RECORD OF ORDINANCES

National Graphics Corp., Cols., O. Form No. 2806-A

Ordinance No. 79 78 Passed NOV 6 1978 19

AN ORDINANCE PROVIDING FOR A CHANGE IN ZONING OF CERTAIN REAL ESTATE TO THE PLANNED UNIT DEVELOPMENT (P.U.D.) DISTRICT.

BE IT ORDAINED by the Council of the Village of Dublin, State of Ohio, 6 of the elected members concurring:

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

SECTION 2. That the Preliminary Development Plan of "Indian Run Meadow" marked exhibit "B", the textual materials marked exhibit "C" and the report of the Planning and Zoning Commission marked Exhibit "D", all attached hereto, are hereby made an official part of this Ordinance.

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

Passed this NOV 6 1978 day of [redacted], 1978.

Robert Sarris
President Pro Tempore

Charles Offmann
Mayor - Presiding Officer

ATTEST:

Richard Iserman
Clerk - Treasurer

Exhibit A

February 21, 196

Dublin Residential

RECEIVED
APR 05 1978
Godwin·Behm·NBBJ

REVISED
DESCRIPTION OF A 198.750 ACRE TRACT, PART OF ADELAIDE A. (M.) MILLER (DECEASED) PROPERTY NORTH OF POST ROAD, EAST OF AVERY ROAD, WASHINGTON TOWNSHIP, FRANKLIN COUNTY, OHIO

Exh. "A"

Godwin·Behm·NBBJ

Situated in the State of Ohio, County of Franklin, Township of Washington, being in Virginia Military Land Surveys 2999 and 3010, being part of PARCEL IV, PARCEL V, PARCEL VI, and PARCEL VII, as same are referred to in a deed to Adelaide A. (M.) Miller, of record in Deed Book 999, Page 491, part of certain Five Acre Tract known as Parcel 32, as described in Certificate of Transfer, of record in Deed Book 1762, Page 241, all being of record in the Recorder's Office, Franklin County, Ohio, said 198.750 acre tract being more particularly described as follows:

Beginning at an iron pin located in the centerline of Post Road (60 feet in width, also known as Columbus-Marysville Road) said iron pin being located S 87° 42' 00" W, a distance of 218.56 feet from a spike at the intersection of the centerlines of said Post Road and Wilcox Road (60 feet in width);

Thence S 87° 42' 00" W, with the centerline of said Post Road, a distance of 248.78 feet to a spike at an angle point in said centerline;

Thence S 87° 49' 47" W, continuing with said centerline, a distance of 459.73 feet to a spike, the southeasterly corner of a 2.651 acre tract now or formerly owned by Eli and Annetta Pinney by deed of record in Deed Book 2452, Page 462, Recorder's Office, Franklin County, Ohio;

Thence N 29° 45' 31" E, with the easterly lines of said 2.651 acre tract, and 1.007 acre tract owned by said Pinney by deed of record in Deed Book 2509, Page 387, a distance of 470.19 feet, (passing an iron pin at 370.19 feet) to an iron pin at the northeasterly corner of said 1.007 acre tract;

Thence N 78° 00' 38" W, with the northerly line of said 1.007 acre tract, a distance of 471.03 feet to an iron pin, the northwesterly corner of said 1.007 acre tract;

Thence S 6° 11' 29" W, with the westerly line of said 1.007 acre tract, a distance of 100.00 feet to an iron pin, the southwesterly corner of said 1.007 acre tract, the northeasterly corner of a 10.310 acre tract now or formerly owned by Mary L. and Edwin J. Segner by deed of record in Deed Book 2166, Page 433, Recorder's Office, Franklin County, Ohio;

Thence N 78° 33' 48" W, with the northerly line of said 10.310 acre tract, a distance of 842.99 feet to a spike in the centerline of Avery Road (60 feet in width), the northwesterly corner of said 10.310 acre tract;

Thence N 9° 40' 00" E, with the said centerline of Avery Road, a distance of 376.51 feet to an iron pin at an angle point in the said centerline;

Thence N 8° 53' 12" E, continuing with said centerline, a distance of 1,864.61 feet to a spike, the southwesterly corner of a 1.35 acre tract (PARCEL NO. 1), now or formerly owned by Clarence F. and Thelma E. Miller by deed of record in Deed Book 2519, Page 423, Recorder's Office, Franklin County, Ohio;

Thence S 81° 06' 48" E, at right angle to said centerline, with the southerly line of said 1.35 acre tract, (PARCEL NO. 1) a distance of 392.04 feet to an iron pin, the southeasterly corner of said 1.35 acre tract;

Thence N 8° 53' 12" E, parallel with said centerline of said Avery Road, with the easterly lines of said Clarence F. and Thelma E. Miller PARCELS NO. 1 and NO. 2, the easterly line of a 3.65 acre tract, now or formerly owned by Clifford W. and Gladys Corrine Lewis by deed of record in Deed Book 2164, Page 1, Recorder's Office, Franklin County, Ohio, a distance of 661.30 feet to an iron pin in the southerly line of a 5.00 acre tract now or formerly owned by Freda M. & William A. Butterfield, by deed of record in Deed Book 1540, Page 132, the northeasterly corner of said 3.65 acre tract;

Thence N 70° 34' 34" E, with the southerly line of said 5.00 acre tract, a distance of 1,140.00 feet to an iron pin, the southeasterly corner of said 5.00 acre tract, a southerly corner of a 135 acre tract now or formerly owned by Alma Morgan by deed of record in Deed Book 1465, Page 9, in said Recorder's Office;

Thence N 70° 12' 47" E, with a southerly line of said 135 acre tract, a distance of 1,167.65 feet to an iron pin in the westerly line of a 104.120 acre tract now or formerly owned by Frank L. Orr by deed of record in Deed Book 2637, Page 90, in said Recorder's Office, the southeasterly corner of said 135 acre tract;

Thence S 3° 25' 54" W, with the westerly line of said 104.120 acre tract, a distance of 3,760.93 feet to a stone in the common line of said Survey No. 3010 and No. 2999, the northerly line of a 11.714 acre tract now or formerly owned by Ralph P. and Julia C. Halloran by deed of record in Deed Book 2434, Page 638, Recorder's Office, Franklin,County, Ohio;

Thence S 85° 48' 05" W, with the said survey line, a northerly line of said 11.714 acre tract, a distance of 673.85 feet to an iron pin, a northwesterly corner of said 11.714 acre tract;

Thence S 3° 40' 36" W, with a westerly line of said 11.714 acre tract, a distance of 309.43 feet (passing an iron pin at 279.43 feet) to a spike in the centerline of said Post Road;

Thence S 87° 42' 00" W, with the said centerline a distance of 31.50 feet to a spike, said spike being located N 87° 42' 00" E, a distance of 115.10 feet from a spike at the centerline intersection of said Post Road and said Wilcox Road, said spike being a southeasterly corner of a 3.12 acre tract now or formerly owned by William F. Driscoll, by deed of record in Deed Book 2130, Page 378, Recorder's Office, Franklin County, Ohio;

Thence N 2° 08' 00" W, with an easterly line of said 3.12 acre tract, a distance of 230.00 (passing an iron pin at 30.00 feet) feet to an iron pin;

Thence S 87° 42' 00" W, perpendicular to the preceding course and parallel with the centerline of said Post Road, a distance of 58.00 feet (passing an iron pin at 50.00 feet) to a point in the centerline of South Fork of Indian Run;

Then with the centerline of said South Fork of Indian Run with the following courses and distances:

Thence N 10° 57' 14" W, a distance of 77.11 feet to a point;

Thence N 52° 38' 48" W, a distance of 48.11 feet to a point;

Thence N 73° 43' 54" W, a distance of 25.63 feet to a point;

Thence N 87° 27' 49" W, a distance of 50.34 feet to a point;

Thence N 54° 15' 38" W, a distance of 97.84 feet to a point;

Thence N 61° 56' 05" W, a distance of 35.47 feet to a point;

Thence N 83° 46' 58" W, a distance of 60.04 feet to a point;

Thence S 38° 00' 39" W, a distance of 29.76 feet to a point;

Thence S 29° 40' 44" W, a distance of 62.76 feet to a point;

Thence S 75° 53' 48" W, a distance of 34.44 feet to a point; a northwesterly corner of said 3.12 acre tract;

Thence S 18° 45' 00" E, with the westerly line of said 3.12 acre tract, a distance of 355.00 feet (passing an iron pin at 15.64 feet) to the point of beginning and containing 198.750 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby certify that the above description was prepared from information obtained from an actual field survey of the premises, and that said description is correct. HOCKADEN-LIPES-POHSCOLP, INC.

EXH. "B"

VILLAGE OF DUBLIN PLANNING AND ZONING COMMISSION

AN APPLICATION FOR AMENDMENT
OF THE VILLAGE OF DUBLIN
ZONING DISTRICT MAP
(Reclassification of Land)

For P & ZC Use Only
Application No.:
ZM_____
Date Filed:_____
Fee Receipt No._____
Received by:_____

----- Please type or print information - Use additional sheets as necessary -----

TO THE HONORABLE PLANNING AND ZONING COMMISSION:

The Applicant, Charles Coffman, Heather Coffman, Helen Coffman, James H. Miller, and Donna E. Miller,

Being the owner (s), ~~/lessee (s)~~ of property located within the area proposed for reclassification ~~of land/ special use or~~ and development, requests that the following described land to be placed in the C C Zoning District ~~(s)/~~ ~~Special District (s)~~.

A. DESCRIPTION OF LAND TO BE RECLASSIFIED

1. General Description of Land (describe by one of the following:)

a. Lot(s)/ Reserve (s)_____ of _____, a recorded plat, with an area of _____ Acres/ Square feet.

b. Beginning at a point along _____ (street or other) _____ and being _____ feet in a N S E W (circle) direction from the _____ (specify) of _____ (street or other), and thence having a dimension of _____ from the _____ (specify) of _____ (street or other), and having an area of _____.

c. The tract of land containing _____ Acres and bounded by:

_____ (specify) on the N S E W (circle)

_____ (specify) on the N S E W (circle)

_____ (specify) on the N S E W (circle)

_____ (specify) on the N W E W (circle)

d. Attached legal description: YES X NO _____

Map of proposed Zoning District boundaries:

Two (2) copies of map accurately drawn to an appropriate scale (to fill a sheet of not less than 8- 1/2 x 11 inches and not more than 16 x 20 inches). The map shall be identified and submitted in addition to the General Description of Land. The map shall include all land in the proposed change and all land within five hundred (500) feet beyond the limits of the proposed change.

To be shown on the map - all property lines, street right of way, easements and other information related to the location of the proposed boundaries and shall be fully dimensioned.

The map shall show the existing and proposed Zoning District or Special District Boundaries.

List all owners of property within and contiguous to and directly across the street from such area proposed to be rezoned. The addresses of the owners shall be those appearing on the County Auditor's current tax list or the Treasurer's mailing list.

NAME	ADDRESS
See Attached List	

B. ARGUMENTS FOR RECLASSIFICATION OF THE DESCRIBED LAND.

1. Proposed Use or Development of the Land: Commercial, Professional Offices

PLANNED DEVELOPMENT ZONING DISTRICTS and SPECIAL DISTRICTS submission of three (3) copies of a Development Plan and other documents and two (2) copies shall be retained as a permanent public record if approved.

For other Zoning Districts, such plans or other exhibits would be helpful to the review of this application.

Plans and Exhibits submitted:
Plot Plan___; Building Plan___; Development Plan___; Sketch____;
Photographs X ; Other_____(specify)

2. State briefly how the proposed zoning and development relates to the existing and probable future land use character of the vicinity.

This zoning request will provide a smooth transition from the P U D on the South and East sides of this tract to the Commercial (Proposed Shopping Center) on the North and West sides. This zoning request allows for streets, curbs, parking areas, underground utilities and landscape amenities for a very high-quality development and is to be considered in conjunction with a R-12 rezoning a S O rezoning of remainder of Tract

3. Has an application for rezoning of the property been denied by the Village Council within the last two (2) years? YES_____ NO. X

If Yes, state the basis of reconsideration._____

_____

_____

C. AFFIDAVIT

Before completing this application and executing the following affidavit, it is recommended that this application be discussed with the Building Inspector to insure completeness and accuracy.

APPLICANT'S AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN,

I (WE) the undersigned, _____ being duly sworn, depose and say that I am/we are the owner (s)/~~lessee (s)~~ of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my/our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best or my/our knowledge and belief.

Charles Coffman	6330 Frantz Rd. Dublin, Ohio
Heather Coffman	6350 Frantz Rd. Dublin, Ohio
Helen Coffman	6300 Frantz Rd. Dublin, Ohio
Donna E. Miller	6360 Frantz Rd. Dublin, Ohio
James H. Miller	6360 Frantz Rd. Dublin, Ohio

Subscribed and sworn to before me this_____ day of _____, 19_____.

_____
Notary Public

Person to be contacted for details, if other than above signatory:

Charles Coffman 6330 Frantz Rd. Dublin, Ohio 43017 889-8159
(name) (address) (telephone)

----------DO NOT WRITE BELOW THIS LINE----------

D. RECORD OF ACTION

1. Withdrawn_____ Held to_____
(date) (date)

2. P & ZC: Date of Hearing_____
Approved_____; Disapproved_____ Modified_____

VILLAGE OF DUBLIN PLANNING AND ZONING COMMISSION

AN APPLICATION FOR AMENDMENT
OF THE VILLAGE OF DUBLIN
ZONING DISTRICT MAP
(Reclassification of Land)

For P & ZC Use Only
Application No.:
ZM_____
Date Filed:_____
Fee Receipt No._____
Received by:_____

----- Please type or print information - Use additional sheets as necessary -----

TO THE HONORABLE PLANNING AND ZONING COMMISSION:

The Applicant, Charles Coffman, Heather Coffman and Helen Coffman,

Being the owner (s), ~~/lessee (s)~~ of property located within the area proposed for reclassification ~~of land/special use or~~ and development, requests that the following described land to be placed in the S O Zoning District ~~(s)/~~ ~~Special District (s)~~.

A. DESCRIPTION OF LAND TO BE RECLASSIFIED

1. General Description of Land (describe by one of the following:)

a. Lot(s)/ Reserve (s)_____ of _____, a recorded plat, with an area of _____ Acres/ Square feet.

b. Beginning at a point along _____ (street or other) _____ and being _____ feet in a N S E W (circle) direction from the _____ (specify) of _____ (street or other), and thence having a dimension of _____ from the _____ (specify) of _____ (street or other), and having an area of _____.

c. The tract of land containing _____ Acres and bounded by:

_____ (specify) on the N S E W (circle)

_____ (specify) on the N S E W (circle)

_____ (specify) on the N S E W (circle)

_____ (specify) on the N W E W (circle)

d. Attached legal description: YES X NO _____

Map of proposed Zoning District boundaries:

Two (2) copies of map accurately drawn to an appropriate scale (to fill a sheet of not less than 8- 1/2 x 11 inches and not more than 16 x 20 inches). The map shall be identified and submitted in addition to the General Description of Land. The map shall include all land in the proposed change and all land within five hundred (500) feet beyond the limits of the proposed change.

To be shown on the map - all property lines, street right of way, easements and other information related to the location of the proposed boundaries and shall be fully dimensioned.

The map shall show the existing and proposed Zoning District or Special District Boundaries.

List all owners of property within and contiguous to and directly across the street from such area proposed to be rezoned. The addresses of the owners shall be those appearing on the County Auditor's current tax list or the Treasurer's mailing list.

NAME	ADDRESS
See Attached List	

B. ARGUMENTS FOR RECLASSIFICATION OF THE DESCRIBED LAND.

1. Proposed Use or Development of the Land: Proffessional Offices

PLANNED DEVELOPMENT ZONING DISTRICTS and SPECIAL DISTRICTS submission of three (3) copies of a Development Plan and other documents and two (2) copies shall be retained as a permanent public record if approved.

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Plans and Exhibits submitted:
Plot Plan___; Building Plan___; Development Plan___; Sketch____;
Photographs__X__; Other_____(specify)

2. State briefly how the proposed zoning and development relates to the existing and probable future land use character of the vicinity.

This zoning request will provide a smooth transition from the P.U.D. on the South and East sides of this tract to the Commercial (Proposed Shopping Center) on the North and West sides. This zoning request allows for streets, curbs, parking areas, underground utilities and landscape amenities for a very high-quality development and is to be considered in conjunction with a R-12 rezoning and a C-C rezoning of remainder of Tract

3. Has an application for rezoning of the property been denied by the Village Council within the last two (2) years? YES_____ NO. X

If Yes, state the basis of reconsideration._____

_____

_____

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COUNTY OF FRANKLIN,

I (WE)_____ being duly sworn, depose and say that I am/we are the owner (s)/lessee (s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my/our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best or my/our knowledge and belief.

Charles Coffman	6330 Frantz Road Dublin, Ohio
Heather Coffman	6330 Frantz Road Dublin, Ohio
Helen Coffman	6300 Frantz Road Dublin, Ohio

Subscribed and sworn to before me this_____ day of _____, 19____.

_____
Notary Public

Person to be contacted for details, if other than above signatory:

Charles Coffman (name) 6330 Frantz Road Dublin, Ohio (address) 889-8159 (telephone)

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2. P & ZC: Date of Hearing_____
Approved_____; Disapproved_____ Modified_____

3. Village Council: Date of Hearing_____
Approved_____; Disapproved_____ Modified_____

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----- Please type or print information - Use additional sheets as necessary -----

TO THE HONORABLE PLANNING AND ZONING COMMISSION:

The Applicant, Charles Coffman and Helen Coffman,

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b. Beginning at a point along _____ (street or other) _____ and being _____ feet in a N S E W (circle) direction from the _____ (specify) of _____ (street or other), and thence having a dimension of _____ from the _____ (specify) of _____ (street or other), and having an area of _____.

c. The tract of land containing _____ Acres and bounded by:

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_____ (specify) on the N W E W (circle)

d. Attached legal description: YES X NO _____

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Two (2) copies of map accurately drawn to an appropriate scale (to fill a sheet of not less than 8- 1/2 x 11 inches and not more than 16 x 20 inches). The map shall be identified and submitted in addition to the General Description of Land. The map shall include all land in the proposed change and all land within five hundred (500) feet beyond the limits of the proposed change.

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NAME	ADDRESS
See Attached List	

B. ARGUMENTS FOR RECLASSIFICATION OF THE DESCRIBED LAND.

1. Proposed Use or Development of the Land:

Appartment Complex - 4 family units

PLANNED DEVELOPMENT ZONING DISTRICTS and SPECIAL DISTRICTS submission of three (3) copies of a Development Plan and other documents and two (2) copies shall be retained as a permanent public record if approved.

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Plans and Exhibits submitted:
Plot Plan___; Building Plan___; Development Plan___; Sketch____;
Photographs_X__; Other_____(specify)

2. State briefly how the proposed zoning and development relates to the existing and probable future land use character of the vicinity.

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3. Has an application for rezoning of the property been denied by the Village Council within the last two (2) years? YES_____ NO. X

If Yes, state the basis of reconsideration. _____

_____

_____

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STATE OF OHIO

COUNTY OF FRANKLIN,

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_____ 6330 Frantz Rd. Dublin, Ohio
Charles Coffman

_____ 6300 Frantz Rd. Dublin, Ohio
Helen Coffman

_____ _____

Subscribed and sworn to before me this_____ day of _____, 19____.

_____
Notary Public

Person to be contacted for details, if other than above signatory:

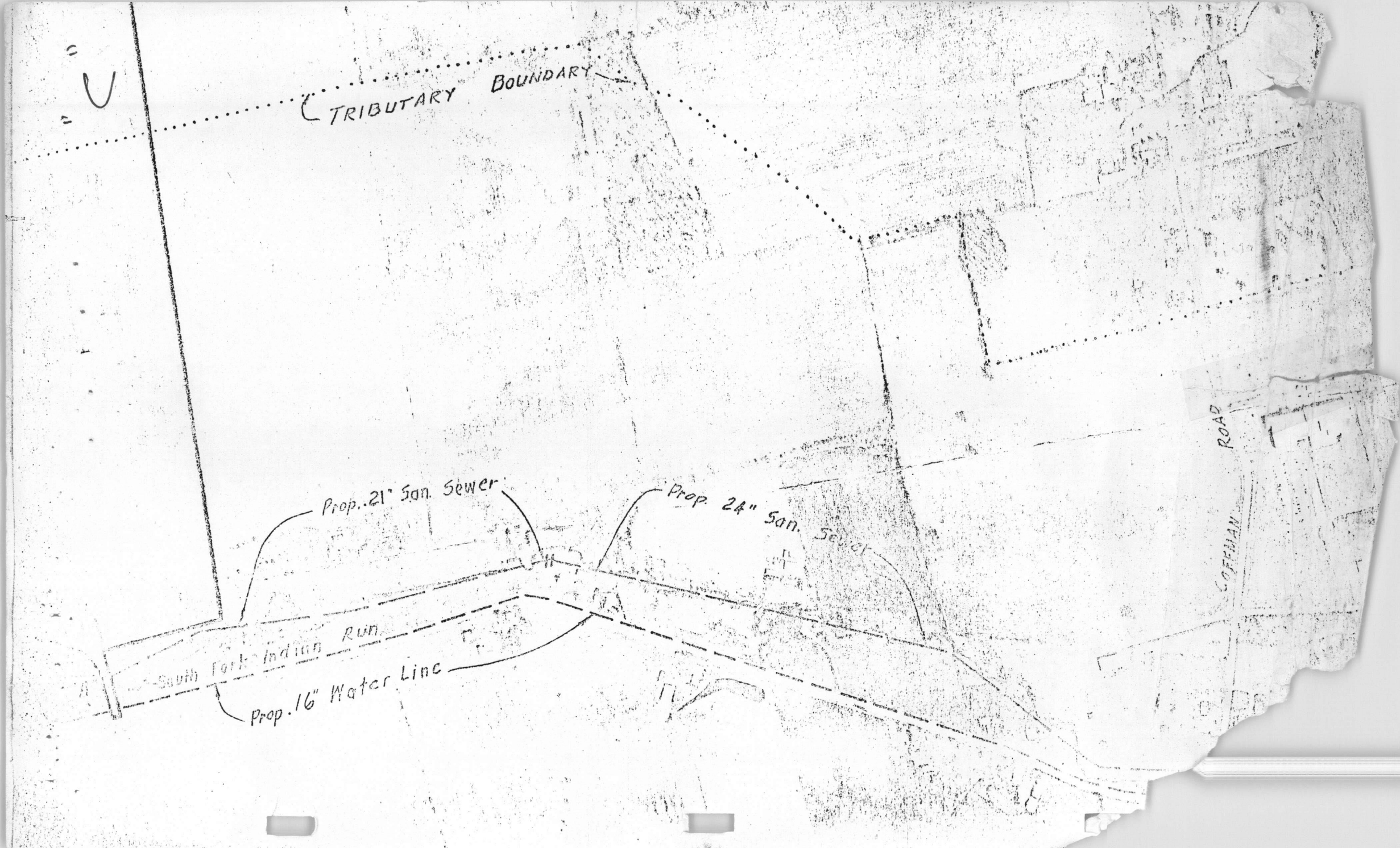
_____
(name) (address) (telephone)

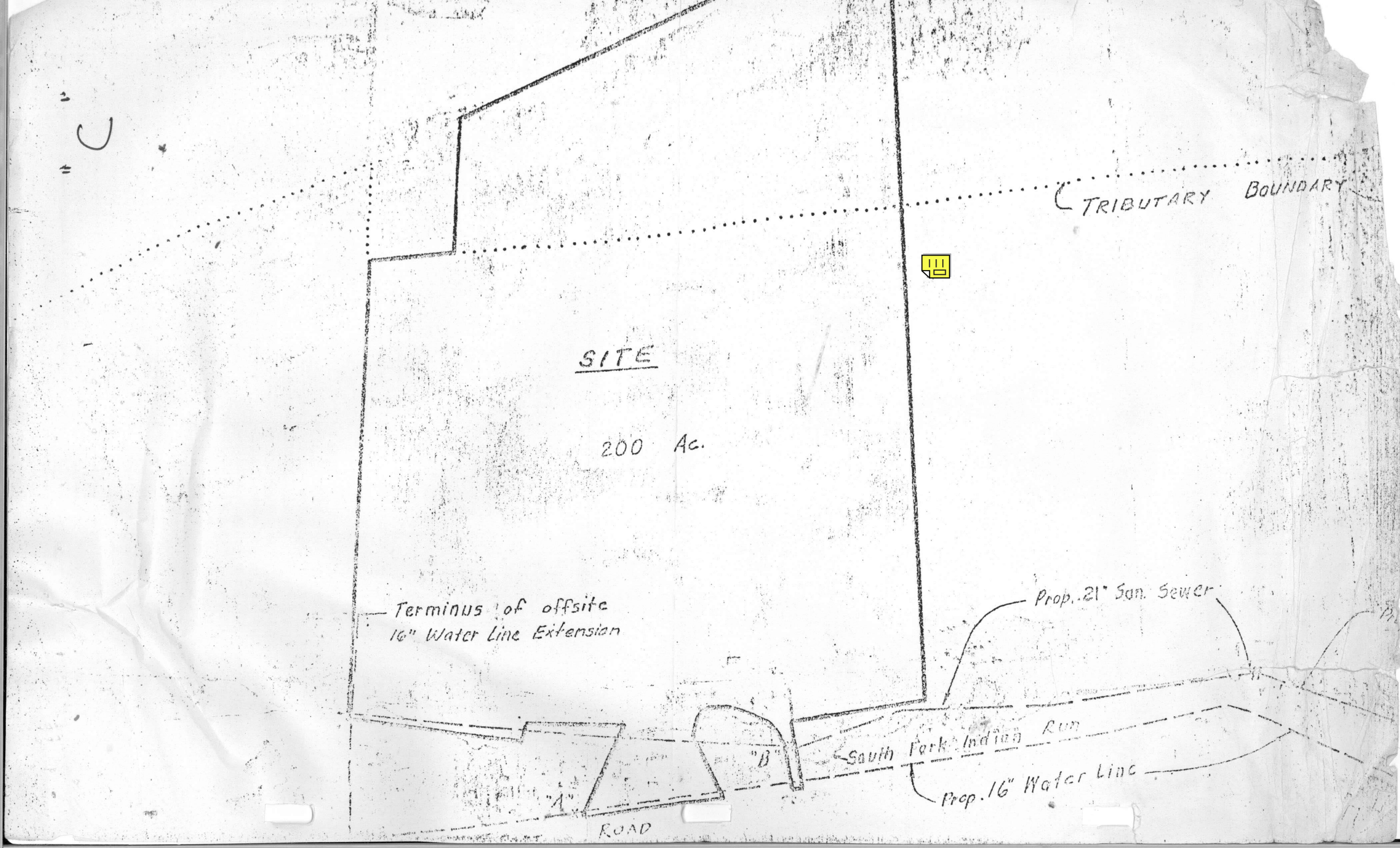
----------DO NOT WRITE BELOW THIS LINE----------

D. RECORD OF ACTION

1. Withdrawn_____ Hold to_____
(date) (date)

2. P & ZC: Date of Hearing_____
Approved ; Disapproved Modified_____


TRIBUTARY BOUNDARY
Prop. 21" San. Sewer
Prop. 24" San. Sewer
South Fork Indian Run
Prop. 16" Water Line
ROAD


TRIBUTARY BOUNDARY
SITE
200 Ac.
Terminus of offsite
16" Water Line Extension
Prop. 21" San. Sewer
South Fork Indian Run
Prop. 16" Water Line
"A"
"B"
ROAD

Revised March 7, 1978

Exh. D

The regular meeting of the Planning and Zoning Commission was held on February 7, 1978 at the Municipal Building, 129 S. High St., Those in attendance were Don Caudy, Bill Callahan, Charles Coffman, Gerald Macklin, O.J. Moffitt, Solicitor Don Richardson, Engineer Bill Myers and Planner Larry Helman.

Chairman Moffitt called the meeting to order at 7:30 P.M. The minutes of the January 10, 1978 meeting were read and approved.

Recognition was given to Bill Myers for receiving the OPCA Award for the Riverview Interceptor Sanitary Sewer/Indian Run Aerial Sewer Pedestrian Bridge.

The first item on the agenda was the Preliminary Conceptual Plan for Indian Run Meadow. Mr. Coffman moved, seconded by Mr. Macklin to sent to Council the plans with the following additions: (1) The north-south boulevard is to have 2-18 foot pavement widths with curb on the outside divided by a 30' to 36' wide median to be constructed by the developer, (2) The school site-v-park site is to be checked out with the schoolboard to determine whether the land should be a school site or a park site, (3) Sidewalks or other pedestrian pathways should be given consideration, (4) Two streets east from the boulevard must be 36' pavement (also change from 50' to 60' right-of-way, (5) Require the developer to construct water and sewer lines to Avery Road per the engineers recommendations. The motion carried. In addition, Mr. Smith representing the developers said that funding for extension of the sewer and water lines will be by voluntary participation of benefiting property owners and that the developers would not seek general tax revenues.

A preliminary plat was presented by Hemingway Village. It was recommended that Council waive Dublin Water Tap permit fees up to the amount of construction costs for 16" water line from current terminus to the Northern most boundary of their tracts. Mr. Caudy moved, seconded by Mr. Macklin. Motion carried unanimously.

Mr. Coffman moved, seconded by Mr. Callahan that Hemingway Village build lites on the main thorofare East & West from school, put in underground cable on all other streets but not require the fixtures as yet. Motion carried.

Mr. Coffman moved, seconded by Mr. Callahan to recomment to Council to grant easement thru park land for gravity flow sewer and the same size as to Indian Run Meadow so they can build sewer subject to Engineers plans, also extend Indian Run trunk. Motion carried.

Mr. Coffman moved, seconded by Mr. Macklin that Hemingway Village be required to get a storm water easement from Walter Starkey, storm water draineage to be handled in accordance with M.O.R.P.C according to storm water management. Motion carried.

ADDENDUM

INDIAN RUN MEADOWS

PUD TEXT:

1. NO BUILD ZONE: a "no-build" zone shall be incorporated as part of the development plan commitments and shall be defined as that part of a yard beginning at a distance 70' from the building setback line and commencing with the rear lot line of each lot. Within the "no-build" zone, no structures or fencing of any kind shall be permitted except for rear walkways, bikeways, and public utility appurtenances as may be required.

2. BIKEWAY/WALKWAY/SIGNAGE: per the Indian Run Meadows development plan (dated July 18, 1978) and the Indian Run Meadows Site Amenities sheet (dated July 21, 1978), the developer shall be responsible for provision and construction of all walkways, bikeways, and signage as so indicated.

Exh. "E"

MINUTES

The regular meeting of the Planning and Zoning Commission was held on September 12, 1978, at 7:30 P.M. in the Municipal Building at 6665 Coffman Road, Dublin, Ohio. Those in attendane were: Chairman; O. J. Moffitt, Mayor; Charles Coffman, replacing Steve Smith was Mike Gunner, Don Caudy, Engineer; Bill Myers, Planner; Larry Helman, Gerald Macklin, and William Callahan.

The minutes were read with a few changes of which were:

1. That Mr. Smith presented the Preliminary Development, Indian Run Meadow and it was agreed that the curbs be moved to the outside of the Boulevard. William Callahan moved, that the plan be sent to Council with reccommendations for approval, seconded by Mr. Macklin. Motion carried.

2. That Mr. Caudy asked a few questions about the Proposed rezoning to P.U.D. of Muirfields 40 acre tract on S.R. 745. Mr. Macklin stepped down from this discussion. Charles Coffman moved that the Preliminary Plan be sent to Council with reccommendations for approval, seconded by Don Caudy. Motion carried.

The minutes were approved and there were no other objections or corrections of the minutes.

After a long discussion on the Coffman-Miller Tract, in which Mr. Coffman did not participate, Mr. Helman suggested that there be a pedestrian connection established to the south and that trees on the south property line be maintained. The owner was asked if he would be willing to dedicate this particular area, and his answer was yes. There being no further discussion, Mr. Moffit moved, seconded by Mr. Macklin to reccomend approval to Council and the vote was as follows: Mr. Callahan, No, Mr. Coffman, Abstain, Mr. Caudy, Yes, Mr. Macklin, Yes and Mr. Moffitt, Yes.

There was little discussion on the Muirfield Area North of Glick Road, presented by Howard Adams. The main concern is to create more parking space for things like the golf tournament in order to get the cars off of public highways and main roadways. Moved by Mr. Coffman to send to Council for approval, seconded by Mr. Macklin. Motion carried.

Mr. Gerald Galbreath and his Engineer Mr. Charles Wolfe presented Phase 8 of Waterford Village, Final Development Plan, for the approval of the Streets and Utilities. Don Caudy moved, seconded by Mr. Coffman that conditioned on further review and approval by the Solicitor and William Myers, that this Final Development Plan be approved. The vote was unanimous in favor.

Mr. Howard Adams requested that a Gatehouse be permitted in the Birnam Wood Condominum area, which is a private street. Mr. Coffman moved, seconded by Mr. Caudy to approve the request and the vote was unanimous in favor.

Mr. Adams presented the Final Development Plan for the Americana Life Building in the commercial area and it was moved by Mr. Callahan, seconded by Mr. Caudy, that this Final Development Plan be approved. The vote was unanimous in favor.

Mr. Adams presented the Final Development Plan for Phase Four, Part-two which is cluster housing very similar to the Bob Webb Patio Homes on Muirfield Drive, just south of Memorial Drive. Mr. Caudy moved, seconded by Mr. Callahan that this Final Development Plan be approved. The vote was unanimous in favor.

Therebeing no further business, Chairman Moffitt declared the meeting adjourned at 9:30 P.M.

O. J. Moffitt - Chairman

Lisa Fouty

L. Fouty - Secretary