



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

www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 3, 2012

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

**1. Llewellyn Farms PUD – Animal Hospital 4945 Bradenton Avenue
12-022CU/AFDP Conditional Use/Amended Final Development Plan**

Proposal: This is a proposal for a 8,423-square-foot animal hospital, minor site modifications, and a new sign for an existing office building in the Llewellyn Farms Planned Unit Development District. The site is located on the south side of Bradenton Avenue, approximately 340 feet west of the intersection with Frantz Road.

Request: Review and approval of a conditional use and an amended final development plan application under the provisions of Zoning Code Sections 153.236 and 153.050.

Applicant: Joe Hoelker.

Planning Contact: Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION 1 – Conditional Use:

To approve this Conditional Use application because the proposal complies with the conditional use criteria and the applicable development standards.

VOTE: 7 – 0.

RESULT: This Conditional Use application was approved.

RECORDED VOTES:

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



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- 1. Llewellyn Farms PUD – Animal Hospital 4945 Bradenton Avenue**
12-022CU/AFDP Conditional Use/Amended Final Development Plan

Motion 2 – Amended Final Development Plan:

To approve this Amended Final Development Plan application because the proposal complies with the development text, the amended final development plan criteria and existing development in the area, four conditions:

- 1) The applicant work with Planning to ensure the location of the outside enclosure has minimal impact on the existing trees;
- 2) The applicant incorporate additional landscaping around the perimeter of the enclosure that is compatible with existing landscaping, subject to approval by Planning;
- 3) The proposed enclosure be offset eight inches to the inside of the building; and
- 4) The proposed brick and mortar, and design utilized on enclosure shall match as closely as possible the existing building materials.

*Joe Hoelker agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Amended Final Development Plan application was approved.

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

Jennifer M. Rauch, AICP
 Planner II



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MAY 3, 2012

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

**3. Wendy's International – Corporate Campus Signs
12-027CDDS**

**1 Dave Thomas Boulevard
Corridor Development District**

Proposal: Modifications to the existing ground sign and the installation of a new wall sign for the Wendy's corporate campus located on the north side of West Dublin-Granville Road, at its intersection with Dave Thomas Boulevard.

Request: Review and approval of a corridor development district sign review application under the provisions of Code Section 153.115.

Applicant: Dave Feusner, represented by Paul Orban.

Planning Contact: Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: To approve this Corridor Development District application because the proposal meets the applicable review criteria for the Corridor Development District requirements of the Zoning Code, with three deviations from the Zoning Code requirements including the combination of wall and ground signs, a ground sign exceeding 50 square feet in size and more than three colors per sign due to the logo.

VOTE: 7 – 0.

RESULT: This Corridor Development Review application was approved.

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

Jennifer M. Rauch, AICP
Planner II



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

4. Bridge Street Corridor Vision Report Update

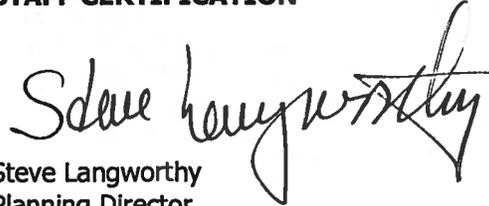
Discussion: Informal dialogue between the Commission and staff regarding potential updates to the Vision Report for the Bridge Street Corridor.

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



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RECORD OF ACTION

MAY 3, 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



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 3, 2012

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

MOTION: To approve the April 5, 2012 meeting minutes as presented.

VOTE: 7 – 0.

RESULT: The April 5, 2012 meeting minutes were approved.

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

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PLANNING AND ZONING COMMISSION

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MAY 3, 2012

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

MOTION: To approve the April 12, 2012 meeting minutes as presented.

VOTE: 7 – 0.

RESULT: The April 12, 2012 meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II