

RECORD OF ACTION

Planning and Zoning Commission

Thursday, February 20, 2025 | 6:30 p.m.

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

**4. West Innovation District
25-008Z**

Rezoning

Proposal:	Review and recommendation of approval for a rezoning of nine parcels from R, Rural District to ID-2, Research Flex District and ID-3, Research Assembly District.
Location:	Southwest of the intersection of Shier Rings Road and Cosgray Road, and northeast of the intersection of Rings Road and Houchard Road.
Planning Contact:	Zachary Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/25-008

MOTION: Mr. Garvin moved, Mr. Alexander seconded, to recommend to City Council approval of the standard district rezoning.

VOTE: 5-0

RESULT: The rezoning was recommended for approval and forwarded to City Council.

RECORDED VOTES:

Rebecca Call	Absent
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Absent
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:

Zachary Hounshell

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Zachary Hounshell
Planner II



Community Planning and Development



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MEETING MINUTES

Planning & Zoning Commission

Thursday, February 20, 2025

CALL TO ORDER

Vice Chair Way called the meeting to order at 6:32 p.m. in Council Chamber and welcomed everyone to the February 20, 2025 Planning and Zoning Commission meeting. He 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

Mr. Way led the Pledge of Allegiance.

ROLL CALL

Commission members present:	Gary Alexander, Jason Deschler, Dan Garvin, Kathy Harter, Kim Way
Commission members absent:	Rebecca Call, Jamey Chinnock
Staff members present:	Thaddeus Boggs, Jenny Rauch, Tammy Noble

ACCEPTANCE OF MEETING DOCUMENTS

Mr. Deschler moved, Mr. Alexander seconded acceptance of the documents into the record and approval of the 02-06-25 meeting minutes.

Vote: Ms. Harter, yes; Mr. Deschler, yes; Mr. Alexander, yes; Mr. Way, yes; Mr. Garvin, yes.
[Motion carried 5-0.]

Mr. Way 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 and make the decision. In other cases, the Commission has the final decision-making responsibility. The Rules and Regulations of the Planning and Zoning Commission state that no new agenda items are to be introduced after 10:30 p.m. Anyone who intends to address the Commission on administrative cases must be sworn in. Mr. Way explained the hearing process that would be followed.

Mr. Way swore in staff and audience members who anticipated providing testimony.

CASE REVIEW

CONSENT CASE

Mr. Way stated that one case is eligible for the Consent Agenda this evening.

Ms. Harter asked if the section on odor and fumes addresses marijuana. Ms. Rauch stated that Code Enforcement would investigate any complaint, make a determination and take enforcement action if necessary. As currently written, odors may not be offensive or cause a hazard.

Ms. Harter asked how this will be communicated to homeowners' associations (HOAs). Ms. Rauch stated that Communications and Marketing staff sends out a regular newsletter. Staff is always available to speak to HOAs about what has been updated.

Mr. Deschler asked about firewood in the exemptions. He would like to see it required to be stacked or maintained in a fashion that is not just a pile of firewood. Ms. Rauch stated that staff can look at that and talk to Code Enforcement to determine the best language before this moves to City Council.

Mr. Deschler asked if it should be covered.

Mr. Deschler stated that regarding the landscape barrier, there cannot be any gaps. Ms. Rauch stated that the language requiring year-round 100% opacity should cover that. She will look for opportunities to add clarity.

Mr. Way stated that there is nothing to prevent someone from having nicely stacked firewood deteriorate. Mr. Boggs stated the City of Beavercreek states that firewood cannot be in a deteriorating state.

Mr. Way asked if material is included in definition of fence. Mr. Boggs stated that it cannot be vinyl. There are permitted materials in the fence chapter of the Code.

Mr. Deschler asked how many complaints are received regarding trash receptacles. Ms. Rauch stated that Code Enforcement does receive complaints and typically people are very compliant.

Mr. Deschler stated that residential waste and recycling container screening is subject to review and approval through the certificate of zoning plan approval process. Ms. Rauch stated that Planning and Building Standards staff would review it.

Ms. Harter asked about snow removal on sidewalks. Mr. Boggs stated that there is no ordinance requiring residents to remove snow from sidewalks. That has been looked into and it becomes complicated from a shifting liability perspective.

Public Comment

No public comments on the case were provided.

Commission Discussion

Mr. Garvin moved, Mr. Deschler seconded to recommend to City Council approval of the proposed amendments to the Zoning Code with the recommendations put forth through discussion this evening.

Vote: Mr. Deschler, yes; Mr. Way, yes; Mr. Garvin, yes; Ms. Harter, yes; Mr. Alexander, yes.
[Motion carried: 5-0]

Case #25-008Z
West Innovation District - Rezoning

Rezoning of eight parcels from R, Rural District to ID-2, Research Flex District and ID-3, Research Assembly District. The parcels are located southwest of the intersection of Shier Rings Road and Cosgray Road, and northeast of the intersection of Rings Road and Houchard Road.

Staff Presentation

Ms. Rauch stated that this is a request for a rezoning from one standard district to another within the West Innovation District. Staff is requesting a recommendation of approval to City Council. Considerations for the Commission include future land use recommendations, thoroughfare plan recommendations, area plan recommendations, surrounding land use and neighborhood considerations. There are no development proposals associated with the request. There are nine parcels that are part of the rezoning request. The City acquired the northern two parcels located at the intersection of Shier Rings and Cosgray roads and those have been recently annexed into the City. Staff was bringing forward the City-owned parcels and found there are additional property owners in the area that wanted to be a part of this application in alignment with the recommendation of the Community Plan and the City's Economic Development Strategy. A lot of discussion related to the West Innovation area was part of the future land use recommendations within the Envision Dublin Community Plan. The West Innovation District currently exists in the Code and there are a number of properties north of Shier Rings Road that already have that zoning classification.

The determination through the Envision Dublin process was to provide an alternative to creating the economic engine for the City. There are research and innovation uses that would be helpful to the City from a financial sustainability perspective. The future land use recommendations try to create a balance and transition of uses moving further out of the City.

The Community Plan recommends a 200-foot buffer along the Cosgray Road frontage that would have mounding and landscaping creating a significant setback from Cosgray Road and the residents in Ballantrae. There is an existing farmstead on the City-owned parcels that would be located within that buffer and the Plan recommends that be preserved as part of any development.

The whole purpose of this West Innovation District is economic development potential and this rezoning application helps to set that up. These properties are currently zoned R, Rural District. Any property annexed into the City becomes Rural District. The proposed zoning for the area south of Shier Rings Road and east of the railroad would be ID-2, Research Flex. The area on the other side of the railroad tracks, with the exception of the property on Rings Road would be ID-2, Research Assembly.

Ms. Rauch shared that ID-2, Research Flex allows many kinds of office. Data Centers, Manufacturing and Assembly are all part of the Code amendment that is being recommended to City Council as Conditional Uses. Those particular uses would come before the Commission for approval. ID-3 allows data center, warehousing, and distribution as a permitted uses. The WID has additional standards related to setbacks, building height, architectural requirements, landscaping, and parking. The Code has many standards that must be met and any application submitted within this District has to go through the Administrative Review Team. That is a formal application process. If the requirements in the Code are not met, that is what is forwarded to the Commission for review.

Staff is seeking a recommendation of approval of the rezoning.

Commission Questions

Mr. Garvin sought confirmation that the standing historic home is part of the consideration. Ms. Rauch confirmed that the home is recommended to be preserved as part of any future development.

Mr. Deschler asked if some of the land in question is owned by property owners that want to annex into the City. Ms. Rauch stated all properties are currently within City, there is no annexation required.

Mr. Deschler asked if civic, public, and institutional uses would allow for a world class outdoor recreational facility. Ms. Rauch stated that the goal of these properties south of Shier Rings Road would be economic development focused. Mr. Deschler asked if ID-3 would allow that. Ms. Rauch answered in the affirmative.

Mr. Alexander asked if the definition of ID-2, Research Flex came from the City of Dublin determining what should be there or if it is a general planning standard. The permitted uses promote a variety of building types that may not be compatible. Ms. Rauch stated that the Future Land Use Plan provides a larger district intent for the area. Flex Innovation has the opportunity for commercial and neighborhood services. Indoor entertainment and fitness have a size limitation so it is very minimal and may be associated with something else. Mr. Alexander stated that his question was answered – the definition was an internal idea of what would work for the area.

Mr. Alexander asked if the property owners have been involved. Ms. Rauch answered in the affirmative. She stated that property owners provided their legal descriptions as well as authorization to move forward with this process. Staff has had many discussions with each of the property owners. As part of the Economic Development Strategy, staff is doing a larger WID integrated plan with Planning Next.

Mr. Alexander asked if adjacent property owners have been notified. Ms. Rauch stated that staff sent the typical notice and emailed Ballantrae directly.

Ms. Harter asked if City Council would have the opportunity to review projects or if all development applications in these districts (ID-2 and ID-3) go through ART only. Ms. Rauch stated that the intent of this process is speed to build. The Code is established and if all requirements are met, the project would go through an administrative process. ART includes staff from Planning, Engineering, Building Standards, Parks and Recreation, Police, and the Fire Department. There is notification for the meetings so public comment can be made. This is a standard district with very robust requirements. Unless there is a development agreement, City Council would not be involved.

Ms. Harter asked about the possible impact of a future rail station. Ms. Rauch stated that has been contemplated and would have similar recommendations in terms of land use. There is flexibility there.

Mr. Way stated that the 200-foot buffer is quite a good amenity between uses. Hyland Croy Road and Brand Road have a decent buffer and that is a park. A 200-foot buffer becomes an amenity for that area, which is really positive.

Public Comment

Lynn Roose, 5830 Houchard Road, Dublin, stated that though they are not City of Dublin residents, they are adjacent property owners to what is before the Commission. They have lived there for 34 years. There is an Amazon data center north of his property. Amazon is not fully online yet but produces a noise called ultra low frequency (ULF) and very low frequency (VLF). It travels through walls and very long distances. They began hearing that about one year ago. Their property is in the middle of the woods that abut the railroad tracks. Development of properties to the north over the last 35 years has caused light and noise pollution. He thanked the Commission for their time.

Mr. Way shared that the City went through a lengthy community planning process that resulted in the approved Envision Dublin Community Plan. This process is rezoning to align with the Community Plan.

Mr. Roose asked if there were environmental impact studies done of the web services building. Ms. Rauch answered that she was not aware of any.

Ms. Rauch stated that lighting standards are not just to ensure adequate lighting but also to minimize light pollution. There are buffering requirements that must be met.

Richard Weeks, 5826 Houchard Road, Dublin, stated that when they moved to the area eight years ago, the area south of theirs was a rural transition area. The notice for this meeting is the first of its kind that he has ever received. He is concerned because his property could be surrounded by industrial buildings of all kinds on which they have no input. That is a concern for property values. Light pollution is also a concern. They can no longer see the stars at night. He feels left out of the planning process.

Lauren Weeks, 5826 Houchard Road, Dublin, stated that they moved to their current address from Ballantrae to be out in the country. She had previously heard discussion of adding Ballantrae homes on Cosgray Road, of which she was supportive. She had also heard about rural transition, which is great. Light pollution is huge. She loves Dublin and this area. She hopes that the Commission will consider those who live on Houchard Road. They have eight acres and a nice piece of property and intended to live there the rest of their lives. It is a different area than what is in Dublin proper. She is shocked and upset by this proposal.

Ms. Rauch stated that when an application gets submitted any property within 300 feet gets notified. Staff is looking at the WID for potential Code amendments that may be necessary. This feedback is helpful.

Mr. Way stated that PZC is guided by the Community Plan. Their charge is to uphold the Community Plan in the process of development on a case-by-case basis.

Commission Discussion

Mr. Deschler asked if people who do not live in the City had the opportunity to comment on the Community Plan. Ms. Rauch answered affirmatively. Mr. Deschler asked if anyone was invited directly. Ms. Rauch explained that there were many communications shared regarding the Community Plan. It was on the City's website and social media. It was before PZC, Architectural

Review Board and City Council many times. There was also a steering committee that included representatives from Washington Township.

Mr. Deschler shared that PZC would be making a recommendation to City Council, meaning that there would be an additional chance to share comments.

Mr. Deschler stated that if this rezoning is approved by City Council, any project that fits within the guidelines of these zoning code sections will not be back before this body or City Council. Ms. Rauch stated that a developer would submit an application to be reviewed by the ART and notice would be given. If there is a Conditional Use or a standard of the Code that is not met, that particular issue would come before the Commission.

Mr. Garvin stated that the noise is a concern he would like to see considered moving forward. He is generally supportive of this to align with the Community Plan. Mr. Boggs stated that noise is not typically addressed as a land use issue but as a nuisance.

Mr. Deschler stated that this area is ripe for development. This proposal is essentially allowing development to happen as long as it is within the guidelines to speed up efficiency of the design build. He is sympathetic to the homeowners that spoke this evening. It is the cost of a growing community.

Mr. Alexander stated that buffering requirements are based on compatibility of uses. Regardless of whether the adjacent property is in Dublin or not, the property in Dublin would have the same requirements for buffering. There are protections built in. The noise ordinance is one of those protections. There is a lot of logic to the Community Plan and how it was developed. He is supportive of this request.

Ms. Harter stated that she is supportive of the recommendation. This is also about flexibility in that area. There are many safeguards built in.

Mr. Way is supportive of the recommendation. This is an area suitable for these types of uses. The Community Plan set the direction and the zoning reinforces it.

Mr. Garvin moved, Mr. Alexander seconded to recommend to City Council approval of the standard district rezoning.

Vote: Mr. Garvin, yes; Mr. Way, yes; Mr. Deschler, yes; Ms. Harter, yes; Mr. Alexander, yes.
[Motion carried: 5-0]

COMMUNICATIONS

Ms. Rauch reminded the Commission that there is still time to sign up for training/conferences.

ADJOURNMENT

The meeting was adjourned at 8:21 pm.

Kim Mowen
Vice Chair, Planning and Zoning Commission

Jayne Maxwell
Deputy Clerk of Council

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GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held

April 7, 2025

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CALL TO ORDER

Mayor Amorose Groomes called the Monday, April 7, 2025 Regular Meeting of Dublin City Council to order at 6:30 p.m.

ROLL CALL

Members present were Vice Mayor Alutto, Mayor Amorose Groomes, Ms. Fox, Mr. Keeler, Ms. Kramb and Mr. Reiner. Ms. De Rosa was absent.

Staff members present were Ms. O'Callaghan, Mr. Hartmann, Chief Paez, Ms. Weisenauer, Ms. Rauch, Mr. Gable, Ms. Wawszkiewicz, Ms. Willis, Ms. Hoffman, Mr. Barker, Ms. LeRoy, Ms. Holt, Mr. Hounshell, Ms. LeRoy, Mr. Fleming, Mr. Hammersmith, Mr. Gracia and Mr. Taylor.

Others present were Dan Sullivan of the Memorial Tournament; Greg Daniels of Squire Patton Boggs; Lisa Shuneson, CEO of Whalen and Company CPAs; David Guion of Dublin Arts Council; and Joe Bott of Veo.

ADJOURN TO EXECUTIVE SESSION

Mayor Amorose Groomes moved to adjourn to executive session for the purposes of:

- Personnel Matters: Considering the Employment of a Public Employee and the Appointment of a Public Official.

Vice Mayor Alutto seconded.

Vote on the motion: Ms. Kramb, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes.

RECONVENED: 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Amorose Groomes invited Ms. Kramb to lead the Pledge of Allegiance.

SPECIAL PRESENTATION/RECOGNITION

Mayor Amorose Groomes invited Mr. Sullivan to come forward and share an update on the 2025 Memorial Tournament. Mr. Sullivan stated that the Memorial Tournament will be held May 26th through June 1st this year with 72 players confirmed. CBS Sports, the Golf Channel and other international media will watch the top players on the PGA Tour play for \$20 million. The charities benefitting from the Memorial Tournament is Nationwide Children's Hospital; the Eat, Learn, Play Foundation and over 50 other charities. This is the 50th playing of the Memorial Tournament (Mr. Sullivan noted that the celebration for 50 years will be held next year in 2026). Mr. Sullivan shared that this year's Memorial Tournament honoree is Barbara Nicklaus. In addition to the Legends Luncheon, Mr. Sullivan provided a brief overview of the other signature events celebrated during Memorial Tournament week. Mr. Sullivan shared the signage for the Riverside Crossing Park and around Bridge Park during the Tournament. He thanked the City for the partnership.

Mr. Reiner thanked Mr. Sullivan for the effort made in getting the commentators to say that this Tournament is in Dublin and not Columbus. He asked if there is a completion date for the Bogey Inn improvements. Mr. Sullivan stated that he is hopeful that it will open prior to the 2026 Memorial Tournament.

Mayor Amorose Groomes thanked Mr. Sullivan and the Memorial Tournament for the attention it brings to Dublin from around the globe.

CITIZEN COMMENTS

David Venne, 56 South Riverview Street, Dublin, came forward to speak about the beautification efforts being made in downtown Historic Dublin on the east side of High Street and Blacksmith Lane, but not on South Riverview Street. He stated that he and some of his neighbors were disappointed that Riverview was not included in the pole

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removal and burial of all the utilities. He would like the efforts extended to Riverview Street. He stated that it feels like a missed opportunity. He stated that his street is the southern gateway to the park system. Mayor Amorose Groomes stated that a staff member could follow-up with him to discuss planning efforts that are underway and the priorities of the City.

CONSENT AGENDA

- Minutes of the March 17, 2025 Regular Council Meeting

There was no request to remove an item from the Consent Agenda.

Mayor Amorose Groomes moved to approve the Consent Agenda.
Vice Mayor Alutto seconded the motion.

Vote on the motion: Mr. Keeler, yes; Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes; Ms. Fox, yes.

SECOND READING/PUBLIC HEARING - ORDINANCES

Mayor Amorose Groomes stated that pursuant to the Council Rules of Order, she is reordering the second reading ordinances to allow Ordinance 08-25 to be read first.

Ordinance 08-25

Authorizing the Provision of Certain Incentives to Whalen and Company, CPAs, Inc. to Induce it to locate and expand its Office and its Associated Operations and Workforce within the City; and Authorizing the Execution of an Economic Development Agreement

Mr. Fleming stated that there are no changes to this Ordinance from the first reading. He introduced Ms. Shuneson, CEO of Whalen and Company CPAs. Ms. Shuneson stated that she was present to express her gratitude to the City for consideration of the incentive. She stated she is looking forward to the move and they are excited to become part of the Dublin community. Mayor Amorose Groomes welcomed Ms. Shuneson and her team to Dublin.

There were no public comments.

Vote on the Ordinance: Mayor Amorose Groomes, yes; Mr. Reiner, yes; Ms. Fox, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Ms. Kramb, yes.

Ordinance 07-25

Amendments to Zoning Code Section 153.002, 153.004, 153.037-153.042 and 153.236 regarding the West Innovation District, 153.002, 153.048, 153.066, 153.176 regarding the Concept Plan review process, 153.158 regarding temporary signs for special events, and 153.076 regarding Property Nuisance regulations (25-005ADMC)

Ms. Rauch stated that this proposal for zoning code amendments was introduced at the March 17 City Council meeting. At that meeting, staff presented a very detailed presentation reviewing the proposed changes. This past weekend, staff received follow-up questions, and she has included a couple of slides that will hone in on the West Innovation District (WID) portion of the discussion. There are components to this proposed Code amendment that concern the Concept Plan review process, temporary signs for special events, and property nuisance regulations. No additional changes are proposed since the first reading of the ordinance. Regarding the property nuisance section, City Council requested a number of clarifications. As described in the staff memo, these clarifications are related only to typos; no other changes were made to the property nuisance section. The majority of the changes made following Council's feedback are related to the WID. The Envision Dublin Community Plan included updates to the WID Special Area Plan, as

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Mr. Reiner stated that this Code will continually be refined. We love the Ballantrae residential community. The City approved a golf course there adjacent to that really nice development. There is no way City Council is going to jeopardize that community. He is very concerned about the noise issue. We cannot permit that continuous buzzing noise. He wants to see that issue resolved. He appreciates the proposed Code changes that will strengthen the Code. It is an improvement on the direction we are going, but all the needed Code changes are not included; more are anticipated.

Mayor Amorose Groomes inquired if a motion is needed to include the two recommended changes that data centers be considered a conditional use rather than a permitted use in ID-3 and the maximum height requirement.

Ms. Rauch stated that it is necessary for the data center. There is already a maximum height limitation of 58 feet, and if the building proposal exceeds that, it would become a conditional use consideration. It can be left as it is or, because this is an incremental process, Council can ask staff to look into that further and bring it back in a future amendment.

Mr. Reiner stated that for a future amendment, if the elevation of a building would increase, the elevation of the surrounding mounds must also be increased. He would prefer the heights not be increased. With all the ground that is available here, very nice earthen mounds of 150-200 feet are possible and we should have a permanent, fixed screen.

Ms. Rauch responded that staff would also look into adding that language.

Mayor Amorose Groomes moved to amend the Code Section applicable to the West Innovation District to reflect that data centers will be a conditional use rather than a permitted use in the ID-3 zoning district.

Ms. Alutto seconded.

Vote on the motion: Mr. Keeler, yes; Vice Mayor Alutto, yes; Ms. Fox, yes; Ms. Kramb, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes.

Vote on the Ordinance as amended: Ms. Fox, no; Ms. Kramb, yes; Mr. Keeler, yes; Mayor Amorose Groomes, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes.

Ordinance 06-25

Rezoning Approximately 370 acres located within the West Innovation District from R, Rural District, to ID-2, Research Flex District and ID-3, Research Assembly District (CASE 25-008Z)

Mr. Hounshell stated that this is the second hearing for the rezoning of nine properties. The Future Land Use Plan was updated along with the Community Plan last year (2024). The sites under consideration are split between Flex Innovation and Industrial. The Future Land Use Plan intent statement reads that Flex Innovation is intended to be a vibrant, modern development, incorporating a variety of uses including innovation, office, art and collaboration, that are integrated into the existing natural and built environment. The intended uses within this category are office, research and development, flex office/warehouse, and clean manufacturing. The Future Land Use Plan states that Industrial is intended for medium to heavy, large-format industrial uses in close proximity to major arterials for ease of access to accommodate unique site and operational conditions. Intended uses within the designated area are warehousing, light industrial, research and development, distribution, assembly, office, advanced manufacturing and data centers. These are intended uses, not permitted uses as listed in the Zoning Code. The West Innovation District Special Area Plan is one of the six areas listed in the Community Plan and was of great focus throughout the Community Plan Update. The West Innovation District Special Area Plan contemplates the 200-foot buffer along Cosgray Road, which is now a codified requirement. Also included is the preservation of the 1900s farmstead.

Mr. Hounshell stated that the nine properties under consideration are currently zoned R, Rural and the proposed zoning is ID-2, Research Flex and ID-3, Research Assembly. Data centers and warehousing and distribution are included as conditional uses in ID-2.

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Conditional uses require Planning and Zoning Commission (PZC) approval. Data centers will now be conditional uses in ID-3 as well. The development process will go through the Administrative Review Team (ART), which requires public notification of any property within 300 feet of the subject site. The ART has the authority to refer projects to PZC. When reviewing standard district rezonings, staff uses the recommendations of the Future Land Use Plan and the Thoroughfare Plan. PZC recommended approval on February 20, 2025. Staff recommends approval.

Ms. Weisenauer stated that 16 comments were received online regarding Ordinance 06-25, all in opposition to the rezoning. She summarized the reasoning provided in the submitted messages as follows: increased traffic, potential health risks from data centers, noise, lighting, loss of community character, and negative effects on property values.

The following residents signed up to speak on this agenda item:

Richard Nolan, 6724 Glasin Court, Dublin, stated that he became concerned upon reading possible uses for the ID-3 area west of the CSX railroad. His background is in industrial manufacturing and distribution. That will bring very high traffic loads of tractor trailers. There is a lot of residential traffic on all of the roads there and he is quite concerned. He would sleep better if that area was not zoned ID-3.

Kurt Smith, 6692 Roundstone Loop, Dublin, stated that he is president of the condominium association, the Lakes at Ballantrae. He was glad to hear the previous discussion because it highlighted to him that there are still issues to be worked out. He asked if there were representatives from the Ballantrae community at the 18 months of meetings leading up to this. If not, there may be a communication problem. As president of an association, he was unaware of this. When revisions to the West Innovation District were communicated in 2017, many in his community were a part of that. The vision was clearly directed toward creating spaces for research and development, innovation, technology and the intersection with education. A strong emphasis was placed on establishing areas of work-life balance. It seems now that the discussion may be moving away from that vision. He feels that it is important to slow the process down. He is questioning the process. He urged the City Council to take a step back and request a more clearly defined vision for the area. Once developed, that vision can be clearly communicated to stakeholders who can provide feedback, help refine and support the work that the City is doing.

Tara Roe, 5749 Trafalgar Lane, Dublin, stated that she has been a resident of Ballantrae for 21 years. Her current house will face whatever is built on this parcel. They have an issue of their homeowners' association (HOA) being extremely uncommunicative with neighbors. She was notified of this rezoning by a piece of paper at her mailbox just one week ago. She had previously believed that the parcel was to be a 55-plus community. Other areas in Ballantrae are close to the railroad without issue. Notes from that meeting made it seem like residential development would move forward. Now she is hearing about an Amazon data center going in the space. This land is next to the very vibrant sports field at Darree Fields and Sports Ohio. She attended several community planning meetings and sports fields were of high interest. She proposed extending this area to support those needs. She is worried about the environmental impact and noise her family and neighbors will endure. She is afraid of the expected health problems that will occur that she is learning of from others that have Amazon warehouses nearby. She does not want to see an Amazon warehouse in her front yard nor hear that noise. She asked City Council to please not move forward with rezoning this to heavy industrial. Many Ballantrae residents are starting to feel like Ballantrae is a stepchild of Dublin. If heavy industrial would not be placed across from Muirfield, the same should be true for Ballantrae.

William Ostarchvic, 7018 Wind Rose Way, Dublin, stated that his initial questions were about the size of the buildings permitted in the rezoning of the nine parcels along Cosgray Road. He reiterated that no one in attendance wants buildings over six stories going up on that property. It would be devastating.

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Cristian Cooney, 5835 Baronscourt Way, Dublin, stated that he would love to know more about what ID-2 might entail. He referenced ID-3 and heavy industrial. He built distribution centers for a food distributor, and they relocated them because the neighbors were miserable from the traffic generated by employees coming to work at 5:00 a.m. and trucks dispatching at 6:00 a.m. It is unclear how trucks would get to the highway and there is already congestion on US33 and State Route 161. It would be interesting to hear a proposed solution. He would challenge Council to consider how they would feel with six story buildings across the way from Cosgray or Muirfield. The City typically does a really good job with development and it is a great place to live. This [the rezoning] is a big ask without a lot of information. He spent a lot of time on the West Innovation District and how that was going to look and feel. This is miles away from that. What to put near a railroad track is a huge planning and zoning challenge. He would really like more information.

Patty Moreland, 6976 Inchcape Lane, Dublin, thanked Ms. Fox for supporting the residents in their questions. She does not want Dublin to look like Hilliard. This is a beautiful community and having warehouses across the street would be terrible. It would be an insult to the community. She is concerned that her home's value will go down. Ballantrae Woods is a beautiful community with lovely people. She was present for the meeting regarding zoning on Rings Road and has not seen any follow up on that. Ms. Moreland stated that there is no infrastructure in place first. Traffic is already difficult. She expressed appreciation for such a beautiful city.

Theresa White, 5882 Vandeleur Place, Dublin, thanked City Council for the opportunity to provide comments today. Dublin and Central Ohio are rapidly growing and the Community Plan anticipates significant housing development and population growth. The Ballantrae area has long been planned to be surrounded by residential development and the proposed rezoning would effectuate the opposite of those needs by decreasing the housing opportunities while altering the character of the surrounding neighborhood. She noted that as Ms. Fox stated, data centers do not meet the intent of Dublin's community plans. One of the goals was quality of life being integrated with the community. Data centers do not achieve that. They are not commercial locations that drive or contribute to consumer spending. They are not parks that contribute to the play aspect of work, live, play. They are aesthetically displeasing, noisy box buildings that detract from the community appeal in addition to presenting logistical concerns. Some logistical concerns are construction traffic, noise, and light pollution. The position of changing data centers from permitted to conditional uses was well received because it is unclear if electric reliability would be met if these energy intensive centers are placed there without infrastructure. Ms. White stated that she had not noticed this meeting until she received a flyer in her mailbox. Her most recent read of the PUCCO tariffs for AEP Ohio showed a 60/40 split for the cost of a new distribution line. That 40% would be borne by the rest of the customers and is not something that is part of this process. Those are very important things to be aware of before zoning changes are made.

Richard Weeks, 5826 Houchard Road, Dublin, stated that he came to Dublin 35 years ago from the air force. After 10 years on Workingham Drive, they moved to Ballantrae on Baronscourt where they spent 10 years and then moved to Washington Township with a Dublin address. It is next to a rural transition area, which they felt would protect them from what is proposed this evening. He is a stakeholder in that his property abuts one of the ID-3 areas. He is very opposed to seeing a 68-foot building behind his house even with a 200-foot buffer. He received notification early in February of the PZC meeting and he attended that meeting. He is concerned about how fast things are going. They were only notified two months ago.

Lynn Roose, 5830 Houchard Road, Dublin, stated that they received notice in February of a meeting which he attended. They thought the area was going to be a residential transition zone. Over a year and a half ago they began hearing the Amazon noise. The building is not fully online. It is more than just noise. He thanked Ms. Fox for looking into it. It is noise that is environmentally damaging. It hurts and is inescapable. It is called low

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frequency noise and goes through almost everything. If you do not build earth and mounds as high as the producer of the noise, it will not be blocked by trees or fences or setbacks. The very low frequency category of noise travels six to sixty miles. It is how whales and nuclear submarines communicate. Mr. Roose listed various negative effects of the noise according to reports from the World Health Organization. They did not receive notice and they share a property line with this. He has lived there for 35 years and loves Dublin. He urged City Council to give this a reasonable amount of time for people to learn more about it.

Sandy McIntosh 5792 Trafalgar Lane, Dublin, stated that she has lived in the Ballantrae neighborhood for about 12 years. She has been spoiled by the City of Dublin and all of the great things it does and the level of service and caring for residents. The City does a wonderful job of maintaining parks and bike paths and putting on community events and programs like the Citizen University program. She was surprised to learn that the City is considering allowing warehouses, distribution centers, manufacturing facilities, electric substations, data centers, and maybe even a helipad to be built directly behind her neighborhood and directly behind her house. Specifically, this would allow untold numbers of semis to and from a distribution facility at all hours of the day and night. This is completely inconsistent with Dublin's identity as a single-family home suburban community where people want to raise their families. She is not against data centers or other types of facilities, but she is against building them next to a residential community. Putting this sort of industrial development up against a large family neighborhood is the kind of thoughtless development and planning that she would expect from some other nearby communities that she chose not to live in for precisely that reason. She has never been to a City Council meeting before. There has not been one comment online or in person in support of this rezoning. She asked City Council not to ruin her property value and quality of life in what is otherwise a lovely City in which to live.

Eric Biddle, 5679 Ballantrae Woods Drive, Dublin, stated that he and his wife live in Ballantrae Woods and it is a beautiful neighborhood. They are concerned about the light pollution, noise, traffic, environmental impact and health concerns that have been mentioned. He thanked City Council for listening.

Todd Hemmert, 5824 Houchard Road, Dublin, stated that his property is seven- and one-half acres. He worked for Honda and knows what manufacturing is. He moved there to have space. He has been lucky for 25 years there. He was a large project lead for the Honda Passport and knows how parts are made, how production is done, and how pollution can happen. There is a ton of noise and there could be fumes. He asked how many manufacturing facilities are in the City right now. He does not think there are any, so it is not understood what manufacturing will bring. This is about drawing in companies and creating more money for the City. The train goes down those tracks infrequently and does not block the road. He expressed concern over his property value dropping. He is on a well and has a septic system, both of which he feels will be impacted. He suggested Council stop the process to gain a better understanding of manufacturing.

Jason Ray, 5760 Trafalgar Lane, Dublin, stated that he backs up to the property being proposed for rezoning. He learned of this very late last week when he received the flyer. He represents his neighbors. He recognized Council has a difficult job. He is curious if any of them live in the community that they are proposing to change. Cosgray is very noisy as a two-lane road. He would assume if this becomes heavy industry, that the road would be expanded. That would be noisier. He is an acoustic engineer. The idea of a 70-foot mound in that amount of space to protect the view and sound from a 70-building is not possible. He is terrified of what he will be looking at and hearing. This will destroy the property value, especially for people who live on Cosgray Road. He requests heavy consideration and much more information about the actual plans before any big proposal and rezoning is approved.

Ms. Weisenauer read a comment that was received during the meeting from:
Jennifer Chung, 5661 Alderbrook Drive, Dublin. Ms. Chung wrote:

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I strongly oppose the proposal to rezone this area for industrial and commercial use. This would drastically disrupt the residential communities surrounding this area and cause increased traffic issues, which the roads around this area can ill afford. There are already plenty of facilities in the area for office use, so it seems that this area may end up supporting manufacturing or data centers, which are an eyesore to the area and destroy much of the natural landscape, not to mention the decrease in property value when these types of structures are close to residential areas.

Mayor Amorose Groomes invited anyone else interested in speaking to come forward. The following residents came forward to speak.

DeAnne Johnson, 7011 Inchcape Lane, Dublin, stated that she lives in the Cottages of Ballantrae and heard about this because of a flyer placed on the edge of her mailbox. She loves Dublin because it is green and lush and is a beautiful community. She envisioned that they would have a lot more sprawling subdivisions like Ballantrae that would extend into those rural farm areas. She is familiar with data centers. Amazon is one of her clients so she loves them but does not want them near her home. Traffic on Cosgray is already bad. Semis are there all the time. She shared an example of not being able to turn onto Cosgray from Churchman. She asked City Council not to approve this. The City needs more areas for kids and families and greenspace.

Richard Mutzman, 5688 Ballantrae Woods Drive, Dublin, stated that he and his wife moved to Dublin in 2019 after he retired from 40 years of government service at Wright-Patterson Air Force Base. They chose to build in this location because their children live in Dublin. Before choosing that specific development, they did review the City's plans across Cosgray. That 2017 development plan showed residential medium density housing. He asked why plans changed from residential to industrial. He is opposed to this change in plans. The community is owed an explanation as to the motivation behind the change.

Tim Myers, 5845 Glendavon Court, Dublin, asked if any alternatives to this request were explored and what the motivation for the request was. He ran a manufacturing plant and there are unintended consequences with manufacturing facilities. Traffic concerns on Cosgray Road are real. He asked if anyone knows the economic impact of not rezoning these properties or looking for alternatives.

Mayor Amorose Groomes stated that staff is assembling a list of questions that will be addressed at the conclusion of public comment.

Scott Haring, 3280 Lilly Mar Court, Dublin, stated that two or three years ago, there was a motion to rezone a parcel known as Block Y. There was a designation that allowed a maximum of five stories. A new designation allowed six-story buildings. It is very unusual to rezone a parcel without a specific development plan. The unknown is scary. He suggested this be tabled and brought up when there is more certainty.

Ted Nix, 6602 Baronscourt Loop, Dublin, expressed appreciation for the opportunity to speak before Council. He recognized that Council has a difficult job in making tough decisions. He appreciated Ms. Fox's support. There is a housing crisis, not only in central Ohio, but within the United States. Looking for affordable housing in an area where children can be raised in a nice community is imperative. Data centers move too far from that goal. Data centers pose health risks. This is not the area to start innovation. If anyone making decisions were living across the street from this area, they would not want a data center there with those risks. This is a misshapen idea that needs to be put on hold and evaluated.

Mr. Hounshell addressed some of the questions posed by the public. There was a question about Rings Road Development. That is on the other side of Ballantrae (east) and is called Avery Crossing. It is working through the PZC process and will go before the Commission at least two more times and then to City Council. That will have public input as it moves through the development process.

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Mr. Hounshell stated that the City is currently engaged in the West Innovation District integrated implementation strategy, which is directly related to utilities and infrastructure in the area. It will show how these plans have changed in the past 10 to 15 years and what needs to be updated to handle what could be there in the future.

Mr. Hounshell stated that the Code currently has a requirement that any building over 68 feet in height requires a conditional use. Staff is more than happy to do a study of that number.

Mr. Hounshell addressed the term conditional use. Anytime an application would come forward to the City for a conditional use, it would require approval through the PZC, which has a public process similar to City Council requiring a public notice to addresses within a certain distance. These applications are also posted to the City's website as well as signs placed on the sites. There are specific criteria attributed to potential impacts to surrounding areas. A conditional use is not permitted outright and must go through the public process.

Mr. Hounshell stated that the Thoroughfare Plan currently considers Cosgray Road to be a two-lane road. The integrated strategy will consider the load on these streets and how to better design them for long-term sustainability.

Ms. Rauch shared more information about the Community Plan process. Under discussion this evening is one small area of the City. When updating the Community Plan, designations for future land use were considered citywide. A separate consultant looked citywide at how to balance uses and locate them appropriately. There was significant discussion about data, research and economic forecast. As part of that Community Plan process, the southwest area was identified as residential knowing that the West Innovation District was where it was desired to have innovation and flex innovation. It was a very thoughtful process. There was consideration from a fiscally sustainable standpoint around how to balance those uses.

In response to comments made regarding Amazon and their status, Ms. O'Callaghan stated that Amazon is completely built out on their current site. She is not aware of any data center proposals on these sites at this time.

Ms. Kramb stated that she is in favor of tabling the item. She thanked everyone for coming out and speaking. She requested that staff research what representation from the Ballantrae area there was in the various meetings. In response to a comment about Dublin not having manufacturing, she stated that there is manufacturing in the City, and it is handled well because residents are unaware of it. The manufacturing being anticipated is light manufacturing. Hidaka on Shier Rings Road is an example, and they are a parts supplier for Honda. There are others as well. There was a question about what this would look like. This zoning currently exists and has been in place since 2014. The existing data center, the Ohio State University hospital, and projects in the 2017 West Innovation Plan were all built under the existing code. There is a current study, the West Innovation Integration Implementation Plan, considering traffic and infrastructure. One main reason to table this is because the results of those studies are unknown. She noted that it is difficult to find things on the City's website.

Mr. Keeler stated that he is in favor of tabling the item. Building height and traffic are still unresolved. The data center noise is not unique to Dublin. There are other communities experiencing the same thing. If Amazon wants to build another data center, they must fix the problem here and everywhere. Mr. Keeler addressed how Dublin can afford the amenities that they do. If a resident pays \$10,000 in property taxes, the City of Dublin receives \$200. That does not pay for trash pickup or snowplowing or all the amenities offered. Dublin can afford these things not because of single-family homes but because of Wendy's, Cardinal Health and companies like that. There are less people in office buildings today than in 2018. We are doing well, but we are thinking ahead. We need to be responsible if we want to have economic sustainability and continue to provide the amenities that we are currently providing.

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Ms. Fox thanked everyone for coming out. It is important to hear the concerns. She stated that Dublin is currently working with Planning NEXT to do a comprehensive look at all of the City's studies and special area plans. A consultant shared at a work session that this study will lead to an implementation strategy. At the end of the study, an integrated map of the full build-out scenario in the Envision Dublin Plan will be proposed, and an analysis will be conducted of anticipated uses. City Council will have a chance to review and affirm the strategy prior to adoption. Dublin can make this entire area good for everyone. There has never been any success in this City without public engagement. The West Innovation District can be beautiful if residents sit at the table and help figure out best outcomes. Ms. Fox noted that there are substantial development pressures for land like this. The City paid a lot of money for the land and it is in high demand. The potential arrival of passenger rail may change the whole scenario. Ms. Fox expressed a preference to take time to talk and consider. The analysis process is continuing until August. She would prefer to be proactive rather than reactive.

Mr. Reiner thanked everyone for the public input. It is unknown if Dublin will have light rail. He stated that much of the area is undetermined. Mr. Reiner commended the planning staff for working out details. He stated that there are people stamping out steel in Dublin and you would never know it. There are industries in this City that are well hidden. It does not have to be an ugly mess and if Dublin gets involved, it won't be. He noted the success of Bridge Park and encouraged everyone to have confidence in their government.

Vice Mayor Alutto expressed her gratitude for the public comments and attendance. She moved to Dublin because it is an amazing community. Part of what makes it amazing are people like her colleagues. They all have different perspectives and talents. They, too, are residents and love this community. She commended staff for their commitment. She stated her support for tabling the item.

Mayor Amorose Groomes stated that she wants to set expectations. There appears to be significant support for ensuring everyone understands where this is in the process and how it got to this point. She asked staff to reach out and schedule a meeting to provide more information and gather additional feedback. This process will then resume, because there are property owners anticipating use of their land. Mayor Amorose Groomes noted how important it is for residents to be passionate about their community. There are people not in attendance whose thoughts are different and are also important. This proposal represents a large area and some of it is adjacent to residential while some of it is not. There probably will not be a blanket solution. There was an attempt made to engage residents in this process. City Council will pause this because it is important to get it right and to ensure everyone has the opportunity to be heard and to understand the process.

Mayor Amorose Groomes moved to table Ordinance 06-25.

Vice Mayor Alutto seconded the motion.

Vote on the motion: Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes.

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 09-25

Authorizing the City Manager to Enter into a Development Agreement and other related Agreements for the Development of J Block with Crawford Hoying Development Partners, LLC

Vice Mayor Alutto introduced the ordinance.

Ms. Rauch stated that staff has been working collaboratively with Crawford Hoying Development Partners regarding the development of J Block which is located at the southeast corner of Bridge Park Avenue and Dale Drive. The Developer is in the initial planning phases of this proposal. The proposal includes construction of a 100,000 square

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ORDINANCES FOR ADDITIONAL READING/PUBLIC HEARING

Ordinance 06-25

Rezoning of Nine Parcels (PID 272- 000195, 272-000086, 274 -001259, 274 -001260, 274-001261, 274-001419, 274-001420, 274-001313, and 274-001421) from R, Rural District to ID-2, Research Flex District and ID-3, Research Assembly District (Case 25-008Z)

Mr. Hounshell provided Council a presentation summarizing the proposed rezoning of nine parcels totalling approximately 370 acres in size. Two of the parcels (65 acres) are owned by the City of Dublin and are located at the intersection of Shier Rings Road and Cosgray Road. The remaining sites are privately owned and within the City of Dublin corporation limits. There are no development proposals that are being submitted in coordination with this rezoning application.

Mr. Hounshell provided a history of the public engagement since this item was last before City Council on April 7. Ordinance 06-25 was tabled by City Council following concerns and questions from residents regarding the rezoning. A public neighborhood meeting was held on May 8 to share the Envision Dublin Community Plan's provisions for this area, the rezoning request and the development process in the West Innovation District (WID). Additional meetings were held in May and June with the Ballantrae Homeowner's Association (HOA), individual meetings with neighborhood residents and the rezoning property owners and representatives. Mr. Hounshell stated that the concerns raised at each of these meetings were similar to those raised at the April 7 meeting and included permitted uses, data centers and their environmental and physical impacts, the impact of development on the thoroughfare system, the height of future development, negative impacts on property values and health and safety of residents adjacent to industrial development. Residents also expressed their dissatisfaction about the public engagement and communication regarding the zoning changes. Regarding the meetings with property owners within the WID, Mr. Hounshell added that staff met with the current property owners of this rezoning application to provide an update on the status of the ordinance, share resident concerns and answer questions about the next steps in the process. Those property owners and representatives did express concern about how potential changes to the code could impact the future developability of these properties and expressed a desire to retain flexibility with the permitted uses and development standards. On June 11, a meeting was held specifically for the representatives and residents of Washington Township. The presentation that was shared by the residents at the June 11 meeting was provided to Council as well as all public comment that has been received. Coordination is ongoing for follow-up meetings between staff and members of the Ballantrae neighborhood board.

For the purposes of providing updates on the rezoning, staff has created a West Innovation Rezoning website (<https://dublinohiousa.gov/west-innovation-district-rezoning/>), which not only includes information about the rezoning, but also includes frequently asked questions and answers. The website also includes future changes that staff is considering and some future plan updates that will aid in seeing the vision for the WID.

Staff met with representatives from the existing data facility regarding the concerns raised by residents about the noise. This was the first that they had heard these concerns. They were appreciative of the meeting, and staff committed to engage and coordinate with the facility to help identify any additional measures for sound mitigation that could be implemented.

Mr. Hounshell shared that staff is also considering potential code amendments to help address some of the concerns that have been raised by residents and City Council. These future code amendments would need to be vetted for not just these properties in the rezoning, but for all properties in the WID, as there are properties that are currently zoned ID-2 and ID-3. Any amendments will be considered through the public review process beginning with review and recommendation by the Planning and Zoning Commission (PZC) and then a final determination by City Council. Mr. Hounshell highlighted a few of the changes that have already been identified as potential amendments. Staff is exploring removing data centers as a permitted or conditional use in the ID-2 District, which is

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immediately adjacent to the Ballantrae neighborhood. With respect to the ID-3 District, staff is exploring data centers as a conditional use, but requiring use specific standards that would regulate and restrict the operations and negative impacts that may occur to surrounding properties. Mr. Hounshell offered examples of specific standards regarding location of mechanical equipment, size and height limits on buildings and setbacks from residential uses and noise studies before and after construction. Staff is currently conducting the research necessary to develop recommendations for what would be appropriate in the WID area. Regarding Utility District Energy Plants, they are currently a primary principle use. Staff is exploring a change that would make them an accessory use, in which case they would have to be supporting an existing use. Additionally, staff is working to update or add any relevant definitions for uses that are currently being used in the WID, making sure they are aligned with the vision for the WID. In terms of service area locations and operations, staff is trying to address loading bays and service areas to make sure that they are not visible or impacting adjacent properties. Restrictions regarding operating hours is also being explored to make sure that adjacent properties are not impacted during the night hours. Staff is exploring potential height buffers adjacent to residential areas. There are areas of the WID where height would be encouraged, such as along US 33 and on the Ohio University (OU) campus. The final update provided by Mr. Hounshell was regarding a landscape buffer study that would determine if current buffering requirements meet the WID intent. This study is important, not only to the adjacent residential areas, but also to the entire WID area to develop its character.

Mr. Hounshell shared the future land use plan that was shared at the April 7 meeting, which shows the properties along Cosgray Road designated as Flex Innovation and the properties adjacent to Houchard Road that are designated as Industrial. The WID Special Area Plan continues to reinforce the future land use plan. The use categories are consistent with that plan and this establishes more recommendations for the district as a whole. They address preservation of certain structures, buffering from Cosgray Road, the extension of roadways and leveraging economic development opportunities. Staff supports the proposed rezoning to ID-2 and ID-3. Staff also recognizes and appreciates the concerns expressed by neighboring residents. Staff recommends preparing targeted amendments to the zoning code in collaboration with both residents and current property owners to provide additional assurances and reinforce the City's commitment to high quality context and sensitive development in the WID.

Mayor Amorose Groomes explained the public comment process. She reviewed what information and comments Council had already received and reviewed prior to the meeting. She encouraged anyone wishing to speak and provide new information to do so. Each speaker was provided 3 minutes to share their comments.

The following citizens came forward to express opposition to Ordinance 06-25, citing concerns of traffic, pollution, noise and the potential reduction of property values and quality of life:

- Angela Whitfield, 5891 Baronscourt Way;
- Lynn Roose, 5830 Houchard Road;
- Victoria McDonald (including children Maddie and Devin), 5642 Tynecastle Loop;
- Lindsay Bartow, 5797 Trafalgar Lane;
- Sandra McIntosh, 5792 Trafalgar Lane;
- Tara Roe, 5749 Trafalgar Lane;
- Amy Schiebel, 5884 Baronscourt Way;
- Theresa Collins, 5619 Tynecastle Loop;
- Dr. Michael Loochtan, 5857 Vandeleur Place;
- Mark McNeilis, 7069 Wind Rose Way;
- Richard Weeks, 5826 Houchard Road;
- James Martinson, 7074 Cormac Way;
- Todd Hemmert, 5824 Houchard Road;
- Lisbeth Lovell, 5753 Bonaly Court;
- Kathy Balmert, 5860 Houchard Road;
- Chris Brown, 6720 Stone Circle Way;
- Tim Myers, 5884 Glendavon Court;

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- Joe Black, 5920 Trafalgar Lane;
- Cathy Butler, 5965 Roundstone Place; and
- Daniel Hammel, 5725 Trafalgar Lane.

Ms. Weisenauer read three comments that were submitted online as follows:

- Kory Shinlever, 5816 Trafalgar Lane, wrote:
"I am Kory Shinlever, a Dublin resident living at 5816 Trafalgar Lane in Ballantrae. My property backs up to Cosgray Road and would be directly across from the proposed rezoned WID area. As part of this community, I am writing to express my opposition to the proposed rezoning of West Innovation District Ord 06-25 from R, Rural to ID-2 and ID-3. My opposition is based on these potential/probable negative effects:
 - The loss of neighborhood and community character and integrity
 - A decrease in the market value of my home
 - Increased traffic congestion
 - Safety
 - Environmental – lighting, noise, hazardous fumes
 - Communication- lack of transparency from HOA and within Council
 - Permitted and Conditional uses that need to be defined and not ambiguousWould you want this behind your home? Would you want it to hear the noise in your back yard? Would you want your kids or grandkids near this type of development where you've built a home, family, and community? Most reasonable people would say 'no'. Please DO NOT rezone this site to ID 2 or ID 3."

- Juli Hetrick, 6995 Ballantrae Loop, wrote:
"Please table action on this matter until the August 11th meeting."
- Darmawan Wardhana, 6718 Dunheath Circle, wrote:
"We have concerns about rezoning 9 parcels due to: 1) potential light, noise, and heat pollution, 2) potential power supply and electric grid issues, 3) lack of communication & transparency in the due process by the city council. Thanks for your considerations."

Ms. Kramb thanked all the residents who attended and expressed appreciation for the research people have done. She recommended visiting the new webpage that the City created. There is a lot of good information on there and a section for frequently asked questions and answers. She encouraged asking questions, because these considerations help to improve our code. There are already some code changes in the works, and she encouraged those in attendance to attend the PZC meetings where any proposed code changes will be reviewed. She added that the code is not static; we learn and adjust as we go.

Ms. Fox thanked everyone for coming to the meeting. She stated that even though discussions can be difficult and uncomfortable, they are very healthy. She added that this is what democracy is and it is what we are here to do. She stated that she is also impressed with the amount of work the residents have put into their comments. She finds it helpful as Council considers making adjustments. She used the Bridge Street Code as an example of code that has undergone many amendments. She stated that the development of the WID around the hospital, the university and the opportunities around a new sports center could be very exciting and complementary to the (Ballantrae) neighborhood. She added that there is more work to be done. She encouraged the continuation of the conversation and working together in a trusting way. She shared that she will always be interested in talking with the residents and that it is important to find the right solutions.

Mr. Reiner stated that he has been on Council since the start of the Ballantrae neighborhood. He stated that Council is not willing to sacrifice any of the quality of life or aesthetics that the residents of Ballantrae enjoy. He shared that the City of Dublin was recently awarded the "Best City to Live in" a few weeks ago due to the high standards that Council has for the community. He stated his appreciation for using the Landscape code in these developments. He is concerned with mounding for noise abatement and other park-

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like aspects. He thanked the residents for their participation and expressed appreciation to staff for continuing to refine this application. He assured those in attendance that Council has always stood by the residents to make Dublin a great City.

Mr. Keeler complimented the young speakers on their impactful statements. He stated that Council is listening to the comments and is appreciative of the research that has been done. He stated that Council does deserve some credit for working with residents given past experiences. He stated that Council wants to make the best decision for the community. He shared that it is Council's job to recognize the economics of this. He explained that there is not a great deal of tax revenue that comes from the homes in the community. He stated that the proposed adjustments that are coming to the code are proof that the residents have been heard. He is hopeful that in the end, we will all have a product with which we are happy.

Ms. De Rosa stated that one of her mentors in her professional life said to her, "it is more important that we ask questions than talk about answers." She thanked everyone who attended the meeting to ask important questions. She stated that Council and staff hear the citizens, and we are committed to working to try and find answers that make good sense for both short and long term. She stated her appreciation for the continued dialogue.

Vice Mayor Alutto expressed gratitude to the residents who came to speak to Council on this item. She was apologetic about any communication issues and stated that certainly was never the intention. She stated that several speakers brought up good points to consider. She stated that the staff in this City is excellent, and she requested that staff follow-up with a few items, including:

- The sewer and water requirements as they pertain to future development;
- Potentially refining the noise requirements regarding both the level and duration. She agrees that limits are necessary to ensure it is followed.
- Ensure that any studies that have been conducted are made available to the residents; and
- Any code violations that may be present with Turkey Hill.

She encouraged everyone to attempt to understand their tax bill and how the taxes are spent. She acknowledged that this is a difficult conversation when attempting to balance needs and desires. She asked that residents give Council and staff the opportunity to continue these conversations and work together toward great solutions.

Mayor Amorose Groomes stated that this ordinance will have another reading and public hearing on August 11th and notices will go out prior to that. She also stated that the City will communicate to the HOA leadership, and anyone who at any point has signed in, spoken or provided their contact information, upcoming agendas and packet materials prior to August 11. She asked staff to follow up with the following information:

- Research and guidance that may exist regarding noise ordinances; and
- Water and sewer and how it will be provided to the areas within the WID. She added that the expectation is that whatever development happens in the WID that drainage would get better, not worse. She stated that standard will be held to any development. She stated that the City has worked extensively on the Cosgray Ditch to improve the drainage for the Ballantrae area.

She stated that in the City of Dublin, the code is a living document. Continuous improvements are made as needed and as appropriate. PZC will review each of the proposed code amendments as they come forward. She encouraged participation from the public regarding the proposed updates. It is the code that will govern the development that is in this area.

Mayor Amorose Groomes moved to hold an additional reading and continuation of the public hearing on August 11, 2025.

Vice Mayor Alutto seconded the motion.

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Vote on the motion: Mayor Amorose Groomes, yes; Mr. Reiner, yes; Ms. Fox, yes; Ms. De Rosa, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Ms. Kramb, yes.

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 17-25

~~Providing for the Issuance and Sale of Notes in the Maximum Principal Amount of \$4,875,000, in anticipation of the Issuance of Bonds, for the Purpose of Paying the Costs of Improving the Municipal Recreational Facilities by Constructing, Renovating and Equipping various Structures and Athletic Fields and Courts, Constructing various Site Improvements Thereto, Providing Parking Facilities, and Acquiring Real Property and Interests Therein in Connection Therewith, Together with all Necessary and Related Appurtenances Thereto~~
Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

Vote on the Ordinance: Ms. Fox, yes; Ms. Kramb, yes; Mr. Keeler, yes; Mayor Amorose Groomes, yes; Ms. De Rosa, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes.

Ordinance 18-25

~~Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$5,000,000 for the Purpose of Paying the Costs of Improving the Municipal Recreational Facilities by Constructing, Renovating and Equipping various Structures, Courts and Pools, and otherwise Improving the Site Therefor, Together with all Incidental Work and Related Appurtenances Thereto~~
Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

Vote on the Ordinance: Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Ms. De Rosa, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes.

Ordinance 19-25

~~Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$10,430,000 for the Purpose of Paying the Costs of Improving the City's Vehicular and Pedestrian Transportation System within and Serving the Northern Historic Dublin area by Rehabilitating, Renovating, Redeveloping, and Constructing Roadways and Pedestrian Pathways, Stairways and related Site Preparation, Streetscaping, Landscaping and Aesthetic Improvements, including Adjacent Park Improvements, Installing Sanitary Sewer, Storm Sewer and Water Improvements, Relocating Certain Existing Utility Lines, and Acquiring Interests in Real Estate therefor, Together with all Incidental Work and related Appurtenances Thereto~~
Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

Vote on the Ordinance: Mr. Reiner, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes; Ms. Kramb, yes; Vice Mayor Alutto, yes; Ms. De Rosa, yes; Mr. Keeler, yes.

Ordinance 20-25

~~Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$650,000 for the Purpose of Paying the Costs of Improving the Municipal~~

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CALL TO ORDER

Mayor Amorose Groomes called the Monday, August 11, 2025 Regular Council Meeting of Dublin City Council to order at 6:15 p.m.

ROLL CALL

Members present were Vice Mayor Alutto, Mayor Amorose Groomes, Ms. De Rosa, Ms. Fox, Mr. Keeler, Ms. Kramb and Mr. Reiner.

Staff members present were Ms. O'Callaghan, Mr. Ashrawi, Chief Paez, Ms. Weisenauer, Ms. Rauch, Ms. Wawszkiewicz, Mr. Earman, Ms. Willis, Mr. Rubino, Ms. Falcone, Mr. Gracia, Mr. Barker, Mr. Hammersmith, Mr. Hounshell, Ms. Singh, Mr. Hendershot, Mr. Ament, Ms. Hunter and Ms. Blake.

Others present were Greg Daniels, Squire Patton Boggs.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Amorose Groomes moved to adjourn to executive session for the purposes of discussing the following:

- Conferences with an Attorney for the Public Body concerning Disputes involving the Public Body that are the subject of Pending or Imminent Court Action; and
- To consider the Purchase of Property for Public Purposes

Vice Mayor Alutto seconded the motion.

Vote on the motion: Ms. De Rosa, yes; Ms. Kramb, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes.

PLEDGE OF ALLEGIANCE

Mayor Amorose Groomes invited Ms. Kramb to lead the Pledge of Allegiance.

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

- Minutes of the June 16, 2025 Council Work Session
- Minutes of the July 1, 2025 Regular Council Meeting

There was no request to remove an item from the Consent Agenda.

Mayor Amorose Groomes moved to approve the Consent Agenda.

Vice Mayor Alutto seconded the motion.

Vote on the motion: Mr. Keeler, yes; Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes; Ms. De Rosa, yes; Ms. Fox, yes.

ORDINANCES FOR ADDITIONAL READING/PUBLIC HEARING

Ordinance 06-25

Rezoning of Nine Parcels (PID 272- 000195, 272-000086, 274 -001259, 274 -001260, 274-001261, 274-001419, 274-001420, 274-001313, and 274-001421) from R, Rural District to ID-2, Research Flex District and ID-3, Research Assembly District (Case 25-008Z)

Mr. Hounshell provided Council a presentation summarizing the proposed rezoning of nine parcels totaling approximately 370 acres in size. Two of the parcels (65 acres) are owned by the City of Dublin and are located at the intersection of Shier Rings Road and Cosgray

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Road. The remaining sites are privately owned and within the City of Dublin corporation limits. There are no development proposals that are being submitted in coordination with this rezoning application.

Mr. Hounshell provided a history of the public engagement since this item was last before City Council. Since the June 23rd meeting when Council moved to hold the initial reading, staff has conducted multiple meetings with the Ballantrae Community Association and held several community conversations over a three-week period. Public concerns centered on permitted uses near residential areas, environmental and physical impacts, traffic and utility impacts, building height and massing, impacts on property values, and health and safety concerns.

Staff recommended tabling the ordinance to allow for Code amendments through a public review process. The proposed amendments would include removing data centers, various utilities, conference centers, hospitals, and certain recreational uses from permitted uses. Maximum building heights would be reduced from 68 feet to 45 feet east of the railroad and to 55 feet west of the railroad.

The following citizens came forward to express opposition to Ordinance 06-25, citing concerns of traffic, pollution, noise and the potential reduction of property values and quality of life:

- Suzanne Ewart, 7090 Cormac Way;
- Wendy Johnson, 5632 Newtonmore Place;
- Daniel Hammel, 5725 Trafalgar Lane;
- Tim Myers, 5884 Glendavon Court;
- Jennifer Hammel, 5725 Trafalgar Lane;
- James Martinson, 7074 Cormac Way;;
- Todd Hemmert, 5824 Houchard Road;
- Richard Weeks, 5826 Houchard Road; and
- Cristian Cooney, 5835 Baronscourt Way.

Ms. Weisenauer stated that all comments that were submitted online have been provided to Council.

Council members expressed unanimous support for tabling the ordinance. They acknowledged the extensive community engagement and appreciated residents' thoughtful participation. Mayor Amorose Groomes clarified the process moving forward by explaining that staff would draft Code language over 2-3 months, Planning and Zoning Commission would review it at least twice, then it would return to Council - a total timeline of 4-6 months with three additional opportunities for public input. She stated that parties that have expressed interest in this ordinance to the City will receive notice of those public input opportunities.

Mayor Amorose Groomes moved to table Ordinance 06-25.

Vice Mayor Alutto seconded the motion.

Vote on the motion: Mayor Amorose Groomes, yes; Mr. Reiner, yes; Ms. Fox, yes; Ms. De Rosa, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Ms. Kramb, yes.

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 33-25

Rezoning approximately 2.95 acres (PID 273-007004) from PCD, Planned Commerce District (Perimeter Center, Subarea I) to PUD, Planned Unit Development District (Crown Campus) to add Subarea B and associated development text (Case 25-031Z)

Ms. Rauch stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

~~There were no public comments.~~