



## MEETING MINUTES

# Planning & Zoning Commission

Thursday, April 19, 2018

### AGENDA

- Dublin City Schools - Sign  
18-010AFDP** **5175 Emerald Parkway  
Amended Final Development Plan (Approved 4 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:02 p.m. and led the Pledge of Allegiance. Other Commission members present were: Steve Stidhem, Jane Fox, Warren Fishman, and Kristina Kennedy. Mr. Wilson and Mr. Miller were absent. City consultant present: Don Elliott, Clarion and Associates. City representatives present were: Claudia Husak, Vince Papsidero, Thaddeus Boggs, Phil Hartmann, Jennifer Rauch, Lori Burchett, Logan Stang, and Laurie Wright.

### Administrative Business

#### Motion and Vote

Mr. Stidhem moved, Mr. Fishman seconded, to accept the documents into the record. The vote was as follows: Ms. Fox, yes; Ms. Newell, yes; Ms. Kennedy, yes; Mr. Fishman, yes; and Mr. Stidhem, yes. (Approved 5 - 0)

#### Motion and Vote

Mr. Stidhem moved, Ms. Fox seconded, to approve the minutes from the meeting on March 1, 2018. The vote was as follows: Ms. Newell, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Mr. Stidhem, yes; and Ms. Fox, yes. (Approved 5 - 0)

The Chair explained the rules and procedures of the Planning and Zoning Commission. She said the only case that was under consideration this evening was on the Consent agenda but several of the Commissioners would like to hear it in its entirety before voting. She recused herself from hearing this case as she explained there is a conflict of interest; she is a professional working on the Emerald Campus as part of her employer. The Vice Chair, Steve Stidhem, swore in anyone intending to address the Commission on this case.

- Dublin City Schools - Sign  
18-010AFDP** **5175 Emerald Parkway  
Amended Final Development Plan**

The Vice Chair, Steve Stidhem, said the following application is a proposal for a wall sign on the south elevation of an existing building for the Dublin City Schools, Emerald Campus that faces I-270. He said the site is on the south side of Emerald Parkway, approximately 600 feet east of the intersection with Coffman Road. He said this is a request for a review and approval of an Amended Final Development Plan



under the provisions of Zoning Code Section 153.050, the Commission has final authority on this case, and witnesses will have to be sworn in.

Logan Stang said before he covered the proposal he wanted to touch on the Planned Unit Development (PUD) process and where this application lies within. He said the Concept Plan is the first step in the process and explained it is to provide informal feedback and suggestions on a development proposal that is only required under specific circumstances that are outlined in the Zoning Code. He said this is only reviewed by the Planning and Zoning Commission (PZC) and no formal vote is taken.

Mr. Stang said the second step is the Rezoning with a Preliminary Development Plan, which actually establishes the PUD, including the development text that outlines the regulations for that district. He said this step requires preliminary engineering showing site layout, open space locations, street design, and various other items outlined in the Zoning Code. He noted the Commission provides a recommendation to City Council who reviews and approves the ordinance.

Mr. Stang said the third step is the Final Development Plan, which is typically reviewed in phases for larger PUD's. He explained this review ensures compliance with the Preliminary Development Plan, including the regulations outlined in the development text and verifies items such as site layout, and open space design, etc. He stated the Commission is the final authority on that application; at which point, the public process is complete and the application could move forward with any building permits for residential or commercial properties.

Mr. Stang said the fourth and final step is the Amended Final Development Plan, which only occurs if there is some type of modification requested to the approved Final Development Plan. He said these applications can range from sign modifications to changes in building materials, site layouts, or a completely new development proposal within a PUD.

Mr. Stang noted the application tonight fits into the fourth category as the Final Development Plan for the Emerald Campus was approved last year and the applicant is seeking to amend that approval with a new sign being added to the site.

Mr. Stang presented an aerial view of the site and highlighted its location on the south side of Emerald Parkway, east of the intersection with Coffman Road.

Mr. Stang presented the proposed wall sign and noted the applicant is proposing to install it on the south elevation facing I-270. He noted this sign type is permitted for properties with frontage on the interstate. He added the Code allows wall signs at a size of 100 square feet per story, up to a maximum of 300 square feet, so long as the building is setback more than 50 feet from the right-of-way. He said this particular building would be permitted a 300-square-foot sign because it is four stories and exceeds that 50-foot setback from the right-of-way.

Mr. Stang said the applicant is proposing a 185-square-foot sign, which falls well within this regulation. He stated wall signs are restricted to a single color and must consist of channel lettering to which this proposal complies. He said the sign itself consists of the copy "Emerald Campus" with the Dublin City Schools logo in front of the text in green channel lettering and the sign will also be internally illuminated. He said with this sign type, the only height restriction is that the sign cannot extend above the roofline. Mr. Stang presented the south elevation with the approximate location of the sign noted, which meets this requirement.

Mr. Stang concluded that based on the review criteria as summarized on the screen and outlined in detail in the Planning Report, approval is recommended with no conditions.

The Vice Chair asked if there were any questions for staff. [Hearing none.] He invited the applicant to come forward.

Bruce Sommerfelt, Signcom, asked the Commission if they had any questions for them. [Hearing none.]

Mr. Stidhem asked if there was anyone from the public that wished to speak in regard to this case. [Hearing none.] He closed the public portion of the meeting to allow then for the Commission to review the proposal.

Warren Fishman said the reason this is valuable property is because of the sign exposure on I-270 and this is exactly what this proposal does so he supports the application. He added that the hope was for a lot of offices to develop along Emerald Parkway given the frontage on I-270.

Jane Fox said it is an attractive sign proposed; she likes the logo, it is not over done but a well done design, and looks great in relation to the building.

Kristina Kennedy said she had no concerns or comments.

Mr. Stidhem said the sign is perfectly appropriate for the location and he appreciates that the applicant proposed a smaller sign than what is permitted by Code.

The Vice Chair called for a motion for the approval of the Amended Final Development Plan.

#### **Motion and Vote**

Ms. Kennedy moved, Ms. Fox seconded, to approve the Amended Final Development Plan with no conditions. The vote was as follows: Mr. Stidhem, yes; Mr. Fishman, yes; Ms. Fox, yes; and Ms. Kennedy, yes. (Approved 4 - 0)

The Chair, Victoria Newell, returned to the meeting and asked if there were any communications.

#### **Communications**

Vince Papsidero said the Central Ohio APA Planning and Zoning Workshop is on May 18, 2018, downtown, which takes up most of the day. He said if anyone is interested, to contact Planning and they can take care of the registration.

Jane Fox asked if Mr. Papsidero had participated in this before and what he thought of it as education for the Commissioners. He said it is a cross of basic information for both professional planners and Commissioners as well as a deep dive into current projects around Central Ohio. He said a lot of it relates to what is happening in the Columbus region. He said it is very well balanced and a good conference overall.

Claudia Husak added some of the topics offered this year are more applicable to Commissioner's roles. She said there is a morning session on Legally Sound Zoning that follows the steps starting with an application to a decision. She said there is one in the afternoon that is called Deconstructing and Reconstructing Outdated Zoning Codes in Central Ohio. She said those topics in particular will likely be encountered by this Commission, sooner rather than later.

Mr. Papsidero said there is also a conference in the fall, in Cincinnati, Ohio, that will encompass Ohio, Kentucky, and Indiana. He said this occurs every other year, and this Regional Conference is well organized and is covered in two and a half days.

Warren Fishman asked if it is a good learning experience and if anyone presented on behalf of the City. Mr. Papsidero said last year, Lori Burchett and Devayani Puranik presented during sessions.

The Chair, Victoria Newell, asked if there were any further items to discuss. [Hearing none] She adjourned the meeting at 6:16 pm.

As approved by the Planning and Zoning Commission on June 7, 2018.