

**DUBLIN CITY COUNCIL  
COMMUNITY DEVELOPMENT COMMITTEE  
Tuesday March 23, 2021 – 5:00 p.m.**

Meeting Minutes

Chair Reiner called the meeting to order at 5:00 p.m.

Present were: Mr. Reiner, Mayor Amorose Groomes, Mr. Keeler

Staff Present: Mr. Taylor, Ms. Rauch, Ms. O'Callaghan, Mr. Rayburn

Also Present: Mr. Tom Holton, Dublin Historical Society and Brent Crawford, Crawford Hoying

Crawford Hoying Bridge Park Update – Brent Crawford

Mr. Crawford stated that right before COVID, the restaurants within Bridge Park were all “number one or two” in their respective chain. Office spaces were leasing and the residential side was going quite well also. One year later, he was happy to report that the pandemic has had little to no impact. Some restaurants were impacted more than others, but still report good standings.

Retail has been somewhat of a struggle, but it was pre-pandemic too. Retail is difficult to get unless it is in a big box space such as Polaris or Easton. The focus on restaurants and entertainment for Bridge Park is the reason everything is fairing so well.

Office tenants are either public or large private companies that were not impacted by the pandemic and did not require rent assistance. He stated that they don't foresee the stay home/work from home is a long-term scenario due to the conversations that he has had with CEOs. He stated they have communicated that the work from home has a negative impact on company culture. Interest in office leases remains strong.

There was a concern that the residential units may experience delinquencies on rent due to job loss, etc. There were little delinquencies as a result of the pandemic. They screen their tenants ahead of time and therefore were not impacted.

He commented on the employee satisfaction rate working in Bridge Park. Bridge Park is inspiring workers and continues to attract employees.

They are roughly 50% leased for office space in D Block. He added that apartments in D Block are 90 percent leased. He reviewed the upcoming development plans. He shared that the AC Marriott won the Hotel of the Year in the Americas out of 5000 hotels.

He stated that they are working on plans for the old Wendy's site. He also stated that the North Market revenues are above projections for the tenants.

Mr. Reiner congratulated Mr. Crawford on the success of Bridge Park. He shared the positive remarks received by consultants who work in large cities nationally, about the success of Bridge Park being an urban walkable environment.

Mr. Reiner thanked Mr. Crawford for his partnership. Mr. Crawford thanked the City for the support and stated that he is very proud of the project.

### Maintenance of Historically Significant Stone Walls

Ms. Rauch provided some background regarding the historic stone walls. She stated that the Historic and Cultural Assessment was passed in 2019 (Resolution 07-19). This assessment reviewed the City's historic and cultural assets, including the built environment, landscape features and archaeological sites. The results section of the Assessment provides a section on Quarries, Mills and Stone Walls, in addition to Appendices E and F, which provide detailed information of locally surveyed stone walls. Staff integrated the information in the Assessment with the stone walls information identified through the Asset Management Program and inventoried in the City's Geographic Information System (GIS). The Assessment initially categorizes the stone walls broadly in eight categories, but then refines them into three basic types which are:

- Traditional dry-laid stone walls made of tabular limestone with a vertical tabular limestone top course, including those with concrete and cement repairs;
- Atypical stone walls, including any that does not fit the traditional definition; and
- New building stone walls, including those made to resemble the traditional dry-laid stone walls.

Mr. Taylor stated that this inventory information was integrated into the GIS system to have a comprehensive inventory of the walls and their location. The walls in the inventory include walls on private property as well as those on City-owned property versus public right-of-way. The City-owned walls and those in the public right-of-way are inspected annually for condition. They are scored on a scale from 1 to 3, with 1 being the greatest integrity and historic significance and 3 being the least.

Mr. Taylor provided illustrations of some walls that are within the City right-of-way and added that some residents incorporate the wall into their landscaping design. The walls on private property are generally perpendicular to the roadway. The third type of wall location are on both City right-of-way and private property. He stated that of this type of wall location, there are approximately 28 and he shared that 13 locations would be considered to be a 1, most integrity and historical significance, five would score a 2 and ten would score a 3, or least integrity and historical significance.

Ms. Rauch stated that staff conducted additional research regarding benchmarking standard repair practices for historic stone walls; historic preservation architect recommendations, and Input from the Dublin Historical Society. Ms. Rauch added that the updated Historic District code states that existing stone walls shall be preserved. The draft Guidelines recommend that original stone walls be retained, historic stone walls be preserved, degraded stone walls should be rehabilitated without compromising the integrity and character, and replacement of historic stone walls with new stone wall is discouraged, but if replacement is necessary, traditional wall types are preferred. Ms. Rauch provided the following cost estimates to install new walls:

- Dry-laid stone wall up to 18" - \$200/linear foot,
- Dry-laid stone wall from 18" – 36" - \$475/linear foot, and
- Dry-laid stone wall over 36" - \$550/linear foot.

Ms. Rauch asked the Committee to answer three questions, which were:

1. What is the maintenance responsibility for historically significant stone walls that are located on both in the right-of-way and on private property?
2. Should the maintenance practices outlined in the draft Historic Guidelines be applied to historically significant stone walls that are located in the right-of-way?
3. Should historically significant stone walls located in right-of-way, including those outside the Historic District, be reviewed informally by the Architectural Review Board, prior to City Council review of annual CIP updates and bid acceptances?

Mr. Holton stated that he took into consideration two different scenarios of the walls located within the Historic District and those located in the gateway entrances to the City. He stated there a number of significant locations where the stone walls should be restored and maintained. The gateways and the Historic District are the areas that should get the priority. Mr. Holton shared that one of the Historic Society members stated that she has stone walls on her property and believes it to be her responsibility to maintain them. He suggested putting the maintenance of the walls on private property be written in the deed to ensure that the responsibility goes with the property. The standards by which the walls should be maintained would be found in the Guidelines and/or ARB. He shared another thought that the City could seize the walls, repair or restore them and then turn them back over to the property owner with a preservation easement. He stated that Washington and Perry Township may share in the interest of this topic and should therefore share in the funding. If there is a wall that has deteriorated beyond repair, he suggested prioritizing the salvaging of the stones to help repair other walls. Mr. Holton expressed his belief that ARB must be involved when considering the walls to preserve the overall character in the Historic District.

Mr. Reiner asked Mr. Holton for clarification regarding one of his suggestions. Mr. Holton reiterated that those that are in the gateway should always be rebuilt or repaired. The stone in any wall that cannot be rebuilt should be saved if possible.

Mr. Reiner asked Mr. Holton about his view regarding the three location scenarios. Mr. Holton stated that he would suggest the City maintain the walls on their property and if there is any cross-over onto private property, that the City would assist the homeowner with the funding to restore and maintain the wall.

Mayor Amorose Groomes suggested exploring legislation regarding the maintenance of walls that are historically documented in the City. She stated that these walls should be maintained to the satisfaction of the City. She stated that the stone walls that we have should not be allowed to degrade any further. She suggested restoring/maintaining a number of linear feet per year. She stated the walls on Riverside Drive were not meant to withstand the weight and vibration of the traffic moving along there. She likes the look of the traditional wall, but in certain areas it is not sustainable. She stated that she thinks the City should continue to build stone walls because they will not last forever. She agrees that the walls contribute to the character of Historic Dublin. She stated that the City should pay special attention to the walls that are in the parks because that is where people interact with them.

Mr. Holton clarified that he did not want to see new stone walls as replicas of the old ones.

Mayor Amorose Groomes stated that there are different walls along different properties. She

used the Arts Council wall as an example. There is some inconsistency but it is a blended inconsistency. She stated she is in favor of having a stone repository.

Mr. Reiner agreed with Mayor Amorose Groomes' suggestions.

Mr. Keeler stated that he is a preservationist. He wants to preserve what is worthy of preservation. Not every stone wall may be worthy of preservation. As he looks at these walls, he would ask:

- Does it have historical significance?
- Is it in the Historic District?
- Is it on the property of a historic contributing property that falls under ARB's purview?

He stated that if the answer to any of those questions is "yes," then those walls should be maintained. He agrees with following the Historic District Guidelines. He stated that he does not have strong feelings about a stone wall on private property outside of the District 20 years ago. Within the Historic District, if there is a property owner with a historic stone wall that has concerns about maintaining it, perhaps we could be a resource for those property owners. He added that if the stone wall is on City property the City must maintain it to the quality that it was when originally constructed. He stated if there is an atypical wall on the property of a contributing historic property then it should be maintained. He stated that if the wall goes from City property onto private property and vice versa, then it is the homeowner's responsibility.

Mayor Amorose Groomes stated that there is a difference between ownership and easement.

Mr. Reiner summarized the Committee's discussion as follows:

- The City maintains the walls on City property in Historic District and parks etc.;
- If the wall weaves back and forth between private and public land, the City would maintain the wall;
- It should be mandated that a property owner with a historic wall on it must maintain it.

Ms. Rauch clarified that the Code that was just adopted does state that existing wall shall be maintained.

Mayor Amorose Groomes stated the importance of preserving these pieces of history. Mr. Reiner used the example of the Devil's Hole and the discovery of the Indian artifacts and agreed that it all must be preserved.

Mayor Amorose Groomes reiterated that there should be a cycle related to the maintenance of these walls in the budget every year. She added that if there were a Stone Wall Maintenance Fund, and a Historical Landscaping Fund, the City would not have to pick and choose projects. The money would already be allocated to allow the work to be done.

Ms. O'Callaghan stated that Mr. Taylor has built a sophisticated asset management program and since the creation of that program, we now have every City asset inventoried on GIS. She added that he also created an inspection schedule that cycles through the assets. A few years ago, a line item was established to maintain walls. It does not call out specifically historic walls, but it could be used for that purpose. Mr. Taylor added that, in relation to the maintenance of the walls, that some of these dry-laid type historic walls lean and some fail rather suddenly.

Mayor Amorose Groomes stated that she would like to see their traditional dry-laid walls maintained, but she is unsure how realistic it is, especially along heavily traveled roadways.

Mr. Keeler stated that he is in favor of letting the stone walls lean, eventually fall, and then rebuild.

Mr. Reiner stated that dry-laid stone walls with the correct base on them will last awhile.

Ms. O'Callaghan stated that currently, the historic stone walls in the public right-of-way would not fall under the purview of ARB.

Mayor Amorose Groomes asked what we are asking ARB to do. Ms. Rauch stated that ARB involvement could happen if the wall was not being maintained and needs replaced.

Mr. Keeler stated that if it is a historically significant stone wall in the public right-of-way, he believes that there is no harm in having ARB review. Mayor Amorose Groomes stated that in theory she has no problem with an ARB review.

Mr. Holton stated that the ARB is the primary forum for the Historic District residents. Mr. Reiner stated there is a consensus among the Committee to have ARB informally review the stone wall projects in the public right-of-way as they would for private property owners.

Mr. Rayburn stated that there are some atypical stone walls in the Historic District and he wanted to know if they needed to be replaced, would the preference of the Committee be to replace the wall as it was or would you rather have a dry-laid look? Mayor Amorose Groomes gave the example of a house on South High with an atypical wall and stated that if it were being redeveloped, she would advocate for building a traditional stone wall. Mr. Holton provided the history of the house and the wall.

Mr. Reiner summarized the discussion by stating that we should preserve the walls we have if they are unique and if they need replaced, we replace them using the standard Irish style. Mr. Keeler restated the discussion that if the wall is a historically significant wall, it should be preserved, but if preservation is not possible, then it should be built in the dry-laid fashion.

#### Staff Update: Planning Division

Ms. Rauch gave a quick overview of the Planning Division (attached hereto and incorporated herein by reference as Exhibit A). She shared the statement of functions, staffing levels and some examples of measurable metrics that they are using to inform their processes and strategies.

Mayor Amorose Groomes suggested that, as senior planner vacancies are filled, it may be beneficial for the candidate to have an architectural background. Mr. Reiner suggested a Landscape Architect with high level skills could also be beneficial in the planning process. Ms. O'Callaghan stated that discussions have been held regarding how Architects can be used in the planning process earlier.

#### Chicken Coops

Ms. Rauch stated that in May 2015, Dublin residents requested City Council revise the Zoning Code to permit chickens in residential areas. At the July 2018 meeting, after discussion, Council decided not to move forward with an amendment to the Zoning Code to allow chickens in any residential zoning districts. This was brought forward for discussion again, just prior to the pandemic. Staff requested Committee input regarding the following three options:

1. Keep Current Regulations: Few residential properties within the City of Dublin are zoned Rural and this option will align with a majority of nearby communities.

2. Code Amendment to Permit Chickens in Residential Districts: Appropriate development standards could be adopted addressing required lot size, the permitted number of chickens, the prohibition of roosters, the location of coops and fencing, and maintenance of the area where the chickens are kept (and prohibiting slaughtering of chickens). Code amendments will also need to address the numerous neighborhoods within the City that are regulated under individual PUD texts. Ongoing code enforcement will be required to ensure that all development restrictions are met. Individual HOA rules may not align with a Code amendment.
3. Code Amendment to Require a Special Permit to keep Chickens: Board of Zoning Appeals review and approval is required for special permits and could include keeping chickens on residential properties. The Code amendment would need to address review criteria for this type of special permit as well as appropriate development standards similar to those provided for in 2, above.

Mr. Reiner stated that he is in favor of allowing chickens in areas other than only rural districts. He gave an example of his granddaughter and the chickens that she is raising. He recommended mobile coops that moves the chickens around so as to not draw rats and care for the chickens properly. He stated that the legislation to allow it would need to be written carefully.

Mr. Keeler stated that he agrees with Mr. Reiner. He believes it can be done sensibly. There could be no "free range" chickens. There could be a run that the chickens could be permitted to roam in, but not run freely. He would not mandate a mobile coop and he doesn't believe that other cities have mandated them either. He stated that he doesn't see this as being a wide spread issue or problem.

Mr. Reiner reiterated that major cities allow this and many people are interested in this now. Mayor Amorose Groomes stated that she does not advocate for chickens outside of rural districts. She stated that if Council were to decide to look at this further, lot size would be very important. She is concerned that the burden would be placed on HOAs and for every one resident that wants chickens, there will be several that are not happy.

Mr. Reiner stated that there are two Committee members in favor of taking the issue to Council.

#### Approval of the Minutes of March 1, 2021

Mayor Amorose Groomes moved to approve the minutes.

Mr. Keeler seconded.

Vote on the motion: Mayor Amorose Groomes, yes; Mr. Keeler, yes; Mr. Reiner, yes.

Community Development Committee

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There being no further business to come before the Committee, the meeting was adjourned at 6:57 p.m.

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Clerk of Council

# PLANNING DIVISION OVERVIEW

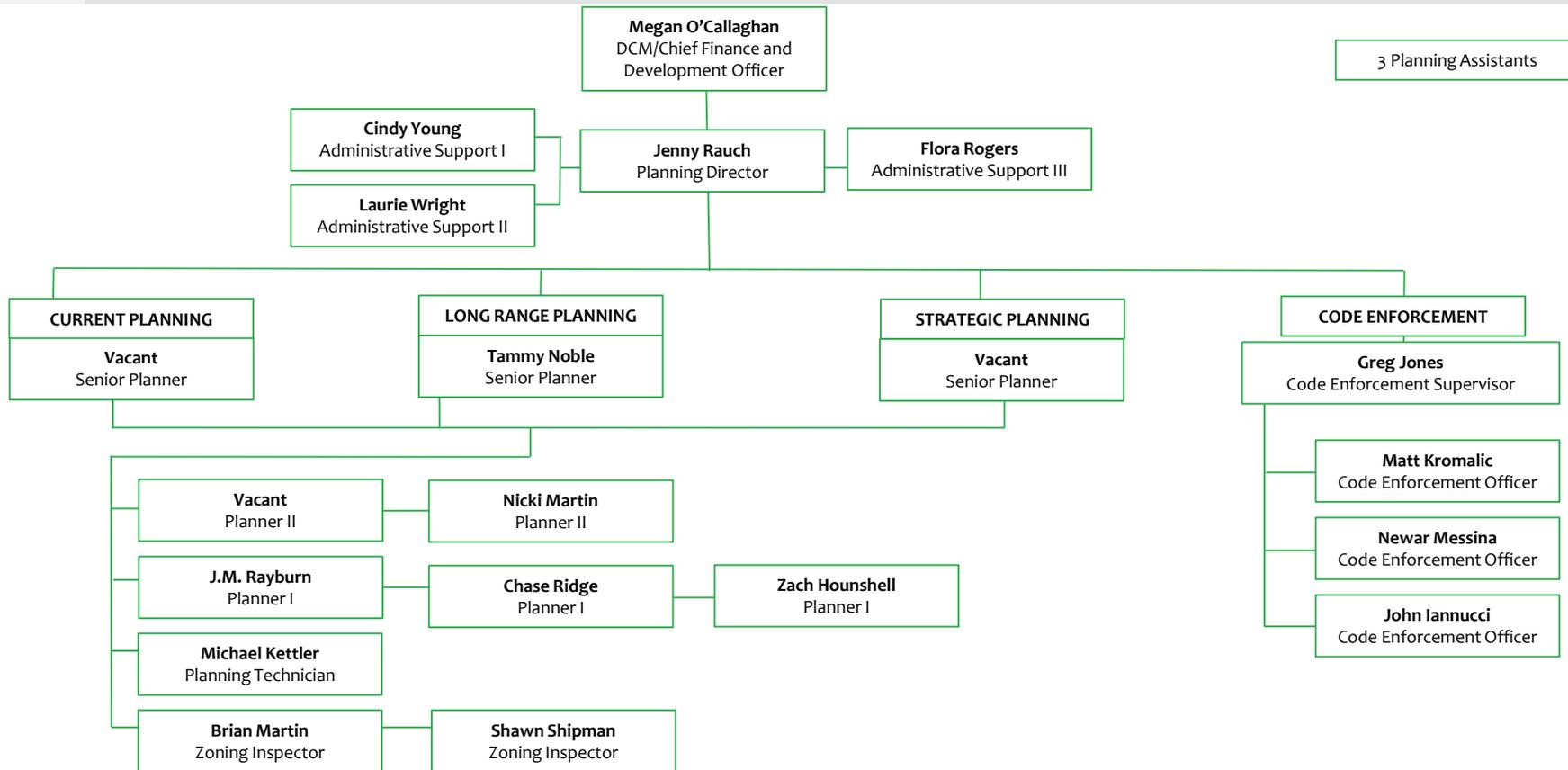
COMMUNITY DEVELOPMENT COMMITTEE

MARCH 23, 2021

Jennifer M. Rauch, AICP, Director of Planner



# REPORTING STRUCTURE



# STATEMENT OF FUNCTIONS

- Planning and visioning projects
- Special projects
- Code amendments
- Development review process
- Council, Board and Commission support
- Zoning reviews and approvals
- Zoning inspections
- Code enforcement



# PLANNING

## MAJOR TRENDS

- Implementation of Council goals and directives
- Significant number of long range projects in key areas
- Changes in current planning reviews
- Series of major code updates
- Adaptation to pandemic
- Increase in Historic Dublin activity
- Peak time for zoning compliance and code enforcement activities
- Implementation of new case management software
- Additional support and expertise



## FOCUS AREAS

- Clearpoint software
- Development application totals
- Development application review times
- Long Range projects and timelines
- Public input steps
- Zoning inspections
- Code Enforcement actions
- Mapping components

