cost of maintenance. To characterize this as a commercial venture is a step too far. The tendency in these situations is for neighbors to get used to having something that they have been seeing as a blank canvas, and they feel like it is their own. But property owners have property rights and the conclusion was reached by staff that this was a conditional use, which does give rights in the property subject to the weighing of these factors. Bald assertions about crime or traffic are opinions. The scope of the study was dictated by staff. A traffic generation memo and conclusions were provided to the Commission. To go beyond that is just hearsay and conjecture. He asked the Commission to stick to the facts from staff and professional consultants. In a zoning context, there is a policy decision to be made. This is a quasi-judicial process, and he would argue that City staff had zero conditions and indicated that all the criteria for a conditional use warranted their support. A decision to deny this conditional use would be in conflict with staff's conclusion.

### **Commission Discussion**

Mr. Garvin expressed appreciation for the clarification regarding commercial use. He does believe it is not a profitable venture. He was not compelled by the existing condition of the land because it has a different owner and there is no guarantee that it would always stay the same. He did find the potential impact on property values compelling and that is a stipulation for conditional use. Field One is the problem field. Without that, he does not see an issue on the west side that would negatively affect property values. He did feel compelled by the argument that this would put a lot of fans in close proximity to homes on those tournament dates. As for practices year-

round from 4:00 p.m. to 8:30 p.m., the potential for noise is reduced without fans. He is not compelled by the safety issue. Public areas are woven throughout the City and safety and privacy are an expectation of a city. Our public services and safety do a great job maintaining that. The issue for him is how much that westernmost field affects the privacy and value of those adjacent homes.

Mr. Deschler stated that his evaluation is that there is a failure to meet six of the ten conditional use criteria (numbers 3, 4, 6, 7, 8, and 9). He thinks the expectation of no commercial use in the back of these homes is reasonable. He rejects the proposal.

Mr. Alexander stated that he is torn. A property owner should be able to do what they like with their property. It is not unusual for churches to sell property. There is no guarantee that this space will always be open space. This proposal preserves greenspace, which is becoming more and more rare if it was not for the City's Code. It will also benefit other children in the community. He realizes it presents a hardship for residents, but it will benefit other members of the community. He does think the parking issue is realistic based on his personal experience. Accountability is a concern. We support adjacent uses on properties when those peak times do not conflict but complement one another. If this property were developed as a series of small office buildings with proper buffers, they would not have the activity at the same time. This use will have activity at the peak times residents are home. He has difficulty supporting the proposal.

Ms. Harter stated it is a beautiful neighborhood. Traffic could be a disruption. She wonders if due to size, this could have an adequate buffer. She appreciates that the church did reach out to the citizens. That is part of how the process works. She appreciates the commitments made by the applicant. There are concerns with the size and number of fields.

Mr. Chinnock stated that he is generally supportive of the use. It does preserve green space. It meets the Envision Dublin recreational use recommendation. He recognized that it is difficult to experience a change like this. With it being controlled and monitored with two days a year where it will be busy, he does not believe it will be quite as extreme as some comments made this evening. However, the Commission does need to consider public comment as they always do. There could be a way to make it work. Maybe it is more screening and different hours. He is not ready to support the application as is.

Mr. Way thanked the residents for attending and providing comments. This area is being used informally as a recreation resource now. The planned intensity is worrisome. Intensity is a difficult thing to measure. His concern is not about the use but the intensity. Intensity leads to this not being harmonious with the surrounding uses. He does not think applicants have provided adequate screening/buffering. It could take a couple of years before it becomes something that would be an effective screen to help mitigate noise and people moving back and forth between private property. He is challenged to approve this because he does not think it is as harmonious as it could be. Stronger buffering and less fields might make it more palatable. He does not think it meets all of the conditional use criteria. Mr. Way summarized by stating that it looks like there is probably no support without conditions.

Mr. Boggs stated one option would be for the applicant to table the request and bring back revisions based upon the deliberations of the Commission. The other option would be for the



Commission to continue its deliberation and address specific conditions that perhaps the Commission would support.

Mr. Underhill stated that they are up against the start of soccer season. They want to be back in April. Ms. Rauch stated that this is an existing application, so it would be within the 15-day window of the next meeting. She clarified that it is 15 calendar days.

Mr. Way asked the Commission for their current opinions.

Mr. Garvin stated that this would need a lot more buffering. He does not see how it works with Field One. He is not against soccer fields, but it would need to be less impactful on those neighbors. He would like to see more deterrence toward using those adjacent properties.

Mr. Underhill stated if they angle the third field down, they could shift the fields to the right of that further south bringing those top two fields further away from the residents.

Mr. Deschler stated that he is not sure he can get to approval unless there is a massive overhaul. He does not believe they have satisfied six of the conditional use criteria.

Mr. Alexander stated that if there were no tournaments and fewer fields, that would reduce the number of people on the property. If there was a lot more buffering, then he might reconsider his position.

Ms. Harter stated that it needs fewer fields, more buffering and it has to be clean.

Mr. Chinnock agreed with fellow Commissioners and suggested more conversations with the community.

Mr. Way stated that he heard that residents are open to dialogue. He would need less intensity and more buffering.

Mr. Underhill requested to table with the goal to be back before the Commission in April.

Mr. Garvin moved, Ms. Harter seconded tabling of the Conditional Use.

Vote: Mr. Garvin, yes; Mr. Alexander, yes; Mr. Way, yes; Mr. Chinnock, yes; Mr. Deschler, no; Ms. Harter, yes.

[Motion carried: 5-1]

## **COMMUNICATIONS**

Staff had no communication to share with the Commission

## **ADJOURNMENT**

The meeting was adjourned at 9:59 pm.



# MEETING MINUTES

## Planning & Zoning Commission

Thursday, September 19, 2024

### CALL TO ORDER

Chair Call called the meeting to order at 6:30 p.m. in Council Chamber and welcomed everyone to the September 19, 2024 Planning and Zoning Commission meeting. She stated that the meeting also could be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing at the City's website.

### PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

### ROLL CALL

Commission members present: Rebecca Call, Kim Way, Kathy Harter, Dan Garvin  
Jason Deschler, Gary Alexander  
Commission members absent: Jamey Chinnock  
Staff members present: Jennifer Rauch, Bassem Bitar, Phillip Hartmann  
Consultant: Greg Dale, McBride Dale Clarion

### ACCEPTANCE OF MEETING DOCUMENTS/APPROVAL OF MEETING MINUTES

Mr. Way moved, Mr. Deschler seconded approval of the meeting documents and approval of the 08-22-24 Planning and Zoning Commission (PZC), Architectural Review Board (ARB) and Board of Zoning Appeals (BZA) joint meeting minutes (with correction of the email-noted typographical error) and 09-05-24 regular meeting minutes.

Vote: Ms. Harter, yes; Mr. Garvin, yes; Mr. Way, yes; Mr. Alexander, yes; Mr. Deschler, yes; Ms. Call, yes.

[Motion carried 6-0.]

Ms. Call stated that Case 24-036CU, Radiant Life Church, was postponed at the applicant's request prior to the meeting.

Ms. Call stated that the Planning and Zoning Commission (PZC) 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. Ms. Call explained the hearing process that would be followed.

Ms. Call swore in staff and audience members who anticipated providing testimony.