



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

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www.dublinohio.usa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 12, 2012

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

MOTION: To accept the documents into the record as presented.

VOTE: 7 - 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 12, 2012

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

- 1. Indian Run Meadows PUD – Shoppes At Athenry – Mary Kelley’s Patio**
12-017Z/PDP/FDP **7148 Muirfield Drive**
**Rezoning/Preliminary Development Plan/
Final Development Plan**
- Proposal: A revision within the development text to permit up to 1,680 square feet of outdoor patio area in front of an existing restaurant within the Shoppes of Athenry shopping center. The application also includes all final design details of the proposed patio. The site is located within the Indian Run Meadows Planned Unit Development on the east side of Avery-Muirfield Drive approximately 500 feet north of the intersection with Tara Hill Drive.
- Request: Review and approval of a rezoning/preliminary development plan and final development plan application under the provisions of Zoning Code Section 153.050.
- Applicant: Pat Kelley, represented by Jill Tangeman, Esq.
Planning Contact: Claudia D. Husak, AICP, Planner II.
Contact Information: (614) 410-4675, chusak@dublin.oh.us

Motion 1– Rezoning with Preliminary Development Plan:

To recommend approval to City Council of this rezoning with preliminary development plan because it meets the applicable review criteria and the development standards in the area with one condition:

- 1) That the development text be amended to delete the language regarding additional patio areas on page 4 and require a rezoning process to permit any additional patio areas.

* Jill Tangeman, Esq, on behalf of the applicant, agreed to the above conditions.

VOTE: 5 – 0.

RESULT: This Rezoning/ Preliminary Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Krumb	Yes
John Hardt	Recused
Joseph Budde	Yes
Victoria Newell	Recused

1. Indian Run Meadows PUD – Shoppes At Athenry – Mary Kelley’s Patio
7148 Muirfield Drive
12-017Z/PDP/FDP Rezoning/Preliminary Development Plan/
Final Development Plan

Motion 2– Final Development Plan:

Mr. Taylor made the motion to approve this Final Development Plan application because the proposed modifications are consistent with surrounding development and the applicable review criteria and requirements of the Zoning Code with six conditions:

- 1) That gates be installed for both patio areas; and
- 2) That all outdoor furniture be stored out of sight from November 1st to April 1st unless the furniture is set-up for use, not covered in any way and weather conditions are appropriate for use;
- 3) That the patio fence be removed if the restaurant discontinues use of the space;
- 4) That the applicant work with Planning to decrease the patio area along the sidewalk to provide additional sidewalk area;
- 5) That the plan be revised to place the flower boxes inside the fence; and
- 6) That all service to the patio occur from the front of the restaurant tenant space.

* Jill Tangeman, Esq, on behalf of the applicant, agreed to the above conditions.

VOTE: 5 – 0.

RESULT: This Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Recused
Joseph Budde	Yes
Victoria Newell	Recused

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 12, 2012

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

**2. Neat Nests PUD – Seniority Benefit Group – Wall Sign 6365 Riverside Drive
12-018AFDP Amended Final Development Plan**

Proposal: A 19-square-foot wall sign for an existing office building in the Neat Nests Planned Unit Development District. The site is located on the west side of Riverside Drive, approximately 750 feet south of the intersection with State Route 161.

Request: Review and approval of amended final development plan application under the provisions of Code Section 153.050.

Applicant: MRW Investments; represented by Scott Miller.

Planning Contact: Rachel S. Ray, AICP, Planner I.

Contact Information: (614) 410-4656, rray@dublin.oh.us

MOTION: To approve this Amended Final Development Plan application because the proposed modifications are consistent with surrounding development and the Corridor Development District requirements of the Zoning Code with one condition:

- 1) That the applicant coordinate with the City to ensure that the Final Development Plan condition of approval for this property related to park access and visibility be addressed.

* Scott Miller agreed to the above condition.

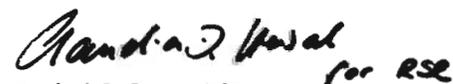
VOTE: 7 – 0.

RESULT: This Amended Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes
Richard Taylor
Warren Fishman
Amy Kramb
John Hardt
Joseph Budde
Victoria Newell

STAFF CERTIFICATION


Rachel S. Ray, AICP
Planner I



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

3. Planning Presentation

Discussion: A brief introduction to the 2012 Community Plan Amendment project, including an overview of project objectives, review process and timeline.

Staff Contact: Justin Goodwin, AICP, Planner II.

Contact Information: (614) 410-4677, jgoodwin@dublin.oh.us

RESULT: This is a discussion item only, no formal action was taken by the Commission.

STAFF CERTIFICATION

Justin Goodwin, AICP
Planner II



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APRIL 12, 2012

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

4. **Bridge Street Corridor Vision Report Update**

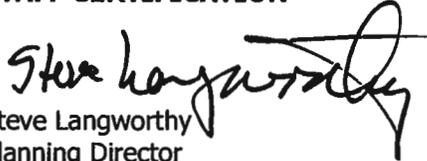
Discussion: Informal dialogue between the Commission and staff regarding potential updates to the Vision Report for the Bridge Street Corridor.

Staff Contact: Steve Langworthy, Planning Director.

Contact Information: (614) 410-4600, slangworthy@dublin.oh.us

RESULT: This is a discussion item only, no formal action was taken by the Commission.

STAFF CERTIFICATION


Steve Langworthy
Planning Director