

**February 25, 2019**

City Council met in regular session in the Council Chamber of the Municipal Services Center, 3600 Tremont Road, and was called to order by President Greenhill at 7:30 p.m.

**MEMBERS PRESENT:** Vice President King, Carolyn T. Casper, Brian C. Close, Michele M. Hoyle, Jim Lynch, Susan Ralph, and President Greenhill

**STAFF PRESENT:** Acting City Manager Dan Ralley, Economic Development Director Joseph Henderson, Community Affairs Director Emma Speight, HR Director Abby Cochran, City Attorney Jeanine Hummer, Assistant City Attorney Jesse Armstrong, Assistant City Attorney Darlene Pettit, Finance Director Brent Lewis, Fire Chief Lyn Nofziger, IT Director Granville Harris, Parks and Recreation Director Debbie McLaughlin, Police Chief Steve Farmer, Public Service Director Jackie Thiel, Senior Planning Officer Chad Gibson, and City Clerk Ashley Ellrod

**INVOCATION**

Pastor Aaron Layne of Advent Evangelical Lutheran Church delivered the invocation.

**PLEDGE OF ALLEGIANCE**

Council Member Hoyle led the Pledge of Allegiance.

**CONSENT AGENDA**

1. Approve the minutes of the 2/11/2019 City Council Meeting
2. Approve the minutes of the 2/19/2019 Council Conference Session

Ms. Ralph moved, seconded by Vice President King, to approve Consent Agenda Items.

President Greenhill then called for a vote on the motion to approve the Consent Agenda Items.

**VOTING AYE:** Casper, Close, Hoyle, King, Lynch, Ralph and President Greenhill

**VOTING NAY:** None

Motion carried.

### **SPECIAL PRESENTATION**

#### **BOARD OF ZONING AND PLANNING UPDATE**

Mr. Robert Tullet, Chairman of the Upper Arlington Board of Zoning and Planning and Senior Planning Officer Chad Gibson came forward and provided a Power Point (attached hereto and incorporated herein by reference as Exhibit A).

Ms. Ralph remarked the School Administrators are very appreciative of BZAP and Staff's help as they have gone through this process.

Mr. Close advised he would like to find ways Council can help BZAP more. He asked the Senior Planning Officer to come to Council proactively if there are issues with the UDO that Council can change to make an impactful difference. He would like to continue to keep open dialogue going. He thinks there are some additional changes that Staff are aware of, in respect to things Council would like to see, one is an Architectural Technical Review Board. Mr. Close said he thinks they need to figure out how they can work together to implement some of these things.

Mr. Tullet responded he feels Staff does a good job of amending the UDO. He commented he feels having an Architectural Technical Review Board adds another layer of bureaucracy for the applicant and it becomes subjective. He went on, with an Architectural Technical Review Board, they are at the whim of the likes and dislikes of the the architects on the Board. Mr. Tullet said he does not share the same opinion and feels BZAP already accomplishes this task.

Mrs. Hoyle conveyed the most important thing the City can do is make sure it preserves its personal integrity through its zoning and design standards.

In response to President Greenhill, the Senior Planning Officer advised the

challenges he sees the City facing in the future are the pressures associated with the population increase.

In response to President Greenhill, Mr. Tullet said he is most proud of the development at Kingsdale and Lane Avenue.

**LEGISLATIVE AND/OR ADMINISTRATIVE ITEMS FOR PUBLIC  
HEARING/COUNCIL VOTE**

**ORDINANCE NO. 12-2019**

**TO AUTHORIZE EXPENDITURE TO THE CITY OF DUBLIN FOR THE CITY'S PROPORTIONATE SHARE OF THE CENTRAL OHIO INTEROPERABLE RADIO SYSTEM (COIRS) ANNUAL MAINTENANCE EXPENSES FOR 2019**

which was read for the first time.

Ms. Casper moved, seconded by Mrs. Hoyle, to pass Ordinance No. 12-2019.

In response to President Greenhill's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 12-2019.

In June 2017, City Council authorized the City Manager to enter into an agreement to join COIRS (Ordinance 40-2017), a regional council of governments pursuant to Chapter 167 of the Ohio Revised Code, as part of the transition of 911 Dispatching Services to the Northwest Regional Emergency Communications Center (NRECC). Membership in COIRS includes annual maintenance expenses for the radio network as agreed upon by the COIRS Board, for which the City holds a seat on.

This legislation would authorize an expenditure in the amount of \$78,125 to the City of Dublin for the City's proportionate share of the COIRS annual maintenance expenses for 2019.

President Greenhill then called for a vote on the motion to pass Ordinance No. 12-2019.

**VOTING AYE:** Close, Hoyle, King, Lynch, Ralph, Casper and President Greenhill

**VOTING NAY:** None

Motion carried.

**ORDINANCE NO. 13-2019**

**TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT FOR  
THE 2019 SUSTAINABLE SEWER SOLUTIONS PROJECT**

which was read for the first time.

Mr. Close moved, seconded by Mr. Lynch, to pass Ordinance No. 13-2019.

In response to President Greenhill's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 13-2019.

Under the requirements of the Ohio Environmental Protections Agency (OEPA) Director's Final Findings and Orders, the Engineering Division studied the sewer systems and developed a remediation plan to reduce excessive inflow and infiltration (I/I) of rain water into the sanitary sewer system. The OEPA has approved the remediation plan which is called the Sustainable Sewer Solutions projects. This program also updates and improves the overall sanitary sewer system for Upper Arlington.

It is recommended that the City Manager be authorized to enter into contract for construction related services with Performance Pipelining, Inc. in the amount of \$1,279,582.75, with a 10% contingency of \$127,958.28, for a total of \$1,407,541.03 for the 2019 Sustainable Sewer Solutions Project.

President Greenhill then called for a vote on the motion to pass Ordinance No. 13-2019.

**VOTING AYE:** Hoyle, King, Lynch, Ralph, Casper, Close and President Greenhill

**VOTING NAY:** None

Motion carried.

**ORDINANCE NO. 14-2019**

**TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT FOR  
THE FARLEIGH ROAD STORM STRUCTURE REPLACEMENT AND BRIDGE  
MAINTENANCE PROJECT**

which was read for the first time.

Mrs. Hoyle moved, seconded by Ms. Ralph, to pass Ordinance No. 14-2019.

In response to President Greenhill's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 14-2019.

Various bridge and culvert repairs are recommended from the annual Bridge and Culvert Inspection Program. The Bridge Maintenance project has repair work that is a high priority in the inspection report that is outside the Public Works Division's restoration capabilities.

It is therefore recommended that the City Manager be authorized to enter into contract for construction related services with Axis Civil Construction, LLC in the amount of \$258,039.00, with a 10% contingency of \$25,803.90, for a total of \$283,842.90.

President Greenhill then called for a vote on the motion to pass Ordinance No. 14-2019.

**VOTING AYE:** King, Lynch, Ralph, Casper, Close, Hoyle and President Greenhill

**VOTING NAY:** None

Motion carried.

#### **ORDINANCE NO. 15-2019**

#### **TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT FOR THE HENDERSON ROAD IMPROVEMENT PROJECT**

which was read for the first time.

Vice President King moved, seconded by Ms. Ralph, to pass Ordinance No. 15-2019.

In response to President Greenhill's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 15-2019.

The Henderson Road Improvement project will reconstruct Henderson Road from Sawmill to Riverside Drive; creating multi-modal connections in the corridor, establish connections to surrounding land uses, provide landscape enhancements that also create screening for adjacent properties, address existing flooding issues along the corridor with the addition of curbs and gutters, and install improvements to the Riverside Drive and Henderson Road intersection to increase safety.

It is recommended that the City Manager be authorized to enter into contract with

Elite Excavating in the amount of \$3,189,035.25 (\$2,899,122.95 with a 10% contingency of \$289,912.30) for the construction of the Henderson Road Improvement project.

President Greenhill then called for a vote on the motion to pass Ordinance No. 15-2019.

**VOTING AYE:** Lynch, Ralph, Casper, Close, Hoyle, King and President Greenhill

**VOTING NAY:** None

Motion carried.

### **LIQUOR CONTROL**

The City Clerk has received notice from the Ohio Department of Liquor Control that an application has been filed for transfer of existing D5 and D6 permits from Zhengs Family Enterprises Inc., DBA Royal Ginger to Sow Lane Avenue LLC, DBA Royal Ginger, 1625 West Lane Avenue C120, Upper Arlington, Ohio 43221.

Royal Ginger closed a few months ago and it appears the restaurant's owners are transferring the liquor permit to a parent company.

D5 – Spirituous liquor for on premises consumption only, beer and wine for on premises and off premises in original sealed containers, until two thirty a.m.

D6 - Sale of intoxicating liquor on Sunday between the hours of one p.m. and midnight.

Staff has found no basis for objection to this request.

Mr. Close moved, seconded by Ms. Ralph, to approve the application.

President Greenhill then called for a vote on the motion to approve the application.

**VOTING AYE:** Ralph, Casper, Close, Hoyle, King, Lynch and President Greenhill

**VOTING NAY:** None

Motion carried.

### **EXECUTIVE SESSION**

Mr. Close moved, seconded by Ms. Casper, to enter into Executive Session for the purposes of considering the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or official.

<u>Roll Call</u>	<u>Vote</u>
Close	Aye
Hoyle	Aye
King	Aye
Lynch	Aye
Ralph	Aye
Casper	Aye
Greenhill	Aye

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Motion carried and Council went into Executive Session at 8:12 p.m.

City Council reconvened into open session at 11:04 p.m.

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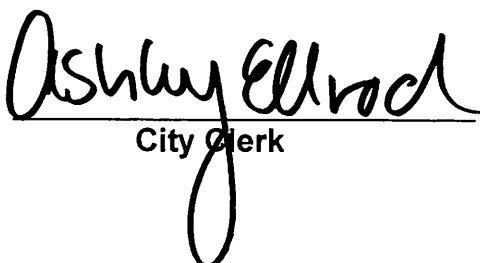
There being no further business to come before City Council, Ms. Ralph moved, seconded by Ms. Casper, to adjourn.

**VOTING AYE:** Casper, Close, Hoyle, King, Lynch, Ralph and President Greenhill

**VOTING NAY:** None

Motion carried and the meeting was adjourned at 11:04 p.m.

  
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President of Council

**ATTEST:**   
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City Clerk

**EXHIBIT A**

# **Board of Zoning and Planning (BZAP) 2018 Year-in-Review**

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February 25, 2019

Robert Tullett, Chair

Chad Gibson, Senior Planning Officer



City of **Upper  
Arlington**



# BZAP Roster

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**Dan Barringer** (architect, 2011)

**Kevin Carpenter** (civil engineer and surveyor, 2012)

**Marianne Mitchell** (attorney, 2015)

**Don Osterhout** (architect, 2009)

**Shannon Tolliver** (sustainability planner, 2012)

**Robert Tullett** (civil engineer and construction manager, 1987)

**William Westbrook** (real estate developer, 2018)

\*T.A. Ward (attorney, 2008-18)



# Planning Staff

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## **Senior Planning Officer Chad Gibson, AICP (2003)**

B.A. Geography/Urban Analysis - Miami University (1995)

Master of City & Regional Planning - The Ohio State University (1997)

Associated Faculty at The Ohio State University (2012)

COTA Advisory Panel - Chair (2018)

## **Planning Officer Justin Milam, AICP (2006)**

B.A. Economics/Marketing - Otterbein College (2005)

Master of City & Regional Planning - The Ohio State University (2008)

MORPC - Sustainability Advisory Committee (2018), sustainable2050 (2006),  
Active Transportation Working Group (2019)



# BZAP Objectives

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- Ensure **appropriate** development per the Master Plan and UDO
- **Balance** the upgrade of an aging housing stock with potential neighborhood impacts
- Grant variances when **practical difficulty** standards are met (9 findings of fact)
- Achieve **mutually beneficial** outcomes for the applicant and the community when possible





# Primary BZAP Application Types

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- Development and Site Plans
- Variances
- Conditional Uses
- Rezoning
- UDO and Plat amendment recommendations
- Comprehensive Graphics Plans
- Informal reviews



# Detailed Reviews

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- Architecture
- Site and Floor Plans
- Engineering and Infrastructure
- Traffic and Access Studies
- Landscape and Streetscape Plans
- Outdoor Lighting
- Signage



# 2018 Highlights

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- **16** BZAP hearings, Special Meetings and Work Sessions
- **48** Variance applications
- **19** Development and Site Plan applications\*\*\*
- **1** Rezoning (The Lane 2)
- **River Ridge & Kingsdale West Study**
- Multiple **UDO amendments**



# Upper Arlington School Projects

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- New Upper Arlington **High School**
- New **Wickliffe** Elementary School
- New **Windermere** Elementary School
- Addition/Remodel at **Barrington** Elementary School
- Addition/Remodel at **Greensview** Elementary School
- Addition/Remodel at **Tremont** Elementary School
- **Cell Tower** relocation at Upper Arlington High School











# Lane Avenue Projects

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- Heartland Bank
- TownePlace Suites hotel w/ eight townhouses
- The Lane 2 mixed-use
- Arlington Gateway
- COhatch\*











## Other Projects

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- Orthopedic One surgical room expansion
- First Community Village campus (Fairfax, Waltham gatehouse)
- McDonald's on Henderson Road







# Zoning Code Amendments

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- Short-term rental housing
- Appeals
- Small cell regulation
- River Ridge updates:
  - Reduced building height cap to 28 feet
  - Allow carport enclosures
  - Double-lot redevelopment restriction (citywide)





# Anticipated 2019 Projects

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- Neighborhood compatibility ordinance update
- Hotels as a conditional use
- Further enhancement of public notice requirements
- Golden Bear Shopping Center\*\*\*
- Delta Gamma campus
- Hamilton Capital 2 office
- 3832 Riverside Drive mixed-use

