

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

January 22, 2018

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Held _____

spaces. Although the first commercial tenants are slated to move in this April, an abundance of vacant spaces will be available.

Ms. Fox inquired if there would be public parking signage. Presently, it appears to be private parking.

Mr. Foegler responded that signage consistent with the City's wayfinding signage plan is due to be installed.

Ms. De Rosa noted that as the different parking spaces become available or unavailable, there needs to be a way in which to communicate that in advance to the public to eliminate their frustration.

Mr. Foegler stated that the goal is for both of the public parking lots to remain open for the duration of the project.

Mayor Peterson stated that he has noticed significant construction traffic, and several electric contractor trucks lining the street – is there a place for them to park other than on the street?

Mr. McDaniel stated that some contractors are parking on North High Street that are involved with finishing the Crawford Hoying project

Mr. McCarthy stated that there may be a need for policing across the street, but contractors for the Library work are parking inside the fence. There should not be anyone from their project parking outside it.

Mr. Reiner stated that a good effort is being made to keep the public parking open during the different phases. There has been a good attempt to re-route the pedestrian traffic during the project phases, as well.

Mr. McDaniel thanked Mr. McCarthy and the staff team for all their work on this. A special thanks to the Schools who have been patient partners. The City has requested of them a temporary lot for construction trailers. Constant dialogue is being maintained with Superintendent Hoadley and school staff to coordinate this, but the City is very appreciative of their spirit of cooperation.

Vote on the Resolution: Ms. De Rosa, yes; Ms. Fox, yes; Mr. Reiner, yes; Mr. Keenan, yes; Ms. Alutto, yes; Vice Mayor Amorose Groomes, yes; Mayor Peterson, yes.

OTHER

- **Preliminary and Final Plat - Building Z2 and Dublin West Plaza (Case 17-086PP/FP)**

Mr. Stang presented the preliminary and final plat for Building Z2 and Dublin West Plaza located on the east side of North High Street just north of the intersection with North Street. This plat is for the proposed subdivision of two parcels for future public and private development. Approvals were received for these projects through the public review process and are currently under construction.

The proposed plat is for 0.820-acres of land to be platted into two lots, one for the Riverside Crossing Park West Plaza and the other for the Bridge Park West Z2 Building. The following is the breakdown of acreages for the proposed lots: Lot 1 – 0.480-acres for the West Plaza, and Lot 2 – 0.340-acres for Building Z2 of the Bridge Park West Development. The plat also includes the establishment of Public Access Easements along Lot 1, West Plaza, for the access and maintenance of retaining walls located on the north and south sides of the plaza. Existing utility easements are identified where applicable on the proposed lots.

The Planning and Zoning Commission recommended approval to City Council of the preliminary and final plats at the December 7, 2017 meeting with one condition, which was to ensure that any minor technical adjustments to the plat are made prior to City Council submittal. The applicant has met the condition for the preliminary and final plats, and therefore staff recommends approval.

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Vice Mayor Amorose Groomes verified that there was no discussion at the Planning and Zoning Meeting on December 7.

Mr. Stang confirmed that was correct. This item was on the consent agenda and approved at the beginning of the meeting.

Vice Mayor Amorose Groomes stated that there was a lot of discussion at the previous ARB meetings. She inquired about the jettison part of the plat that comes down to the south, and the background as to the irregularity of the shape. Mr. Stang stated his understanding is that it has to do with a lot of the land transfers that have happened as well as clean-up with the remaining pieces of land. The curve between lots 1 and 2 relates to the location of the public stair that extends and provides a pedestrian connection to North Street. For the purposes of keeping that on public property for maintenance, it was designed this way so Lot 2 would still be under the ownership of Crawford Hoying and Lot 1 would still be City property.

In response to a question by Vice Mayor Amorose Groomes regarding planned vehicular access to Lot 2 area, Mr. Stang stated it was correct to say there was no planned vehicular access.

Vice Mayor Amorose Groomes inquired as to what will occupy a 15-foot wide space in the area to the south on Lot 2, and how it will be maintained.

Mr. Stang stated that as part of the approval for Z2, it would only be landscaping and would be accessible from the pathway that runs along the northeastern portions.

Vice Mayor Amorose Groomes clarified that it would be incumbent upon the owners of Lot 2 to make sure it is maintained.

Mr. Stang stated that was correct.

Vice Mayor Amorose Groomes stated that she wanted to be sure that there was no portion being retained for some future vehicular access whether it be for trash removal or some other reason.

Mr. Stang stated that there has been no approval for vehicular access to this site.

Vice Mayor Amorose Groomes asked how they would handle refuse collection.

Mr. Stang stated that this has been discussed and it would be a private service pick up and it would be collected along High Street, along the south side of the building.

Mr. Keenan stated it sounds like it would be similar to what was done at the Bridge and High buildings.

Mr. Stang stated that there is a loading zone along the High Street side that will be used to pick up or drop off.

In response to Vice Mayor Amorose Groomes' question regarding whether or not a condition is needed to preclude vehicular access, Mr. Stang stated that it is covered under the approved development plan. If they were to propose vehicular access, it would have to go through the review and approval process separately.

Mr. Foegler stated that the same applicant has the abutting property in contract and under the development agreement, they had the obligation to provide the City with the land for the plaza at no cost and ended up being larger than anticipated, so the City is pleased.

Ms. Fox sought clarification as to how the adjacent property is accessed.

Mr. Stang stated that all access is from High Street.

Ms. Fox stated it seems odd that the front door is being used to pick up trash and for truck delivery. Her understanding from ARB is that they wanted this strip for future development possibilities.

Vice Mayor Amorose Groomes stated that this is a pattern we want to continue. These are individual platted lots. At least with the BriHi Building, the trash pick-up entrance and egress is on the North side of the building on the short alley, not facing High Street.

Mr. Keenan asked if that would be a zoning issue for the area to the south.

Mr. Foegler stated that final development plans were approved for the two projects that are currently under construction and staff is trying to think through what provisions were made for those issues. Since those projects are approved and under construction, it would be wise to bring the information back to Council as to how they are serviced and illustrate what is contemplated.

Mr. Keenan asked if it would be possible to look at how it was done at BriHi and whether or not this could be similar.

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Mr. Foegler stated that the parcel to the south has frontage on two roads, it is more serviceable. Staff will report back on how these are serviced today.

Ms. Fox clarified that all the conditions that ARB placed on the project have been addressed.

Mr. Stang confirmed that they have.

Vice Mayor Amorose Groomes inquired as to what happens if it is approved and then we don't have an acceptable situation regarding servicing options.

Ms. Readler stated that we are limited in review for the plat as it is mostly lot lines and easements. The development review has already been approved. If Council has concerns, we could have a conversation with Crawford Hoying about these concerns.

In response to a question from Mayor Peterson regarding when staff will have the information back, Mr. Foegler stated he will have it at the next meeting.

Mayor Peterson moved to approve the preliminary and final plat for building Z2.

Mr. Reiner seconded the motion.

Vote on the motion: Mr. Reiner, yes; Ms. De Rosa, yes; Ms. Fox, yes; Mayor Peterson, yes; Ms. Alutto, yes; Vice Mayor Amorose Groomes, yes; Mr. Keenan, yes.

COMMITTEE REPORTS

Planning and Zoning Commission: Ms. Fox stated that she was extremely pleased with the dedication and research done by the Planning and Zoning Commission members. She found her first meeting to be very interesting.

Administrative Committee: Vice Mayor Amorose Groomes expressed gratitude for the responses she received regarding the retreat information. The retreat will be held on March 1st and 2nd. She is pursuing possible locations and will communicate more details via e-mail once confirmed. She stated she is looking forward to trying something new in a self-facilitation process this year. She is looking forward to the possibility that this process could lead to bigger thinking than perhaps otherwise. She will be e-mailing Council to seek their input on what those thoughts might be going into this retreat. The Planning and Zoning candidate interviews will be held on Tuesday, January 30. More information will be provided when interview times are confirmed, hopefully by the end of the week.

Community Development Committee: Mr. Reiner stated that he will be sending a series of items to other committee members for discussion at an upcoming meeting.

Public Services Committee: Ms. Alutto stated that this committee hasn't met in a couple of years, so she is reviewing the past meeting minutes and developing a plan to bring to Council for feedback.

Dublin Friendship Association: Ms. Alutto stated that a meeting is scheduled for tomorrow morning. (January 23, 2018).

MORPC: Vice Mayor Amorose Groomes stated that they met the week before last, and that she sent out some information regarding housing opportunities that were available through MORPC programs. The State of the Region meeting will be held April 19, 2018. A great presentation was given about the Scioto Mile. It was exciting to see how that development is coming along. Included in that development is a National Veterans Memorial, which will be a great addition for our region.

US 33 Corridor: Ms. De Rosa stated that there will be a meeting next month.

Dublin Arts Council: Mr. Reiner stated he or Executive Director David Guion will have a quarterly report for Council.

Board of Education: Ms. Alutto congratulated Scott Melody as the next president of the Board of Education. The next meeting is February 7.

COUNCIL ROUNDTABLE

Ms. Fox stated that:

1. She and Ms. De Rosa attended the Martin Luther King Jr. Sunday Supper. She described how they were seated at tables of 10 with diverse individuals at each