



RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 18, 2024 | 6:30 pm

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

**1. St. John Lutheran Church at 6001 and 6041 Rings Road
24-026INF Informal Review**

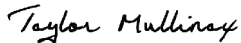
Proposal: Development of a memorial garden and cemetery preserve to serve the neighboring existing church.
Location: Southeast of the roundabout of Rings Road and Norn Street.
Request: Informal review and non-binding feedback on a future planned development and rezoning application.
Applicants: Dave Guappone, G2 Planning & Design
Ernie Roberston, St. John Lutheran Church
Planning Contact: Taylor Mullinax, AICP, Planner I
Contact Information: 614.410.4632, tmullinax@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/24-026

RESULT: The Commission expressed support for the proposed memorial preserve, which would maintain the rural character envisioned in the Community Plan and liked the modern interpretation of a cemetery. They appreciated that the applicant had met community members and encouraged them to continue that dialogue throughout the process. Commission recommendations included adding walking paths along the proposed drive between the church parking lot and the memorial preserve; the use of detention, instead of retention ponds; landscape buffering; and amenities such as restroom facilities and an enclosed shelter. The Commission noted the applicant should continue to work with staff on floodplain and traffic management concerns.

MEMBERS PRESENT:

Rebecca Call Yes
Mark Supelak Yes
Kim Way Yes
Warren Fishman Yes
Jamey Chinnock Yes
Kathy Harter Yes

STAFF CERTIFICATION

Signed by:

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Taylor Mullinax, AICP, Planner I





MEETING MINUTES

Planning & Zoning Commission

Thursday, April 18, 2024

CALL TO ORDER

~~Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the April 18, 2024 Planning and Zoning Commission meeting. She stated that the meeting also could be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing at the City's website.~~

PLEDGE OF ALLEGIANCE

~~Ms. Call led the Pledge of Allegiance.~~

ROLL CALL

~~Commission members present: Jamey Chinnock, Warren Fishman, Kim Way, Mark Supelak, Kathy Harter, Rebecca Call~~

~~Staff members present: Bassem Bitar, Thaddeus Boggs, Taylor Mullinax, Tammy Noble~~

ACCEPTANCE OF DOCUMENTS

~~Mr. Supelak moved, Mr. Fishman seconded acceptance of the documents into the record.~~

~~Vote: Mr. Way, yes; Ms. Harter, yes; Mr. Chinnock, yes; Mr. Fishman, yes; Mr. Supelak, yes; Ms. Call, yes.~~

~~[Motion carried 6-0]~~

~~Ms. Call stated that the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. Tonight, the Commission is hearing only Informal Reviews, so no swearing in for the purpose of taking public testimony is necessary.~~

CASE REVIEWS

- **Case #24-026INF - St. John Lutheran Church – Memorial Preserve**

Informal review and feedback on a future memorial garden and cemetery preserve to serve the neighboring existing church. The 5.39 and 5.47-acre sites are zoned R-2, Limited Suburban Residential District and R-1B (WTWP): Limited Suburban Residential District and are located southeast of the roundabout of Rings Road and Norn Street.

Applicant Presentation

Ernie Robertson, 4155 Herald Square Place, Dublin, noted that he has been a member of St. John Lutheran Church for many years. He displayed images of the proposed site plan. The total 11-acre site is comprised of two parcels located east of the church, which extend south from Rings Road to Kaltenbach Park. Subarea A, which is the subject of this project, is approximately half of that acreage. Their intent is to preserve the rural character of the site to the extent possible with the development. He displayed images of the thoroughfare layout on the two parcels (6001 and 6041 Rings Road). They have had some meetings with the neighbors and have made some adjustments to the site plan. They will be adding a new road to the church parking lot to direct the traffic flow away from the neighbors to the east of the 6001 property. Traffic will be brought in through the main entrance and into the church parking lot to the west. The new road will extend across the back behind the community gardens and enter into the memorial preserve at the property of 6041 Rings Road. The road will circle the site and exit at the same point. He displayed a conceptual layout of the memorial preserve. He stated that it would not be a traditional cemetery. The type and size of cemetery stones will be limited. There will be some above-ground markers. In the past, this space was a horse farm, so there is a large amount of pasture area. Their intent is to maintain it as a tranquil area. In that pasture area, there will be flush ground markers. At other locations in the memorial preserve, there will be various types of hybrid burials, columbarium, traditional, natural and small urns. Currently, there is a large amount of greenspace, which could be developed in the future for natural burials. There is a creek onsite; that area is heavily infested with honeysuckle. They will be cleaning out that area and opening up the sight lines to it. The site also has some wooded areas. He displayed a bubble diagram of the proposed site layout of Subarea A.

- #1 – the existing 6041 property containing a house and garage; this will not change.
- #2 – an area that is pasture and large trees; this will be a hybrid burial space.
- #3 – open space to the west and rear of the 6041 property; this space will be used for traditional burials. This space will be less visible to the neighbors.
- #4 – floodplain – area around the creek and wooded area.
- #5 – natural meadow area – use for natural burial, traditional spaces.
- #6 – extends the entire distance of the property, a visual buffer between the site and the neighbors to the east.
- #7 – currently a holding site, where the original church residence was located.
- #8 – Subarea B – existing open space; currently, they have no plans to develop this subarea.

Their intent is to develop only Subarea A at this time. It will be a burial space dedicated for St. John Lutheran members. Currently, there are an average of a dozen burials per year.

Staff Presentation

Ms. Mullinax stated that this is a request for an Informal Review of an anticipated Planned Unit Development (PUD) and rezoning application. The site contains two parcels located southeast of the roundabout at Norn Street: The west parcel is 5.39 acres and contains two existing structures and curb cuts. The east parcel is 5.47 acres and is vacant with one existing curb cut. The Cramer Ditch traverses the site through both properties, each with an existing vehicular crossing across the creek. The west parcel is presently zoned R-2, where cemeteries are not a permitted use and religious uses are a Conditional Use. The east parcel is within the City of Dublin and had the remaining WTWP zoning prior to its annexation into the City. When land is annexed, Rural District zoning is automatically assigned. Cemeteries and religious uses are a conditional use in this district; however, the proposal does not meet the development standards for a cemetery based on the site

size and requires a rezoning of both parcels to a PUD. The Future Land Use (FLU) recommendation for the site is Suburban/Rural Residential which contemplates single-family development. The proposed uses more closely align with the Civic/Public Assembly FLU which allows for public and private cemeteries, and religious uses. Both parcels are proposed to be rezoned to a PUD, with two subareas: A & B. Phase 1 includes Subarea A and is the site plan shown. This is the focus for tonight's Informal Review. Phase 2 includes Subarea B, which is intended to be future memorial preserve expansion. Should this development proposal move forward, a Traffic Impact Study (TIS) is required at the Preliminary Development Plan (PDP) stage when a property is rezoned. Impacts on the floodplain around the stream, utilities, and stormwater will need to be examined further. Staff has prepared the following discussion questions for the Commission:

- 1) Does the Commission support the proposed rezoning to a Planned Development to accommodate a memorial garden, cemetery preserve, and church residences?

Should the Commission support a Rezoning:

- 2) Does the Commission support the proposed site layout?
- 3) Does the Commission support the proposed buffering between the cemetery plots and properties?
- 4) Additional considerations by the Commission.

Commission Questions

Mr. Supelak stated that the use is allowed as a Conditional Use in its current zoning with the exception of one stipulation. What is that?

Ms. Mullinax responded that a cemetery is not permitted on the west parcel, which is developed as a religious Conditional Use. The east parcel does permit a cemetery as a Conditional Use. Because this is a unique proposal containing a church residence and a modern, park-like cemetery, the best direction is to rezone the property to a PUD to allow the uses. If the site were to remain with the standard Rural zoning, the proposal could not be developed due to the site size.

Mr. Chinnock inquired if the church owns the property where the cut-through road is proposed.

Mr. Robertson responded that the church owns that property, which contains a church residence.

Mr. Chinnock inquired if the church owned the narrow sliver on the east perimeter.

Mr. Robertson responded that the church owns both parcels, which extend from Rings Road to Kaltenbach Park.

Ms. Mullinax clarified that if Mr. Chinnock was inquiring about the parcel immediately east of the site, that is a privately-owned residence. The church site and the parcel to the west with the community gardens is owned by the church, as well as the northwest corner where Avery Road and Rings Road meet.

Mr. Chinnock inquired what is the intent for the future church residence site.

Mr. Robertson responded that nothing is proposed at this time. It remains designated as a church residence site, as that was what was on the site again. The house was demolished, although it could be rebuilt. There is no intent to do so at this time. If it were to be developed in the future, it would be for a single-family church residence.

Mr. Way inquired if flush makers could be located next to a natural burial site.

Mr. Robertson responded affirmatively, although there will be some restrictions. There will be a hybrid of burial types, with the traditional marker being less popular than it once was.

Mr. Way inquired if restrooms were contemplated within a shelter area.

Dave Guappone, principal, G2 Planning & Design, 720 E. Broad Street, Suite 203, Columbus, stated that at this stage, they have not discussed restrooms. There is an intent to have some shelter houses, which could incorporate restrooms.

Mr. Way inquired if the parking would be along the road or at the church.

Mr. Guappone responded that for small ceremonies and day-to-day visitors, the parking would be along the road. For large burial services, parking would be at the church with shuttle service to/from the burial site.

Ms. Harter inquired if there would be ability to walk to the sites.

Mr. Robertson responded that it will be possible to walk to most of the sites. For the sites at a greater distance, shuttle service will be available.

Ms. Harter inquired if the cemetery would be open all hours.

Mr. Robertson responded that at this stage, they have not done that level of planning.

Mr. Guappone noted that they have discussed the possibility of having a gated entrance at Rings Road with ability to close it at night and certain hours. They have also discussed having a gated entrance for the private drive to the church residence, so it is not viewed as part of the cemetery.

Ms. Call inquired if, other than the new road and buffering, other discussion points with the residents were considered.

Mr. Robertson stated that there were none.

Mr. Guappone elaborated regarding the traffic flow plan and the proposed vegetative screen/buffer at the narrowest points.

Public Comment

[Name not provided] Neighbor living across the street from the church residence stated that he is not opposed to the proposed project. Neighbors have been concerned about what might be developed in this beautiful open space area. They will be relieved that this plan would actually preserve that area. He inquired if the community garden would remain.

Mr. Robertson responded that there were no immediate plans to change them.

Comment received via email:

Nelson Yoder, Dublin, OH stated that he: "appreciates the church's willingness to engage with the neighborhood early in the process, and he is in general support of incorporating a cemetery at the church, provided its final location and PUD requirements preserve the high quality, single-family residential nature of Rings Road east of Norn Street that the City and neighborhood have worked for years to cultivate. An important requirement would be to fully screen the cemetery view from Rings Road. Ideally, this would be accomplished with single-family residences along Rings Road, locating the cemetery behind those lots. The church is proposing to put a house in the back of the cemetery. It would be much more appropriate to locate it up on Rings Road as a cemetery buffer. A less desirable alternative would be a fully opaque evergreen screen placed between the roadway and the cemetery. Another important consideration would be access to the cemetery, the existing church parking area and driveway to eliminate visual traffic and parking impacts on the neighborhood from the proposed rezoning. Ideally, no vehicular connection would exist between Rings Road and the cemetery. Access would be provided only via the existing church drive and/or the Norn Street roundabout. The property owner adjacent to the cemetery must be protected as they are the most impacted by this proposed change of use. I look forward to considering the

process with the church and the City.” He encouraged finding a way to make the cemetery a part of the church property without negative impacts to the surrounding neighborhood.

Commission Discussion

Ms. Call requested members to respond to the discussion questions that were provided.

Mr. Fishman inquired if the proposed road would connect to the nearby subdivision.

Ms. Call stated that the proposed road would connect only to the church.

Mr. Fishman stated that he had no objection to the proposed project.

Mr. Supelak stated that he likes the modern interpretation of the cemetery preserve. He believes it preserves the desired character of the area. He is supportive of the proposal. It is desirable to remove the honeysuckle and open up the creek view. It will be important to manage traffic for larger memorial services.

Mr. Way stated that he believes the proposal is an appropriate use for the property, as specifically related to the church. He likes the plans to locate different burial sites in particular locations. He was intrigued by the public comment/suggestion that the future church residence should be located on Rings Road rather than at the back. That idea might be worth exploring. He wonders if the proposed road alignment is correct. Would it be an improvement if the road swung further to the south, along the creek and came up to tie into the church? As opposed to walking along the road, perhaps there could be a dedicated path to the site. He believes the plan is heading in the correct direction.

Ms. Harter stated that she is supportive of the proposal. She likes the idea of providing a walkway, restrooms and a closed shelter in the event of inclement weather.

Mr. Chinnock expressed support for the proposal. The inspiration images are impressive. He would suggest providing more screening around the residence in the northwest corner.

Mr. Fishman noted that the pathway should be hard surface to accommodate wheelchairs.

Mr. Guappone responded that it would be.

Ms. Call stated that she was also supportive of the proposal. In regard to the suggestion to place residential along the roadway, the Community Plan currently foresees this area as rural. Having a landscape plan with berming and screening could accomplish the same thing as establishing and reinforcing the rural nature of the area. She noted that Schoedinger Funeral Home has a beautiful retention basin at the front of their site. Currently, this proposal contains only detention basins. She believes a designated walkpath should be included in the plan.

Ms. Call inquired if the applicant desired further input.

Mr. Robertson responded that the Commission has provided valuable feedback for consideration.

- **~~Case #24-046INF - Irish Village~~**

~~Informal review and feedback on a future mixed-use development on three parcels. The combined ±11.86-acre site is zoned R-1, Restricted Suburban Residential District and TF, Technology Flex District, and is located southwest of the intersection of Woerner Temple Road and Avery Road.~~

RECORD OF ORDINANCES

Dayton Legal Blank Co.

Form No. 30043

Ordinance No. 47-91

Passed 19

AN ORDINANCE PROVIDING FOR A CHANGE OF ZONING OF A 33.2 ACRE TRACT LOCATED ON THE EAST AND WEST SIDES OF AVERY ROAD BETWEEN THE EASTERN AND WESTERN EXTENSIONS OF RINGS ROAD. TO BE REZONED FROM: R-1B, RESTRICTED SUBURBAN RESIDENTIAL DISTRICT (current Washington Township zoning) TO: R-2, LIMITED SUBURBAN RESIDENTIAL DISTRICT.

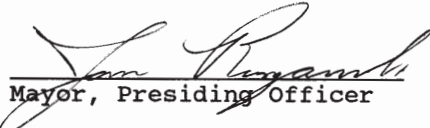
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 5 of the elected members concurring:

Section 1. That the following described real estate (see attached map marked Exhibit "A"), situated in the City of Dublin, State of Ohio, is hereby rezoned to R-2, Limited Suburban Residential District, and shall be subject to regulations and procedures contained in Ordinance No. 21-70 (Chapter Eleven of the Codified Ordinances), the City of Dublin Zoning Code and amendments thereto.

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

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

Passed this 19th day of August, 1991.


Mayor, Presiding Officer

Attest:


Clerk of Council

Sponsor: Planning Division

I hereby certify that copies of this Ordinance/Resolution were posted in the City of Dublin in accordance with Section 731.25 of the Ohio Revised Code.


Clerk of Council, Dublin, Ohio

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Meeting

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 1014B

Held August 19, 1991

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Denise King: Can you establish the processes necessary for us to be able to do that with all future annexations then so we don't have these kinds of questions as to what the intent is and what the best rezoning category is for a piece of land, particularly since generally when properties are brought into the City of Dublin, it's because someone wants change in the way that property is being used. I'd like to request that you bring us an ordinance then too, so that we can more fully consider that suggestion.

Pat Bowman: Absolutely, we will do that.

Denise King: And I also think we might want to talk at our next Goal Setting session about what, if anything, we can do to streamline the rezoning process in areas where that might make sense. I'd like to talk with those of you who have spent a lot more time on Planning and Zoning than I have about what your recommendations might be.

Mayor Rozanski: Any other comments? Hearing none.

- Mr. Amorose: yes
- Mr. Campbell: yes
- Mrs. King: yes
- Mayor Rozanski: yes
- Mr. Strip: yes

Mayor Rozanski: Next, we have Ordinance No. 47-91 by title only please.

Myra: Ordinance No. 47-91 - An Ordinance Providing for a Change of Zoning of a 33.2 Acre Tract Located on The East and West Sides of Avery Road Between the Eastern and Western Extensions of Rings Road. To be Rezoned From: R-1B, Restricted Suburban Residential District (current Washington Township zoning) To: R-2, Limited Suburban Residential District.

Mayor Rozanski: Any further discussions or comments on this parcel? Hearing none.

- Mayor Rozanski: yes
- Mr. Strip: yes
- Mr. Amorose: yes
- Mr. Campbell: yes
- Mrs. King: yes

Mayor Rozanski: Next, we have Ordinance No. 51-91 by title only.

Myra: Ordinance No. 51-91- Ordinance Authorizing the City Manager to Enter into a Contract for Cable TV Franchise Consulting Services.

Mayor Rozanski: Anything further to add to this, Terry?

Terry Foegler: I think Dana's available to answer any questions Council may have.

Mayor Rozanski: Does Council have any questions? You all got the letter from Warner? Hearing no questions.

- Mr. Strip: yes
- Mayor Rozanski: yes
- Mr. Campbell: yes
- Mr. Amorose: yes
- Mrs. King: yes



C I T Y O F D U B L I N
Department of Planning & Development

**RECORD OF ACTION
DUBLIN PLANNING AND ZONING COMMISSION
JUNE 6, 1991**

The Planning and Zoning Commission took the following action in the rezoning application below at its regular meeting:

Rezoning Application Z91-006 (Revised) - Miller Estates, Miller Estates No. 2 and additional acreage

Location: ±33.2 acres located on the east and west sides of Avery Road and between the eastern and western extensions of Rings Road.
Existing Zoning: R-1B, Limited Suburban Residential District (Washington Township zoning classification).
Request: Establishment of Dublin zoning for recently annexed land. R-2, Limited Suburban Residential District.
Proposed Use: Existing developed area of 24 single-family lots, a church and a park.
Applicant: Dublin Planning and Zoning Commission c/o Dublin Division of Planning.

MOTION: To approve this Rezoning Application Z91-006 as outlined in the Staff Report of June 6, 1991.

VOTE: 6-0

RESULT: Application recommended to City Council for rezoning.

STAFF CERTIFICATION:

Adore' F. Kurtz

Adore' F. Kurtz
Department of Development

C I T Y O F D U B L I N
Department of Planning & Development

MINUTES OF MEETING

DUBLIN PLANNING AND ZONING COMMISSION

JUNE 6, 1991

1. **Rezoning Application Z91-006 (Revised) - Miller Estates, Miller Estates No. 2, and additional acreage**
2. **Rezoning Application Z91-005 (Revised) - Dan-Sherri Subdivision and Avery Road lots**
3. **Revised Entry Sign - Muirfield Village**

Mr. Geese called to order the meeting of the Dublin Planning and Zoning Commission at 7:35 p.m. Commission members present were Mr. Campbell, Mr. Fishman, Mr. Geese, Mr. Leffler, Mr. Manus and Mrs. Stillwell. Mr. Kranstuber arrived at 8:00 p.m. Staff members present were Terry Foegler, Patrik Bowman, Steve Mack, Bobbie Clarke, Adore' Kurtz, and Mitch Banchevsky.

Mr. Leffler clarified his statement for the May 9, 1991 meeting regarding the ATM identification. He said he supports ATM identification on the ATM machine only, i.e. Jeannie logos, and not on directional signs, etc.

Mrs. Stillwell made a motion to approve the minutes of May 9, 1991. Mr. Leffler seconded the motion and the vote was as follows: Mr. Campbell, yes; Mr. Fishman, yes; Mr. Geese, yes; Mr. Leffler, yes; Mr. Manus, yes; Mrs. Stillwell, yes. (Approved 6-0).

For the first two cases, Mr. Bowman said Dublin zoning was closely matched with the Washington Township zoning. If a citizen desires another zoning district, he encouraged them to reapply for a zoning district which best meets an existing or future need.

1. **Rezoning Application Z91-006 (Revised) - Miller Estates, Miller Estates No. 2, and additional acreage**

Adore' Kurtz presented the Staff Report and slides of the site.

Adore' Kurtz said this application has been expanded to include St. John's Lutheran Church, the Kaltenbach Park and some of St. John's

additional acreage, as well as some residential properties on the west side of Avery Road.

The site also includes two single-family subdivisions (Miller Estates and Miller Estates No. 2) and several lots on the south side of Cara Road. All of those parcels are zoned R-1B from Washington Township, and it is proposed to rezone them to R-2. Following completion of an area planning study for the Avery Road corridor, there might be alternate uses proposed for the area, as well as alternative standards. However, given the present residential development and the existing subdivided lots, R-2 is the most appropriate zone in the interim. Notices were sent to the property owners involved and the contiguous property owners. Following a recommendation here, this application will be forwarded to the City Council which will hold a public hearing on the rezoning.

Mr. Fishman asked how much of the area is part of Dublin? Ms. Kurtz said the two major annexations totalled a bit over 1,200 acres. He asked if the trailer park is in Dublin now? Mr. Kurtz said yes. Mr. Bowman said the line extends up to the east side of Amlin along Rings Road. He said in other municipalities, including Westerville and Columbus, annexed property is automatically rezoned into the rural district. The property owner is then given the opportunity to apply for the zoning district of their choice.

Mr. Fishman asked if there is a long-term plan for the 1,200 acres? Mr. Bowman said Avery Road will be the entryway to future residential development west of Avery. The Avery Corridor and how it affects the land on either side of it will be examined in the planning process later this year.

Mr. Manus made a motion to approve the rezoning application Z91-006 as indicated in the staff report. Mr. Leffler seconded the motion and the vote was as follows: Mr. Geese, yes; Mr. Fishman, yes; Mrs. Stillwell, yes; Mr. Campbell, yes; Mr. Leffler, yes; Mr. Manus, yes. (Recommendation of approval 6-0.)

2. Rezoning Application Z91-005 (Revised) - Dan-Sherri Subdivision and Avery Road lots

Ms. Kurtz presented the staff report and slides of the site.

The application contains the Dan-Sherri subdivision of 12 single-family lots plus four houses on Avery Road. These four houses were added in the revision of this rezoning application. The request is to rezone the land from the R-1B classification from Washington Township to the R-2 District of Dublin. All but four of these lots have been developed as single-family residences. The development standards provided by the R-2 Dublin code are slightly less stringent than those of the Washington R-1B. The annexed area is currently served by wells and on-site sewage system. The closest water line is located at Shier-Rings Road. There are no plans, at

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Meeting

Meeting

DAYTON LEGAL BLANK CO. FORM NO. 1014B

Held June 4, 1990

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Page Eight

Ordinance No. 45-90 - Ordinance to Accept an Annexation of 557.0⁺ Acres from Washington Township to the City of Dublin. Third Reading.

Mr. Smith reported that the lawsuit filed preventing the City from accepting this annexation has been dismissed and the restraining order has been resolved, so that Council could vote on the annexation this evening.

Vote - Mr. Amorose, yes; Mr. Campbell, yes; Ms. Maurer, yes; Mayor Rozanski, yes; Mr. Strip, yes; Mrs. King, yes.

Ordinance No. 48-90 - Ordinance Amending the Annual Appropriations Ordinance - Avery Road Park Improvements. Second Reading.

At the request of the Director of Parks and Recreation, Mr. Strip moved to waive the three time reading rule and treat as an emergency.

Mrs. King seconded the motion.

Vote on the motion-- Mrs. King, yes; Mayor Rozanski, yes; Mr. Strip, yes; Ms. Maurer, yes; Mr. Amorose, yes; Mr. Campbell, yes.

Vote on the Ordinance - Ms. Maurer, yes; Mr. Campbell, yes; Mrs. King, yes; Mr. Amorose, yes; Mr. Strip, yes; Mayor Rozanski, yes.

Resolution No. 20-90 - Resolution Regarding Statement of Services for Proposed Annexation of 733 Acres from Washington Township to the City of Dublin. Second Reading.

Mr. Hansley said that additional information regarding this Resolution would be in Council's next packet prior to the third reading.

Mrs. King noted that Mr. Foegler had told Council at goal setting that he had had some experience with providing a thorough analysis on a type of annexation where not only the land use plan was prepared but that there was a variety of impact analysis done which quantified the cost of providing services to different types of land use so that the City could make a well informed choice about which land uses and which combination of land uses benefitted the City as well as other factors.

Mrs. King asked for a sense of Council.

Mr. Hansley noted that passage of this Resolution is really the first step in the process; that it states for the county commissioners what Dublin could provide in the way of services if the land were to be annexed; that it will be several months before Council will have to decide whether to annex the property or not, and that prior to the vote on annexation Council would have additional information.

Mr. Strip noted that this legislation is a resolution/statement of services as opposed to an ordinance accepting the acreage.

Ms. Maurer asked Mr. Foegler the purpose of doing the impact study/analysis that was done in Lebanon.

Mr. Foegler said that the difference was that it was essentially a City initiated annexation; that the City was contemplating major capital investments of sewer and water into the area; therefore, a very detailed fiscal impact study was done.

The area, he noted, was an industrial park.

The purpose of the analysis, he said, is to examine the cost to the city in revenues to serve the area (police station, fire stations, impact on schools, roads, etc.) versus what will be produced in the way of revenue.

It was noted by Mr. Hansley that Dublin has never aggressively annexed and property and does not have a policy regarding annexations.

Ms. Maurer noted that Dublin has done the planning at the zoning level rather than at the annexation level.

