



MEETING MINUTES

Planning & Zoning Commission

Thursday, April 4, 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.

OATH OF OFFICE

Mayor Peterson administered the Oath of Office to new Planning and Zoning Commission (PZC) members, Rebecca Call and Mark Supelak.

ROLL CALL

Commission members present: Ms. Newell, Mr. Fishman, Mr. Wilson, Ms. Kennedy, Ms. Fox, Ms. Call and Mr. Supelak.

Staff members present: Mr. Papsidero, Mr. Hartman, Ms. Husak.

ADJOURNMENT TO EXECUTIVE SESSION

Mr. Fishman moved and Ms. Kennedy seconded to adjourn to executive session for the discussion of personnel matters.

Vote on the motion: Mr. Wilson, yes; Ms. Kennedy, yes; Mr. Fishman, yes; Ms. Fox, yes; Ms. Newell, yes; Ms. Call, yes; Mr. Supelak, yes.

(Motion passed 7-0.)

The meeting was reconvened at 6:45 p.m.

ELECTION OF OFFICERS

Mr. Fishman moved to appoint Planning and Zoning Commission member Kristina Kennedy as the Vice Chair.

Mr. Wilson seconded the motion.

Vote on the motion: Mr. Wilson, yes; Mr. Fishman, yes; Ms. Fox, yes; Ms. Newell, yes; Ms. Call, yes; Mr. Supelak, yes; Ms. Kennedy, yes.

(Motion passed 7-0)

Mr. Fishman moved to appoint Planning and Zoning Commission member Victoria Newell as the Chair.

Ms. Kennedy seconded the motion.

Vote on the motion: Ms. Fox, yes; Mr. Fishman, yes; Mr. Wilson, yes; Mr. Supelak, yes; Ms. Kennedy, yes; Ms. Call, yes; Ms. Newell, yes.

(Motion passed 7-0)

ACCEPTANCE OF DOCUMENTS

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

Vote: Ms. Newell, yes; Mr. Fishman, yes; Mr. Wilson, yes, Ms. Kennedy, Ms. Fox, yes; Ms. Call, yes; Mr. Supelak, yes.

(Motion passed 7-0)

APPROVAL OF MINUTES

Mr. Fishman moved, Mr. Wilson seconded to approve the March 7, 2019 meeting minutes.

Vote: Mr. Fishman, yes; Ms. Fox, yes; Mr. Wilson, yes; Ms. Newell, yes; Ms. Kennedy, yes; Mr. Supelak, yes; Ms. Call, yes.

(Motion passed 7-0)

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. **BSD HTN – The Pearl – Outdoor Speakers, 86 N. High Street, 19-015CU
Conditional Use**
2. **R – Dublin Technology Center – Rezoning, 7060 Coffman Road, 19-019Z,
Rezoning**

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

1. **SD HTN – The Pearl – Outdoor Speakers, 86 N. High Street, 19-015CU
Conditional Use**

Ms. Newell stated that this application is a proposal for the installation of outdoor speakers for an existing tenant space in the Bridge Street Historic Transition Neighborhood. The site is east of North High Street, approximately 100 feet southeast of the intersection with Rock Cress Parkway. This is a request for a review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.

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

Case Presentation

Ms. Husak stated this is a proposal for the installation of outdoor speakers for two proposed outdoor patios for a 6,000-square-foot restaurant in Historic Dublin. The site is located in Building Z2 of the Bridge Park West development, adjacent to the future pedestrian bridge landing and associated West Plaza. The restaurant is located on the east side of North High Street, approximately 400 feet northeast of the intersection with North Street.

On February 7, 2019, the Administrative Review Team reviewed the proposal and recommended approval of the Minor Project Review application to the Architectural Review Board. On February 27, 2019, the Architectural Review Board reviewed and recommended approval of a Conditional Use for speakers associated with two outdoor dining patios for The Pearl restaurant. The ARB had concern with the speakers on the east patio being affixed to the building due to the manner in which sound carries across/down the Scioto River. The Board requested the applicant consider an alternative design to mount the speakers low with sound dissipation toward the building. The applicant indicated they'd be amenable to that solution, but would need to work with their sound engineer. The Board did not add a condition to this effect.

A Conditional Use is requested for the use of outdoor speakers for an existing tenant space. In detail, the proposed project includes:

- Six overhead speakers located in the cover patio space within the awning frame along the West Plaza;
- One overhead speakers located above the rear entry way within the awning frame; and,
- Four overhead speakers mounted to the east elevation of the structure (one per structural pillar).

Staff has requested that the speaker over the entry way be removed. The applicant has provided operational details for the patio, which are consistent with similar patio spaces within Bridge Park West and West. Typically, they stay open later than the restaurant's operating hours. The conditions that were approved earlier by PZC for The Avenue, which is just north of this site, have been carried over for this venue, as well.

Commission Questions:

Mr. Fishman inquired if staff is satisfied that the sound would not penetrate beyond the patio.

Ms. Husak responded that during the earlier ARB discussion, one member shared their experience with the sound from patios travelling across the river. The City's noise ordinance does not contain a required decibel level, so it is difficult for staff to state whether the level is appropriate or not.

Mr. Fishman stated that although the speakers will be placed closed to the ground, the surrounding area has residential units. He would be concerned with noise coming from the patio at 10:00 p.m. He has visited a couple of sites in the Short North and has learned that if it is done correctly, the sound can be contained primarily to the patio. Is staff convinced that the Applicant has conducted the necessary studies to ensure that will happen here?

Ms. Husak responded that is the intent for this tenant space. In terms of condos within the Z1 Building and Z2 Building, it is understood that the people choosing to live there are choosing a particular lifestyle associated with the outdoor patio activity.

Mr. Fishman responded that does not necessarily mean music at 10:00 p.m. Could a condition be added that if the City received resident complaints, responsive changes could be required?

Ms. Husak noted that City Police is responsible for enforcing the City noise ordinance, and they have not received any complaints to date due to noise from the patio spaces along Riverview or High Street. If a resident does have a noise complaint, they should contact the City Police

Department at the time of the occurrence so that the Police can measure the noise while it is occurring. It would be difficult to enforce.

Mr. Fishman responded that is the reason it is important to address the likelihood of a noise issue before the speakers are approved.

Mr. Papsidero responded that staff is bound by the existing Code requirement related to noise and police enforcement. The Code defines an audible noise limit of 50 feet from the source, which is a fairly restrictive standard. Using that guide, the Police can respond to any resident complaint and require that the noise level be reduced appropriately.

Mr. Fishman inquired if staff is confident that the noise from these outdoor speakers will not emanate a distance greater than 50 feet.

Mr. Papsidero responded affirmatively. However, that method of measurement has some shortcomings, because noise travels based on the density and humidity of the air and wind direction. The City's Code restriction of 50 feet is more restrictive than measuring sound decibels.

Ms. Fox inquired if the City has received no complaints regarding this type of noise issue.

Ms. Husak responded that neither Code Enforcement nor Police have received any complaints.

Ms. Fox stated that she lives in the Historic District and knows that the neighbors are hearing music over the water at night. Noise travels more easily over water than it does over ground surfaces. In Bridge Park, there are a multitude of restaurants, which will create a level of ambient noise at night, which may or not be intrusive to the residents. On the other hand, that is a type of environment that is also desired. Because we are aware that this is an issue near the river, additional precautions should be utilized. At minimum, outdoor speakers should not face the river, but be located low to the ground. There is audio science that can guide sound mitigation efforts. Does staff have the expertise, or can the expertise be acquired, regarding how to mitigate noise travelling across the water?

Mr. Papsidero stated that staff would need to study that issue. Physical barriers can be added to outdoor patios, but the barriers would also block the view of the bridge and the river, which is counterproductive. There are likely no easy answers. The City's goal is to create a vibrant business district, which contributes to this dilemma. The Brazenhead, for example, is a noisy site, yet, as far as staff is aware, City Police has received no complaints over the years. Ultimately, if a resident south of Bridge Street has a concern that a level of noise is inappropriate, they should contact the Police immediately. If the Police determines that the noise is exceeding the 50-foot limit, they would direct the facility operator to reduce the volume. Other than including physical barriers, there is no other way to address noise issues.

Ms. Fox stated that it is possible to add a condition regarding the placement of the speakers. It is difficult to determine from the plans if there are planters or any other audio buffers placed on the wall. However, there are things that can be done to contain noise within an area. Could staff look into those opportunities?

Mr. Papsidero responded that going forward, staff can look into the potential measures for reducing the travel of ambient noise.

Mr. Fishman stated that Tucci's has live entertainment in the summer, but passengers in a vehicle travelling along High Street cannot hear it until reaching the vicinity of the restaurant. He is not interested in squashing a live entertainment opportunity.

Ms. Call stated that Code Chapter 132 addresses the 50-foot metric. The definition states "plainly audible at 50 feet." Could that be contested should the response be that it is not plainly audible. Information was provided in the packet about noise measurements. The closest definition she saw was that a moderate, typical conversation could be defined as plainly audible. If the City's receives a complaint regarding a location past that 50 feet, can the City enforce it based upon our definition of plainly audible?

Mr. Hartman stated that the City studied this issue at the time the City changed its requirement from a decibel level to a distance limit, to be consistent with a standard that Courts were enforcing. There was a significant amount of case law to support that, so it was much easier for cities to use. If one could understand the lyrics to a song, it was plainly audible. Dublin has had good success with its enforcement, and since Dublin's adoption of it, other Columbus suburbs have adopted it.

Applicant Presentation

Carter Bean, Bean Architects, 4400 N. High Street, Columbus, Ohio, stated that the operators of this restaurant are also the operators of The Avenue, which is directly across from the West Plaza. During the earlier ARB review, the question was raised as to whether there had been any complaints. As he informed ARB, Matt Starr, Crawford Hoying, the owner and developer of both these properties, has indicated there have been no complaints. As owners in this development and partners in this restaurant, they have a vested interest in not annoying their own occupants. They are attempting to keep the noise level within a manageable level.

Ms. Fox clarified that the complaint that was shared with her was not regarding The Avenue, but regarding the Vaso rooftop restaurant. Noise carried over the river to a site on South Riverview.

Mr. Wilson stated that on the north end of the building, there are speakers on the ceiling. Typically, those work well and are contained; however, the speakers on the east elevation are wall-mounted and face the river. Are the specs for those speakers the same in regard to the noise output?

Mr. Bean responded that this question also was raised at the ARB meeting. The speakers on the north patio are mounted to the awning structure, and they are downward facing. The speaker above the entrance further east on the north façade will be removed, and the speakers on the east patio will be mounted at a lower level – along the railing and facing inward toward the building.

Mr. Wilson inquired if the speakers would be individually controlled.

Mr. Bean responded that the speakers would be controlled by zones.

Ms. Fox inquired if the speakers would be mounted on the river-facing wall.

Mr. Bean responded that they have proposed a glass railing for that side. The speakers would be post-mounted by the four fire pit features that are adjacent to the railing -- those would be separate posts between the fire pit and the railing.

Ms. Fox stated that this restaurant is the one closest to the river. It is important to place the speakers so that their backs are not against something that would also transmit sound.

Mr. Bean responded that the speakers are not mounted against the glass. They would be mounted on posts and facing inward to the patio. They would be part of the lower-level lounge furnishings. A loud speaker within that area would be annoying to the lounge patrons, so the level will be kept lower than the speaker up in the dining patio on the north side of the building, which will be directed downward. No Soliciting is the lower-level patio.

Ms. Fox inquired if they have investigated potential buffers to use behind the speakers to keep the sound from drifting back across the river.

Mr. Bean responded that they have not specifically investigated that. Part of their application before ARB was a request for a glass railing in order to promote the view to the river. Rather than add something to the speakers, it probably is better to appropriately select the speakers so that they are specifically directional with no spillage to the rear.

Ms. Kennedy stated that noise vibration engineering is where she started her career. Following Ms. Fox's line of questioning, what type of materials will there be on the patio? Will there be cushions on the seat, or any kind of fabrics that can absorb sound?

Mr. Bean responded affirmatively. Those are components of the lounge furniture in that patio space. Hopefully, there are many people sitting there, as well, which would absorb the sound.

Ms. Kennedy stated that it appears that there will be fabrics and other materials that will absorb sound.

Mr. Fishman stated that it has been stated that the speakers are independently controlled, so if some of the speakers are too loud, could they be turned down?

Mr. Bean responded affirmatively.

There were no additional public comments or commission questions.

Ms. Newell inquired if the Applicant was in agreement with the three conditions.

Mr. Bean indicated that he was in agreement.

Ms. Fox stated that if The Pearl was to move out and another restaurant were to move in and wanted to change the position of the speakers, there should be a condition that the speakers should always face away from the river.

Ms. Newell responded that if a new tenant were to move in and wanted to make a change to either the operational hours or to the location, position or number of speakers, the Code requires that the change would need to be reviewed and approved by the City.

Ms. Kennedy moved, Mr. Fishman seconded, for approval of the Conditional Use with the following three conditions:

- 1) That the use of the outdoor speakers be limited to the tenant's hours of operation and not to exceed one hour past closing;
- 2) That the speakers be permitted to the patio and therefore, be removed from the rear entry/exit; and
- 3) That the use of outdoor speakers be prohibited during City-sanctioned special events or programming in the Riverside Crossing Park – West Plaza.

Vote on the motion: Mr. Wilson, yes; Mr. Supelak, yes; Ms. Call, yes; Ms. Newell, yes; Ms. Fox, yes; Mr. Fishman, yes; Ms. Kennedy, yes.
(Motion Passed: 7-0)

2. R – Dublin Technology Center – Rezoning, 7060 Coffman Road, 19-019Z, Rezoning

Ms. Newell recused herself from the next case, because she is working with Dublin City Schools on a project. The Vice Chair will officiate.

Ms. Kennedy stated that this application is a proposal for a standard district rezoning, to rezone 2.29 acres from Rural District to Suburban Office and Institutional District to permit office and institutional uses for the property. The site is east of the intersection of Coffman Road and Adventure Drive. This is a request for a review and recommendation of approval to City Council for a Rezoning under the provisions of Zoning Code Sections 153.232 and 153.234.

Case Presentation

Ms. Husak stated that this is a proposal from Dublin City Schools to rezone 2.3 acres from R, Rural District to SO, Suburban Office and Institutional District to permit office and institutional uses for the property. Because this is a standard rezoning, all of the use, setback, lot coverage and parking regulations fall within the zoning code, and no PUD is required. All rezonings occur by legislation, so the Commission would consider recommending the application to City Council for approval to establish this zoning on the site for future use. That legislation would be considered by Council at their May meetings. After Council approval, the School would be free to proceed with application for building permits to pursue any improvements to the site or the building.

Site

The site is a 2.29 acres just north of what is currently the Administration Building of Dublin City Schools on the east side of Coffman Road. The Future Land Use Map within the Community Plan is the first document that is considered when rezoning requests are submitted. That map cites this site as an Institutional Use, so their request aligns with that. The site is currently zoned Rural because most land that is annexed to the City receives Rural zoning as the base line zoning. As improvements occur, applicants pursue a rezoning of the proposal. The site immediately to the south is also zoned as Suburban Office (SO). The rezoning would align the two sites. The intent is for them to work in cohesion, particularly with the new Emerald Campus and the moving of some uses from the southern building to that campus. With a standard

district rezoning, there are no review criteria, other than the Community Plan. There is no particular Area Plan for this parcel in the Community Plan. Staff recommends that the Commission approve and recommend this application to City Council for approval.

Ms. Fox inquired if the adjacent property is zoned Suburban Office.

Ms. Claudia responded that the property to the south is zoned Suburban Office.

Ms. Call stated that she has not reviewed the difference between Conditional and Permitted Uses at this point, but some of the uses are Medical Offices and Insurance Offices – businesses that generate a higher traffic volume.

Applicant Presentation

Glen Dugger, Smith and Hale LLC, 37 W. Broad Street, Columbus, OH 43215, stated that Jeff Stark, Director of Real Estate, Building and Planning, Dublin City Schools, is present this evening, as well. The Schools are engaged in a multi-faceted building program. The current central offices are moving to the Emerald Campus. Currently, Dublin Schools operates a preschool in five of their elementary school buildings. It is better not to locate preschoolers next to 5th graders. An interesting factor is that when the child reaches the age to begin Kindergarten, their school year will begin in September; however, a three-year old may begin the preschool program immediately after their birthday. Therefore, the preschool facilities will be occupied year-round. Due to a change in the law, Dublin Schools is aggregating their preschool program to the building to the south, which is zoned SO – Suburban Office. That building, the current Administration Building, will be completely rehabilitated to house the aggregated Preschool Program. This older building was used as the I.T. building, and is currently used as a meeting/training center for the school district. The plan is for this property to work with the property to the south, so they need to be aligned and zoned together. The property to the south is zoned SO, and rezoning this building to SO, as well, is consistent with the Dublin Community Plan. It is not the School's intention to ever sell the property or redevelop it for purposes other than school district uses. As stated, it is important that the two buildings work together in regard to access, which is the reason for the rezoning. It is in the best interests of the School District to continue to provide for what will be the 3-year-old preschool program.

Jeff Stark, Chief Operating Officer, Dublin City Schools, 6371 Shier Rings Road, Dublin, stated that the school levy that recently passed was based upon the anticipated level of enrollment. School enrollment has exceeded 16,000 students. In the last three years, enrollment has increased over 2,000 students, which is the size of an average school district in the State of Ohio. Per the Dublin Schools Master Plan, groundbreaking for two new elementary schools will occur April 12. A middle school also will be built; additions will be added to two of the three high schools; and the other will be receiving extensive repairs. According to their future growth assessments, Dublin Schools does not anticipate reaching a leveling-off point until 2030. Therefore, the Schools will be retaining all its current property and potentially acquiring additional. It may be necessary to use a small portion of this parcel to create a lane for bus drop-offs.

Ms. Call inquired if, because five preschools will be aggregated at this site, has a study been conducted to evaluate the projected increase in traffic volume.

Mr. Stark responded that a traffic study on increased traffic volume on Coffman Road has not yet been conducted; however, there will be no increase in the total number of buses running in the

District. Currently, there are approximately 146 buses and 195 drivers. The Schools are attempting to schedule a meeting with City Administration to discuss Coffman High School traffic. With the addition of the Emerald Campus, Coffman High School has some concerns regarding the street and signage. They will attempt to bundle the conversation regarding the Coffman High School traffic congestion with a conversation regarding the preschool traffic on Coffman Road.

Ms. Call stated that it is her understanding that the street designation of Coffman Road is Minor Arterial.

Ms. Husak responded affirmatively. The parcel to the south is not part of the rezoning. The applicant has been working with Planning and Engineering and with the Washington Township Fire Department to provide the Schools all the necessary information for the permitting of a preschool use on that site.

Ms. Fox inquired if the intent is to utilize the northern site to give aid to the southern site. Mr. Stark responded affirmatively.

Ms. Fox inquired if they anticipate any additional structures that would be adjacent to the residential neighborhood to the north and east. Mr. Stark responded that at this time, they are not yet certain what they will do with the Tech Center site.

Mr. Dugger stated that the parking for the Tech Center is on the north property line. In the event that building were torn down and replaced with an expansion of the preschool facility -- its next most likely use, any redevelopment would have to occur within the requirements of the Suburban Office use in terms of Setback, Parking, Building Height, etc. The legacy house is 20+feet from the property line, and the parking is four-five feet from the property line. Any necessary redevelopment would occur in accordance with the Code requirements for SO zoning, which would not permit parking within four feet of the north property line.

Ms. Fox stated that this would be a straight rezoning; adjacent property owners would want some landscape buffer.

Mr. Dugger responded that is contained within the SO zoning.

Ms. Husak stated that it actually would be a higher requirement from Office to Residential versus a Rural to Residential. There is a six-foot fence along the northern property line, which would fulfill the screening requirement.

Ms. Fox stated that the residents are accustomed to being next to a civil and public use, but anything new would cause some concern, although it appears there will be extra protection.

Mr. Dugger stated that, unlike a business, they are a school district. They want to do everything in partnership with the community. For example, they have been meeting with the East Dublin Civic Association every quarter in regard to the new school that will be built on their Martin Road property. Because they are part of the community, they want to be in partnership with the City and the community. The big difference between the School District's transactions and other real estate transactions is that every adjacent resident to a school is also a voter.

Ms. Call requested clarification of the reason for this particular request at this particular time. Mr. Stark responded that they will be touching the land. The School District has other legacy properties that they are not impacting at this time, but for this property, the time is now. Their intent is to use their land to the north to the advantage of their property to the south. To do so, it is important to make sure the two properties were zoned the same – SO. This rezoning also will provide citizens the assurance the School will be held to that higher standard.

Public Comment:

Trisha Koehler, 7100 Starkeys Ct., Dublin 43017, stated that Mr. Stark mentioned that a bus loop would be constructed. That is her biggest concern, as her property does back up directly to the Tech Center.

Mr. Stark stated that the bus loop being considered at this time is south of the existing building, south of the parking lot, and at the edge of the property.

Ms. Koehler inquired if it would be between the School's Central Office and the Tech Center.

Mr. Stark responded affirmatively. It would be behind the Central Office and south of the Tech Center, and between the two existing buildings.

Ms. Koehler stated that a bus moving through that area would bring noise and exhaust fumes and nuisance to the residents.

Mr. Stark stated they would work with the City on that addition, but it is independent of the rezoning.

Ms. Husak confirmed that it is independent of the rezoning.

Ms. Koehler stated that she spoke with Dr. Hoadley, who suggested that the bus loop would swing south of the Central Office. She is very supportive of the Schools and enjoys living where she does. However, there is one thing that has been difficult and that is the existing traffic volume. The school parking lot is much too small for the level of use. There are usually additional vehicles parked along the adjacent tree line between their property and the Tech Center. However, they deal with the situation. They are currently re-landscaping their backyard. Twenty-five years ago, the buffer of pine trees between the Tech Center building and their property was installed on their property. Consequently, it is now their responsibility to replace that old landscaping. She serves on the HOA for her neighborhood and is certain they will be very concerned about a bus loop directly abutting their backyards.

Ms. Kennedy inquired what would be her ideal resolution.

Ms. Koehler responded that it would be that the bus loop would run between the Central Office and Coffman High School. She has five children and has enjoyed her location, spending much time running between her home to the school. Having that area tainted with a bus loop is less than desirable. If that occurs, it will be due to the School's desire to protect a practice field. She would much rather see a bus loop run through a practice field than so close to their neighborhood.

Mr. Stark stated that at this time, it is just a plan. There are no drawings to show where the bus loop would be. They are only at the zoning stage.

Ms. Koehler responded that when the trees are not full, she has a direct view of the back of the Central Office parking lot, which is quite close. That parking lot touches their property line. She does not want buses to be running through that space, which is essentially their backyard.

Ms. Fox inquired if Ms. Koehler's property is Lot #93 on the graphic.

Mr. Dugger responded that it is Lot #93 in the Woods of Indian Run neighborhood.

Ms. Koehler indicated that the School Tech Center has been a much better neighbor than the previous Daycare Center. She deals with the dumpster loading at 5 am, but she does not want to deal with school bus noises and fumes in her backyard. Their HOA is very strong and the residents are very involved. They love their neighborhood, and want to protect their property values.

Ms. Call inquired if the item on the agenda is a recommendation to Council for the rezoning of that northern parcel.

Ms. Husak responded affirmatively. Either way, a school is a permitted use on that parcel at this time and will continue to be in the future, as well.

Ms. Call stated that it is her understanding that the Suburban Office use is more restrictive, so would there not be more opportunity for Council to critique and assure the details of the use in this area are appropriately addressed?

Ms. Husak responded that because it is a Standard District rezoning, the Code does not provide that additional level of review. If the site remains a Rural District, and the School District expanded the school, including busing on that site, that would be an Engineering staff review and decision. If it were to move to an Office use, any more intensive requirements would be handled at the staff level, as well.

Ms. Call inquired if there are any differences in the restrictions for the Suburban Office zoning and the Rural zoning.

Ms. Husak responded that the Suburban Office zoning allows a higher lot coverage than the Rural zoning would. However, a school use in either zoning would require the same level of parking spaces and access, as evaluated by Planning and Engineering staff.

Ms. Call inquired if that evaluation would include a traffic study.

Ms. Husak responded it would not be a traffic study, but a traffic analysis.

Ms. Fox inquired if moving from a Rural use to Suburban Office would mean that the boundary line must provide a higher protection in regard to the depth of the landscaping.

Ms. Husak stated that in the City's landscape Code, there are certain buffering requirements when there are not like uses adjacent to one another. That protection runs with the zoning, not the use. Between Rural and Residential no buffering or landscaping is required, but between SO and Residential, it is. There is a six-foot fence on the property line, however, which is a way in which to meet the buffering requirement other than with landscaping.

Ms. Fox stated that this zoning will not impact whether a driveway, parking, or bus loop can occur.

Ms. Husak responded affirmatively.

Mr. Dugger stated that it beneficial to have the resident present tonight and for her to share her comments. Now the school will know with whom to engage in the continuing discussions.

Mr. Wilson inquired if it would be possible for the Commission to recommend approval with the added condition that this should be reviewed by the Planning Commission again.

Ms. Husak responded that the Commission cannot add that condition. It is a Standard District rezoning, so everyone is bound by Zoning Code requirements that comprise the underlying zoning.

Mr. Wilson stated that if staff will conduct the review and provide approval, typically, staff will bring items to the Commission. Is this something that might rise to that level?

Mr. Husak responded negatively. That does not occur with a Standard District zoning.

Mr. Papsidero responded that if this were a Planned Unit District, then the Commission would be approving the site plan. Because it is a Straight, Standard District, it remains at the staff level, only.

Mr. Wilson inquired if staff would be working with the neighbors to ensure that their concerns are heard.

Ms. Husak responded that staff will have this meeting record to guide them in their review, as well.

Ms. Wilson inquired if the neighbors would receive notices of the application and plan, so they have opportunity to share concerns with staff.

Ms. Husak responded that they are only notified of public meetings, so they would have been notified of tonight's meeting and of Council's upcoming review of this application. In terms of the applicant's filing for building permits, there is no notification requirement.

Ms. Call inquired if it would be possible, although not required, to ask staff to notify the residents when there is application for a building permit.

Ms. Husak responded that is not possible to add any condition to a Standard District rezoning. School District representatives are present, however, and will take tonight's concerns and comments into consideration.

Mr. Stark responded that it will be handled similarly to the new school on Bright Road. They have been meeting with those residents, and will do the same with the Indian Run neighborhood residents. They will attempt to do what is best for the school and for the neighborhood.

Ms. Call stated that her request would be that, while City staff cannot notice, that they exercise good faith and notify neighbors when a zoning will have impact on them. Even though this is the School's property and they have their rights, there is an impact on the adjacent parcels.

Mr. Stark responded that is actually occurring right now with the East Dublin Civic Association, in regard to the Bright Road school site.

Ms. Husak responded that Planning staff can provide the contact information for the HOAs, as well.

Mr. Fishman stated that he recalls that the tree line buffer that Ms. Koehler is having to address now was originally required to be installed by the developer. What can be done now with this rezoning to address that buffering requirement more appropriately and avoid that situation for the neighboring properties?

Ms. Husak responded that there is a property buffer requirement in the Zoning Code.

Mr. Fishman stated that he was aware Conditions could not be added, but he was looking for some other opportunity to assure the neighbors this would not become their responsibility.

Mr. Dugger responded that he believes the best assurance is the one that Mr. Stark has stated, and that is the School District representatives will meet with this neighborhood in the same manner in which they are meeting with the East Dublin Civic Association to discuss their concerns. Each of these property owners is a voter, so the Schools will do their best to resolve any issues in the best way possible.

Mr. Wilson moved, Mr. Fishman seconded, to recommend approval to City Council for a rezoning to permit office and institutional uses for the property.

Vote on the motion: Mr. Supelak, yes; Ms. Call, yes; Ms. Fox, yes; Ms. Kennedy, yes; Mr. Fishman, yes; Mr. Wilson, yes.
(Motion Passed: 6-0)

Ms. Newell returned to the meeting.

Communications and Education

- Ms. Husak stated that registration is open for the Central Ohio Planning and Zoning workshop on Friday, May 17, which will be held at The Exchange. She encouraged Commission members to register and attend the workshop if possible.

Ms. Fox reiterated encouragement for Commission members to attend. Council wants to increase the availability of education and resources for its Board and Commission members.

Ms. Kennedy stated that all Commission members cannot attend these sessions due to other commitments. Would it be possible for Commission members who attend to share a brief summary of what was learned at a following Commission meeting?

Ms. Husak responded that after the workshop, the presentations are available to everyone online. The City Manager has also charged staff members attending workshops to provide a brief synopsis of points learned after the workshops.

- Next week's Commission meeting on April 11 will cover training on the following topics:
 - Planning and Zoning Commission's Rules and Regulations, Use of Technology and Ex Parte Communications. [provided by Mr. Boggs, Law Director's Office]
 - Planned Unit Developments (PUDs)
 - Types of Applications reviewed by Planning Department, some of which involve Planning Commission Review.

Resource information on the above has been provided in OneDrive for the Commission members.

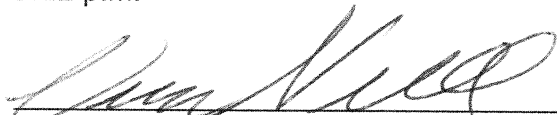
- The Book, "Suburban Remix," was written by Dublin consultants working on the Bridge Street District. Terry Foegler and Greg Dixon contributed a chapter in the book. A webinar on the topic is anticipated, but for now, the chapter has been provided in OneDrive to provide useful background.

Mr. Papsidero stated that the webinar is very interesting, as it focuses on best practices of walkable, urban mixed-used developments, such as Bridge Street. The Bridge Park development is highlighted several times.

Other Information

- Ms. Newell noted that the designer of the Pedestrian Bridge will be doing a presentation Monday at the USGBC Seminar next Monday.
- Ms. Husak noted that the Historic District Garage opening will occur next Friday, April 12.
- Ms. Fox reported recent Council topics of interest:
 - The second reading of Ordinance 09 -19 will be next Monday, April 8 regarding amendments to the Bridge Street District Code. More of that review responsibility will be returned to the Planning and Zoning Commission. Projects involving development agreements and Concept Plans will be reviewed by Council. The Planning Commission will conduct Informal Reviews. Having clear definitions of those plans and criteria will be very important.
 - Requirement for an independent appraisal of property paid for by the applicant for property that is being developed that would have had open space dedication. In the past, a fee in lieu of in the amount of \$65,000 was paid.

As there were no further matters for Commission consideration, the meeting was adjourned at 9:12 p.m.


Chair, Planning and Zoning Commission


Deputy Clerk of Council