

**NOTICE OF PUBLIC MEETING
CITY OF BEXLEY
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Special Public Meeting on the following application on **Monday, June 3rd, 2013** at **6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

APPLICATION No: 13-0004
APPLICANT: Jay Boone - Moody Nolan
OWNER: Capital University
LOCATION: 650 Pleasant Ridge Rd. (Bernlohr Stadium)

REQUEST: **The applicant is seeking Environmental Review and approval to allow new permanent lights for Bernlohr Stadium and replacement of the existing stadium speakers. The light poles are proposed at the northwest and southwest corners, and two along the east side of the stadium. Please Note: This application was tabled at the April 22nd Planning Commission meeting.**

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.

Mailed by: 5.24.13

Game/Facility Management Plan for Evening Athletic Events

in Bernlohr Stadium

Background

University hosted evening games will typically begin at 7:00 pm. Most contests will conclude by 9:30 pm. Unless an unforeseen event delays a contest for an extended period of time, it is expected that the lights will be turned off the night of a game no later than 10:30 pm, allowing for the facility to be cleaned after the contest. When the field is used in the evening for practice, the lights will be turned off no later than 10:15 pm.

Wayfinding

Signage for games and special events will be used to direct traffic to on-campus parking. Additionally, buses from visiting schools will be directed to park in the parking lot to the east of the Student Center, if space allows. The alternate bus parking location will be the south western part of the lot directly south of the Capital Center. Drivers will be instructed to turn the vehicles off while parked.

Event Management

Capital will designate an employee to serve as the game manager for each game. Responsibilities of that position will include field preparation, and ensuring a safe, welcoming venue and atmosphere for all guests. Additionally, one senior-level athletic department administrator will typically attend weekday games, and at least two senior-level athletic administrators will typically attend Saturday evening games.

Security

The university employs uniformed officers 24/7, 365 days per year. As security is a priority at all games, consideration has been given to the need for a specific security focus on athletic events. Therefore, if it is projected that an athletic contest will have at least 500 attendees, one uniformed officer will be assigned to that game. If it is projected that more than 1,000 attendees will be present, two uniformed officers will be assigned. If it is projected that more than 1,500 attendees will be present, at least three officers will be present. Additional officers may be added if the game is a rivalry game or is a game that could determine a championship.

After an evening contest is completed, one of the officers will be stationed at the southeast corner of the stadium outside of the fence to ensure that persons are safe and property is not damaged.

Noise

Pregame music will begin one hour prior to the start of all contests. The music will not exceed 60 dB when measured by Capital University in the alleyway east of the field. During the games, the volume may be increased if the announcer cannot be heard, but will not exceed 70 dB when measured by Capital University in the alleyway east of the field. As per NCAA championship guidelines, music must be "radio play" music and should be appropriate for public consumption (music with actual or inferred profanity, racist, sexist, or otherwise degrading messages is not allowed).

Music using the sound system will not be played during practices.

Projected Usage, Week by Week

It is projected that in the future, as many as thirty-four (34) contests could take place in the evening in any given year, between fall and spring semesters. For academic year 2013-14, twenty-one (21) contests could be scheduled for evening hours - two (2) football, ten (10) women's soccer, seven (7) men's soccer, three (3) men's lacrosse, three (3) women's lacrosse, with a possibility of an additional five (5) evening events. As an example of evening field usage for games, the *projected Fall 2013 schedule* (subject to change) is:

Week of:

August 25	1 event, August 30
September 1	2 events, September 1 and 6
September 8	1 event, September 11
September 15	1 event, September 21 (Saturday)
September 22	1 event, September 27
September 29	2 event, October 2 and 5 (Saturday)
October 6	1 event, October 12 (Saturday)
October 13	0 events
October 20	3 events, October 22, 23, and 26 (Saturday)
October 27	1 event, November 2 (Saturday)
November 3	1 event, November 9 (Saturday)
November 10	1 event, November 16 (Saturday)

Currently Spring 2014 has three (3) men's and three (3) women's lacrosse games scheduled, but the spring schedule is not complete. In addition, practices may be scheduled when the field is not in use for a game.

Kathy



Kathy Rose <krose@bexley.org>

Fwd: Bernlohr stadium lighting proposed project

1 message

Ben Kessler <bkessler@bexley.org>

Tue, May 28, 2013 at 1:59 PM

To: Kathy Rose <krose@bexley.org>, Mike Simpson <msimpson@ohioequities.com>

FYI

Ben Kessler
Mayor

The City of Bexley
2242 East Main Street
Bexley, Ohio 43209

p (614) 559-4210

www.bexley.org



**FOUNDED 1908.
UPDATED DAILY.**

----- Forwarded message -----

From: **Jessica Keith** <jessicadkeith@hotmail.com>

Date: Tue, May 28, 2013 at 10:35 AM

Subject: Bernlohr stadium lighting proposed project

To: "bkessler@bexley.org" <bkessler@bexley.org>

Hello Mayor Kessler -

I'm a South Bexley resident and recently became aware of the proposed field lighting project at Bernlohr stadium. I'm unable to attend the next Planning Commission meeting on June 3rd, so I wanted to express my concern for the project via e-mail. I'm opposed to the project due to the potential increase in noise and light pollution it could cause. There are many small children residing in this neighborhood--an attribute that attracted us to this area of town--and I believe this project would detract from the quality of life for them.

Thank you for your consideration.

Best,
Jessica Keith
792 Euclaire Ave.

Capital Stadium Lighting Questions from D.H.

Like to know the existing conditions of the sound. (Decibel level)

The decibel levels were measured before and during an event at the facility at the alleyway adjacent to the site. Before the event, the decibel levels were approximately 60 dB, with noise primarily from the traffic and normal student activities in the area. During the event, the decibel levels were approximately 78-80 dB with music playing and crowd cheering. The calculated values for the existing speaker locations were about 68 dB at the alley.

Is this proposed speaker installation an improvement?

The new speaker system was designed to provide better sound quality for the seating areas and reduce the impact on the surrounding areas. The speakers are mounted on poles above the seating and angled downward instead of building mounted and pointed directly across the field. The calculated values show approximately 78 dB on the seating areas while only 58 db at the alley. The new system is a significant improvement over the current installation.

Expectation of the later events

- ***How many more will you add?*** Scheduled events will be shifted to allow for the addition of Lacrosse, which adds 28 games to the entire athletic schedule. For academic year 2013-14, a total of 21 games could possibly be scheduled during evening hours.
- ***When do the current events end?*** Current events typically end between 7:00 p.m. and 8:00 p.m., as natural lighting allows by season.

Like to know what the current /future plans are for functions on the field?

Current plans are to hold NCAA sanctioned events. Requests from outside groups for use of the field for events such as high school playoff games will be carefully considered, but not solicited.

Relationship between proposed & minimum amount of light is necessary to meet the NCAA requirements?

The lighting levels are based upon the NCAA Best Lighting Practices document dated 5-2010. This document recommends minimum foot-candles for a variety of sports for intercollegiate play. It includes best practices for No broadcast, regional, and notional broadcast. The Capital University Bernlohr stadium project is being designed to meet the no broadcast recommendation of 50 foot-candles, which is the minimum level allowed for NCAA competition.

Is this the 110' height of light necessary requirement?

Yes, the pole height is based upon several factors relating to height and glare control, and site conditions. The site conditions have driven many of the decisions that have been made so far.

The four pole arrangement allows the poles to be placed at the corners without impeding on the track, the field itself, scoreboard, or the existing building and seating areas. Other pole designs and quantity create more issues relating to spill at undesired locations. For example, a light pole at the 50 yard line will spill a greater amount of light offsite than a pole located at the corners. The pole height increased to minimize the impact on the surrounding area and to obtain the desired lighting levels. Shorter poles create more spill offsite closer to the field since the individual light fixture heads need to be angled upward to meet the foot-candle requirements. The 0-footcandle line will be closer to the stadium due to lower poles



Kathy Rose <krose@bexley.org>

Capital University Lighting and sound application

1 message

pat james <jsandbums@yahoo.com>
To: krose@bexley.org

Tue, May 28, 2013 at 5:19 PM

Att: Kathy Rose
Mike Simpson
Peter Foster
Dan Ferdleman
John Behal

We are unable to be at the Planning Commission meeting because of being out of town on June 3rd. Would you please show our comments to the above members and read it during the meeting so our comments will be on the record.

We are not in favor of allowing night activities at Bernlohr Stadium. Our reasons are that this will only increase what we have had to put up with already on Francis Ave. The most upsetting is the congested parking and buses with running motors parked on our street. If this goes through we want some concessions in place beforehand.

1. City to approve 24hr. permit parking on Francis with an additional permit for each resident to accommodate visitors and workmen.
2. At least 2-3 speed bumps on Francis to slow the additional traffic.
3. No music played an hour before game, only during game.
4. Limit of 10 events during school year at night and ending at 9:30pm and only scheduled on Fri. and Sat. nights.
5. Decibel limits on the speaker system to be established with resident input and monitored by Bexley Code enforcement officer and Bexley police when he isn't on duty.
6. Specify type of lamp to be used and okayed by the planning commission. Some lamps are brighter than others. Point distribution of light has to be established. 50 foot candles sheds light 50ft. away. Will this light shine in backyards of Euclaire residents. How wide is the football field?
7. Parking availability has to be established by an independent source to see if Capital has enough extra spaces to accommodate up to 1500 additional visitors besides the present student population and 2-4 buses before application is approved.
8. Establish who from the City of Bexley will have the responsibility to enforce these concessions and what will the consequences be if they aren't followed or Capital cannot provide enough parking after the application is granted.

We hope this gives the committee some things to discuss and decide before voting this in. We hope more public input will be sought before anything is firmly put in place. Capital has already scheduled events before getting approval. We would like to know who is giving them the go ahead to do this.?

Respectfully,

and Tom James

Francis Ave.

231-9046

Pat

865

614-

&n bsp;

**CITY OF BEXLEY
PLANNING COMMISSION**



Decision and Record of Action –April 22, 2013

The City of Bexley Planning Commission took the following action at this meeting:

- Location: 650 Pleasant Ridge**
Application #: 13-0004
Applicant: Bernlohr Stadium of Capital University
Owner: Capital University
Zoning: Campus Planning District
Request: The applicant is seeking review and approval of permanent lighting and replacement of the existing stadium speakers. The light poles are proposed at the northwest and southwest corners, and two along the east side of the stadium.

MOTION: To table the application to allow a policy to be developed.

VOTE: 7-0; yes, by the Planning Commission

RESULT: This application was TABLED.

Staff Certification

Kathy Rose
Planning Officer

Recorded in the Official Journal this 22
day of April, 2013.

Cc: Applicant, Development Office, File Copy

**NOTICE OF PUBLIC MEETING
CITY OF BEXLEY
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Special Public Meeting on the following application on **Monday, April 22nd, 2013** at **6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

APPLICATION No: 13-0004
APPLICANT: Jay Boone - Moody Nolan
OWNER: Capital University
LOCATION: 650 Pleasant Ridge Rd. (Bernlohr Stadium)

REQUEST: The applicant is seeking Environmental Review and approval to allow new permanent lights for Bernlohr Stadium and replacement of the existing stadium speakers. The light poles are proposed at the northwest and southwest corners, and two along the east side of the stadium.

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.

Mailed by: 4.15.13

CITY OF BEXLEY



Review Application for:

PLANNING COMMISSION - # 2013 0004 PC
CITY COUNCIL
TREE & PUBLIC GARDEN COMMISSION
2013

APPLICATION TO APPEAR BEFORE:

 CITY COUNCIL X PLANNING COMMISSION Date: March 27, 2013
 TREE & PUBLIC GARDEN COMMISSION (Recommendation)

1. This application is submitted for: (please check)

A. Rezoning Lot Split Plat Approval Special Permit
 Variance Conditional Use Other _____

B. Exterior Design Review to include: Building Plans Site Development
 Signage Fence Other _____

PAID

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 1 COLLEGE & MAIN
NAME OF BUSINESS: CAPITAL UNIVERSITY

3. NAME OF APPLICANT: JAY BOONE - MOODY NOLAN
Address 300 SPRUCE ST. SUITE 300 COLUMBUS OH 43215
Telephone Number 614 461 4664 E-mail: JBOONE@MOODYNOLAN.COM

4. NAME OF OWNER: CAPITAL UNIVERSITY
Address 1 COLLEGE AND MAIN
Telephone Number 614 236 6400 E-mail: BCDRMAN@CAPITAL.EDU

5. Narrative description of project / request. (Attach additional sheets, if necessary)
OWNER would like to install new permanent lights (110' high poles w/ 50 footcandles on field) and replacement of stadium speakers

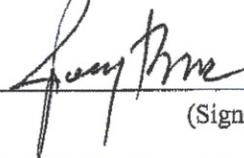
6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).

7. Anticipated project schedule (please specify): start date June 2013

8. what is the linear width of your tenant space?
 9. What is the valuation on the project? \$690,000

In order to properly complete the application, the Commission requires that (12 copies) of all supporting material be submitted at the time the application is filed. Failure to comply with this provision will result in having your application withheld from the agenda and returned to the applicant. This is a rule of the Commission and no exceptions will be made.

Be advised, if the Commission decides it needs the services of an independent expert (e.g., architect; landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost thereof shall be paid by the Applicant in addition to the above filing fees.

APPLICANT:  DATE: 3.27.2013
 (Signature)

FEES: Payment of applicable fees:

<input type="checkbox"/> Requests for amendment to previously approved PUR or PUC plans	\$300.00
<input type="checkbox"/> Split of lot or existing parcel.	\$250.00
<input type="checkbox"/> Replatting or new plat.	\$250.00
<input type="checkbox"/> Rezoning: 1 acre (or part thereof) \$250.00 each additional acre (or part thereof) additional \$60.00	total = \$
<input type="checkbox"/> Sign Review and Environmental Review are based on the value of project:	
<u>Valuation of Project</u>	<u>Fee</u>
<input type="checkbox"/> \$0 - \$5,000	\$100.00
<input type="checkbox"/> \$5,001 - \$25,000	\$200.00
<input type="checkbox"/> \$25,001 - \$75,000	\$250.00
<input type="checkbox"/> \$75,001 - \$200,000	\$350.00
<input type="checkbox"/> \$200,001 - \$750,000	\$600.00
<input type="checkbox"/> Over \$750,001	\$1,000.00
<input type="checkbox"/> Variance,	
<input type="checkbox"/> Fences and walls:	\$65.00
<input checked="" type="checkbox"/> Special Permit, Conditional Uses and All others:	\$90.00

(Re-submittal fee \$50)

Fee: Due: \$ 90

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

Appeals Procedures

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

***NOTE:** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.

March 29, 2013

City of Bexley
Planning Commission Review
Application submittal Checklist

RE: Capital University
Stadium Light Submission

Chicago
Cleveland
Covington
Dallas
Indianapolis
Nashville
Washington DC

Per the Special Permit application requirements, the information below describes the project scope of work:

Capital University intends to install stadium lights at Bernlohr stadium in the summer of 2013. This work is part of a multi-phase project for the stadium that includes the following:

- Phase I – Turf and track replacement
- Phase II – Scoreboard and access gates
- Phase III – Stadium Lights and replacement of Stadium speakers

The University has consistently adhered to the goals and policies of the plans for the City of Bexley including the Main Street Guidelines. The Bernlohr Stadium Phase III lighting project will not have a negative impact on the neighboring land uses. The new lights are intended to only to be operational during game time events and occasional other special circumstances. And the larger community will benefit from most of these activities.

There will not be hazardous or negative impact on existing or future surrounding uses. There are examples in the community with such lights and these are in much more dense residential areas than Capital University. There is no additional burden on the existing public utilities and services. Any burden for refuse disposal is the responsibility of Capital University.

This intended addition to the current stadium is consistent with the City's economic goals and is expected to result in a net positive increase in assessed value and revenue to the City of Bexley. The variety of sporting events possible with the addition of permanent lighting will attract visitors and increase the economic activity.

Proximity Report Results

2747802/2240905

The selection distance was **250 feet**.

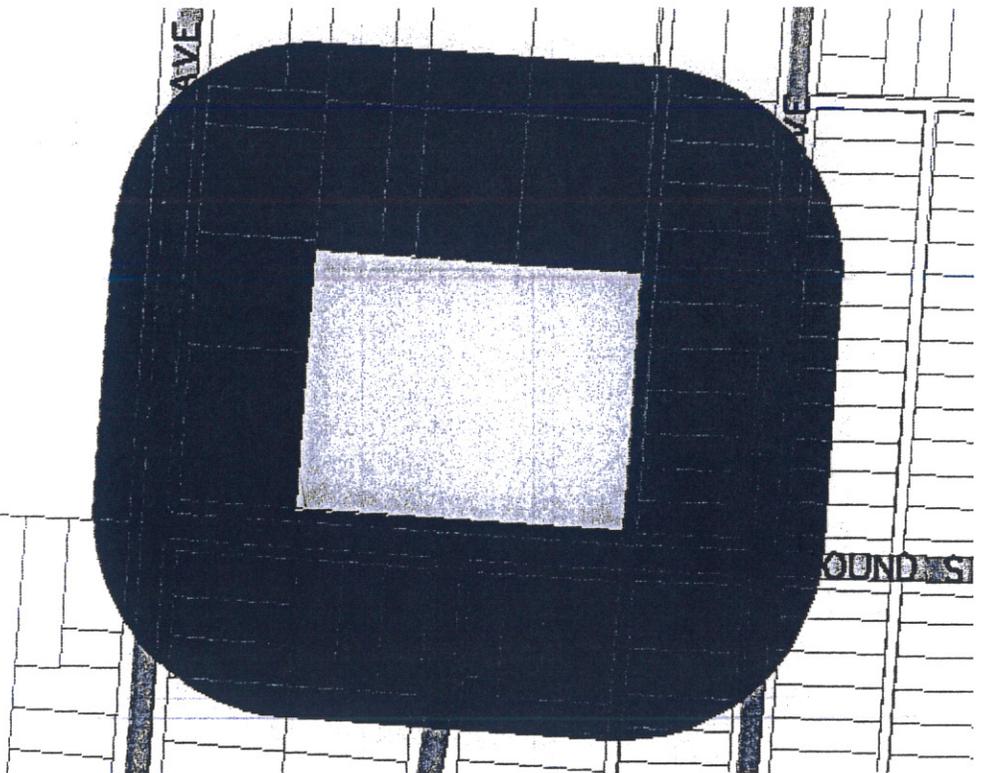
The selected parcel was **020-004154**.

To view a table showing the **66 parcels** within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)



650 Pleasant Ridge

Image Date: Fri Apr 12 15:51:57 2013

Proximity Parcels

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
020-000612	BENJAMIN JACOB A & VIJAYARANI	686 EUCLAIRE AV
020-004488	BEXLEY CITY SCHOOL DIST PUBLIC LIBR	2411 E MAIN ST
020-002763	BEXLEY CITY SCHOOL DISTRICT TRS	MAIN ST
020-002025	BEXLEY PUBLIC LIBRARY BD OF TRS	MAIN ST
020-000611	BREWER MARGARET A & DONALD J	680 EUCLAIRE AV
020-000610	BUGH MARIE & MARILYN A HARRIS & RIC	676 EUCLAIRE AV
020-003594	BURLEY DOUGLAS A BURLEY NANCY L	660 EUCLAIRE AV
020-000741	CAPITAL UNIVERSITY	687 EUCLAIRE AV
020-000740	CAPITAL UNIVERSITY	683 EUCLAIRE AV
020-001912	CAPITAL UNIVERSITY	679 EUCLAIRE AV
020-001992	CAPITAL UNIVERSITY	650 PLEASANT RIDGE AV
020-004154	CAPITAL UNIVERSITY	MOUND ST
020-000575	CAPITAL UNIVERSITY	02199 E MAIN ST
020-004148	CAPITAL UNIVERSITY	2389 E MOUND ST
020-003766	CAPITAL UNIVERSITY	2391 E MOUND ST
020-002431	CAPITAL UNIVERSITY	706 PLEASANT RIDGE AV
020-001861	CAPITAL UNIVERSITY	696 PLEASANT RIDGE AV
020-004243	CAPITAL UNIVERSITY	692 PLEASANT RIDGE AV
020-002670	CAPITAL UNIVERSITY	PLEASANT RIDGE AV
020-004218	CAPITAL UNIVERSITY	2361 E MOUND ST
020-002150	CAPITAL UNIVERSITY	2373 E MOUND ST
020-000804	CAPITAL UNIVERSITY	715 FRANCIS AV

020-000007	CAPITAL UNIVERSITY	715 FRANCIS AV
020-001774	CAPITAL UNIVERSITY	PLEASANT RIDGE AV
020-001912	CAPITAL UNIVERSITY	679 EUCLAIRE AV
020-003606	CAPITAL UNIVERSITY	673 EUCLAIRE AV
020-000737	CAPITAL UNIVERSITY	653 EUCLAIRE AV
020-000736	CAPITAL UNIVERSITY	649 EUCLAIRE AV
020-004267	CAPITAL UNIVERSITY	633 EUCLAIRE AV
020-001992	CAPITAL UNIVERSITY	650 PLEASANT RIDGE AV ✓
020-003013	CAPITAL UNIVERSITY	PLEASANT RIDGE AV
020-001842	CAPITAL UNIVERSITY	PLEASANT RIDGE AV
020-003744	CAPITAL UNIVERSITY	PLEASANT RIDGE AV
020-000569	CAPITAL UNIVERSITY	E MAIN ST
020-004154	CAPITAL UNIVERSITY	MOUND ST
020-000575	CAPITAL UNIVERSITY	02199 E MAIN ST
020-003695	CAPITAL UNIVERSITY	E MAIN ST
020-003385	CAPITAL UNIVERSITY	E MAIN ST
020-000087	CAPITAL UNIVERSITY	E MAIN ST
020-002858	CONGREGATION TORAT EMET	2375 E MAIN ST
020-000856	CONGREGATION TORAT EMET	2383 E MAIN ST
020-002086	CONGREGATION TORAT EMET	2387 E MAIN ST ✓
020-000738	DIVINE NORMAN C DIVINE DONNA C	659 EUCLAIRE AV ✓
020-002177	GIANNOPOULOS PROPERTIES LTD	2353 -359E MAIN ST ✓
020-000609	GRAFF NANCY J TR	670 EUCLAIRE AV ✓
020-004370	HENLEY JAMES S TR HENLEY NEVA COOK	714 FRANCIS AV ✓
020-000743	HERRMANN JOHN P BOYD LESLIE	715 EUCLAIRE AV ✓
020-000739	LEWIS CONSTANCE C	663 EUCLAIRE AV ✓
020-000613	MATTESON LARRY B & BEVERLY A	708 EUCLAIRE AV ✓
020-000840	MECKLER MARCIA L TR ET AL	2369 E MAIN ST ✓
020-003490	MILLER DAVID L & DONNA L	719 EUCLAIRE AV ✓
020-002899	MOHLER ERIC T	654 EUCLAIRE AV ✓
020-001962	NOEL GERALD T JR NOEL CYNTHIA B	640 EUCLAIRE AV ✓
020-004266	PLAGEMAN JASON A PLAGEMAN KRISTIN A	627 EUCLAIRE AV ✓
020-002154	PLAISTED SUSAN V	718 FRANCIS AV ✓
020-000600	PRYOR MICHAEL	664 EUCLAIRE AV ✓
020-001963	PRYOR STEPHEN	648 EUCLAIRE AV ✓
020-000744	SHERWOOD ROGER SHERWOOD YUKO	725 EUCLAIRE AV ✓
020-003589	SMALLEY CHARLES S & DIANE F	644 EUCLAIRE AV ✓
020-002152	SMITH OTTO D & MARYLOUISE L	2397 E MOUND ST ✓
020-002916	ST AUBIN JACQUELYN	690 EUCLAIRE AV ✓
020-002151	SUMMERS DAVID A	2367 E MOUND ST ✓
020-001273	VINER OLGA	639 EUCLAIRE AV ✓
020-000614	VUJEVICH STEVEN	714 EUCLAIRE AV ✓
020-000608	WERNICKE INVESTMENTS LTD	636 EUCLAIRE AV ✓
020-002249	WOODYARD DAVID W @(2)	704 EUCLAIRE AV ✓
020-003618	YOUNG TIMOTHY A YOUNG JENNIFER C	705 EUCLAIRE AV ✓