



MEETING MINUTES

Planning & Zoning Commission

Thursday, July 11, 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, Ms. Fox, Mr. Supelak, Mr. Fishman and Mr. Wilson

Commission members absent: Ms. Kennedy and Ms. Call

Staff members present: Ms. Rauch, Ms. Husak and Mr. Hartmann

ACCEPTANCE OF DOCUMENTS

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

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

(Motion passed 5-0)

APPROVAL OF MINUTES

Mr. Fishman moved, Mr. Wilson seconded, to approve the June 20, 2019 meeting minutes.

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

(Motion passed 5-0)

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. There are no cases on the consent agenda tonight, and the agenda order is typically determined at the beginning of the meeting by the Chair.

CASES

1. Tartan Ridge, Subareas D1, E, & F, 19-049CP, Concept Plan

Ms. Newell stated that this application is a request for the potential rezoning of 24 acres within the Tartan Ridge development to accommodate the construction of 56 single-family homes targeted toward empty nesters and associated site improvements. The site is on the east side of Hyland-Croy Road, north of the intersection with McKittrick Road.

Case Presentation

Ms. Husak stated that a concept plan is the first step with a rezoning to a planned unit development (PUD). The site is currently zoned PUD and consists of portions of three subareas. The applicant is requesting a rezoning of 24.5 acres to create a new subarea with unique standards that would apply to that subarea only. A concept plan is necessary because the proposed rezoning does not currently meet the Community Plan provisions, which are based on the zoning that was in place when the Community Plan was updated. The second step will be the rezoning, which will include a Preliminary Development Plan. Approval of a rezoning occurs by legislative action of City Council, for which Planning Zoning performs an advisory role. The third and final step is adoption of the Final Development Plan by the Commission.

Site

On the south of the proposed new subarea is McKitrick Road and one of the subareas within Tartan West that includes detached and attached condominiums. To the north is Glacier Ridge Elementary; to the east are Tartan Ridge subareas; immediately adjacent is the alley-loaded area in Subarea D1; on the west, is the Glacier Ridge Metro Park.

The Tartan Ridge development is essentially completed; there are few lots remaining. This particular subarea was included in the overall development for Tartan Ridge. The 2005 Tartan Ridge zoning included 68,000 square feet of commercial use, a fuel station permitted as a conditional use, and restaurant, retail and office. Fourteen years have passed since that zoning, and no application or inquiry has been made for any commercial development within the area. The other use permitted immediately adjacent to the M/I alley-loaded lots was 24 townhouse units. On the northern boundary, the street could be extended with six or more single-family lots permitted. The Community Plan was updated after Tartan Ridge was zoned and reflects the uses that were expected at that time, which includes lower density, mixed residential (3.0 units/acre) with a neighborhood retail center.

Proposal

The applicant is proposing to create a new subarea, taking everything that is remaining out of those three existing subareas and creating a new subarea for maintenance-free, single-family homes for empty nesters desiring to downsize but still preferring a high-end living environment. The site layout includes streets that were part of the original Tartan Ridge Plan as well as an access point on McKitrick Road to the south. The City is working with Union County on a roundabout at McKitrick and Hyland-Croy Roads, which the applicant has incorporated into their plan with the ample setback that is typical of Hyland-Croy Road. There are public street connections throughout the neighborhood. The applicant has provided conceptual drawings of the homes, which will be ranch and 1.5-story homes to provide primarily first floor living.

Architecture

There are a majority of front-loaded garages due to the lot sizes and widths, although there are possibilities for some side-loaded/courtyard garages. In the current development text for Tartan Ridge, there are significant architectural requirements and standards, which are not typical for any other development texts within the City.

There is no review criteria for Concept Plan reviews. They are similar to Informal Reviews, and therefore, discussion questions have been provided for the Commission. The applicant is seeking

feedback on the proposal to rezone the site to a new PUD to accommodate the proposed construction of 56 single-family homes and associated site improvements.

Commission Questions

Mr. Fishman inquired the size of the sideyard setback.

Ms. Husak stated that detail is not yet determined. However, in Tartan Ridge, the smallest setback is 6 feet. Tartan Ridge is divided into estate lots, village lots and more compact lots.

Ms. Fox stated that in the Tartan Ridge development text, the importance of setbacks and maintaining a rural character along Hyland-Croy and McKittrick Roads was emphasized. Is the setback approximately 110 feet, in addition to the 60-foot right-of-way from the centerline of the roadway?

Ms. Husak responded that the Community Plan currently requires a setback of approximately 100 feet from the edge of the right-of-way.

Ms. Fox inquired if that right-of-way begins at the centerline of the roadway and extends 60 feet.

Ms. Husak responded that the width of the Hyland-Croy Road right-of-way is 100-120 feet.

Mr. Supelak inquired if this proposed development would make a change in the 2005 master plan for the subareas that were not developed. If so, would the standards for those previous subareas be absorbed into a new subarea and ultimately, a new PUD?

Ms. Husak responded that the standards would not necessarily be absorbed. The standards currently in place for the three subareas that the applicant is asking to combine do not translate to the proposed development. The new subarea would be laid out similarly, however, with standards for setbacks for the rear and side yards and architectural standards.

Mr. Supelak stated that new subarea standards will be written for this new rezoned area. Will the rest of the Tartan Ridge standards remain in place for this development, as well?

Ms. Husak responded affirmatively. In the front of the development text are many standards that apply holistically across the entire Tartan Ridge development. Those standards will need to be updated, because as currently written, technically, they would not apply to this subarea.

Ms. Fox inquired if most of the standards in the original Tartan Ridge development would not apply to this new subarea and, if rezoned, the new subarea would not go before the Tartan Ridge architectural review committee. Many other items that were defined in the original Tartan Ridge PUD, such as setbacks, alley use, posts, etc., would not apply to this new subarea. Is that correct?

Ms. Husak responded that is not necessarily the case. Staff has worked with the applicant to include many of the details that make Tartan Ridge unique; for instance, the individual driveway columns and hedge along the rear of the sidewalk will be included in the new subarea standards. Potentially, setbacks could be different, as well as the standards for the garage location in relation to the front of the homes. The expectation is that the applicant would subject this architecture to the Tartan Ridge review committee. One item required in Tartan Ridge is a symmetry in the design of the homes; for instance, roofs are not allowed to overlap and forms of buildings must be distinct from one another. Staff would work with the applicant to determine if that requirement is feasible in this new area, as well as window and door placements.

Mr. Supelak stated that in the original 2005 master plan for Tartan Ridge, Baronet Boulevard extended through the development and connected to Hyland Croy Road; that roadway is not shown here. Is that determined by the City or the applicant?

Ms. Husak responded that is primarily determined by how the lots are laid out. Engineering had no objections to the road connection not being continued. They did express concerns with the close spacing of this intersection and requested that the intersection not extend all the way through. Washington Township Fire and Engineering had no objections to the proposed roadway layout.

Mr. Wilson stated that the commercial element is being eliminated in this proposed plan. Is there a nearby commercial area that can serve this neighborhood as it grows? If the demand is increased for the current commercial centers, there could be associated traffic issues. Is there any area to the north in the master plan that might alleviate that potential congestion?

Ms. Husak responded that there is no such site currently within the City of Dublin. The applicant can comment on the marketability of a commercial site in this location. Oak Park is experiencing a similar issue, and staff is working with them to convert their commercially zoned area to residential, as well. The closest commercial center to this site is in Dublin Green – Costco's, Aldi's, etc. Jerome Village to the north has commercial use included in their plans, but there are many more homes in that neighborhood.

Mr. Wilson inquired the reason for the different size lots, some narrower and some wider.

Ms. Husak deferred the question to the applicant.

Applicant Presentation

Kevin McCauley, Stavroff Land and Development, 6689 Dublin Center Drive, stated that their firm owns this property and has been involved with the Tartan Ridge development since the beginning. Over the last 10-14 years, they have met with various retailers focusing on what a commercial center in this location would need to survive. They have also been in communication with many residents over the years, whose greatest concern has been the potential retail that was planned for the future. They have worked on different plans, trying to meet everyone's objectives, but in all cases, the residents have strongly objected. There was also a market issue. During the 2009 economic downturn, retailers discontinued plans to expand into green sites, and limited their efforts to infilling current sites. When the market began to improve, the Jerome Village development occurred with plans for a large commercial center at U.S. 42. In addition, the new commercial development with Costco in Jerome Township drew the majority of retailers. The type of retailers they would be able to attract to this development would be limited, and there would be overwhelmingly negative input from residents. After much discussion, they believe the proposed plan will accomplish the best intent for this area.

Concerning the earlier comment about the lack of connection to Hyland-Croy Road, they have repeatedly heard from the residents that they do not want more cut-through traffic through their neighborhood. There are already three access points into the neighborhood of 225 homes; the residents do not want a fourth. In addition, there is a New Community Authority in place for the Tartan Ridge subdivision that allows them to charge back \$800,000 for infrastructure costs to the residents of Tartan Ridge. The residents in the neighborhood are already absorbing the costs of those three intersection improvements. The New Community Authority allows them to improve two more intersections, which would result in an additional \$800,000 in costs. The residents are not supportive of the additional intersections and are requesting that their New Community Authority costs be reduced. This proposal eliminates a cut-through and a potential of \$400,000 in additional infrastructure costs. It also eliminates the retail to which the residents overwhelmingly objected. They met with the Tartan Ridge HOA president, with a board member and several residents from Subarea 5 (the area that would be most impacted by retail), and conducted an email poll of the

Tartan Ridge neighborhood. They believe they have heard from the community as a whole that a commercial element is not desired. The neighborhood representatives who have seen the alternative proposal have responded positively. They appreciated the removal of the two potentially negative elements and the addition of an alternative single-story product in Tartan Ridge. This product also responds to the City's desire for more custom homebuilding in Dublin. Romanelli & Hughes is one of the best custom homebuilders in the area. The value of this product will meet or exceed the product that exists there today. It also will reduce the impact of the excessive amount of retail in the original plan (68,000 sq. feet) on the Tartan Ridge neighborhood and the surrounding area by replacing it with 56 residential units. The response from the community to their proposal has been overwhelming positive.

Commission Questions for the Applicant

Ms. Fox inquired when the poll of the residents occurred.

Mr. McCauley responded that the online survey was approximately 3 years ago, although there have been group meetings with residents, and most recently, a meeting with the HOA.

Ms. Fox inquired if this proposed plan was presented to the HOA.

Mr. McCauley responded that it was.

Ms. Fox inquired if it was the HOA's annual meeting, a large group of residents, or with only a few residents.

Mr. McCauley responded that they met only with the president of the Tartan Ridge HOA. They also met with the subset Tartan Ridge HOA for Subarea 5.

Ms. Fox inquired if the HOA president has shared this plan at their website.

Mr. McCauley responded that he is not aware of what communication the president has had with the neighborhood.

Gary Smith, G2 Planning and Design, 20 East Broad Street, Columbus, OH, architect for the applicant, stated that an important factor to consider along with the proposed site plan is the buyer profile. The people who are attracted to the Romanelli & Hughes' empty nester product are people from the Dublin area, who have raised their families and want to reduce their home maintenance responsibilities. They are very mobile, however, and often want to close their Dublin homes for six months and spend the remainder of the year in a second home located elsewhere. Consequently, they prefer to own a home in a community that is maintained for them. They are selling homes with significant equity and want to place it in another home that will continue to hold its value. Romanelli & Hughes is building a similar product in a number of locations; it has been very successful for them.

Mr. Smith indicated that this site layout meets the generous setback requirements for Hyland Croy and McKittrick Roads. That will be enhanced with a considerable amount of mounding and landscaping to screen the development and create a more rural appearance. There are a variety of lot sizes to give the community overall variety and to support a variety of Romanelli & Hughes products of different widths and depths. There are many different home layouts popular with their buyers, each of which may require a different lot size or depth. This will provide diversity in the community. Some of the homes have courtyard-style, side-facing garages. They have discussed with staff the potential for incorporating a variety of setbacks throughout the site to achieve the diversity requirements and maintain the overall theme of the Tartan Ridge community. For instance, a side-loading garage could be set closer to the street than a front-loading garage. They are also trying to incorporate many of the landscape cues from the Tartan Ridge community, such

as the hedge along the street and the columns alongside the driveways. They have and will continue to work with staff on the architecture to ensure that it is compatible for their product and with the rest of the Tartan Ridge community. There will also be an outside amenity area with a fireplace, grill and gathering area for the community. They will appreciate the Commission's feedback on the three discussion questions posed by staff.

Mr. Fishman stated these houses are small, and a front-loading garage would be dominant. What percentage of the homes would have courtyard garages?

Mr. Smith responded that no percent has been specified, but they do not envision a high percentage of courtyard garages. The anticipation is that, to some extent, it would be a buyer-driven decision. However, if the Board would prefer a maximum or minimum be defined, they do not object to having that discussion.

Mr. Fishman noted that they indicated there would be a 6-foot setback. With only 12 feet between the homes, that would mean a view of a large number of garage doors. He would like to have as many homes with courtyard garages as possible, as it would make a significant difference in the view from the street.

Mr. Smith agreed that it would help provide variety in the street view, which is the intent of varying the setbacks, lot widths and architectural styles. Diversity requirements are included in the architectural styles, consistent with the Tartan Ridge subdivision.

In response to Mr. Fishman's question, Mr. Smith indicated that there would be a minimum of 12 feet between the homes and the air conditioning units would be located behind the homes.

Mr. Wilson inquired about the open building design that was included in the packet.

Mr. Smith noted that it was a conceptual image of a park amenity.

Mr. Wilson inquired if the entire development would be connected to the surrounding trail system.

Mr. Smith responded that connections would be provided to the trail system along McKittrick and Hyland-Croy Roads.

Mr. Fishman inquired if the homes would have fireplaces, as he does not see those indicated on the conceptual drawings.

Jim Ohlin, Manager, Land Acquisition and Development, Romanelli & Hughes, 7077 Sandimark Place, Westerville, Ohio, stated that Romanelli & Hughes was invited by Kevin McCauley and Matt Stavroff to provide the services of a high-end custom homebuilder. Their design process begins by looking for a theme for the community itself. Their current renderings show a stone and stucco theme throughout the community. As a custom homebuilder, they provide examples of the styles of homes that could be built, but every home will be individually designed. As a result, the homes in this community will be the product of Romanelli & Hughes working with the homebuyers. Fireplaces are an option in the homes. Most of the homes in this empty nester community will be 1,800-2,500 square feet on the first floor, and all of the homes will have basements, most of which will be finished. An upstairs bonus room is an option, as well. Staff emphasized the need for architecture diversity, and they have attempted to provide examples of what they have done. In regard to the number of courtyard garages, approximately 25 courtyard garages could fit within this community, many of which would be 3-car garages.

Ms. Fox stated that the original Tartan Ridge plan called for a village-type setting. This plan departs from the opportunity to create that village-type setting and takes another direction. Was any consideration given to adhering to the original concept?

Mr. Smith responded that this concept does not completely depart from a village-type setting. There will be gridded streets and high-quality architecture consistent with the overall Tartan Ridge community. This product would add to the diversity of the community and attract the empty-nester buyers, who will interact with the other residents and be a part of the village. What will be lost is the commercial element and a couple single-family homes and townhomes. Those townhomes departed as much from the village setting as the proposed homes. This plan does retain the residential use, which is what fits with the rest of the Tartan Ridge community.

Mr. Wilson inquired if the streets and driveways would be concrete.

Mr. Smith responded that the streets would be asphalt with concrete curbs. The driveways would be concrete or pavers, but that item is not yet determined.

Mr. Wilson inquired if there is a hedge and monuments at the front of the lots.

Mr. Smith responded that in the Tartan Ridge community, a hedge lines the back of the sidewalks in front of the homes. That theme will be continued in this development, making it consistent with what already exists in Tartan Ridge.

Mr. Wilson inquired if this feature would be maintained by the association.

Mr. Smith responded that all of the mowing and maintenance of the open spaces will be the responsibility of the homeowner association. The only outdoor maintenance that homeowners would be responsible for would be that of their small garden spaces.

There was no public comment.

Commission Discussion

Ms. Newell requested that the Commissioners respond to the discussion questions posed by staff.

Ms. Fox stated that the Tartan Ridge development was an intensive, well-planned concept. The individuals who purchased homes in this development likely anticipated that it would be completed according to its original design. It would be helpful to know what the majority of the existing homeowners think about the proposed change in that design. She is supportive of the conversion of townhomes in the commercial area into single-family ranch homes for empty nesters. Dublin is looking for a variety of housing. One of the most attractive features in the Tartan Ridge community is the sense of a village. She is within the empty nester age group, and would be interested in moving only to something that provided a walkable, village setting. She would want the view from her front door to be that of a beautiful courtyard or village setting. In this layout, everything is immediately adjacent to the other. It is not unique or different in any particular way; it looks like the trending, empty nester home that is being built everywhere. She believes there is opportunity to offer so much more than this. The layout and design are not harmonious with what was designed in the original Tartan Ridge PUD, which was a unique and attractive design. More seniors would be attracted to houses designed similar to that. She could not support a plan like this, because it would devalue the uniqueness of the rest of the development. Most importantly, the Community Plan states that in every new development, the opportunity for a live, work and play area be considered. Retaining the opportunity for mixed uses in this location could attract some small-scale retail. She has strong hesitation about moving away from the original development plan, because it is becoming increasingly popular to have mixed uses. She understands that some of the residents have expressed concerns, but mixed uses can be achieved in an attractive manner. Even if the applicant is convinced that mixed uses are not appropriate here, she is not sure this is the right design.

Mr. Fishman stated that he agrees with some of Ms. Fox's comments. However, he strongly supports "down zoning," so if it can be verified that the neighbors do not want a commercial element, he would be supportive of eliminating it. Rather than situating the detention pond in a corner of the community, could the plan be redesigned to use the water as a central focus within the community? He has no objection to the proposed architecture, although he also would like to see paver sidewalks and driveways and elements that create a village appearance. This plan appears to have focused on achieving as many houses as possible on the acreage. In essence, he would prefer a more village-style community with the detention pond located more centrally within it. It might be possible to leave a small commercial piece in the plan. Overall, he is supportive of this concept, but with a more creative and attractive layout than the typical vertical/horizontal street grid packed with houses.

Mr. Wilson stated that he appreciates the efforts the applicant has made to acquire the community's initial feedback on the proposal. The plan is currently in the preliminary stage. As it moves forward, will neighbors be notified of the project and their opportunities to provide input? The proposed rezoning seems to be consistent with the input received to date from the neighbors in the surrounding area. He has no objection to rezoning the site to an empty nester residential community. Jerome Village to the north will provide a nearby commercial area in addition to the existing commercial opportunities in the area. The development seems to have been enriched on the perimeter with the lake on one side and a community gathering area on the other. Perhaps it could be enriched within, as well, by adding small gathering spaces with benches, landscaping and interesting features for the residents to stop and enjoy, especially since the HOA will be maintaining the outdoor spaces.

Mr. Supelak stated that although Commissioners agree that having a small retail shop, such as a UDF, on the corner is the right touch, finding the right partner for this location would be very difficult. The originally proposed retail center was substantially larger. With the other developments in the area that will have commercial elements, it would be difficult to attract the right commercial partners in this location. Consequently, he is supportive of rezoning this site to replace the commercial use with residential, especially if that is consistent with the residents' preferences. He can appreciate that from the business perspective, it makes sense to put as many homes as possible on the site; however, the site layout is much too compact. Homeowners are not going to want to concede their entire front yard for a driveway that enters and turns out again. The Tartan Ridge community has standards that limit the number of forward-facing garages. The change between the community proper and this subarea would be noticeable. He concurs with the suggestions to use the detention pond differently, lay out the streets differently, reduce the number of forward-facing garages and concede a few lots. Those changes would ease the cramped impression, and the proposed development would become more consistent with the existing community.

Mr. Fishman stated that the applicant has made a good effort with this concept plan. He believes that the 25 potential courtyard garages should be required, as well as paver driveways and walks, elimination of a few lots, and using the water feature creatively. He is supportive of the type and quality of the housing; however, it needs to look more like Dublin. He encouraged giving it a more village feel; curved streets are much more attractive than parallel streets with packed housing. He urged them to make the community appear unique and special.

Ms. Newell stated that she is supportive of rezoning this area to a PUD. She believes the design is harmonious with Tartan Ridge if the setbacks are staggered within the site, as the applicant has indicated. This architecture character does need to be reflective of what already exists in Tartan Ridge, which is a unique development within the City. The architecture also needs to reflect that uniqueness and individuality. In regard to the size of the lots, these are comparable to other empty nester developments. Having 12 feet between the homes is greater than some of the other empty nester communities that have been approved. In regard to the loss of retail, there are some neighborhoods with a mix of retail that have not proven to be successful long-term. One of those is Indian Run Meadows; the businesses in that commercial area experience frequent turnover. While she understands Ms. Fox's support for retaining a retail use, she also understands the reason residents do not want that mix within their neighborhood. Where retail uses have existed, they have struggled and, ultimately, some have become offices rather than retail establishments.

[Ms. Newell noted that Ms. Fox expressed her apologies for departing the meeting early to attend a Special City Council meeting.]

Mr. Smith stated that they have received beneficial feedback from the Commission. They will review and consider the suggestions made and return with a responsive application that is mutually acceptable.

VII. ADMINISTRATIVE UPDATES

1. Historic Dublin – ARB Code Amendments & Historic Dublin Design Guidelines

Ms. Rauch stated that over a year ago, City Council directed staff to remove the historic districts from the Bridge Street District, making the historic districts stand-alone districts with their own standards. Staff has undertaken an amendment to the Code to achieve that, as well as an update to the Historic District Design Guidelines. This has resulted in some modifications to the boundaries of the Historic District. The intent is to retain the existing standards to the extent possible. ARB conducted its first review of the amendments at a Special Meeting on July 10, and staff is preparing responses to their comments. Public input sessions are being scheduled during the next couple of weeks. If desired, links to the draft documents can be shared with Commissioners. Tentatively in August, PZC will see the proposed amendments in a formal review capacity and, ultimately, make a recommendation to Council for adoption.

2. Bridge Street District – Code Amendment & Design Guidelines

Ms. Rauch stated that in 2016, City Council and PZC held a joint work session to identify desired changes to the Bridge Street Code. Those identified were to the Historic South District, existing commercial signage, and an overall update to the Bridge Street Code. An extensive review process has occurred including the consultant and stakeholders within the District, and a Bridge Street Code update and accompanying guidelines have been drafted. A final document accompanied with graphics will be prepared, public input sessions will follow, and ultimately, the Commission's review and recommendation to Council.

Mr. Fishman inquired the northern boundary of the Bridge Street District.
Ms. Rauch responded that it is I-270.

Mr. Fishman inquired if that would be the boundary on both sides of the river.

Mr. Rauch responded affirmatively.

Ms. Husak noted that the Bridge Street District is comprised of 1,100 acres, approximately 6 percent of the City.

3. 2019 Council Goal – Upgrade of Building Materials

Ms. Rauch stated that at Council's 2018 Goal Setting Retreat, Council identified the need to obtain input on its Residential Appearance Code from other communities regarding their process and material preferences. Staff has conducted that research and provided information to Council outlining Dublin's requirements versus that of other communities. That information was discussed at this year's Goal Setting Retreat. Council directed that it be provided to the Commission to determine if it meets the City's standard or if it should be updated and, if so, what items should be considered. The City's current Residential Appearance Code was provided in this meeting packet along with a summary of how it is applied. Much of the City's newer development texts supersede the Appearance Code, which provides minimum standards for development.

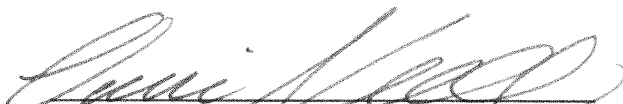
Ms. Husak stated that examples of single-family homes that have been built per the City's Residential Appearance Code also could be provided to the Commissioners. One example exists on Brand Road and another on the previous Maurer property at 7451 Dublin Road. While the Residential Appearance Code provides baseline standards, the Tartan Ridge development text has the most detailed development standards. If desired, illustrations and photos could be provided to assist the Commission in its review.

Ms. Newell responded that having illustrations and photos is always helpful, which is why they should be included in PUD texts. Words alone do not always convey the desired message. The Residential Appearance Code is not included in her OneDrive packet. She and Mr. Wilson have had issues with their OneDrive information not updating appropriately.

Mr. Wilson suggested that it would be helpful to have examples of the neighborhoods in which the Residential Appearance Code has been applied. Commissioners could visit those neighborhoods to view them.

Ms. Newell suggested that the Residential Appearance Code could be scheduled as an agenda topic for the next PZC meeting.

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


Chair, Planning and Zoning Commission


Deputy Clerk of Council