



MEETING MINUTES

Planning & Zoning Commission

Thursday, February 21, 2019

CALL TO ORDER

Chair Newell called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Ms. Newell led the Pledge of Allegiance.

ROLL CALL

Commission members present: Ms. Newell, Mr. Stidhem, Mr. Fishman, and Mr. Wilson.

Commission members absent: Ms. Kennedy and Ms. Fox (excused).

Staff members present: Ms. Husak, Mr. Boggs, Mr. Stang, Mr. Rayburn, Mr. Hoppel and Mr. Ridge

ACCEPTANCE OF DOCUMENTS

Mr. Stidhem moved, Mr. Fishman seconded to accept the documents into the record.

Vote: Ms. Newell, yes; Mr. Stidhem, yes; Mr. Fishman, yes; Mr. Wilson, yes.

Motion passed 4-0.

Mr. Stidhem moved, Mr. Wilson seconded to approve the January 17, 2019 and February 7, 2019 meeting minutes.

Mr. Wilson seconded the motion.

Vote: Ms. Newell, yes; Mr. Stidhem, yes; Mr. Fishman, yes; Mr. Wilson, yes.

Motion passed 4-0.

Ms. Newell stated the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property is under consideration. For those cases, City Council will receive recommendations from the Commission. For other cases, the Commission has the decision-making responsibility, and anyone who wishes to address the Commission on any of the administrative cases must be sworn in.

AGENDA ORDER

1. **Midwestern Auto Group – Porsche & Ferrari, 6325 Perimeter Loop Road, 18-016AFDP, Amended Final Development Plan**
2. **BSD C – McDonald's Exterior Modifications & MSP, 337 W. Bridge Street, 18-036MPR-MSP, Minor Project Review/Master Sign Plan**
3. **PUD – Memorial Tournament Headquarters, 5750 Memorial Drive, 19-003AFDP, Amended Final Development Plan**

Ms. Newell stated that there are no changes to the agenda order.

1. Midwestern Auto Group – Porsche & Ferrari, 6325 Perimeter Loop Road, 18-016AFDP, Amended Final Development Plan

Ms. Newell stated that this application is a proposal for a new car dealership building and associated site improvements. The 15.53-acre parcel is in Subarea A of the Midwestern Auto Group Planned Unit Development District. The site is south of Perimeter Drive, approximately 250 feet southwest of the intersection with Venture Drive. The Commission has the final authority on this application and witnesses will have to be sworn in. This is a request for a review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.050.

Ms. Newell swore in individuals wishing to address the Commission on this case.

○ Site:

Mr. Stang stated that this application is a request for an Amended Final Development Plan for the MAG Porsche showroom. The site is located at the southwest corner of the intersection of Perimeter Drive and Venture Drive. This site falls within Subarea A of the MAG Planned Unit Development, and the work is proposed in the northernmost portion of the property. The application includes the removal of the former Land Rover building to allow for a new 19,000-square-foot Porsche showroom along with modifications to the interior of the site for parking and on-site circulation. The proposed work is located inside the private service drive, and no modifications are proposed to the display fingers located in the northwest corner of the site. A new display area is proposed northeast of the showroom with a service drive located along the southern façade. Based on the proposal, Subarea A of the MAG campus is deficient 14 parking spaces from the Code-required minimum. However, both Subareas B and C have excess parking available allowing for shared parking across the entire campus.

○ Architecture:

The applicant has also proposed a detailed landscape plan including replacement of missing or deteriorating plantings located throughout the site. The applicant will be required to pay a fee in lieu of replacement for any outstanding caliper inches with the building permit submittal. The proposed architecture continues the modern theme of the campus, using a curved front façade and overhangs on the north and south sides to allow for a customer drop-off and pickup area and a display area. The rear of the structure contains the service area with overhead doors oriented towards the interior of the site, similar to other showrooms on the campus. Proposed materials include glass, corrugated metal and perforated metal panels and aluminum composite material, which are all permitted primary materials.

○ Signs:

The proposal includes a mixture of ground and wall signs for the showroom based on the types permitted by the MAG Planned Unit Development. The applicant is proposing a directional sign south of the service drive for the customer drop-off and pickup area, and a brand sign that is on the south side of the main entrance adjacent to the building. Both signs contain the Porsche logo with supplemental text near the base of the sign. Both signs meet the applicable standards of the MAG development text and are consistent with the campus-wide sign character. A wall sign is also proposed on the front elevation and is comprised of the word "Porsche" in red channel lettering. The sign is proposed at a height of 14 feet, 5 inches and is 33 square feet in size. The sign meets all applicable requirements of the development text for wall signs; however, the proposed red color is not consistent with wall signs throughout the campus. The

majority of the wall signs throughout the campus are primarily silver for the manufacturer's name and also have color incorporated into the logo, if a logo is incorporated on the wall sign. Staff is requiring that the applicant replace this red color with a complementary color that is used throughout the campus subject to staff approval, as the proposed sign is inconsistent with the other signs on campus.

Staff Recommendation:

Based off of the criteria, staff is recommending approval of this application with the following five conditions:

- 1) That the applicant updates the application materials to correct the building square footage discrepancies with the building permit submittal;
- 2) That the applicant verifies and updates, if applicable, the building square footage listed within the traffic memo and provides any required site mitigations to the satisfaction of the City Engineer;
- 3) That the applicant revises the wall sign to replace the manufacturer color with a complementary color used throughout the campus, subject to staff approval with the filing of sign permits;
- 4) That the applicant pays a tree replacement fee for outstanding caliper inches with the building permit submittal; and,
- 5) That the applicant continues to work with Engineering to demonstrate stormwater management compliance

The first two conditions are clean-up items to address discrepancies in the square footage of the building. The third condition pertains to the wall sign; the fourth condition is for the outstanding caliper inches in the fee in lieu of; and the fifth is for the applicant to continue working with Engineering to demonstrate stormwater compliance.

Commission Questions:

Mr. Wilson inquired if the applicant had submitted a materials board.

Mr. Stang responded that a materials board has not been provided.

Applicant Comments:

Brad Parish, President, Architectural Alliance, 49 E. Third Street, Columbus, Ohio, stated that the MAG campus continues to be expanded, and this proposal is consistent with the informal discussion that occurred in 2018 for this project. The material on the building is consistent with the other buildings on campus. He would like to briefly address Condition 3, which relates to the wall sign. He spoke with Corporate Porsche regarding this item, and they indicated that the red color is very important to their corporate branding across the world and they would very much prefer to remain consistent with their brand. The campus does have a consistency – the Land Rover originally had the green oval on campus, and there is blue in the BMW logo, as well as some of the other ground signs. The ground sign here has a red color, and the wall and ground sign need to be consistent.

Commission Comments:

Mr. Stidhem stated that he thought the design was great, and he has no problem with the red color, which reflects their brand identity.

Mr. Fishman stated that the Commission has had previous discussions on the sign topic. Previously, MAG's ground signs have been permitted to have the regular logos, but not on the wall signs. The City needs to remain consistent; otherwise, there would be a different color for every logo. The campus looks great with its silver wall signs. He visited the campus today and was unable to view any cars being loaded or unloaded, either on or off the property. He is hopeful MAG is addressing the vehicle loading/unloading issue. He has observed another car dealer in this neighborhood who is creating a problem for drivers -- causing them to slam on their brakes to avoid a collision. In summary, he believes this sign should be consistent with MAG's other signage.

Mr. Wilson stated that the building is attractive, and he has no issue with the red sign, since it is part of the Porsche brand. The color actually provides a good contrast with the building; it brings some modernity. This is a nice design for the project.

Ms. Newell stated that she does take exception to the red color. Many other corporations within the City have been required to keep their signs monochromatic, including the Crown dealership. MAG's other signage has maintained that, as well. This site has more signage than most of the surrounding properties, so exceptions have already been made. Of note, only four PZC members are present today, and if a split vote should occur, that would effectively be a "No" vote. The applicant has the right to have their request heard by a full Commission.

Mr. Parish inquired if it would be possible to remove the wall sign from this request and reschedule that for a later consideration by the full Commission.

Mr. Boggs responded that if this application were to proceed without the sign package, the sign package could become a new application.

Mr. Parish responded that would be satisfactory.

Ms. Newell requested that staff revise the language accordingly.

Mr. Stang revised Condition #3 to state:

- 1) That the approval of this application does not include the proposed sign package and that the applicant be required to submit a future application for the approval of the sign package.

Mr. Parish confirmed that he is in agreement with that condition.

Mr. Fishman inquired if the sign package now meets Code.

Mr. Stang responded that all the proposed signage meets the requirements of the development text with the exception of the red color.

Mr. Stidhem moved and Mr. Wilson seconded to approve the Amended Final Development Plan with the five conditions as amended.

Vote: Ms. Newell, yes; Mr. Stidhem, yes; Mr. Fishman, yes; Mr. Wilson, yes.

Motion approved: 4-0.

2. BSD C – McDonald's Exterior Modifications & MSP, 337 W. Bridge Street, 18-036MPR-MSP, Minor Project Review/Master Sign Plan

Ms. Newell stated that this application is a proposal for exterior modifications and a Master Sign Plan for an existing restaurant zoned Bridge Street District – Commercial. The site is south of

West Bridge Street, approximately 250 feet southeast of the intersection with Frantz Road. The Commission has the final authority on this application and witnesses will have to be sworn in. This is a request for a review and approval of a Minor Project Review and a Master Sign Plan under the provisions of Zoning Code §153.066.

Ms. Newell swore in those applicants wishing to provide testimony.

Background and Site

Ms. Husak stated that this case was tabled at the January 17 PZC meeting. There was extensive discussion by the Commission members, as reflected by the meeting minutes. The applicant has submitted a similar proposal for consideration tonight.

Ms. Husak stated that the site is on the south side of US33, north of the Dublin Plaza Shopping Center, of which Kroger is the anchor tenant. The McDonald's site is considered one of the outparcels of the shopping center. With the previous review of the application, PZC approved the site improvements proposed by the application. The application proposes building modifications, modernization of the store, adding new signs for the menu board, a new ground sign and two new wall signs. On January 17, the Commission approved two waivers and a parking plan and tabled the minor project review, which addressed the building materials. Some Commissioners were concerned about the accent lighting that was proposed on the tower features on two elevations. Before the Commission tonight is the Master Sign Plan, which proposes two wall signs that are 18 feet in height and a ground sign of 41 square feet, reduced from the size originally proposed on January 17. The sign will be red on a gray background. Staff is requesting a condition to reduce the height of the sign base to two feet, so that the overall height of the sign is 8.5 feet. As indicated at the January 17 meeting, staff recommends that the wall signs be limited to 15 inches from the top of the façade, as required by Code. Condition #7 has been revised to specify that the applicant be required to submit an updated Master Sign Plan that reflects the Commission's direction tonight.

Staff Recommendation

○ Approval of the Minor Project Review

The proposal complies with all applicable review criteria with conditions and is consistent with existing development character of the area. Therefore, staff recommends approval with the following two (2) conditions:

- 1) All the new windows meet the maximum reflectiveness permitted by Code and are non-tinted, and all old and new windows match subject to staff approval; and
- 2) The applicant eliminate all up-lit light fixtures from the proposal.

○ Approval of the Master Sign Plan

The proposal complies with all applicable review criteria and existing development character of the area. Therefore, staff recommends approval with the following seven (7) conditions:

- 1) That the background color of the ground sign be gray, the base not exceed two feet in height, and the sign design be dimensional with 1.5-inch relief on both sign faces;
- 2) That the ground sign be a minimum of eight feet from the right-of-way;
- 3) That the menu board sign contain no continuous movement, flashing, scrolling, video, or animation, except for the customer order image which shall not exceed more than 20% of the menu board sign area;
- 4) That the menu board sign be turned off during non-operational business hours;

- 5) That the menu board sign shall not contain any additional speakers or sound;
- 6) That the menu board sign change pre-set content no more than three times per day;
and,
- 7) The applicant provide an approved MSP containing all approved amendments to Planning, prior to sign permitting.

Applicant Presentation

Rebecca Green, Permit Solutions, 175 S. Third Street – Suite 170, Columbus, applicant representative, stated that in regard to the Minor Project Review conditions, the applicant has completed two of the four conditions requested at the January 17 meeting:

- 1) That the applicant update the landscape plan to reflect the new plantings associated with the new monument sign;
 - 2) That the applicant provide the required number of bicycle parking spaces;
- and is agreement with all the conditions as listed. The primary focus for the Commission's consideration tonight is the proposed Master Sign Package. The issues were: the number of signs; the placement of the wall signs from the top façade -- 15 feet versus 18.1 feet; and the downlighting on the "M" arch on the towers.

Jacob Albert, McDonald's Corporate Office, 2 Easton Oval – Suite 200, Columbus, area construction manager.

Mr. Albert stated showed graphics of McDonald's buildings through the years -- the original classic design; the 1990s design update to include a mansard roof; and the new modern design. Their goal is to change customers' perspective of their brand. This is accomplished by changing the customer's experience inside the store, including new lobbies, also new technology, including kiosk ordering, Uber Eats, and digital drive-thru menu boards, and a new radius system, which permits staff to know where the customer is seated and is able to perform table service. Changes are being implemented on every front with the goal of becoming the industry leader. He showed an image of their typical prototype design for existing stores, such as the one on Bridge Street, where there is a brick structure below the mansard roof line. They would continue the brick above the banding or the trellis and install stucco between the brand walls, and implement a corrugated metal around the outside of the building. Typically, there is an arch logo above each entry point, highlighted by an arcade wall (a floor to ceiling band). There is also the typical McDonald's word centered between the two brand walls. For this building, they have worked through the brand review with the Corporate's Design Board, and they have adjusted the material types to meet Dublin's standards as closely as possible. With this site, there was a 66% brick requirement, so instead of using the corrugated metal, they have continued the brick all the way to the top to meet that percentage. They also have a fibrous cement board, a test material at this point in time. It has not been formally approved, but they are willing to allow this site to be a test subject, because it is an approved secondary material in this District. They have worked well together to get the tile on the brand walls approved. Because McDonalds does not have much flexibility – it must either be tile or stucco – they have been able to get a variance approval. The access to this site is difficult, not typical with their regular stores, which usually have an easy ingress/egress at the street front. They attempt to keep customers flowing as quickly as possible, as that is key with a major drive-through business.

Signs:

The monument sign has been reduced a size to accommodate the City's standards, the sign background has been modified to gray, and that change has been approved by their brand review team. The monument sign will replace the current pole sign.

Mr. Albert displayed images of the arch and McDonald's word logos at the typical 18 feet height, consistent with McDonald's design standards. They have removed the word sign and now have just the two arch logo walls signs at 18 feet (showed image). He showed an image of the arch logo at the suggested 17 feet, which is a middle position between the banding/trellis and the top of the roofline. This position, which is a compromise, still provides an aesthetically pleasing view of the logos with respect to the building. He also showed an image of the sign lowered to the suggested 15 feet. Due to the trellis over the entry ways, the trellis would block the view of the arch, if installed at 15 feet; in addition, the company believes that the signs located in the middle of the building façade are not aesthetically pleasing. They prefer that the signs be a little higher and more easily seen by customers passing by. With this difficult site access, visibility is key to navigate customers. Their goal is to be seen, so that customers know where to find the store. It is important to have the two arch logos as high as possible, but Corporate is willing to make the more minor adjustment from 18 feet to 17 feet.

Commission discussion

Mr. Stidhem inquired about the top lighting.

Mr. Albert stated that downlighting is provided by LED bar lights. Their intent is to not to light up the signs, because the signs are internally illuminated. The intent is to draw the eye to the total height of the building. Around the trellis and the banding there are only the downlights. The current Mansard roof has fry lights, which light up the upper portion of the building. The intent of the two brand walls with the downlighting is to draw lighting to the total height of the building, since there is no other up-lighting around the remainder of the store.

Mr. Stidhem stated that he would defer to the architects on this Commission – does it draw the eye to the height. Did Corporate consider removing the downlighting, which would reflect the Commission's earlier discussion?

Mr. Albert responded that they did discuss it. It is their intent to keep the lights for the purpose of facilitating customers' views of the building within this dark lot at night, at which time the only items standing out would be the arch logos, if at the current height. It is difficult to access this McDonald's site, and there is significant shielding of the building by the surrounding trees.

Mr. Fishman inquired if the proposed signs do not meet Code.

Ms. Husak responded that is correct.

Mr. Fishman inquired if staff's recommendation also does not meet Code.

Ms. Husak responded that it does not in regard to the number of signs, but the Master Sign Plan application is the mechanism by which deviations from Code are made. This application is the request for that deviation.

Ms. Newell stated that in her view, if the "M" logo signs are illuminated, there is no need to illuminate the tower feature. The purpose of the Master Sign Plan is not to create more signage but to create very attractive, artistic signage, thereby making a concession from the straight requirements of the Zoning Code. She believes when the signs are internally illuminated, they

are discreet and attractive. Illuminating the tower features is drawing more attention to the signage on the building. In regard to the sign height, she agrees that when the signs are lowered to 15 feet, they are not as aesthetically integrated in the design of this building. The Commission has made concessions previously with the height of the signage, when it has seemed appropriate and was better integrated in the structure. She does not believe lowering the signs improves the building.

Mr. Fishman inquired if the sign position of 17 feet would be satisfactory.

Ms. Newell responded that she would be fine with lowering it to 17 feet, if fellow Commissioners would prefer.

Mr. Wilson stated that from his perspective, the downlighting enhances the building. He views it more as a building feature than a feature to highlight a sign. It brings the building more to life, so he is supportive of the downlighting on these darker pillars of the building. He would compromise on the sign height, lowering it to 17 feet from the requested 18 feet. He is supportive of both signs. If this store was in a standard location with standard visibility, he would concur with having only two signs. In this case, due to where the store is located – hidden internally in the middle of the outlot, it would be strange for that building not to have a sign on the front of the building, on the north elevation facing the street. There should also be a sign on the east elevation where the entrance is. Because the site layout is not standard, it is essential to be more cognizant of its location. In addition, the "M" arch is not a word sign; the M arch is more ornamental and appears to be part of the building.

Mr. Fishman stated that although he would prefer to abide by Code, conceding to Ms. Newell and Mr. Wilson's architectural knowledge, he is fine with the signs being located at 17 feet. He would concur also with Ms. Newell's recommendation in regard to the lighting.

Ms. Newell stated that she would actually agree with Mr. Wilson, if the signs were not already internally illuminated. The goal of the Master Sign Plan is not to provide more noticeable signage but to provide architecturally well-integrated signage. There is the need for equity with other businesses. Dublin has similar fast-food facilities within the community, which have no wall signs, only one monument sign. This site is subject to the same requirements the other facilities are facing, including other McDonald's sites.

Mr. Stidhem stated that he also is not supportive of the downlighting, due to the internal illumination of the "M" signs. If the intent of the downlighting is to accentuate the height of the building, that already occurs with the internally lit logos. He has no objection to either 18 feet or 17 feet for the sign height; anything lower would look inappropriate. In summary, he supports approval of the three signs, removal of the downlighting, and the wall sign height of 17 feet, which seems to be the consensus of his fellow Commissioners.

Mr. Newell stated that there is a consensus for three signs, a 17-foot wall sign height, and the elimination of the downlighting. Is the applicant in agreement? She noted that because only four Commissioners are present, if there should be a split vote, the vote would fail.

Mr. Albert stated that the Applicant is in agreement.

Mr. Boggs clarified that the requirement is that a majority of the quorum is necessary for a vote to pass. The vote would need to be at least 3-1.

Ms. Husak clarified that the motion for approval of the Minor Project Review with two conditions would be amended to include the elimination of the downlighting.

Ms. Newell stated that the issue was only with the downlighting on the tower features. There is other downlighting under the trellis; some downlighting is required by Code, such as the lighting over the doorways.

Ms. Newell inquired if the Applicant was in agreement with the two conditions.
Mr. Albert confirmed that the Applicant is in agreement.

Mr. Stidhem moved, Mr. Wilson seconded, to approve the Minor Project Review with the two conditions as amended:

- 1) That all the new windows meet the maximum reflectiveness permitted by Code and are non-tinted, and all old and new windows match subject to staff approval; and
- 2) That the applicant eliminate the downlight fixtures on the tower features (arcade walls) from the proposal.

Vote on the motion: Mr. Fishman, yes; Mr. Stidhem, yes; Mr. Wilson, yes; Ms. Newell, yes.
Motion carried 4-0.

Ms. Husak stated that the Master Sign Plan recommendation for approval with seven conditions has been amended to reflect the Commission's direction that the wall signs be limited to 17 feet in height.

Mr. Albert stated that the only objection he has is with Condition #1, which requires that the ground sign be dimensional with a 1.5-inch relief.

Ms. Green noted that the originally proposed, larger monument sign did comply with the 1.5-inch relief on the sign faces, but the smaller sign does not. It has a cut aluminum face with the illuminated acrylic material through which the "M" is seen, and only has a small amount of relief.

Mr. Fishman noted that staff has requested the 1.5-inch relief.

Ms. Husak responded that staff was not made aware of that issue with the smaller sign.

Mr. Albert stated that with the monument sign size reduction, the sign company has advised them that they cannot make the relief 1.5 inches on the smaller sign size.

Ms. Green stated that what they can provide is a cut aluminum face that is gray, but with less relief.

Mr. Wilson noted that it would be more flush with aluminum.

Mr. Fishman inquired if staff would be satisfied if the relief is more flat.

Ms. Husak responded that with the Commission's direction for a smaller sign with a gray background, this may be the only option that can be manufactured.

Mr. Albert noted that the relief would not be as deep as 1.5 inches. They do not know what the exact dimension will be; it will not be with no dimension at all -- just much less than 1.5 inches.

Ms. Newell suggested that the language be amended to state a maximum relief of 1.5 inches. If it is less, that would be satisfactory.

Ms. Newell inquired if the Applicant was in agreement with the seven conditions as amended.

Mr. Albert stated that the Applicant is in agreement.

Mr. Stidhem moved to approve the Master Sign Plan with the seven conditions as amended.

- 1) That the background color of the ground sign be gray, the base not exceed two feet in height, and the sign design be dimensional with a maximum of 1.5-inch relief on both sign faces;
- 2) That the ground sign be a minimum of eight feet from the right-of-way;
- 3) That the menu board sign contain no continuous movement, flashing, scrolling, video, or animation, except for the customer order image which shall not exceed more than 20% of the menu board sign area;
- 4) That the menu board sign be turned off during non-operational business hours;
- 5) That the menu board sign shall not contain any additional speakers or sound;
- 6) That the menu board sign change pre-set content no more than three times per day; and
- 7) That the applicant provide an approved Master Sign Plan containing all approved amendments, including the wall signs limited to 17 feet in height, to Planning, prior to sign permitting.

Mr. Wilson seconded the motion.

Vote: Mr. Fishman, yes; Ms. Newell, yes; Mr. Stidhem, yes; Mr. Wilson, yes.

Motion carried 4-0.

3. PUD – Memorial Tournament Headquarters, 5750 Memorial Drive, 19-003AFDP, Amended Final Development Plan

Ms. Newell stated that this application is a proposal for modifications to a previously approved two-story, 15,000-square-foot office building for the Muirfield Golf Course. The site is zoned Planned Unit Development District and located north of Memorial Drive, approximately 450 feet northeast of the intersection with Kinross Court. The Commission has the final authority on this application and witnesses will have to be sworn in. This is a request for a review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.066.

Ms. Newell swore in those individuals wishing to provide testimony on the case.

Mr. Rayburn stated that this case was previously considered by the Commission on February 7 and tabled due to the applicant's provision of new information not previously reviewed by staff per the 15-day rule.

Mr. Rayburn stated that the site is located north of Memorial Drive approximately 450 feet northeast of the intersection with Kinross Ct. The demolition of a one-story service and car storage building on the site was approved in November 2018. A new two-story, 15,000-square-foot building for office, warehousing and recreational uses was approved in its place. The building serves as the Memorial Tournament headquarters. The Applicant is proposing modifications to the roof materials, as well as the east elevation of the building. [showed image of the previously approved east elevation, which included an entrance and associated windows and sidelights] As part of this proposal, the Applicant has changed the façade to remove the windows and sidelights, [showed image of the proposed revised elevation], and a green wall feature is proposed in their place along with a sign logo, which is consistent with Code. The green wall is vertical and horizontal and is incorporated into the façade using a mesh constructed from a wire rope system as a method of growth support. The Applicant has selected Ivy as the preferred plant species, with Winter Creeper as an alternative. Staff has

compared this proposal to the applicable criteria and recommends approval with the following two conditions:

- 1) That the applicant use the previously approved roof materials of cedar shake to maintain the character of the Muirfield Village Gold Club; and
- 2) That the applicant adhere to the previously approved east elevation windows.

Ms. Newell invited the Applicants to comment.

Present: Teri Umbarger, Moody Nolan Architects, 300 Spruce Street, Columbus and Nicholas LaRocca, General Manager/COO of the Muirfield Village Golf Club, 5750 Memorial Drive, Dublin, Ohio

Ms. Umbarger noted that the east façade faces internally to the campus; it does not face outward to the neighborhood. Only members would be accessing the site. The primary reason that the windows needed to be eliminated is because training equipment is located on both sides of the walls, enabling two members to be tutored at the same time. Because the walls must be solid, it was necessary to eliminate the windows. The windows also add unwanted lighting to the internal space, which would affect the cameras. The proposed application is consistent with the ivy growth on stone facades that is prevalent on buildings throughout the campus. The logo denotes the entrance for the members. The landscape that will be outside the entrance somewhat hides this area.

Ms. Umbarger displayed images of the proposed asphalt shingle on an existing roof with the wood shakes. They believe the material very much mimics the color of the wood shakes. There is another house in the vicinity, which has the same type of shingle. It is a high-quality material of a weathered-wood appearance.

Mr. LaRocca noted that elimination of the window glare is important to the academy training use. Mr. Stidhem inquired the reason for changing the roof material.

Mr. LaRocca responded that the material is more durable; it will last longer than the cedar shake. Cedar shakes are used on the more prominent buildings on the property. This is not on a prominent part of the property, but on an outlying area; there is no need to showcase the cedar shakes here. Cedar shakes require greater maintenance.

Mr. Fishman stated that cedar shakes do require more maintenance. When he built his gazebo in 1977, he was required to use cedar shakes. Those cedar shakes have been on it more 40 years, but every ten years, the cedar shakes must be cleaned. Muirfield is a beautiful neighborhood, but he and his neighbors have been required to use cedar shakes. The proposed roof appears to be very shallow.

Ms. Umbarger stated that the shake roof and the proposed massing of the building have already been approved.

Mr. Fishman stated that because the roof is more shallow, it is even more important to be a shake roof. What is requested is an asphalt shingle.

Ms. Umbarger stated that an asphalt shingle is proposed, but in more recent days, the contractor has also suggested a composite shake material. That material can be used, if the Commission prefers. They have been made aware that Dublin is considering use of the composite shake as

an acceptable roofing material, although Mr. Rayburn has indicated that he is unaware of any such consideration.

Mr. Fishman stated that in 2008, when many of the Muirfield residences were faced with the need to replace their roofs, they were required to use cedar shake. He has not yet seen a composite shake, but the sample shingle shown tonight does not look like shake; it looks like a shingle. Any other material than wood shake completely changes the look of the building.

Mr. LaRocca stated that the building directly across from this site has used blond asphalt shingles. Mr. Fishman stated that there are a few homes in Muirfield that have been granted variances by the homeowner's association due to particular roof issues, but generally, every house has a cedar shake roof. In the interest of fairness and equity to the rest of the neighborhood, he believes this building should also be required to have a cedar shake roof. The sample shown does not look like cedar shake.

Mr. Wilson stated that looking at the images shown, there is a significant difference in appearance between the two materials, and a clear indication of where the use of one material ends and the other begins. Therefore, it would be easy to detect the roofs with cedar shakes and a roof with asphalt shingles. His position is that it is best to remain with the material standards for the neighborhood, unless that material has been proven to be detrimental. However, cedar shake is a good material and lasts for many years.

Ms. Newell inquired if there was public comment on this case.
There was no public comment.

Mr. Wilson stated that the ivy plant looks good in the spring, summer and fall, but in the winter, it will disappear.

Mr. LaRocca responded that is not the case with the English Ivy; it lasts year-round. The Boston Ivy does disappear in the winter.

Mr. Wilson stated that they have indicated that they want to eliminate the windows; however, if this Commission has an issue with the proportion that will be lost with elimination of the windows, there are ways in which to "replace" the windows. In place of windows, recessions can be made in the wall where windows were originally located, thereby providing the proportion without the glass. That is one method of dealing with the proportion need.

Mr. Stidhem stated that the rendering enables one to see the façade in context, so he is satisfied with the green wall. However, the Commission has been provided no information on a composite shake material, and he will not approve the asphalt roof shingle.

Ms. Newell stated that she cannot be convinced to approve either the asphalt shake or the composite cedar shake. The cedar shakes are one of the primary characteristics that have always existed on the structures at the Muirfield Golf Course. That feature was instrumental in setting the precedent for development within the City of Dublin. She would not support a change. The sample material provided for the Commission's consideration tonight is not an improvement over the shake shingle previously approved by this Commission. In regard to elimination of the windows, there are other ways to break up the façade than the use of plant material. It is one thing when the plant material is enhancing the architecture of the building and occurring in a natural manner. In this case, there is an attempt to cover up a blank wall. Earlier, it was

mentioned that it was not that significant because it would also be covered by other landscaping in front of the building. Landscaping should always be for enhancing the environment, not to cover up a deficiency in the building. With windows, there is the potential for glazing or for other options. It is possible to retain the interest of the fenestration on the building without eliminating the desired elements. She concurs with staff's recommendation. The Commission's comments tonight remain consistent with the Commission's previous comments on February 7. Does the applicant desire the Commission to move forward with a vote tonight, given that only four members are present?

Mr. LaRocca inquired if their original application had been for the building's east façade not to have windows in order to accommodate the internal training space, would that application have been approved.

Mr. Stidhem stated that he prefers not to consider hypotheticals, although he believes his position would have been the same due to the massing of the wall.

Ms. Umbarger inquired if replacement of the glass windows with a relief of the same proportion and comprised of stucco material would be an acceptable alternative for the east facade.

Ms. Newell responded that, in fairness to all the Commissioners, it would be necessary to provide a rendering for consideration.

Mr. Fishman stated that use of a relief in place of windows has been used in other locations, and perhaps on other Muirfield buildings. He concurs with Mr. Wilson's recommendation.

Ms. Umbarger responded that she would look for precedent images.

Ms. Newell stated that there are many other creative ways in which to deal with this situation that the Applicant might discover, as well.

Mr. LaRocca stated that the Applicant requests that this application be tabled in preference of consideration by a full Commission.

Mr. Stidhem moved to table the Amended Final Development Plan, seconded by Mr. Wilson.

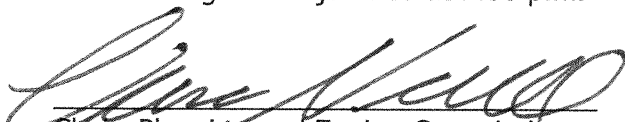
Vote: Ms. Newell, yes; Mr. Fishman, yes; Mr. Stidhem, yes, Mr. Wilson, yes.

Motion carried 4-0.

UPCOMING MEETING DATES

Ms. Husak noted that the Commission's next meeting is scheduled March 7, which will be the only Commission meeting in March. Bridge Street District Code Update Stakeholder meetings are scheduled March 12 and March 19 (Commission representatives - Ms. Newell and Mr. Wilson). The Dublin Sustainability Advisory Team will meet on March 26 (Commission representatives - Mr. Fishman and Ms. Kennedy).

The meeting was adjourned at 7:50 p.m.



Chair, Planning and Zoning Commission



Deputy Clerk of Council