



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, January 21, 2021 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

### 3. Country Club at Muirfield Village 8715 Muirfield Drive 21-002AFDP Amended Final Development Plan

Proposal: Modifications to a previously approved Amended Final Development Plan to allow for the relocation of four pickleball courts, as well as modifications of an adjacent patio on the 79.66-acre site zoned Planned Unit Development – Muirfield Village.

Location: West of the intersection of Muirfield Drive with Whittingham Drive.

Request: Review and approval of Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Matt Toddy, Design Collective

Planning Contact: Zach Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-002

**MOTION:** Ms. Kennedy moved, Mr. Grimes seconded, to approve the Amended Final Development Plan with the following condition:

- 1) That the applicant continue to work with Staff to finalize landscaping details around the patio and pickleball courts.

**VOTE:** 7 – 0.

**RESULT:** The Amended Final Development Plan was approved by consent.

**RECORDED VOTES:**

|                  |     |
|------------------|-----|
| Jane Fox         | Yes |
| Warren Fishman   | Yes |
| Kristina Kennedy | Yes |
| Mark Supelak     | Yes |
| Rebecca Call     | Yes |
| Leo Grimes       | Yes |
| Lance Schneier   | Yes |

**STAFF CERTIFICATION**

DocuSigned by:

*Zach Hounshell*

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Zach Hounshell, Planner I



- ~~4) The sign does not contain continuous movement, flashing, scrolling, video, or animation, except for the customer order image which shall not exceed more than 20% of the menu board sign area;~~
- ~~5) The sign is turned off during non-operational business hours;~~
- ~~6) The sign does not contain any additional speakers or sound; and,~~
- ~~7) The sign changes no more than three times per day.~~

~~Vote:~~ Ms. Fox, yes; Mr. Fishman, yes; Ms. Call, yes; Mr. Grimes, yes; Ms. Kennedy, yes; Mr. Schneier, yes; Mr. Supelak, yes.  
[Motion passed 7-0]

~~Mr. Supelak moved, Mr. Fishman seconded approval of the Amended Final Development Plan with the following condition:~~

- ~~1) That the applicant eliminate the pre-browse digital menu board from the proposal.~~

~~Vote:~~ Mr. Grimes, yes; Ms. Kennedy, yes; Mr. Schneier, yes; Ms. Call, yes; Ms. Fox, yes; Mr. Fishman, yes; Mr. Supelak, yes.  
[Motion passed 7-0]

### **3. Country Club at Muirfield Village, 8715 Muirfield Drive, 21-002AFDP, Amended Final Development Plan**

A request for modifications to a previously approved Amended Final Development Plan to allow for the relocation of four pickleball courts, as well as modifications of an adjacent patio, on a 79.66-acre site located west of the intersection of Muirfield Drive with Whittingham Drive and zoned Planned Unit Development – Muirfield Village.

Ms. Kennedy moved, Mr. Grimes seconded approval of the Amended Final Development Plan with the following condition:

- 1) The applicant continue to work with staff to finalize landscaping details around the patio and pickleball courts.

Vote: Mr. Fishman, yes; Ms. Call, yes; Mr. Grimes, yes; Ms. Fox, yes; Ms. Kennedy, yes; Mr. Supelak, yes; Mr. Schneier, yes.  
[Motion passed 7-0]

## **NEW CASES**

### **4. Germain Honda, Phase IV, 6715 Sawmill Road, 20-184PDP, Preliminary Development Plan**

~~A request for exterior building modifications and associated site improvements for an existing car dealership on a 12.70-acre site located southwest of the intersection of Sawmill Road with Dublin Center Drive and zoned Bridge Street District, Sawmill Center Neighborhood.~~

#### **Staff Presentation**

~~Ms. Martin stated that this is a request for review and approval of a Preliminary Development Plan for Germain Honda, Phase IV, an existing car dealership. The 12.70-acre site is located within the Bridge Street District, which calls for a three-step review process: a Concept Plan, a Preliminary Development Plan and a Final Development Plan. The Commission reviewed the Concept Plan in 2020, and this is the second step in that process. The site is located southwest of the intersection of Sawmill Road with Dublin Center Drive. The site was originally comprised of several parcels, which have been combined. The applicant's intent is to create consistency and efficiency across the site with these improvements.~~



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, September 17, 2020 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**5. The Country Club at Muirfield Village 8715 Muirfield Drive**  
**20-136AFDP Amended Final Development Plan**

Proposal: Renovations and exterior modifications to the swimming pool concession building, the club patio and outdoor bar space, and the installation of four pickle ball courts and a lounge area on a 79.66-acre site.  
Location: West of the intersection of Muirfield Drive with Whittingham Drive and is zoned Planned Unit Development District.  
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.  
Applicant: Matt Toddy, Design Collective  
Planning Contact: Zach Hounshell, Planner I  
Contact Information: 614.410.4652, zhoushell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/20-136

**MOTION:** Mr. Grimes moved, Mr. Supelak seconded, to approve the Amended Final Development Plan with the following condition:

- 1) That the applicant continue to work with Staff to finalize landscaping details with the four pickleball court additions, subject to Staff approval.

**VOTE:** 6 – 0.

**RESULT:** The Amended Final Development Plan was conditionally approved.

**RECORDED VOTES:**

|                  |        |
|------------------|--------|
| Jane Fox         | Yes    |
| Warren Fishman   | Yes    |
| Kristina Kennedy | Absent |
| Mark Supelak     | Yes    |
| Rebecca Call     | Yes    |
| Leo Grimes       | Yes    |
| Lance Schneier   | Yes    |

**STAFF CERTIFICATION**

DocuSigned by:  
*Zach Hounshell*  
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Zach Hounshell, Planner I



~~Mr. Kist responded that he would have no objection to doing so. The plan with this submission was to eliminate the existing, unattractive cement seating. If he were to submit that request, however, they would be unable to include any additional parking.~~

~~Ms. Husak clarified that the Conditional Use process would allow for the Commission to determine that the current parking was adequate to add the outdoor seating. In terms of design discussions, she is not aware at this time if any text modifications would be necessary.~~

~~Ms. Call stated that although a couple of ideas have been expressed, Commission consensus is that no specific changes will be required for this application.~~

~~Ms. Call stated that she appreciates the applicant's willingness to bring back a Conditional Use request. She also appreciates staff's inclusion of the conditions of the similar McDonald's application. The Commission's review is easier because those conditions previously have been vetted.~~

~~Mr. Grimes moved, Mr. Fishman seconded approval of the Minor Text Modifications as follow:~~

- ~~1) To modify the Development Text under Subarea A1, Parking as follows: The existing 3,200-square-foot restaurant located at 5051 Tuttle Crossing Boulevard shall provide a minimum of 61 parking spaces, and parking spaces shall have a minimum dimension of 9 feet in width by 18 feet in length. Should the site redevelop, the site shall be required to comply with the City of Dublin Zoning Code Section 153.200.~~
- ~~2) To modify the Development Text under Subarea A1, Signs and Graphics that:  
Electronic menu boards shall be permitted, provided that:
  - ~~(1) The sign is located on the property to which it refers;~~
  - ~~(2) The sign is not visible from the public right-of-way;~~
  - ~~(3) The sign does not exceed 32 square feet in size;~~
  - ~~(4) The sign does not contain continuous movement, flashing, scrolling, video, or animation, except for the customer order image, which shall not exceed more than 20% of the menu board sign area;~~
  - ~~(5) The sign is turned off during non-operational business hours;~~
  - ~~(6) The sign does not contain any additional speakers or sound; and~~
  - ~~(7) The sign changes no more than three times per day.~~~~

~~Vote: Mr. Supelak, yes; Mr. Grimes, yes; Ms. Call, yes; Mr. Fishman, yes; Mr. Schneier, yes; Ms. Fox, yes.  
[Motion carried 6-0]~~

~~Mr. Grimes moved, Mr. Fishman seconded to approve the Amended Final Development Plan with seven (7) Conditions:~~

- ~~1) The applicant continue to work with the City's Landscape Zoning Inspector to ensure replacements are appropriately selected and located, subject to staff approval;~~
- ~~2) The final color of the bicycle rack and all bollards (existing and proposed) be earth tone color, subject to staff approval;~~
- ~~3) The existing poles be re-painted bronze to match the new light fixtures;~~
- ~~4) The applicant should submit a photometric plan, subject to staff approval;~~
- ~~5) The menu board design be revised to eliminate the menu topper and menu extender;~~
- ~~6) The ordering canopy standing-seam roof be black to match the primary structure; and~~
- ~~7) The applicant will mill and fill the parking lot.~~

~~Vote: Mr. Supelak, yes; Mr. Grimes, yes; Ms. Call, yes; Mr. Fishman, yes; Mr. Schneier, yes; Ms. Fox, yes.  
[Motion carried 6-0]~~

## **5. The Country Club at Muirfield Village, 8715 Muirfield Drive, 20-136AFDP, Amended Final Development Plan**



Ms. Call stated that this is a request for renovations and exterior modifications to the swimming pool concession building, the club patio and outdoor bar space, and the installation of four pickleball courts and a lounge area. The 79.66-acre site is west of the intersection of Muirfield Drive with Whittingham Drive and is zoned Planned Unit Development District.

### **Staff Presentation**

Mr. Hounshell stated that this is a request for review and approval of an Amended Final Development Plan for The Country Club at Muirfield Village. The proposal is for renovations to the existing pool house and clubhouse patio bar, and the addition of four pickleball courts. The 79.66-acre site is located west of Muirfield Drive, approximately 1,700 feet northwest of the intersection with Memorial Drive. The site was zoned PUD, Planned Unit Development District, as part of the Muirfield Village development in the early 1970s. Due to the age of the development, no development text exists to define the types of facilities, uses, parking, size and scale, architecture and materials, landscaping, or other development standards typically required today. All previous improvements on this site have been approved and considered in compliance with the existing facilities and materials.

#### Clubhouse

The applicant is proposing to remove the existing bar and overhead canopy structure located on the south side of the clubhouse to construct an approximately 850-square-foot outdoor patio bar space with a covered patio structure. The outdoor bar is proposed to be constructed of stacked stone, matching the existing stacked stone in the patio lounge and the stone wall around the patio, with a Santorini Gold Quartzite countertop. The covered patio structure will be constructed of Cedar and stained a Dark Walnut color with an opaque bronze corrugated roof. All materials will be the same and all patio furnishings will be complementary to the addition and existing clubhouse. The patio improvements will include modifications to the south elevation of the clubhouse to include a back bar, a stacked-stone architectural feature, and egress improvements behind the bar. The outdoor bar will include multiple TV monitors and speakers and brown/black wicker furniture to complement the addition. The applicant is also proposing a 217-square-foot pergola to the west of the proposed patio improvements, which will match the existing pergola south of the patio improvements.

#### Poolhouse

The applicant is proposing to remove the existing canopy structure located on the south side of the pool house to construct a 945-square-foot clear translucent canopy structure with an outdoor pool house bar and outdoor dining room seating. The proposed canopy is constructed of cedar wood and is painted to match the Clubhouse. The roof is proposed as a translucent white corrugated roof. The outdoor bar is proposed to be clad in Azure colored wall tiles, and the wicker outdoor seating will be consistent with the proposed seating at the clubhouse. Façade improvements are proposed on the south, east, and west elevations of the existing pool house to improve the indoor and outdoor dining spaces. A new garage door, entrance door, and pass-through service window will be added to the east elevation, which will serve as egress points for interior dining options. The south elevation will include a new entrance door and two sliding track doors behind the outdoor bar. The west elevation will include the addition of an approximately 95-square-foot walk-in cooler north of the existing freezer.

#### Pickleball Addition

Also proposed are four new pickleball courts and an adjoining patio space southeast of the existing tennis pro shop. The courts will occupy approximately 7,560-square-feet of vacant space and be enclosed by an 8-foot high black mesh fence, similar to the existing fences that enclose the tennis courts on the site. The pickleball area will have an asphalt base and a similar surface treatment as the tennis court surfaces.

An approximately 550-square-foot concrete patio is proposed, which will offer patio seating and a retaining wall with a stone veneer on all sides except the court side. On the northwest side of the patio, a mix of hydrangeas and boxwood plantings are proposed along the retaining wall. The applicant is working with

staff to finalize additional landscaping details with this addition, which will include replacement trees and a landscape buffer between the residential sites south of this proposal.

Staff has reviewed the application against the applicable criteria and recommends approval with one condition.

### **Applicant Presentation**

Matt Toddy, Architect, Design Collective, 151 E Nationwide Blvd., Columbus, OH 43215, stated that he has no information to add but is happy to answer questions.

### **Commission Questions**

Mr. Fishman stated that in his experience, he has not seen a clear corrugated roof that looked good after five years. Typically, they look faded, yellowed and stained. Perhaps this a new type of material with which he is unfamiliar.

Mr. Toddy responded that it is a product with which they are familiar. Historically, if it is well maintained, it does not have the issue that was described.

Mr. Schneier stated that he has the same concern as Mr. Fishman that this material may not be the best solution.

Mr. Toddy stated that this is a corrugated fiberglass. It is fixed, permanent. The reason for the transparent product is that it's to be used at the pool house; tennis court users will use the area, as well. Because it is a seasonal use, the transparency makes sense, providing sunlight on the patio while also providing limited shade and protection from direct UV rays.

Ms. Call inquired if there is a site where the material has been used and proven to retain its integrity after a few years. Is this, typically, a permitted roof material? She is not aware of its presence anywhere in the City of Dublin.

Mr. Fishman responded that it has not been used in Dublin. There are some sites in the Short North in Columbus that have used it. He has inquired about its use there and been told that the deterioration in appearance is typical and is due to sun damage. Glass patio roofs, on the other hand, are easy to maintain.

Ms. Call inquired staff's feedback regarding uses in other places and if use of this material is permitted by Code.

Ms. Husak responded that there is nothing in the Code that would prohibit use of the material. However, she does not believe it has been used anywhere else in the City.

Ms. Fox stated that she has the same concerns regarding the fiberglass roof material.

Mr. Grimes stated that a pickleball court is a good idea. However, the surrounding lot contains rocks and other debris. Is there a plan to landscape the surrounding area?

Mr. Toddy responded that the plan is to provide a buffer with mounding and landscaping between that lot and the new pickleball courts. They are working with staff on additional plantings in the buffer zones on the east side between that lot and Muirfield Drive, and on the south side between that lot and the adjacent neighborhood. The lot provides opportunity for temporary material storage.

Mr. Grimes inquired if the intent is to continue to use that area for that purpose.

Mr. Toddy responded affirmatively.

Mr. Supelak stated that he has the same concerns regarding that area. Periodically, trailers and construction materials sit there. The Country Club may need the area for staging events throughout the year; however, it would be preferable to screen it. Additionally, there is a bikepath that runs down that side of Muirfield and truncates at the drive, which does not connect to the neighborhood immediately to the south. Could a condition be added to finish that path?

Ms. Husak stated that the path to the north is private; it is a Muirfield Village path, not a City path.

Mr. Supelak stated that plastic materials have evolved and improved; however, Commissioners are concerned about use of the acrylic product. It may become a condition to remove it, unless the applicant can demonstrate the product more fully, including its UV stability.

Mr. Toddy responded that his understanding is that the material has a 20-year warranty. They would be willing to identify ways in which to assure the Commission of the product's necessary specifications.

### **Public Comment**

No public comments were received.

### **Commission Discussion**

Mr. Fishman stated that the plan looks great; however, he agrees that the storage lot needs to be screened from Muirfield Drive and the neighbors. It has been an eyesore for some time. With the proposed addition of the pickleball court, there is opportunity to continue the landscaping around the area to provide the desired screening.

Mr. Grimes stated that he understands that some paths are private, but he would like to see it connected. The Clubhouse can use signage to indicate private use.

Mr. Schneier stated that he would be reluctant to deal with the path issue. Those paths are owned and maintained by the neighborhood homeowner association. The City has limited authority, and it would seem to be a regulatory overreach to attempt to exert influence there. Other than his concerns about the acrylic canopy, he likes the plan.

Mr. Call inquired if there are any plans regarding the path.

Mr. Toddy responded that at this time, there are no plans related to the area in question.

Mr. Fishman stated that he believes there is some confusion. It appears a suggestion is being made to connect the neighborhood's private path into a public path. Private paths are kept separate from the public paths for the purpose of avoiding liability issues. Along that road, there are two parallel paths; one is the private path, the other is the public path. It would be an overreach to ask Muirfield to connect their path to the City's public path.

Ms. Fox stated that she likes the plan; however, she shares the concerns about the translucent roof over the pool area. While this plan is not about the storage lot, the Commission could request the Club to take care of that unattractive area, which is near their beautiful facility. She likes the proposed plan, but would encourage them to consider a different roof material.

Ms. Call stated that she echoes fellow Commissioners' comments. The plan is attractive. However, the Commission considers an application and overall area holistically to ensure that we will be proud of the resulting project. The Commission appreciates the applicant's willingness to look at options for the roof, although that has not been made a condition of approval. Historically, the Muirfield Village homeowners' association has maintained its amenities beautifully, so, although there are concerns about the roof, there is assurance with the 20-year warranty that the association will ensure that the roof is well maintained or replaced. The pickleball courts will be fun, but she shares the Commissioners' concerns about shielding the view from the court of the vacant, unattractive lot.

Mr. Fishman inquired if the applicant would be receptive to committing to shielding the view from Muirfield Drive of the storage lot. They intend to do this on their side for the pickleball courts; it would seem fair to shield the view of the storage lot on the other two sides, as well, perhaps by adding a few trees.

Mt. Toddy responded that they would be willing to do so; it is in alignment with the requested condition. They will work with staff to ensure the buffer is adequate along Muirfield Drive.

Mr. Grimes moved, Mr. Supelak seconded to approve the Amended Final Development Plan with one condition:

- 1) That the applicant continue to work with staff to finalize landscaping details with the pickleball courts addition, subject to staff approval.

Vote: Mr. Fishman, yes; Mr. Supelak, yes; Ms. Fox, yes; Ms. Call, yes; Mr. Schneier, yes; Mr. Grimes, yes. [Motion approved 6-0]

## **6. Ayreshire Farms, PID: 272-000166, 20-092INF, INFORMAL REVIEW**

~~Ms. Call stated that this is a request for Informal Review of a potential future development proposal to rezone an 11.4-acre site from Rural District to Planned Unit Development District to develop lots for 34, single-family homes. The site is southeast of the intersection of Shier-Rings Road with Cosgray Road.~~

### **Staff Presentation**

~~Ms. Husak stated this is a request for Informal Review and feedback regarding a proposal to rezone 11.37 acres from R, Rural District to PUD, Planned Unit Development District for the potential future development of 34 single-family homes at the southeast intersection of Shier-Rings and Cosgray Roads. The site was annexed from Washington Township into the City of Dublin on March 11, 2020 (Ordinance 02-20). Upon annexation, the site was automatically zoned R, Rural District, pursuant to the Zoning Code. Because that is the least intensively developable zoning, a rezoning would be required with any development. The applicant filed an application for rezoning with a Preliminary Development Plan for a PUD, Planned Unit Development District, and also for a Preliminary Plat for the PUD. Based on the Commission's review and discussions of several recent developments, staff recommended that the applicant request an Informal Review prior to submitting the development proposal. The next time this application would come before the Commission, it will be to request a recommendation to City Council.~~

~~This L-shaped site is located at the southeast intersection of Shier-Rings and Cosgray Roads. The Ballantrae community is located south of the site, and there are single-family lots along Trafalgar Lane immediately adjacent to the site. The western portion of the site is being farmed and contains no natural features except for fence rows of trees along the southern and eastern boundaries. The eastern portion of the site is comprised of the rear portion of two rural, residential parcels that were not annexed to the City. Both parcels include trees and other vegetation. To the north is a site within the West Innovation District, which is currently zoned ID-4, which would allow for research and multi-family uses. Lots on the east side of Cosgray Road are within Washington Township. They have been for sale for some time, and staff has received numerous inquiries about their development potential. The 11-acre site is currently vacant farmland.~~

### Proposal

~~The proposal is for 34 single-family lots along three new public streets with 2.25 acres of open space with a density of 3.0 dwelling units (du) per acre. The Community Plan Future Land Use Map designates this site as "Mixed Residential - Low Density," defined as areas intended to provide a mix of housing options and transition from existing single-family neighborhoods at a typical density of 3.0 du/ac. The Mixed Residential land use is described as "larger sites expected to incorporate a mix of housing types and be designed to look, feel and function as a cohesive neighborhood. Smaller sites may include a single housing type, appropriately scaled to the surrounding development context." The adjacent Ballantrae community is approximately 2.0 du/acre. The applicant is proposing a single-entry street into the development from Shier-Rings Road, which terminates in cul-de-sac roads to the east and to the west of the north-south entry road. All roads are proposed to be public streets. Staff had concerns that lots #12 and #13 at the end of the entry drive could be impacted by vehicle headlights; however, the applicant has indicated that the~~



**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**MARCH 18, 2010**

**CITY OF DUBLIN**

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

*Creating a Legacy*

The Planning and Zoning Commission took the following action at this meeting:

**2. The Country Club at Muirfield Village 8715 Muirfield Drive  
10-010AFDP Amended Final Development Plan**

Proposal: Site modifications and amenities for an existing patio associated with the Country Club at Muirfield Village located along the west side of Muirfield Drive, at its intersection with Whittingham Drive within the Muirfield Village PUD.  
Request: Review and approval of an amended final development plan under the provisions of Code Section 153.050.  
Applicant: The Country Club at Muirfield Village; represented by Christopher Meyers, Meyers & Associates Architects.  
Planning Contact: Jennifer M. Rauch, AICP, Planner II.  
Contact Information: (614) 410- 4690, jrauch@dublin.oh.us

**MOTION:** To approve this amended final development plan because it is consistent with the preliminary development plan and the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code, with one condition:

- 1) The applicant be required to rectify any inconsistencies between the plans prior to filing for a Building Permit.

**VOTE:** 5 – 0.

**RESULT:** This amended final development plan was approved.

**STAFF CERTIFICATION**

Claudia D. Husak, AICP  
Planner II

~~The vote was as follows: Ms. Kramb, yes; Mr. Taylor, yes; Mr. Zimmerman, yes; Mr. Hardt, no; Mr. Fishman, yes; and Mr. Walter, no. (Tabled 4—2.)~~

~~Mr. Zimmerman rescinded his vote and voted no. (Tabled 3—3.)~~

~~Mr. Walter rescinded his vote and voted yes. (Tabled 4—2.)~~

**2. The Country Club at Muirfield Village  
10-010AFDP**

**8715 Muirfield Drive  
Amended Final Development Plan**

Vice Chair Richard Taylor introduced this application which involves site modifications and amenities for an existing patio associated with the Country Club. He swore in those intending to speak in regards to this case including the applicant's representative, Peter Scott, Meyers and Associates Architects, and City representatives.

Warren Fishman disclosed that he was a limited partner of The Country Club at Muirfield Village and therefore, recused himself.

Kevin Walter said it was determined by Jennifer Readler that being a member of the Country Club would not be a conflict of interest on this case.

Claudia Husak provided a brief presentation since this was originally a consent item. She said a birch tree was located to the south side of the building in the corner, and the landscape plan showed it incorrectly in the middle patio area. She said the applicant is intending to preserve all the existing trees on the site and it was the landscape plan that was flawed. She said Planning suggests a condition be included that would require the applicant to rectify any inconsistencies between the plans prior to filing for a Building Permit.

Peter Scott, Meyers, and Associates Architects, representing the applicant agreed with the condition as listed below.

Todd Zimmerman said he had verified that the Muirfield Association does not review these plans.

Mr. Taylor commented that two letters regarding this case had been received. He asked if they had any impact on this case. Ms. Husak said one letter did not, but in the other letter, the residents expressed concerns regarding the smoke from the proposed fire pits. She said those residents were 1,500 feet away from this facility and Planning did not think that their concern was necessarily a valid one.

Mr. Scott said gas fire pits are proposed, and there will be no log burning or smoke.

John Hardt said the proposed plan for the patio plan was incorrect and the landscape plan was correct. He said he had visited the site, and the birch tree was much closer to the corner of the building, and a little to the south side of the building than where it was shown on the construction plan. Ms. Husak pointed out that there were actually two birch trees.

Mr. Hardt said his primary concern was that it be adjusted correctly so that the tree is accommodated in the final design. Mr. Scott said that no existing trees would be removed and that they would be accommodated.

**Motion and Vote**

Mr. Walter made a motion to approve this Amended Final Development Plan because it is consistent with the preliminary development plan and the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code, with one condition:

- 1) The applicant be required to rectify any inconsistencies between the plans prior to filing for a Building Permit.

Mr. Zimmerman seconded the motion.

Mr. Scott, on behalf of the applicant agreed to the condition.

The vote was as follows: Ms. Kramb, yes; Mr. Taylor, yes; Mr. Hardt, yes; Mr. Zimmerman, yes; and Mr. Walter, yes; (Approved 5 – 0.)

Mr. Taylor adjourned the meeting at 8:42 p.m.

As approved by the Planning and Zoning Commission.



## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

MAY 5, 2005

CITY OF DUBLIN.

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone: 614-410-4600  
Fax: 614-410-4747  
Web Site: [www.dublin.oh.us](http://www.dublin.oh.us)

The Planning and Zoning Commission took the following action at this meeting:

5. **Amended Final Development Plan – 05-045AFDP – Muirfield PUD – Muirfield Country Club Expansion – 8715 Muirfield Drive**  
**Location:** 79.5 acres located on the west side of Muirfield Drive, approximately 1,300 feet north of Kentigern Place Drive.  
**Existing Zoning:** PUD, Planned Unit Development District (Muirfield Plan).  
**Request:** Review and approval of an Amended Final Development Plan under Code Section 153.053.  
**Proposed Use:** A 3,894-square-foot fitness club expansion to an existing 16,900-square foot golf club facility.  
**Applicant:** Michael Graney, General Manager, The Country Club at Muirfield Village, 8715 Muirfield Drive, Dublin, Ohio 43017; represented by Christopher Meyers, AIA, Meyers Welsh Architecture and Design, 15 East Gay Street, Suite 2A, Columbus, Ohio 43215.  
**Staff Contact:** Jamie E. Adkins, Planner.  
**Contact Information:** (614) 410-4644/Email: [jadkins@dublin.oh.us](mailto:jadkins@dublin.oh.us).

**MOTION:** To approve this Amended Final Development Plan because it meets the requirements of the Planned District regulations and the Muirfield PUD, it is compatible with the existing building and surrounding architecture of the area, and it is consistent with the Future Land Use Map within the Community Plan, with two conditions:

- 1) That tree protection fencing be indicated on the plans, subject to staff approval;  
and
- 2) That the site design meets Stormwater Regulations to the satisfaction of the City Engineer.

\* Christopher Meyers, AIA, agreed to the above conditions.

**VOTE:** 6-0.

**RESULT:** This Amended Final Development Plan was approved.

#### STAFF CERTIFICATION

  
\_\_\_\_\_  
Claudia Husak, Planner

10-010AFDP  
Amended Final Development Plan  
The Country Club at Muirfield Village  
8715 Muirfield Drive



- 3) That a revised landscape plan, incorporating the comments made within this staff report, including landscaping at the base of all signs, be submitted, subject to staff approval;
- 4) That a five-foot wide sidewalk from the hospital staff entrance to the adjacent shopping center be provided, subject to staff approval;
- 5) That additional control joint architectural treatments be incorporated into the front elevations near the patient and emergency entrances, subject to staff approval;
- 6) That information be provided regarding the lighting fixtures under the entry canopies to demonstrate conformance with the City of Dublin Exterior Lighting Guidelines; and
- 7) That a note be added to the sign text indicating that the fourth color (red) is limited to wall signs identifying the emergency room, and related on-site directional traffic and way finding signs identifying the emergency room entrance only.

Mr. Zimmerman seconded the motion.

Ms. Reiss asked for clarification on an additional condition about the change of base on the signage.

Mr. Gerber said what he had heard was that only Ms. Reiss wanted to change it.

Mr. Zimmerman said he did not want to change the base. He said he liked the design as proposed.

Mr. Gerber, Ms. Jones, and Ms. Boring agreed.

The vote on Mr. Gerber's motion for approval was as follows. Ms. Reiss, yes; Ms. Boring, yes; Ms. Jones, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 6-0.)

#### **5. Amended Final Development Plan – 05-045AFDP – Muirfield PUD – Muirfield Country Club Expansion – 8715 Muirfield Drive**

Mr. Gerber said this site is zoned PUD, Planned Unit Development District. He said this is a request for a 3,800 square foot fitness club expansion to an existing 16,000 square foot golf club facility. He said Amended Final Development Plans require review and approval by the Planning and Zoning Commission. Following approval, the applicant may apply for building permits.

Mr. Gerber swore in those who intended to testify in regards to this case.

Ms. Boring, who pulled this consent case, said a staff presentation was not necessary.

Ms. Boring asked if this project had been approved by the Muirfield Review Board.

Christopher Meyers, architect representing the applicant, said they submitted the preliminary and final imagery and materials as a courtesy to the Muirfield Review Board. He said they had received a letter stating that they appreciated the consideration and thought it was a fine project, although they had no jurisdiction.

Ms. Boring asked if a awning would ever be put over the entryway.

Mr. Meyers said the front entry of the building had a covered roof which was a porch, but there would not be any additional coverings for the front. However, they are planning on replacing the existing canvas awning at the other main entry of the building.

Ms. Boring asked if a canopy were ever considered on this addition that it be earth tone colored.

Mr. Meyers understood it would have to be approved by the Commission, but he agreed any future canopy on this addition would be earth tone.

Mr. Meyers agreed to the conditions as listed below.

Mr. Gerber made the motion to approve this Amended Final Development Plan because it meets the requirements of the Planned District regulations and the Muirfield PUD, it is compatible with the existing building and surrounding architecture of the area, and it is consistent with the Future Land Use Map within the Community Plan, with two conditions:

- 1) That tree protection fencing be indicated on the plans, subject to staff approval; and
- 2) That the site design meets Stormwater Regulations to the satisfaction of the City Engineer.

Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Messineo, yes; Ms. Jones, yes; Ms. Boring, yes; Ms. Reiss, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 6-0.)

**6. Amended Final Development Plan 05-044AFDP – Tartan West PUD, Subarea I Modifications – 8640 Hyland Croy Road**

Mr. Gerber said this site is zoned PUD, Planned Unit Development District. He said this is a request for minor modifications to the requirements and restrictions to this subarea including sideyard encroachments for window wells and air conditioning units, lot coverage, swimming pool location, and architecture. Amended Final Development Plans require review and approval of the Planning and Zoning Commission. He said following approval, the applicant may apply for building permits.

Mr. Gerber swore in those who intended to testify in regards to this case.

Ms. Boring pulled this case from the Consent agenda and instead of a full staff presentation, asked for a brief explanation about the window wells and why air conditioners could not be placed in the rear yards.

Brad Schoch, Schoch and Associates, representing the applicant, explained that many of the lots had some topography to them which will allow them to eliminate a window well. However, on the lots lacking topography, the window well itself would measure approximately 48 inches deep at a maximum. He referred to a slide of a diagram that best illustrated what they were proposing. He said they would have control over the orientation of these homes, and if and when, a window well would be necessary, if there is a concern about access around the sideyards of the lots, that they will maintain at least an eight-foot separation between window wells if they oppose each other or window wells if they end up on a similar lot. Mr. Schoch said their market is finding that these are primarily single-family homes, and their buyer wants an add:



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**DUBLIN PLANNING AND ZONING COMMISSION  
RECORD OF ACTION  
March 6, 1997**

The Planning and Zoning Commission took the following action at this meeting:

**3. Revised Final Development Plan - The Country Club at Muirfield Village - 8715 Muirfield Drive**

**Location:** 79.5 acres located on the west side of Muirfield Drive, south of Craigston Court.

**Existing Zoning:** PUD, Planned Unit Development District (Muirfield Village Plan).

**Request:** Review and approval of a revised final development plan under the provisions of Section 153.056.

**Proposed Use:** A 1,200 square foot restroom addition to an existing tennis building

**Applicant:** The Country Club at Muirfield Village, c/o James Bean, Architect, Suite 1600, 42 East Gay Street, Columbus Ohio 43215.

**MOTION:** To approve this revised final development plan with the following conditions:

- 1) That the developer work with the staff to develop appropriate screening along the east elevation of the building; and
- 2) That the bank of phones have subdued colors and lighting.

\* John Blute, on behalf of The Country Club at Muirfield, agreed to the above conditions.

**VOTE:** 6-0.

**RESULT:** This application was approved.

**STAFF CERTIFICATION**

Barbara M. Clarke  
Planning Director

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The Country Club at Muirfield Village  
8715 Muirfield Drive

is to be built. He said the only acceptable signage would have to be compatible with all the other signage in Metro.

Ms. Boring said architecture was not really discussed during the rezoning. She liked how the rendering looked in Metro Place. This is a quasi-residential use and she was not bothered by the building. She would like to see more brick accents. Ms. Boring said this use was needed here with all the office buildings.

Mr. Harian agreed the use was needed. He said it fit well into an office park, but the front of the building needed something. All stucco looked too plain compared to the other buildings. He liked the metal roof. He said the sign should be lowered to five or six feet tall. He encouraged the applicant to add more brick to the front to make it look more substantial.

Mr. Lecklider said his preference would be an all brick exterior. A standing seam metal or shingle roof would be satisfactory to him. He was concerned about the use of stucco and how it would look over time, particularly a lighter colored stucco. He was concerned how the air conditioning units fit into the window design and that staining might occur from condensation dripping. An all-brick exterior would be a better fit with Metro Center.

Ms. Chinnici-Zuercher asked Commission members to meet with staff and the applicant to work on the architecture. The goal is to have an approvable project. Commissioners Harian, Boring, and Sprague volunteered.

Mr. Henry requested a tabling of this application so that a meeting could be held between him, the Commissioners, and staff to discuss architectural plans.

Mr. Harian made the motion to table this application, and Ms. Boring seconded the motion. The vote was as follows: Mr. Lecklider, yes; Mr. Ferrara, yes; Ms. Chinnici-Zuercher, yes; Mr. Sprague, yes; Ms. Boring, yes; and Mr. Harian, yes. (Tabled 6-0.)

Ms. Chinnici-Zuercher requested notification of all Commissioners regarding meeting date(s).

Mr. Sprague said the November design was very attractive to him. Mr. Harian also liked it.

## **2. Reconsideration - Conditional Use Application/Development Plan 97-012CU/DP - Windmill Plan - Joyland Preschool Childcare Inc. - 5400 Wilcox Road**

The architectural requirements of the Windmill PCD text have been withdrawn by letter this request for reconsideration. There was 1

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8715 Muirfield Drive

## **3. Revised Final Development Plan - The Country Club at Muirfield Village - 8715 Muirfield Drive**

Ms. Clarke said this revised final development plan was for a 1,000 square foot addition to a tennis building located on the west side of Muirfield Drive at the country club. The addition

extends toward Muirfield Drive. The building is well insulated within the rest of the site. The only concern staff has is the bank of telephones which face this street. Muirfield has always done a good job of controlling illumination and bright colors. The restroom addition will be used in connection with the golf tournament. The building addition will have matching stained cedar siding and a wood shake roof. It is well integrated and is a continuation of the subdued architectural detailing Muirfield has presented over its history.

Staff is recommending approval with two conditions:

- 1) That the developer work with the staff on an appropriate screening plan along the east elevation of the building; and
- 2) That the bank of phones have subdued colors and lighting.

Ms. Clarke said nothing in the original Muirfield Village PUD documents listed the associated facilities needed to support the tournament.

Ms. Boring asked if this plan requires Muirfield Association review. Ms. Clarke did not know.

Ms. Boring asked about the parity issue for male/female restroom stations. Mitch Banchevsky said he did not know the ratio required. It was a building code issue. Ms. Boring counted twelve stations for the men and eight for the women. Mr. Harian was concerned that the number of stations might be an issue during the tournament. Mr. Sprague agreed.

John Blute, General Manager, The Country Club at Muirfield, said they intended to subdue and down light the phone bank during the tournament. They intend to put canister lighting above them. AT&T will remove the phones after the tournament.

Mr. Blute agreed with the above conditions. He said the Muirfield Association will not review the addition.

Dan Bosbrook said they were replacing temporary with permanent restroom facilities. For the building size, one restroom facility for each gender is required and any others added are voluntary. They have chosen to replace an equal number temporary restrooms with permanent ones. He said twice as many men attend the tournament as women.

Mr. Lecklider asked if the color of the phones could be controlled. Mr. Blute said the color of the phones would have to be agreed upon by AT&T.

Ms. Clarke said she was not aware that the telephones would be removed after the tournament. Staff was concerned that they might be illuminated and brightly colored and would spoil the subdued, consistent image of Muirfield Village during the rest of the year. Mr. Blute said the phones would be temporary and consistent with the architecture of Muirfield.

Ms. Chinnici-Zuercher asked how many telephones will be permanent. Mr. Blute said none.

Edward Odorizzi, greens superintendent, said seven phones could be located in the phone bank. He said illumination will not be a factor because this area is never used after dark. He said at a

meeting scheduled for Monday with AT&T they will ask for three black phones to be installed on the wall and removed as soon as the tournament is over.

Ms. Chinnici-Zuercher asked how the wall would look after the temporary phones were removed. Mr. Odorizzi said the wall would look the same as the side of the building.

Mr. Ferrara asked if Condition 2 was necessary since the telephones were to be temporary. Ms. Clarke stated that since the drawings submitted included telephones, the condition could stand. A phrase that requires removal of the phones immediately following the event could be added.

Ms. Chinnici-Zuercher said some day, the phone bank may need to be permanent. She supported the condition as is. She said the total tournament presentation had always been color-coded, and she had confidence that Muirfield would not want to use bright yellow, etc. Mr. Sprague also had confidence that the tournament would control the colors and aesthetics.

Ms. Boring said she was disappointed in the inequity of the number of stations in the restrooms. Mitch Banchefsky said no permit would be issued if the Code was not followed.

Mr. Lecklider suggested changing Condition 2: "That the bank of phones have subdued colors and not be lighted." Ms. Clarke said she did not want to clog the Commission's future agendas unnecessarily. If lighting is later needed, the Commission would need to review it again.

Mr. Ferrara made the motion to approve this revised final development plan with two conditions:

- 1) That the developer work with the staff to develop appropriate screening along the east elevation of the building; and
- 2) That the bank of phones have subdued colors and lighting.

Mr. Lecklider seconded the motion, and the vote was as follows: Mr. Harian, yes; Ms. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Sprague, yes; Mr. Lecklider, yes; and Mr. Ferrara, yes. (Approved 6-0.)

#### **4. Development Plan 97-022DP - Perimeter Center Subarea F - Bob Sumerel Tire Company - 6600 Perimeter Loop Road**

Lisa Fierce presented this development plan for an outparcel in Subarea F of Perimeter Center. A future multi-family development is located to the east. Crown Eurocars is located to the south. A 4,500 square foot building with six service bays is proposed for tire sales, installation, and other minor auto repairs. Accesses will be to the east and north with no new curb cuts on either Mercedes Drive or Perimeter Loop Road. Twenty-four parking spaces proposed will meet Code requirements. The parking setback meets the development text, but should be amended to increase the overall setback shown from 25 feet to 35 feet. The landscape code is being met, but staff recommends that the hollies along the south property line be changed to a taller evergreen material. The service bay screening requires something other than hollies.