Planning Commission

Meeting Date
11/04/2026

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Response Submission Packet
Date: 10/29/2026

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LEGAL NOTICE

AGENDA

MEETING MINUTES

Meeting: 10/06/2026

NEW BUSINESS

Application 1: Zoning Amendments Chapters 1100,

1125 and Appendix Glossary of Terms

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on November 4, 2026 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for Zoning Amendments to Chapters 1100 Development and Zoning Fees, 1125 Landscape Requirements and Appendix Glossary of Terms.

Copies of the above application(s) are on file and may be viewed on the City's Website, Boards & Commissions, Planning Commission:
https://www.marysvilleohio.org/155/Planning-Commission

If you have any questions, you may contact the Marysville Planning and Zoning Department at (937) 645-7328 or via email at jbeard@marysvilleohio.org.

PLANNING COMMISSION BOARD AGENDA
Wednesday, November 4, 2026, 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

Cody Hatten

APPROVAL OF MINUTES:

October 6, 2026 Regular Meeting Minutes

SWEARING OF CITIZENS & APPLICANTS: All applicants speaking before the Planning Commission tonight will have to stand and raise their right hand (if unable to stand, you may be seated). The designated chair for the Planning Commission will administer the swearing in statement.

CITIZEN COMMENTS: Citizen speaking is limited on comments to five (5) minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for Zoning Amendments to Chapters 1100 Development and Zoning Fees, 1125 Landscape Requirements and Appendix Glossary of Terms.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

Cody Hatten

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Planning Commission
10/06/2026

PLANNING COMMISSION MEETING MINUTES
October 6, 2026, 2026 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch by clicking here

The meeting was called to order by Chairman Nickoson at 6:30 p.m.

PLANNING COMMISSION MEMBERS PRESENT: Robert Stillion, Matt Fisher, Victor Muchiri, Michael Nickoson, Cody Hatten, Bret Ingle, and Chad Wolniewicz.

CITY ADMINISTRATION PRESENT: *Planning Officer* Jeff Beard and Planner I Catherine Rolnicki.

ADDITIONAL PERSONS PRESENT: Casey Kehling, Andy Arzner, Mason Ward, Cari Grome

APPROVAL OF MINUTES: Chairman Nickoson moved to approve the September 1, 2026 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Nickoson asked anyone who thinks they may speak during the meeting to stand and raise their right hand to be sworn into the meeting. The swearing in statement was made by Chairman Nickoson.

CITIZEN COMMENTS: None

REPORT OF ADMINISTRATION: None

NEW BUSINESS:

1. **To hear an application for a Sketch Plan for a +/- 121.87 acres subdivision known as Harvest Ridge, located at Parcel Numbers 2800030260000 and 2800030240000.** Casey Kehling with Drees Home, Andy Arzner, Columbus Division President, Mason Ward, Land acquisition for Columbus, and Cari Grome with Hillview Farms, reviewed the application as it is provided in the Exhibit A.

   Commissioner Wolniewicz moved to approved the Application, and the question put, stood:

   Mr. Fisher YES; Mr. Muchiri YES; Mr. Hatten YES; Mr. Stillion YES;
   Mr. Ingle YES; Mr. Nickoson YES; Mr. Wolniewicz YES

   Vote 7-0; Motion carried.

2. To hear an application for Zoning Amendments to Chapter 1121 and Appendix Glossary Terms. Jeff Beard reviewed proposed amendment as provided in Exhibit B. Following legal review with the Law Director, staff presented updated language to classify both temporary and permanent batch plants as conditional uses: 1. Temporary Batch Plant: Defined as a temporary facility established for a public or private construction project of limited duration. Requires a development agreement signed by the City Manager establishing the timeframe, site limits, and site remediation parameters to return the property to its original state prior to construction. 2. Permanent Batch Plant: Defined as a facility for the ongoing production and stockpiling of concrete and asphalt products for general commercial development. Commissioners discussed site remediation standards, EPA permitting requirements, potential screening/buffering conditions during conditional use review, and the approval process for developer agreements.

   Commissioner Stillion moved to approve the application, and the question put, stood:

   Mr. Fisher YES; Mr. Muchiri YES; Mr. Hatten YES; Mr. Stillion YES;
   Mr. Ingle YES; Mr. Nickoson YES; Mr. Wolniewicz YES.

   Vote 7-0; Motion carried.

3. To hear an application for Zoning Amendments to Chapter 1107 Design Standards. Jeff Beard reviewed proposed Zoning Amendments as provided in Exhibit C.

   Commissioner Wolniewicz moved to approve the application, and the question put, stood:

   Mr. Fisher YES; Mr. Muchiri YES; Mr. Hatten YES; Mr. Stillion YES;
   Mr. Ingle YES; Mr. Nickoson YES; Mr. Wolniewicz YES.

   Vote 7-0; Motion carried.

DISCUSSION ITEMS: Jeff shared Ashley Gaver stepped down as The Planning and Development Manager as of Friday, October 2, 2026. Also, he said that the Comprehensive Land use Plan; will have a community outreach event tomorrow night at the AMIC.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion mentioned Kemba Financial was approved with the following stipulations/recommendations: - Removal/relocation of a light pole located in the middle of the sidewalk. Recommendation to remove garbage cans located near the drive-through bollards.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioner Stillion was concerned with the AI used in the sketch of Harvest Ridge. Mr. Fisher wished Ms. Gaver the best of luck.

ADJOURN: There being no further business to bring before the Commission, Commissioner Hatten moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:46 p.m.

NEW BUSINESS

Application 1

Zoning Amendments
Chapters 1100, 1125
and Appendix Glossary
of Terms

November 4, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for Zoning Amendments to Chapters 1100 Development and Zoning Fees, 1125 Landscape Requirements and Appendix Glossary of Terms.

Proposed Text Amendment:

The amendments to Sections 1100, 1125 and the Appendix Glossary of Terms would provide standardized caliper, clarify industry standards, add additional definitions to provide clearer interpretation of the text, provide specifications for tree protection fencing, lower the major tree threshold, adopt a caliper inch for inch mitigation, update the fee-in-lieu amount, and allow an exemption for preserved stand survey. The Green Text is the updated language for the proposed text amendment.

Section 1100.01 - Development and Zoning Fees

Existing:

MAJOR TREE REMOVAL	$100.00 per inch of diameter at breast height

Proposed:

MAJOR TREE REMOVAL AND TREE MITIGATION	$250.00 per required replacement caliper inch (calculated 1:1 per inch of DBH removed pursuant to Chapter 1125)
Note: All tree removal mitigation and fee-in-lieu revenues collected by the City shall be used exclusively for tree planting on public property.	

Section 1125.04 - Landscape Plan Requirements

1125.04 (b)(3)b. Existing ~~major trees and~~ vegetation or landscape features. Except for contiguous wooded areas or stands of trees exempted under Section 1125.08(c)(1)I, major trees

are to be located, identified, and health condition noted.

1125.04 (b)(4)(A)(2). The major tree is dead, in poor condition, damaged, or diseased, or otherwise is an undesirable or invasive species in its present location, as determined by the City Urban Forester.

1125.04 (b)(4)(B)(2). Except for major trees exempted under subsection (b)(4)A.2 hereof, each ~~Each~~ major tree in fair or better condition removed under this section shall be replaced by the owner/developer of the parcel with a tree(s) of the same or a similar species ~~in accordance with the table below.~~ on a caliper-inch-for-inch (1:1) basis, such that the total combined caliper inches of replacement trees planted shall equal or exceed the total combined Diameter at Breast Height (DBH) inches of the major trees removed. All replacement trees shall have a minimum trunk size of two (2) inches in caliper at the time of installation. When calculating the required number of replacement trees, any fractional tree requirement resulting from dividing total removed DBH inches by the caliper size of the replacement trees shall either be rounded up to the next whole tree or satisfied via the fee-in-lieu payment into the City of Marysville Street Tree Program per unmitigated caliper inch pursuant to subsection (b)(4)B.4 hereof.

Table proposed to be removed

~~TREE DIAMETER (REMOVED TREE)~~	~~REPLACEMENT RATIO*~~
~~10" - less than 18"~~	~~2:1~~
~~18" - less than 24"~~	~~3:1~~
~~24" - less than 30"~~	~~4:1~~
~~30" or greater~~	~~5:1~~

~~*The replacement ratio indicates the number of trees required to replace one (1) removed tree. For example, a replacement ratio of 2:1 requires two (2) new trees to be planted for every one (1) tree removed.~~

1125.04 (b)(4)(B)(4). In the event the Division of Engineering or City Urban Forester determines that a tree to be removed hereunder cannot be relocated or replaced on-site, the City Urban Forester may permit the developer or owner, in lieu of providing such replacement tree(s), to pay into the City of Marysville Street Tree Program ~~at a rate of $100.00 per inch of diameter at breast height based on the measurement of the tree to be removed~~ a fee-in-lieu payment at the rate established for Major Tree Removal and Tree Mitigation in Chapter 1100, Section 1100.01 of the Codified Ordinances, for each required replacement caliper inch (calculated on a 1:1 basis per inch of DBH removed) not planted on the site. Notwithstanding anything to the contrary contained in this Zoning Code, trees planted in the right-of-way shall not constitute replacement trees to be planted in accordance with this Chapter. All fee-in-lieu and tree mitigation funds collected pursuant to this Chapter shall be used exclusively for public tree planting.

Section 1125.08 - Installation and Maintenance

1125.08 (a). Installation. All landscaping materials required on property affected by this Chapter shall be installed in accordance with ~~ANSI 300~~ ANSI Z60.1 (American Standard for Nursery Stock) and ANSI A300 (Standard Practices for Tree, Shrub, and Other Woody Plant Maintenance) construction and planting procedures.

1125.08 (b)(1). Persons providing services to ~~public~~ publicly owned trees and/or providing utility line clearing services shall adhere to guidelines of ~~ANSI 300~~ ANSI A300 (Standard Practices for Tree, Shrub, and Other Woody Plant Maintenance) and ANSI Z133 (Safety Requirements for Arboricultural Operations), as well as guidelines established by the International Society of Arboriculture (ISA) and the Tree Care Industry Association (TCIA), for tree maintenance and utility line clearance work.

1125.08 (b)(9). If a tree in the public right-of-way is removed by a property owner or his/her agent without prior written authorization from the Public Service Department, ~~the property owner shall, within ninety (90) days, replace said tree with one approved by the Public Service Department. Failure within ninety (90) days to replace a tree that, without authorization, has been removed from the public right-of-way is a violation of this Ordinance.~~ such unauthorized removal is a violation of this Ordinance, and the property owner shall be required to mitigate the canopy loss to the community by paying into the City of Marysville Street Tree Program a tree

mitigation fee at the rate established for Major Tree Removal and Tree Mitigation in Chapter 1100, Section 1100.01 of the Codified Ordinances per inch of the removed tree's Diameter at Breast Height (DBH), as determined by the City's most recent tree survey or, if no survey record exists, by the diameter of the remaining stump or trunk. Replacement of any publicly owned tree removed from the right-of-way shall be performed by the City in accordance with subsection (b)(8) hereof.

1125.08 (b)(10). Notice of such violation, the assessed tree mitigation fee, and the right to appeal shall be administered as provided in Chapter 1145 of this Code. ~~If, after being notified by the City, a tree that has been removed without authorization from the public right-of-way is not replaced, the City may replace such tree and assess the cost(s) of said replacement against the owner of the lot or parcel. Within five (5) days of such tree replacement, the City shall give notice, by regular mail, to the owner of the lot or parcel of cost(s) incurred, and in the event~~ In the event the ~~same~~ assessed tree mitigation fee is not paid within thirty (30) days after the mailing of such notice (or within thirty (30) days following a final decision on appeal), such amount shall be certified to the County Auditor for collection of same as other taxes and assessments are collected.

~~In addition to the tree replacement requirement, the property owner shall be fined $100 per inch of tree measured at diameter breast height (DBH), determined by the City's most recent tree survey, for the unauthorized removal of the publicly owned tree.~~

1125.08 (c)(1)(B). Unless approved by the Division of Engineering or exempted as a preserved woodland stand pursuant to subsection (c)(1)I hereof, a tree survey to be drawn to a scale not to exceed 1"= 100 feet, showing all existing major trees (six (6) inches Diameter at Breast Height (DBH) or greater) on the site ~~with a ten (10) inch diameter breast height or greater~~. The survey shall indicate the location, species, Diameter at Breast Height (DBH), the condition, and the coverage of the critical root zone (CRZ), calculated as a concentric circle centered on the trunk with a radius of one (1) foot for every one (1) inch of trunk DBH, or fifteen (15) feet from the trunk, whichever is greater;

1125.08 (c)(1)(G). Other measures such as construction pruning and root pruning of trees directly impacted by construction must also be indicated on the plan or on an accompanying sheet and approved by the City. Pruning shall be performed in accordance with ANSI A300 (Standard Practices for Tree, Shrub, and Other Woody Plant Maintenance) and International Society of Arboriculture (ISA) Standards; ~~and~~

1125.08 (c)(1)(H). Major trees that are proposed to be removed from the subject property, which removal shall be subject to the approval of the Division of Engineering.; and

1125.08 (c)(1)(I). Preserved Stand Exemption. For contiguous wooded areas or stands of trees proposed to be preserved in their entirety without any clearing, grading, stormwater management

grading, utility installation, or construction disturbance of any kind, the requirement to individually survey and identify the location, species, DBH, and condition of each major tree within the stand under subsection (c)(1)B and Section 1125.04(b)(3)b shall be waived, provided that:

1. The outermost perimeter drip line of the preserved wooded area is accurately delineated on the Tree Preservation Plan and Site Plan; and

2. Protective tree fencing meeting the specifications of subsection (c)(2)A hereof is installed and maintained along the perimeter at a minimum buffer distance of at least fifty (50) feet beyond the outermost drip line of the preserved wooded area prior to any clearing, grading, demolition, or construction on the site. Where proposed grading or construction disturbance occurs within fifty (50) feet of a portion of the outermost drip line of a preserved wooded area (but outside the Critical Root Zones of the perimeter trees), only the major trees located within fifty (50) feet of the protective tree fencing shall be required to be individually surveyed under subsection (c)(1)B.

1125.08 (c)(2). Maintenance Requirements During Construction. During construction the owners and/or developers shall be responsible for undertaking the following measures to protect existing trees ~~installed~~ to be preserved or maintained in accordance with this chapter:

1125.08 (c)(2)(A). Protective fencing. Prior to the commencement of construction activities (including any clearing, grubbing, grading, demolition, or earth moving), the owner or developer shall be responsible for the erection and installation of ~~temporary barriers or~~ protective tree fencing around the tree preservation areas (Tree Protection Zones) so as to ensure that all trees designated for preservation shall be protected and preserved. Except where a fifty (50) foot drip-line buffer is required for a preserved woodland stand pursuant to subsection (c)(1)I hereof, protective tree fencing shall be placed at a minimum distance equal to the boundary of the Critical Root Zone (CRZ), calculated as a concentric circle with a radius of one (1) foot for every one (1) inch of trunk DBH, or fifteen (15) feet from the trunk of the tree, whichever is greater. All protective tree fencing shall have a minimum height of four (4) feet (48 inches) above grade and shall be constructed of high-visibility orange polyethylene safety fencing, welded wire mesh, or chain-link fencing secured tautly to driven steel T-posts spaced no greater than six (6) feet on-center. Weather-resistant warning signs measuring a minimum of eleven (11) inches by seventeen (17) inches (11"x17") bearing the words "TREE PROTECTION ZONE — KEEP OUT" shall be securely affixed to the fencing at intervals of no less than one (1) sign every fifty (50) linear feet, with a minimum of one (1) sign per protected tree or stand enclosure. The fencing and warning signage ~~or barrier~~ installed in accordance with this subsection shall remain in place and be secured in an upright, serviceable position during the entire duration of the construction period. Any deviation ~~for~~ from the requirements of this subsection shall require prior written approval by the Division of Engineering or the City Urban Forester.

1125.08 (c)(2)(C). Damaged Trees. Any protected tree that is damaged during the construction

period shall be repaired in accordance with ANSI A300 (Standard Practices for Tree, Shrub, and Other Woody Plant Maintenance) and the standards of the International Society of Arboriculture (ISA).

Section - Appendix Glossary of Terms

Subsection A:

~~TREE, MAJOR means any tree measured with a diameter-at-breast height equal to or greater than 10 inches.~~

Subsection C:

CALIPER means the diameter in inches of the trunk of nursery stock or newly planted replacement trees, measured at six (6) inches above the ground (top of the root flare) for trees up to and including four (4) inches in diameter, and measured at twelve (12) inches above the ground for trees larger than four (4) inches in diameter, in accordance with ANSI Z60.1 standards.

CRITICAL ROOT ZONE (CRZ) means the minimum area of undisturbed natural soil around a tree required to preserve root health and structural stability, defined by a concentric circle centered on the trunk with a radius calculated at one (1) foot for every one (1) inch of trunk Diameter at Breast Height (DBH), or fifteen (15) feet, whichever is greater.

DIAMETER AT BREAST HEIGHT (DBH) means the diameter in inches of an existing ~~of the~~ tree as measured at four and a half (4½) feet (54 inches) above existing grade. If a tree splits into multiple trunks below 4½ feet above grade, the trunk is measured at its most narrow point below the split.

TREE, MAJOR means any existing tree measured with a Diameter at Breast Height (DBH) equal to or greater than six (6) inches.

TREE, MEASUREMENT means the method of measuring tree trunk diameter, wherein newly planted nursery stock and replacement trees are measured by Caliper, and existing trees are measured by Diameter at Breast Height (DBH). ~~the diameter in inches of a tree trunk measured six (6) inches above grade for trees equal to or less than six (6) inches in diameter or measured at DBH for trees larger than six (6) inches in diameter.~~

TREE PROTECTION ZONE (TPZ) (also referred to as TREE PRESERVATION AREA or TREE PROTECTION AREA) means the active physical exclusion zone surrounding a preserved tree or stand of trees enclosed by protective fencing during construction, extending at a minimum to the boundary of the Critical Root Zone (CRZ) unless otherwise approved on a Tree Preservation Plan.

TREE, STANDARD means a tree planted with a trunk caliper ~~(diameter)~~ of at least ~~one and 3/4 (1¾)~~ two (2) inches. ~~measured 6" above grade.~~

Exhibit A

Section 1100.01 - Development and Zoning Fees

MAJOR TREE REMOVAL AND TREE MITIGATION	$250.00 per required replacement caliper inch (calculated 1:1 per inch of DBH removed pursuant to Chapter 1125)
Note: All tree removal mitigation and fee-in-lieu revenues collected by the City shall be used exclusively for tree planting on public property.	

Section 1125.04 - Landscape Plan Requirements

1125.04 (b)(3)b. Existing vegetation or landscape features. Except for contiguous wooded areas or stands of trees exempted under Section 1125.08(c)(1)I, major trees are to be located, identified, and health condition noted.

1125.04 (b)(4)(A)(2). The major tree is dead, in poor condition, damaged, or diseased, or otherwise is an undesirable or invasive species in its present location, as determined by the City Urban Forester.

1125.04 (b)(4)(B)(2). Except for major trees exempted under subsection (b)(4)A.2 hereof, each major tree in fair or better condition removed under this section shall be replaced by the owner/developer of the parcel with a tree(s) of the same or a similar species on a caliper-inch-for-inch (1:1) basis, such that the total combined caliper inches of replacement trees planted shall equal or exceed the total combined Diameter at Breast Height (DBH) inches of the major trees removed. All replacement trees shall have a minimum trunk size of two (2) inches in caliper at the time of installation. When calculating the required number of replacement trees, any fractional tree requirement resulting from dividing total removed DBH inches by the caliper size of the replacement trees shall either be rounded up to the next whole tree or satisfied via the fee-in-lieu payment into the City of Marysville Street Tree Program per unmitigated caliper inch pursuant to subsection (b)(4)B.4 hereof.

1125.04 (b)(4)(B)(4). In the event the Division of Engineering or City Urban Forester determines that a tree to be removed hereunder cannot be relocated or replaced on-site, the City Urban Forester may permit the developer or owner, in lieu of providing such replacement tree(s), to pay into the City of Marysville Street Tree Program a fee-in-lieu payment at the rate established for Major Tree Removal and Tree Mitigation in Chapter 1100, Section 1100.01 of the Codified Ordinances, for each required replacement caliper inch (calculated on a 1:1 basis per inch of DBH removed) not planted on the site. Notwithstanding anything to the contrary contained in this Zoning Code, trees planted in the right-of-way shall not constitute replacement trees to be planted in accordance with this Chapter. All fee-in-lieu and tree mitigation funds collected pursuant to this Chapter shall be used exclusively for public tree planting.

Section 1125.08 - Installation and Maintenance

1125.08 (a). Installation. All landscaping materials required on property affected by this Chapter shall be installed in accordance with ANSI Z60.1 (American Standard for Nursery Stock) and ANSI A300 (Standard Practices for Tree, Shrub, and Other Woody Plant Maintenance) construction and planting procedures.

1125.08 (b)(1). Persons providing services to publicly owned trees and/or providing utility line clearing services shall adhere to guidelines of ANSI A300 (Standard Practices for Tree, Shrub,

and Other Woody Plant Maintenance) and ANSI Z133 (Safety Requirements for Arboricultural Operations), as well as guidelines established by the International Society of Arboriculture (ISA) and the Tree Care Industry Association (TCIA), for tree maintenance and utility line clearance work.

1125.08 (b)(9). If a tree in the public right-of-way is removed by a property owner or his/her agent without prior written authorization from the Public Service Department, such unauthorized removal is a violation of this Ordinance, and the property owner shall be required to mitigate the canopy loss to the community by paying into the City of Marysville Street Tree Program a tree mitigation fee at the rate established for Major Tree Removal and Tree Mitigation in Chapter 1100, Section 1100.01 of the Codified Ordinances per inch of the removed tree's Diameter at Breast Height (DBH), as determined by the City's most recent tree survey or, if no survey record exists, by the diameter of the remaining stump or trunk. Replacement of any publicly owned tree removed from the right-of-way shall be performed by the City in accordance with subsection (b)(8) hereof.

1125.08 (b)(10). Notice of such violation, the assessed tree mitigation fee, and the right to appeal shall be administered as provided in Chapter 1145 of this Code. In the event the assessed tree mitigation fee is not paid within thirty (30) days after the mailing of such notice (or within thirty (30) days following a final decision on appeal), such amount shall be certified to the County Auditor for collection of same as other taxes and assessments are collected.

1125.08 (c)(1)(B). Unless approved by the Division of Engineering or exempted as a preserved woodland stand pursuant to subsection (c)(1)I hereof, a tree survey to be drawn to a scale not to exceed 1"= 100 feet, showing all existing major trees (six (6) inches Diameter at Breast Height (DBH) or greater) on the site. The survey shall indicate the location, species, Diameter at Breast Height (DBH), the condition, and the coverage of the critical root zone (CRZ), calculated as a concentric circle centered on the trunk with a radius of one (1) foot for every one (1) inch of trunk DBH, or fifteen (15) feet from the trunk, whichever is greater;

1125.08 (c)(1)(G). Other measures such as construction pruning and root pruning of trees directly impacted by construction must also be indicated on the plan or on an accompanying sheet and approved by the City. Pruning shall be performed in accordance with ANSI A300 (Standard Practices for Tree, Shrub, and Other Woody Plant Maintenance) and International Society of Arboriculture (ISA) Standards;

1125.08 (c)(1)(H). Major trees that are proposed to be removed from the subject property, which removal shall be subject to the approval of the Division of Engineering.; and

1125.08 (c)(1)(I). Preserved Stand Exemption. For contiguous wooded areas or stands of trees proposed to be preserved in their entirety without any clearing, grading, stormwater management grading, utility installation, or construction disturbance of any kind, the requirement to

individually survey and identify the location, species, DBH, and condition of each major tree within the stand under subsection (c)(1)B and Section 1125.04(b)(3)b shall be waived, provided that:

1. The outermost perimeter drip line of the preserved wooded area is accurately delineated on the Tree Preservation Plan and Site Plan; and

2. Protective tree fencing meeting the specifications of subsection (c)(2)A hereof is installed and maintained along the perimeter at a minimum buffer distance of at least fifty (50) feet beyond the outermost drip line of the preserved wooded area prior to any clearing, grading, demolition, or construction on the site. Where proposed grading or construction disturbance occurs within fifty (50) feet of a portion of the outermost drip line of a preserved wooded area (but outside the Critical Root Zones of the perimeter trees), only the major trees located within fifty (50) feet of the protective tree fencing shall be required to be individually surveyed under subsection (c)(1)B.

1125.08 (c)(2). Maintenance Requirements During Construction. During construction the owners and/or developers shall be responsible for undertaking the following measures to protect existing trees to be preserved or maintained in accordance with this chapter:

1125.08 (c)(2)(A). Protective fencing. Prior to the commencement of construction activities (including any clearing, grubbing, grading, demolition, or earth moving), the owner or developer shall be responsible for the erection and installation of protective tree fencing around the tree preservation areas (Tree Protection Zones) so as to ensure that all trees designated for preservation shall be protected and preserved. Except where a fifty (50) foot drip-line buffer is required for a preserved woodland stand pursuant to subsection (c)(1)I hereof, protective tree fencing shall be placed at a minimum distance equal to the boundary of the Critical Root Zone (CRZ), calculated as a concentric circle with a radius of one (1) foot for every one (1) inch of trunk DBH, or fifteen (15) feet from the trunk of the tree, whichever is greater. All protective tree fencing shall have a minimum height of four (4) feet (48 inches) above grade and shall be constructed of high-visibility orange polyethylene safety fencing, welded wire mesh, or chain-link fencing secured tautly to driven steel T-posts spaced no greater than six (6) feet on-center. Weather-resistant warning signs measuring a minimum of eleven (11) inches by seventeen (17) inches (11"x17") bearing the words "TREE PROTECTION ZONE — KEEP OUT" shall be securely affixed to the fencing at intervals of no less than one (1) sign every fifty (50) linear feet, with a minimum of one (1) sign per protected tree or stand enclosure. The fencing and warning signage installed in accordance with this subsection shall remain in place and be secured in an upright, serviceable position during the entire duration of the construction period. Any deviation from the requirements of this subsection shall require prior written approval by the Division of Engineering or the City Urban Forester.

1125.08 (c)(2)(C). Damaged Trees. Any protected tree that is damaged during the construction period shall be repaired in accordance with ANSI A300 (Standard Practices for Tree, Shrub, and

Other Woody Plant Maintenance) and the standards of the International Society of Arboriculture (ISA).

Section - Appendix Glossary of Terms

Subsection A:

TREE, MAJOR - Removed

Subsection C:

CALIPER means the diameter in inches of the trunk of nursery stock or newly planted replacement trees, measured at six (6) inches above the ground (top of the root flare) for trees up to and including four (4) inches in diameter, and measured at twelve (12) inches above the ground for trees larger than four (4) inches in diameter, in accordance with ANSI Z60.1 standards.

CRITICAL ROOT ZONE (CRZ) means the minimum area of undisturbed natural soil around a tree required to preserve root health and structural stability, defined by a concentric circle centered on the trunk with a radius calculated at one (1) foot for every one (1) inch of trunk Diameter at Breast Height (DBH), or fifteen (15) feet, whichever is greater.

DIAMETER AT BREAST HEIGHT (DBH) means the diameter in inches of an existing tree as measured at four and a half (4½) feet (54 inches) above existing grade. If a tree splits into multiple trunks below 4½ feet above grade, the trunk is measured at its most narrow point below the split.

TREE, MAJOR means any existing tree measured with a Diameter at Breast Height (DBH) equal to or greater than six (6) inches.

TREE, MEASUREMENT means the method of measuring tree trunk diameter, wherein newly planted nursery stock and replacement trees are measured by Caliper, and existing trees are measured by Diameter at Breast Height (DBH).

TREE PROTECTION ZONE (TPZ) (also referred to as TREE PRESERVATION AREA or TREE PROTECTION AREA) means the active physical exclusion zone surrounding a preserved tree or stand of trees enclosed by protective fencing during construction, extending at a minimum to the boundary of the Critical Root Zone (CRZ) unless otherwise approved on a Tree Preservation Plan.

TREE, STANDARD means a tree planted with a trunk caliper of at least two (2) inches.