



MEETING MINUTES

Planning & Zoning Commission

Thursday, March 7, 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, Mr. Wilson, Ms. Kennedy and Ms. Fox.

Staff members present: Mr. Papsidero, Mr. Boggs, Ms. Husak, Mr. Hoppel, Mr. Ridge and Mr. Hendershot.

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, Ms. Kennedy and Ms. Fox, yes.

Motion passed 6-0.

APPROVAL OF MINUTES

Mr. Stidhem moved, Mr. Wilson seconded to approve the February 21, 2019 meeting minutes. Mr. Wilson seconded the motion.

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

Motion passed 6-0.

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. **PUD, Muirfield Tournament Headquarters, 5750 Memorial Drive, 19-003AFDP, Amended Final Development Plan**
2. **PUD – The Hamlet on Jerome, 9341 & 9351 Jerome Road, 19-011FDP Final Development Plan**

- 3. PUD – The Hamlet on Jerome, 9341 & 9351 Jerome Road, 19-010FP, Final Plat**
- 4. PUD – Dublin Jerome High School – Baseball Scoreboard, 8300 Hyland-Croy Rd., 19-017AFDP, Amended Final Development Plan**

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

1. PUD, Muirfield 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, Muirfield Village 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 §153.050.

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

Case Presentation

Ms. Husak stated that the Commission considered this case at the February 21, 2019 meeting, and it was tabled at the request of the Applicant. Essentially the same application is before the Commission tonight for consideration. A previous application for the Muirfield Tournament Headquarters building was approved by the Commission in November 2018. Since that approval, the interior layout of the programmed space has been changed, necessitating the removal of the windows on the east façade. Because the Commission was not supportive of the proposed green wall replacement of the window, staff has requested a condition be added that the applicant work with staff to provide additional architectural relief on that elevation. The second change requested by the applicant is authorization for the use of a composite shake roof shingle. Cedar shake roofing material was approved at the November 2018 meeting. Approval of an asbestos roof tile was requested at the February 21, 2019 previous meeting, but a condition that a cedar shake roofing material be used remains. With those two conditions, staff recommends approval.

Commission Questions

Ms. Fox inquired if staff has a preference as to what the architectural relief should be.

Ms. Husak responded that staff recommends that the architectural relief be something other than plant material; if not windows, then a trellis or other structure could provide relief.

Mr. Fishman inquired if staff has reviewed the artificial shake material, and if so, are they convinced it replicates the normal shake material. Has the Applicant provided samples of the material?

Ms. Husak responded that a sample of the material was available at the previous meeting and this evening, as well. Staff is not convinced that the artificial material has the same appearance as the original.

Applicant Presentation

Applicants 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, and Paul Rogers, Da Vinci RoofScapes, Kalamazoo, Michigan

Ms. Umbarger stated that the Applicant is in agreement with the Condition that the Applicant work with staff to provide the architectural relief. They have also added more organic material to the facade, a feature that is consistent with many other buildings throughout the Muirfield campus. The second Condition relates to the wood shake roof material. A representative of a company who offers the composite shake is present this evening, Mr. Paul Rogers. He will be able to explain the advantages of this material in regard to fire and wind resistance. Her understanding is that the Muirfield Village Homeowners Association has considered this material for use on another building.

Paul Rogers, Da Vinci RoofScapes, Kalamazoo, Michigan stated that they have received requests for their composite shake roof material from four-five other homes within Muirfield Village. Similar to Sherwin and Williams, they are able to match any color. Their product is being used on some of the Epcot buildings. [Showed two color variations of the composite shake] The trend with exterior materials is away from wood and to synthetic materials that are more durable and require no maintenance. This product is made with approximately 60% crushed limestone encapsulated with 100% virgin polyethylene. Polyethylene is the product used in bulletproof vests. It is often used for products inside the body, such as hip replacements, as it is a completely inert closed cell. It does not leach BPAs and is certified potable water safe. A 12-inch wide section of the material will contract or expand only 1/10th inch with either a 60-degree drop or increase, which is minimal for an exterior product. For this reason, composite exterior materials are becoming popular. Due to their fire resistance properties, insurance companies are showing a preference for synthetic materials. Because it is a closed cell product, the composite roof experiences no mildew or algae. In comparison, wood cedar shakes are porous and are a natural organic food source for that type of growth. The cost of a shake roof vs. a composite roof has become competitive. As a manufacturer, they meet all the LEAD requirements for sustainability.

Ms. Umbarger added that forests are becoming depleted due to the demand for wood. This is a good product that aesthetically resembles wood shakes but has no impact on the environment.

Mr. Rogers noted that the composite shakes are the same weight or less than the natural wood shakes. In their assembly plant, no chemical injections are added. In a wood shake plant, fire retardants and insecticides are added, and must be added regularly to the roof material every 7-plus years, depending on the particular environment. The composite roof material is a permanent product; residentially, it has a lifetime warranty, and commercially, it has a 50-year warranty. A typical cedar shake roof must be replaced every 15-25 years, depending on the slope and exposure of the roof, so approximately four cedar shake roofs equals one composite roof.

Ms. Umbarger noted that composite shake roofs are quicker to install, which enables a contractor to complete a job more quickly.

Mr. Rogers noted that an approximately three-percent waste factor is associated with the installation of this product. In comparison, there is a ten-fifteen percent waste factor for natural slate and natural cedar roofs. He believes the primary issue with the case before the Commission tonight is their ability to match the existing colors of the natural shake roofs with the surrounding community. With their process, samples of an existing roof are sent to their test location in Kansas City. There, the material is matched, a sample/proof made at no cost and sent to the potential buyer to test and determine if it is acceptable. He would suggest that the Commission table this decision and wait until the composite shake roof has been completed on the Tournament Gate House, which will provide the Commission the ability to make a decision based on an actual roof within this area.

Mr. Fishman inquired if the sample shown is the one that would be used on the Tournament headquarters building.

Mr. LaRocca responded that they would match the existing Club House roof, which was completed in 2013.

Mr. Rogers noted that typically, they match samples of the existing tiles that were installed at an earlier time, 20-years old perhaps, so that the composite roof does not appear to be a new roof.

Mr. Fishman inquired if they also make a more dimensional shingle.

Mr. Rogers responded that they do. The shingle can be smooth, tapered to create a more staggered look. Whatever is on the roof now, they will match. If the existing tiles are 10-inch, their composite shake will be the same. If the Club House shake roof is ten years old, it will match that.

Mr. Stidhem stated that the existing Club House cedar shake roof will continue to age, however, and the composite roof material will not.

Mr. Rogers stated that the composite roof will copy the look of a mid-life roof and will remain with that look for the duration. Most of the fading of roofs occurs in the first 3-5 years.

Ms. Kennedy inquired if the intent would be that any future cedar shake roof replacements would use the same composite material.

Mr. Rogers responded affirmatively, and it would apply to the homes within the Muirfield community, as well. He believes the Association is moving forward on that plan.

Ms. Fox inquired if the Muirfield Association has always required the used cedar shakes. Has that changed?

Mr. Fishman stated his term on the HOA Board recently ended. However, the HOA has required the use of cedar shake roofs on the homes exposed to the Golf Course, although a few homes were exempted for different reasons. Tin roofs were acceptable in 1976 when the earliest homes were built there, but most of the tin roofs developed problems later; those homeowners were granted hardship waivers and permitted to install asphalt. He can say that based on the

explanation tonight, if the composite material looks identical to wood shake and is a better product, he would be in favor of it.

Mr. Rogers responded they have been working closely with the Muirfield Association Board. The association has decided to use the material on the Gate House, and the final product will determine their decision. It is a small gatehouse and will be done rather quickly.

Ms. Fox stated that her hesitation is due to the fact that the Association has required and currently requires all the structures around the Club House to use cedar shake. That has been quite a financial burden for many of the homeowners. She has a cedar shake roof and is aware of the associated cost and maintenance needs. The composite roof material appears to be a good product. She would have liked to have had the opportunity to consider it herself. However, the HOA rules have not yet been changed. It would be unfair for the City, knowing that the surrounding homeowners have been required to use cedar shakes, to not require it of the organization that has established those rules. Not abiding by that precedent would be unfair to the neighbors. Her preference would be that if the HOA has decided that the composite shake is an appropriate roofing material for everyone that it would be appropriate for the Tournament headquarters building, as well. Until that point, it is not fair for the City to approve otherwise.

Mr. Fishman stated that he has been considering this issue for two weeks. The HOA is considering using this material, and that is the reason they are trialing it on the small Gate House. He would be opposed to this material if it were proposed on the basis of economic issues and was not aesthetically as attractive as the shake roofing material. If the material is just as attractive and is an approved material, he is supportive of its use. One of his concerns is the pitch of the roof. He requested clarification of the pitch.

Ms. Umbarger responded that the pitch is 4.12 on the north and south and 6.12 on the east and west.

Mr. Fishman stated that within the Muirfield community, the 6.12 pitch is the lowest; most are higher, except for a couple contemporary homes that may be lower. He no longer has an objection to the composite material. He recalls the Muirfield HOA did not allow TREC decks until approximately five years ago.

Ms. Fox stated that the Applicant has indicated that the current cedar shake roof on the Club House was installed in 2013. What was the life of the building's preceding roof?

Mr. LaRocca responded that the oldest cedar shake roof on a building within this community is from 1986. Although the Club House was constructed in 2006, the original roof was replaced during the 2013 renovation to improve the match. The Villas that were completed in 2007 have cedar roofs, and the 2003 cedar shake roof on the Lodge was replaced in 2017.

Ms. Fox inquired approximately how many years passed before replacement was necessary. Mr. LaRocca responded that it was approximately 15 years.

Ms. Fox inquired if a "breather" component was used between the roof deck and the cedar shake roof.

Mr. LaRocca responded that he believes so. The Association used a very reputable roofer, ShakeMasters, and followed their lead in all matters.

Mr. Fishman inquired on which structures was the breather utilized.

Mr. LaRocca responded that it was used on all the Villas, the Lodge and the Club House.

Mr. Fishman stated that from his experience, if a cedar shake roof is installed with the proper air space and regular maintenance followed, the roof will last a long time.

Mr. Stidhem inquired the difference in rate of fading between the cedar shake and the composite shake.

Mr. Rogers stated that they offer a 10-year fade warranty on the roofs. This greatest rate of fading is in the first three-five years. They have had some issues with fading over the years, but they have replaced any roofs still under warranty.

Mr. Stidhem inquired if a cedar shake roof were to be installed on one home and next to it, a composite shake roof installed, how different would the two roofs look in five years.

Mr. Rogers stated that in five years, the cedar shake would be dramatically faded; it would be more grayed or silver.

Mr. Stidhem stated that was the point he wanted to make. If use of the composite roof material is permitted, the community will end up with different-looking roofs over time.

Mr. Rogers stated that this material is quite different than the PVC plastic material used on outdoor children's structure; the colors on those do fade rapidly. The composite roof material is of high-quality, virgin polyethylene.

Ms. Fox inquired how long ago was their experience with fading.

Mr. Rogers responded that it was approximately 12-14 years ago. At that time, a change in production occurred.

Ms. Fox inquired if during the last 12-14 years, they have had many roof replacements.
Mr. Rogers responded that they have not.

Ms. Fox inquired if since the change in production was made, there have been no fading issues or complaints.

Mr. Rogers responded that there have been none.

Mr. Wilson inquired how long the stucco sample material displayed tonight has been in use.

Mr. Rogers responded that they have been using that product since 2017.

Mr. Wilson stated that there appears to be a plastic structure underneath. Is that the same structure that was used 20 years ago, or just since 2017?

Mr. Rogers responded that on the back is a webbing that they borrowed from the airline industry. They do not use solid tiles because they get too hot. They have used the same product formula for 14 years; the only item they have adjusted is the tint.

Mr. Rogers suggested tabling action on this application until the Gate House composite shake roof has been completed, which will provide an opportunity for the Commission to see it in place. They could also forward examples of current use of this material on other structures within the Columbus area.

Mr. Wilson suggested that examples of composite roofs that are over five years old also be forwarded.

Mr. Rogers noted several sites within central Ohio where composite roofs are in place.

Mr. Wilson inquired about a potential change in the composite material occurring due to heat.

Mr. Rogers responded that the webbing on the back is a deterrent to that.

Mr. Wilson inquired if the material softens from heat exposure.

Mr. Rogers responded that it does not.

Ms. Umbarger stated that the Applicant does not want to table the application. They have a deadline in 12-13 weeks, which is essential to meet.

There were no further public comments.

Commission Discussion:

Ms. Fox stated that she can recognize the value in the composite roof materials. However, she remains convinced that because the majority of roofs on the Tournament course are cedar shake, and the Muirfield HOA has not yet altered that requirement, the timing is wrong for the City to approve a different material for a building in this same area. The Tournament, the Club House and other related structures are iconic. To make a mistake here in the matter of mixing and matching roofing materials could have a significant impact on the Tournament. Furthermore, she is not convinced this product looks completely authentic; from a distance, it may, but close-up it appears to be a composite plastic. At this point, she cannot support use of the composite material.

Ms. Umbarger noted that the Club House and the houses face the tournament course, but this building is in the practice tee area, separated from the Tournament area by trees and landscaping.

Ms. Newell stated that she is not opposed to entertaining different products, but they must be approved by the community's HOA. There are other materials that could be considered in addition to the composite material. Clay tiles can be made that mimic cedar shakes very well; they have a very long track record and offer a life-time warranty. What makes her very uncomfortable with this consideration is that it wouldn't be applied to all of the buildings unilaterally. The cedar shake roofs within this community, with which all of the residences were required to be in compliance, are very iconic. In addition, she remains dissatisfied with the green wall feature. It is proposed to grow directly on the masonry structure, which can ultimately cause water infiltration issues into the building. As she has stated previously, she does not believe it is ever appropriate to use landscaping to disguise other elements. There were other opportunities for architectural relief that could have been used besides elimination of the windows. It is unfortunate that the relief solution must now be referred to staff to determine, as reflected in the recommended conditions.

Ms. Umbarger stated that the applicant was in agreement with the suggestions for architectural relief made at the previous meeting, but there was insufficient time to identify the most appropriate one. However, they are willing to work with staff to select one of those alternatives.

Ms. Kennedy stated that due to the HOA requirements which are a current burden on the residents, it would be unfair for the City to ignore that precedent and approve use of a different material within that community, even if it is in a separate location.

Mr. Stidhem stated that he is very disappointed that no drawings were offered tonight for an alternative architectural relief, but instead, a request that it be left to staff to govern the decision. Consequently, Commission members will not be able to see what that architectural relief is unless they visit the site. This is the item with which he is the most disappointed. He has less objection to the composite roof material, which from a distance will look the same. This building is offset from the rest of the Tournament buildings. It is also an advancement in technology, which will in time, likely replace most of the existing cedar shake roofs in the community. If at this point, the Muirfield HOA has decided to trial it on another structure, he would be in agreement with its use on this structure.

Mr. Wilson inquired if the neighboring residents have been notified of the proposed new material.

Ms. Husak responded that notifications are sent to residents within 150 feet, but she does not believe the notification specified that it was this type of material.

Mr. LaRocca stated that he has been in contact with the neighbor whose residence abuts this building. She has seen everything that has been proposed and has no objections. Contact or attempts to contact have been made with all three residences on the street.

Mr. Wilson stated that he is not knowledgeable regarding this material but is very familiar with the cedar shake. The proposed composite material is new, and it does not appear the timing for it is correct at this point in time.

Ms. Newell stated that the full Commission is present for a vote, and a majority vote is necessary for passage. Is the applicant in agreement with the proposed conditions and desires the Commission to proceed with a vote?

Mr. LaRocca responded that the Applicant is in agreement with the conditions and would appreciate the vote.

Ms. Newell stated that she is not supportive of the Condition that leaves the redesign of that elevation in the hands of staff; that is neither fair nor appropriate to shift that responsibility to staff.

Ms. Stidhem inquired what staff has done to date and what is the anticipated process for redesign of that wall.

Ms. Husak responded that all that has been done to date is to ask the applicant to address it.

Mr. Stidhem inquired if the applicant had presented any options.

Ms. Husak responded that they have not done so.

Mr. Stidhem inquired what the applicant's anticipated timing for providing some options to staff is.

Mr. LaRocca responded that they anticipate providing it to staff the first of next week.

Mr. Stidhem reiterated that there should have been some options provided for consideration for this meeting.

Mr. Fishman stated that even though the site in question only backs to three homes, the building itself is clearly visible from the street. He is concerned about the pitch of the roof, which does not match the pitch of the other roofs.

Ms. Umbarger stated that the roof pitch was part of the earlier approval.

Mr. Fishman stated that approval was based upon the expectation that cedar shakes would be used. If a composite material is used, he is concerned about its visibility.

Mr. Stidhem noted that the Applicant has indicated that they will accept the Conditions as specified, which includes a cedar shake roof.

Mr. Fishman inquired if it would be the same cedar shake used on the other roofs.

Ms. Umbarger responded that it is the same cedar shake, so will match all the other buildings.

In response to an earlier comment, Mr. Boggs clarified that the cedar shake roof was approved previously, and it is not a condition for approval tonight.

Mr. Fishman stated that the only Condition for the Commission's consideration tonight, then, is the condition regarding the wall.

Ms. Newell confirmed that is correct.

Ms. Fox stated that if the condition is approved that would give staff the responsibility of working with the Applicant to identify the best relief for the façade, would the Commission want to offer any recommendations to provide guidance to staff? She believes a trellis effect or another architectural relief would be preferable.

Ms. Newell stated that the reason the applicant does not want the windows in the façade, as approved previously, is due to the use that will be programmed in the interior. However, other buildings in the City, including some in the Bridge Street Corridor, have experienced a similar issue, and they have been able to effectively address it by using spandrel glazing or other treatments. As has been pointed out in previous discussions on this case, it is possible to retain the windows and have the desired programming on the interior by using spandrel glazing in the windows or other relief options. The applicant's proposal is inferior to what has been approved.

Ms. Umbarger stated that a previous suggestion by Mr. Wilson was use of a stucco recess or niche as an alternative to the windows. Window shutters was another suggestion. Those two options, as well as the spandrel glass, are being considered. Because this building faces only the Clubhouse and not any neighbors, they had believed a green wall feature that was consistent with that used on other buildings within this area would be appropriate.

Mr. Fox stated that she was not opposed to the appearance of a greenscape, if it is not growing on a wall. Perhaps adding the landscaping across an ironwork trellis/structure, reflective of that used in their railing, would provide more depth to the façade, as well as add an element of interest around the door.

Mr. Stidhem stated that staff included the condition, so he assumes they have no objection to working with the applicant to identify the façade relief.

Ms. Husak responded that staff is willing to do so.

Ms. Newell requested confirmation that the applicant is in agreement with the two conditions as stated.

Mr. LaRocca responded that they are in agreement.

Mr. Fishman requested clarification that the relief that would be selected would be one of the three options suggested by the Commission.

Mr. Stidhem responded that staff would work with the applicant to identify the appropriate façade relief, but the Commission is not stipulating what that should be.

Mr. Papsidero stated that from staff's perspective, the Commission members have expressed their preferences for the options to be considered with the Applicant, so staff would attempt to identify a solution that is keeping with the options and the intent behind those options.

Mr. Stidhem moved to approve the Amended Final Development with the two recommended 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. Kennedy seconded the motion.

Vote on the motion: Mr. Wilson, yes; Mr. Fishman, yes; Ms. Kennedy, yes; Ms. Fox, yes; Mr. Stidhem, yes; Ms. Newell, no.

Motion approved 5-1.

2. PUD – The Hamlet on Jerome, 9341 & 9351 Jerome Road, 19-011FDP, Final Development Plan

Ms. Newell stated this is a proposal for all final details for the development of a residential community consisting of 18 single-family lots and two acres of open space on an 8.69-acre site zoned Planned Unit Development District. The site is southwest of Jerome Road, approximately 1,000 feet south of the intersection with McKittrick Road. The Commission has the final authority on this application, therefore witnesses will be sworn in. This is a request for a review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.

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

Ms. Husak stated that there are two separate case numbers for this project, one is for the Final Development Plan; the other is for the Final Plat. That is due to the City's application fees for 2019, and Council's request that the two types of applications no longer be combined. Previously, they have been combined. Because staff's presentation will cover both cases, the Chair will want to read that additional case into the record.

Ms. Newell read the companion case into the record:

3. PUD - The Hamlet on Jerome, 9341 & 9351 Jerome Road, 19-010FP, Final Plat

Ms. Newell stated that this application is a proposal for the subdivision of 8.69 acres into 18 single-family lots, two acres of open space, and rights-of-way for two public streets on the southwest side of Jerome (Manley Road) north of Corazon Drive. The site is zoned Planned Unit Development District. This is a request for a review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.

Case Presentation – Final Development Plan

Ms. Husak stated that the Planning and Zoning Commission reviewed the rezoning application for The Hamlet on Jerome Road on October 11, 2018 and made a recommendation of approval to City Council, and in January 2019, City Council approved the zoning for the planned unit development district. The site is on the south side of Jerome Road just north of Tartan West. It currently has a single-family home that will be retained. Nothing has changed since the rezoning, but the Applicant has provided the additional details required for the Final Development Plan. The two public streets are Roma Drive, which extends to the north, and Hamlet Court, which accesses all of the lots including the existing single-family home to the rear.

Landscape Plan:

The Applicant has made changes responsive to Council's request that the landscaping be enhanced around the open space, including additional amenities, outcroppings and plantings. On the other side, the Reserve on Jerome Road accommodates the majority of the replacement trees. Some details of the Final Development include: benches in the open space area, an entry feature sign, and the required consolidated cluster mailbox unit, as required by the United States Postal Service (USPS) for all new development.

Maintenance Responsibility

During the rezoning review, Council revised the maintenance responsibilities and requested a graphic depicting the open space maintenance responsibilities in the development. The Applicant has included that graphic, which shows that the open space including the stormwater management pond, is being maintained by the HOA. The original proposal was that the City would provide that maintenance. The City will own all the open spaces.

Staff has been working with the applicant on the finalization of the details. The Final Development Plan is provided for approval with nine conditions – some landscaping and some engineering, which will be addressed during the construction drawing phase. Those conditions include:

- 1) That the applicant updates the tree survey to indicate all surveyed species;
- 2) That the applicant work with staff in an attempt to preserve trees #44 and #56 during construction;
- 3) That the applicant coordinates the planting of shrubs in larger clusters and in larger beds to provide visual impact from a distance;
- 4) That the applicant should also increase the dimensions of the stone outcroppings;
- 5) That the applicant includes the expected maintenance costs and responsibilities in the marketing materials, closing documents, and the model home for this development;
- 6) That the applicant continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer;
- 7) That the applicant continue to work with Engineering to investigate the feasibility of conveying the 100-year flood routing underground via storm sewers in lieu of overland flow to eliminate ponding on the undeveloped parcel to the northwest and of reconstructing the existing section of Roma Drive, to the satisfaction of the City Engineer;
- 8) That the applicant provide an additional rear yard storm structure between Lots 11 and 12 and provide easement documentation demonstrating that the property owner of the undeveloped parcel to the northwest is accepting of the proposed offsite grading to the satisfaction of the City Engineer prior to the issuance of engineering's final plan of approval; and
- 9) That the applicant continue to work with the City and the United States Postal Service to establish an acceptable location for the cluster mailbox unit.

Case Presentation – Final Plat

The Final Plat is reflective of the subdivision regulations, setting aside the land for the lots to be built on, as well as the rights-of-way for those public streets. All of the technical information is

included in the Final Plat, as required by City Code. Staff recommends approval of the Final Development Plan, with the usual condition:

- 1) That any minor technical adjustments to the final plat be made prior to submission to City Council.

Commission Discussion:

Mr. Fishman inquired if it had been determined if the existing single-family home would be included in the homeowner association.

Ms. Husak responded that that property is not included in the homeowner association.

Ms. Fox inquired about the stormwater drainage and Engineering's concerns. There is an attempt to divert some of the surface stormwater underground.

Mr. Hendershot responded that the concern relates to the significant amount of ponding that is occurring offsite to the northwest and running down to this site. Staff is working with the applicant to minimize the amount of ponding that is occurring, possibly diverting some of that water overland and to the detention basin to the southwest.

Ms. Fox inquired if any of the drainage issues could be partially addressed with fencing. Masonry fencing will be permitted in the future along that back lot line of the properties in that area. Would staff anticipate that the masonry fencing would impact drainage?

Mr. Hendershot responded that in areas where there would be flood routing, there would be a drainage easement. Fences would be prohibited within those areas to avoid obstructing the flow of stormwater.

Ms. Fox inquired if staff has any concerns about the ability to mitigate stormwater drainage issues.

Mr. Hendershot responded that there are no significant concerns. It is important to ensure that there is proper drainage away from the homes. Flood routing is in place to ensure that up to a 100-year storm event, ponding does not occur up against the homes. The goal is to minimize the amount of ponding in the northwest area. It is important to ensure there is no impact to any future development to the north.

Ms. Fox stated that Council expressed some concern that if there were a heavy rainfall, the water from the pond could rise to overflow onto the flat berm around the pond.

Mr. Hendershot responded that the basin is sized so that a 100-year storm event would be fully contained in the basin. In addition, there is a spillway elevation that would divert the water at a certain location.

Mr. Fishman stated that the pond is maintained by the homeowners' association, but whose responsibility is the maintenance of the land around the pond?

Ms. Husak responded that the land around the pond is within Lot #18, which is Mr. Lorenz's property and his maintenance responsibility.

Ms. Kennedy inquired about the connection of the sidewalk and bikepath in this development to existing sidewalks/bikepaths within that area.

Ms. Husak responded that they would be connected. The streets are public, so will have sidewalks, as required by Code. There is also a bikepath connection through the open space on the northeast side. There will also be a bikepath along the entire Jerome Road frontage, which will connect to the Tartan West bikepath.

Applicant Comments:

Dan Lorenz, 9341-9351 Jerome Road, Applicant, stated that the City review process has been lengthy, and he is ready to begin the project.

Mr. Fishman stated that he continues to have a difficulty with the density. Although the density includes the existing home on the site, that house is not included in the homeowners' association.

Mr. Lorenz responded that he would be maintaining three acres, while the HOA will be maintaining a very small acreage. It did not seem appropriate to include his property with the HOA maintenance responsibility.

Mr. Stidhem stated that he was removing some of the maintenance burden from the HOA by not including his property.

Mr. Fishman stated that his concern is that a future buyer of Mr. Lorenz's property would find that they are included in the density of the entire site.

Mr. Lorenz responded that any future developer of his current property would be required to pursue City approval through the usual planning and development process, so the Planning Commission would have significant input in that approval.

Mr. Fishman stated that a separate property should not be included in the density of this subdivision.

Ms. Husak clarified that the subdivision consists of 18 lots, one of which is comprised of three acres. Including Mr. Lorenz's property in the density achieves the ratio of two units/per acre.

Mr. Fishman inquired if Mr. Lorenz would be permitted two units/acre, then.

Ms. Husak responded that he would not. His property is zoned as a single-family lot. There are 18 lots, one of which is already developed (Mr. Lorenz's).

Mr. Fishman inquired if Mr. Lorenz could incorporate another 8 lots on his three acres.

Ms. Husak responded that he could not. It would violate the zoning. It would be necessary to seek a rezoning from the City. In addition, that rezoning would not meet the Community Plan provisions.

Mr. Lorenz stated that his understanding is that with a Planned Unit Development, it is necessary to seek City approval.

Ms. Newell stated that although this lot is much larger than the other lots, they are all part of the PUD.

Ms. Fox inquired how a property zoned R1 could be part of a PUD.

Ms. Husak responded that relates only to the development standards. Whatever setbacks are contained in the Zoning Code for R1 is what would be applicable to this lot, while the other lots have much smaller setbacks.

Ms. Fox inquired about the property maintenance responsibility in one area. Mr. Lorenz already has three acres to maintain. However, the last lot to the northwest will be part of Subarea A, and directly adjacent the existing home. That parcel owner will be relying on Mr. Lorenz to maintain what appears to be his side yard. Is there a reason the maintenance responsibility does not end at the drive entrance in order to ensure that parcel would have landscaping similar to the other lots?

Ms. Husak responded that the land is very treed in that area, so it would not be an area Mr. Lorenz would need to mow.

Ms. Fox stated that on the preliminary landscaping plan, there were ornamental trees both at the front and the rear of the properties, but they are not included in the final landscaping plan.

Todd Foley, Principal, POD Design, 100 North Woods Boulevard, Columbus, stated that he is the landscape architect on this project. The Development Text stipulates that every lot is required to plant a designated amount of trees. At the preliminary development stage, it was important for them to establish their intent for the lot, to confirm their commitment. City Code requires two trees per lot, and it is their intent to do so.

Ms. Fox stated that on the final landscaping plan, the trees are not depicted on L-1.1, but are shown on L-1.4; she wants to ensure the trees will be included.

Mr. Foley confirmed that they would be included. Ultimately, the final design is the purview of the homeowner, provided it is consistent with the Development Text.

Ms. Fox inquired if the developer would install the trees for the homeowner.

Mr. Foley responded affirmatively. It is a part of the development of each single-family home, and the homeowner will be required to meet all the landscape standards, one of which is the placement of those trees on their lot. The trees will be installed as part of the development of their lot.

Mr. Husak noted that the trees would be reviewed by the City landscape architect in conjunction with each individual building permit for the homes.

Mr. Fishman inquired who is responsible for putting in the trees. If the trees are not installed, who is held responsible?

Ms. Husak stated that the individual homeowner is required to have the trees installed, but their builder will do so in conjunction with the permitting process.

Mr. Fishman inquired if the builder would make it his responsibility to do the installation.

Mr. Foley responded affirmatively; it is part of the City's permitting process.

Mr. Fishman stated that during the preliminary development review, the closeness of the properties was discussed. Does one lot's air conditioning unit continue to encroach on their neighbor's property?

Mr. Foley responded that earlier situation has been addressed. The lots have been sized and the location of the air conditioning condensers identified appropriately. The hatching in the shown exhibit shows that space between the lots. There is also a shared maintenance access that traverses the properties.

Ms. Fox stated that the fencing is permitted to be four-foot high, along the perimeter, and may be masonry and wrought iron or steel. Masonry encompasses many different materials – brick stone, manufactured stone. It has been stated that these fences will be permitted to connect. If different masonry materials are used along the perimeter of these homes, and those fences connect, how will that mix and match fencing look? She would recommend the use of only one material be permitted.

Mr. Foley stated that the fencing is permitted only along the rear of the properties. The HOA design committee would have the responsibility of reviewing the proposed fences. In addition, a drainage easement runs along all the properties to the south, so they will not be permitted to have a masonry fence. There are only a few lots on the north and five on the east with the ability to have that variety of masonry fences. Their thinking was that a stone or brick fence adjacent to a wrought iron fence is a complementary combination.

Ms. Fox stated that on the east side, those fences will be visible from the open space area. She wants to ensure the result will be pleasing. Currently, the masonry wording is a little too vague. Could it be tightened to avert a problem? Perhaps the HOA architectural design committee will be able to address that.

Mr. Foley responded that with the size of these lots, they do not anticipate many fences along the rear, although they are permitted. The HOA architectural design committee will be able to address the issue.

Ms. Fox requested that an explanation be provided regarding how the usability of the pond was improved.

Mr. Foley stated that there are topography changes between the cul-de-sac and the pond area, and the access to the pond needed to be improved. There now is a meandering path to the pond that transitions that grade, which includes some steps of rock outcropping. There will be a bench at the pond, surrounded by a flat berm that is a maintained lawnspace. There will be pockets of landscaping in different areas, and trees will be planted around the pond. A fountain in the pond will provide some ambient noise.

Ms. Fox stated that the bench is a good addition, but if there are no other benches, she is hopeful that the rock outcroppings will provide additional opportunities for seating, as well.

Mr. Foley responded that they would provide such opportunity.

Mr. Stidhem stated that this plan should be used in the future as a good example for how a pond should be planned and function. In the past, typically ponds in this type of setting have not offered any way of engaging with the people who live nearby. This is exactly the right kind of plan for a pond.

Mr. Wilson inquired if the sidewalk on Jerome Road is an existing sidewalk.

Mr. Foley responded that it is not. It is an extension of the bikepath that currently exists in front of the neighboring property to the east.

Mr. Wilson inquired what the reason is that the sidewalk is not being extended all the way to the property line on the north end; it appears to stop three-four feet short. The same situation appears to be true along Roma Drive.

Ms. Husak responded that it is likely a constructability issue. It is not possible to extend it all the way to the property line without crossing the property line, and that site is not actually in the City.

Mr. Hendershot stated that the right-of-way extends to the property line. From a constructability standpoint, it is difficult to tie in that grade without going offsite to do that work. They will get right-of-way to the property line so that in the future, if that road is extended, there will be the opportunity to make that connection.

Mr. Wilson inquired if the requirements for the home elevations have been included. Is the City involved in reviewing those architectural guidelines?

Ms. Husak responded that the Development Text includes the rules for materials, architectural character, etc. For a subdivision with single-family homes, the Commission would not review individual homes. Some character images were provided with the Preliminary Development Plan. Those are part of the zoning and will guide the future architecture. The elevations are individually reviewed at the Building Permit stage.

Ms. Fox reiterated her preference would be that the masonry fencing wording be tightened to ensure a pleasing appearance.

Mr. Foley stated that they are willing to work with staff to tighten that wording.

Mr. Boggs inquired if the text regarding the fencing line to which she is referring is found in the Development text or in the Approved Development Plan.

Ms. Fox responded that it is in the Development Text.

Ms. Newell noted that it states that, "permitted fencing materials shall be limited to masonry and wrought iron/steel. Wood or vinyl fencing shall not be permitted."

Ms. Fox stated that the masonry materials include brick, stone and manufactured stone. Proposed fences would need to undergo design review, but because they are permitted along the entire backline of the lots on the east side and will be viewed from the open space, some consistency is desirable.

Mr. Stidhem inquired if she is concerned that cinder block would be used.
Ms. Fox responded affirmatively.

Ms. Newell stated that, actually, cinder block is masonry.

Ms. Fox stated that although that likely would not occur, she is concerned about avoiding "worst case scenarios."

Mr. Boggs pointed out that the design review section in the Development Text, states that "all homes shall be held to a high quality design construction. No improvements, change, construction, addition, excavation or other work or action that in any way alters the exterior appearance of the lots or common open space shall be commenced or continued without review and written approval from the Design Committee." That is the HOA's mechanism for controlling that appearance. That language would include approval of fencing materials and how they would interact with each other from lot to lot. That Development Text has been approved, so it is the zoning for the site. No fencing plan is mentioned in the Final Development Plan. The discussion from this meeting and from previous meetings where the Development Text was reviewed would exist to guide any future fencing requests on this site. However, questions about fencing are not before the Commission tonight.

Mr. Wilson inquired about the materials used for sidewalks and driveways. The only material appears to be concrete.

Mr. Papsidero responded that page 17 of the Development Text provides for concrete decorative unit pavers, brick or exposed wash, or a combination thereof for driveways.

Mr. Fishman inquired if blacktop drives are included.
Mr. Papsidero responded that they are not.

Mr. Boggs noted that the text specifically states that asphalt will be prohibited as a material.

Mr. Stidhem inquired if the applicant is in agreement with the nine conditions.

Mr. Lorenz indicated that he is in agreement with the nine conditions.

Mr. Stidhem moved to approve the Final Development Plan with the following nine conditions:

- 1) That the applicant updates the tree survey to indicate all surveyed species;
- 2) That the applicant work with staff in an attempt to preserve trees #44 and #56 during construction;
- 3) That the applicant coordinates the planting of shrubs in larger clusters and in larger beds to provide visual impact from a distance;
- 4) That the applicant should also increase the dimensions of the stone outcroppings;
- 5) That the applicant includes the expected maintenance costs and responsibilities in the marketing materials, closing documents, and the model home for this development;
- 6) That the applicant continue to work with Engineering to demonstrate compliance with stormwater requirements as defined in Chapter 53 to the satisfaction of the City Engineer;
- 7) That the applicant continue to work with Engineering to investigate the feasibility of conveying the 100-year flood routing underground via storm sewers in lieu of overland flow to eliminate ponding on the undeveloped parcel to the northwest and of reconstructing the existing section of Roma Drive, to the satisfaction of the City Engineer;
- 8) That the applicant provide an additional rear yard storm structure between Lots 11 and 12 and provide easement documentation demonstrating that the property owner of the undeveloped parcel to the northwest is accepting of the proposed offsite grading to the satisfaction of the City Engineer prior to the issuance of engineering's final plan of approval; and
- 9) That the applicant continue to work with the City and the United States Postal Service to establish an acceptable location for the cluster mailbox unit.

Ms. Fox seconded the motion.

Vote on the motion: Ms. Newell, yes; Mr. Stidhem, yes; Mr. Fishman, no; Ms. Kennedy, yes; Mr. Wilson, yes; Ms. Fox, yes.

Motion passed 5-1.

Mr. Stidhem moved to recommend approval to City Council of the Final Plat with one condition:
That any minor technical adjustments to the final plat be made prior to submission to City Council.

Ms. Newell inquired if the Applicant was in agreement with the one condition.

Mr. Lorenz indicated he was in agreement.

Mr. Wilson seconded the motion.

Vote on the motion: Ms. Kennedy, yes; Mr. Fishman, no; Ms. Fox, yes; Mr. Stidhem, yes; Ms. Newell, yes; Mr. Wilson, yes.

Motion passed 5-1.

Ms. Newell that she is working with Dublin Schools on several projects, and although she is not the design professional on the following case, she will recuse herself from the consideration. She requested that the Vice Chair lead the discussion. [She excused herself from the remainder of the meeting.]

4. Dublin Jerome High School, 8300 Hyland-Croy Road, 19-017AFDP, Amended Final Development Plan

Mr. Stidhem stated that this application is a proposal for the installation of a 147-square-foot scoreboard for the baseball field at Dublin Jerome High School to replace the existing scoreboard. The site is northeast of the roundabout of Hyland-Croy Road and Brand 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 an Amended Final Development Plan under the provisions of Zoning Code §153.050.

Mr. Stidhem swore in any individuals who would be addressing the Commission on this case.

Case Presentation:

Ms. Husak stated that this is a proposal for a new scoreboard to replace an existing one. Because the school is located within a Planned Unit Development, and the size of the replacement scoreboard is slightly greater than the original, it requires review by the Planning and Zoning Commission. The proposed project meets all applicable rules and regulations of the Development Text, and staff recommends approval of this request without any conditions.

Ms. Kennedy inquired the purpose of the upgrade. The current scoreboard would not be that old. Ms. Husak responded that it is at least ten years old. The Applicant can clarify the purpose.

Ms. Fox inquired if there would be any lighting emanating from the backside of the scoreboard.

Jarrold Norton, Morrison Sign Company, 2757 Scioto Parkway, Columbus, Applicant representative, stated that there would be no lighting emanating from the backside. Lighting is limited to the front side, facing the baseball field.

Ms. Fox inquired of what the uplighting would consist.

Mr. Norton responded that it consists of LED lighting.

Mr. Stidhem stated that some LED lighting can be too direct, quite bright and obtrusive. Would the lighting used here be blocked appropriately?

Mr. Morton responded that the lighting is not laser; it consists only of LED modules, and would not project outward.

Ms. Fox moved to approve the Amended Final Development Plan without Conditions.

Ms. Kennedy seconded the motion.

Vote on the motion: Mr. Wilson, yes; Mr. Fishman, yes; Mr. Stidhem, yes; Ms. Fox, yes; Ms. Kennedy, yes.

The motion carried 5-0 with one abstention.

Communications

- Ms. Husak stated that the Central Ohio Planning and Zoning Workshop will be held on May 17 at The Exchange. Some City Planning staff members are engaged in the planning of the conference. Commissioners are invited to attend.

Mr. Papsidero noted that City Planner; Nicki Martin is running the entire workshop. This is the Central Ohio section of the Ohio Chapter of the American Planning Association.

- Due to Spring Break and the State of the City address on March 14, the next PZC meeting will be on April 4, 2019.

Other Information

- HOA Maintenance of Ponds

Ms. Fox stated that she wanted to make fellow Commissioners aware of a recent Council discussion regarding pond maintenance. As additional ponds are developed within numerous communities within the City, and frequent City assumption of the associated pond maintenance, the cost of the maintenance has increased. The annual cost of that maintenance per pond is approximately \$4,000-\$6,000. Council is considering implementation of a policy that the City would no longer assume that maintenance responsibility at the taxpayers' expense. The opposing view is that the detention ponds are part of the overall City stormwater system, and it is important that they be maintained appropriately. The discussion is continuing, including the possibility of an initial fee paid by developers on behalf of the homes within the development to help offset the maintenance costs.

With The Hamlet on Jerome development, the City would have been assuming the annual cost of the pond maintenance on behalf of 18 homes. Council requested that the pond maintenance cost for this development be the responsibility of the homeowner association.

Mr. Fishman noted that this was the reason for his earlier negative vote on the rezoning of this development. Designating this cost to the City began a number of years ago. A similar issue has occurred in the past with the maintenance of private streets. Although private streets were requested and approved for various developments, the residents of those communities experienced difficulty meeting the cost of the street maintenance. Subsequently, they submitted hardship petitions to Council for City assumption of that responsibility. The City began to assume the costs of maintaining streets that were not constructed consistent with City Code requirements for City streets. Current Federal law requires that HOAs retain financial reserves for the maintenance of their community amenities. The City should consider enforcing it accordingly. All HOAs should be required, and structured appropriately, to maintain financial reserves for that purpose.

Ms. Fox stated that Council directed The Hamlet developer to provide detail on what the monthly HOA of the homeowners would include. The cost of the pond maintenance was estimated to increase the homeowner's HOA \$20-\$40 per monthly.

Ms. Husak stated that it is a condition that was put in place with the Preliminary Development Plan. It was included in the Final Development Plan conditions, as well, to add an additional layer of clarification, as there are no marketing materials for the new development at this point. That clarification was added in an attempt to ensure that future residents of this community will be made aware that the pond maintenance is included in their HOA fee.

Mr. Stidhem expressed disagreement with that direction. He does not believe the pond maintenance should be the responsibility of homeowner associations. Doing so, will result in future issues, either unattractive ponds or enforcement issues. Initial abdication of that responsibility will not completely abdicate the City's responsibility.

Ms. Fox responded that discussion on the issue is warranted, which may not have an "either/or" answer. Perhaps establishing a fee for the developer or the HOA to offset the cost of City maintenance of the pond would be feasible. There is opportunity for other suggestions.

Mr. Fishman stated that there are two perspectives, but his view is that because the ponds are used only by the residents within that community, they are essentially private ponds. The HOA members who enjoy the ponds and on whose property they are located, should be responsible for the maintenance. There is a need to ensure the HOA has the financial reserves therefor and that the maintenance occurs appropriately. Typically, members of a new community do not complain if they are made aware at the beginning that cost is included in their HOA fee. The issue is if the HOA does not have the necessary reserves.

Mr. Wilson suggested that guidelines be developed and shared with developers. Those do not exist at this point. If the estimated maintenance cost is \$6,000, what would that entail – mowing?

Ms. Fox responded that it would include pond chemicals, aeration system maintenance, etc. People who have ponds maintain them differently, so there would be a benefit establishing standard guidelines. There are some chemicals that it may be preferable not to permit, as the water and any added chemicals would move downstream and connect/impact other ponds. She requested that Planning staff provide a report to Council sharing the Commission's discussion on this topic for Council's future policy consideration.

Mr. Fishman agreed that this discussion is very important, as in some cases, the responsibility can be very burdensome. In The Hamlet's case, the responsibility is being placed on only 18 homeowners. Developers will need to include the cost of construction and maintenance of the development's reserve areas up front. To their credit, the Muirfield Association addressed this need from the beginning, and that HOA has sufficient money to maintain the private ponds in that community.

Mr. Kennedy inquired according to what standards does Muirfield maintain their ponds.

Mr. Fishman responded that they are maintained consistent with City guidelines, the same as other communities. The Association maintains a good relationship with the City and remains cognizant of City requirements. The type of pond chemical application is tightly controlled. The issue for HOAs is having a sufficient financial reserves. Because the new development has only 18 lots, there will be a high association fee to cover those costs.

Ms. Husak noted that Tartan Ridge encompasses 180 lots, and those homeowners object to their HOA fees.

Mr. Fishman inquired if Tartan Ridge pays an additional tax or cost for that development's streets.

Mr. Papsidero inquired if he is referring to an additional tax millage.

Mr. Fishman responded that he believes the development pays an additional millage to reimburse TIF funds used for construction of those streets.

Mr. Boggs responded that would be dependent upon whether the development had a TIF agreement. Not every development that has public streets has such an agreement. The plat for The Hamlet at Jerome provides public right-of-way dedication for public streets, but there is no TIF agreement for street construction. The increase in the valuation of that property as a result of its development will not go into a separate fund for improvements specific to that development. With a TIF structure, there is a defined TIF area, and the increase in the assessed valuation as a result of the development of that property goes into a special TIF fund for that TIF area; all of that tax increment finances infrastructure improvements to service that development. However, that is not the case for most subdivisions.

Ms. Husak stated that there is an additional assessment in the Tartan Ridge development, which relates to the township boundaries. For a time, the residents in Jerome Township receiving Washington Township Fire and Emergency services were required to pay an additional fee. She is unsure if that remains the situation there.

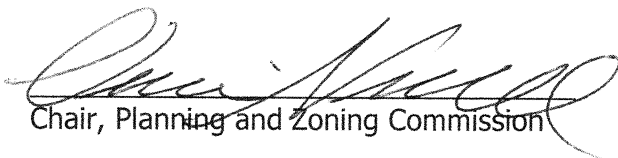
- PZC Member Term Expiration

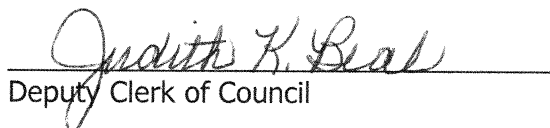
Mr. Stidhem stated that his term on the Planning Commission expires March 31, 2019. He will miss serving on the Commission. He has learned much during his four years of service. He thanks fellow Commissioners for their shared service. He prefers to not see this as a "goodbye", but as a "see you later."

Ms. Fox stated that Mr. Stidhem will be moving on to serve the City in another interesting capacity.

Mr. Stidhem shared that he has been working with Doug McCullough, the City's Chief Information Officer, to create a Dublin Technology Advisory Committee. The committee will meet on a regular basis to provide guidance on City technology efforts. He is excited about the future of that direction.

The Commissioners and staff thanked Mr. Stidhem for his service on the Commission and wished him success in his future efforts. The meeting was adjourned at 8:30 p.m.


Chair, Planning and Zoning Commission


Deputy Clerk of Council