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

APRIL 4, 2013

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

1. Stansbury at Muirfield Village **10799 Drake Road**
13-009Z/PDP/PP **Rezoning/Preliminary Development Plan**
Preliminary Plat

Proposal:	Rezoning an 11.5-acre site from R, Rural District to PUD, Planned Unit Development District for 19 residential lots and approximately four acres of open space. The site is located on the east side of Drake Road, 200 feet south of the intersection with Springburn Drive.
Request:	Review and recommendation to City Council of a Rezoning with Preliminary Development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a Preliminary Plat under the provisions of the *Subdivision Regulations.*
Applicant:	William Adams, represented by Ben Hale Jr., Smith and Hale.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

MOTION #1: To recommend approval to City Council for this Rezoning with Preliminary Development Plan because this proposal complies with the rezoning/preliminary development plan review criteria and the existing development standards within the area, with six conditions:

1) That the development text be revised to not require the driveway location for Lot 1 to be to the west;
2) That the development text be revised to clarify enforcement of the Association architectural requirements and Zoning Code required residential appearance provisions;
3) That the text be revised to require an architectural theme, if proposed, be approved by the Planning and Zoning Commission as part of the final development plan;
4) That the development text be revised to permit a maximum of 18 Lots and the proposed plans be revised to remove Lot 6 and incorporate a minimum lot width of 80 feet for Lots 1 through 5;
5) That the applicant verify the building envelopes to ensure all landmark trees are preserved; and
6) That the development text be revised to not permit an entry feature sign for this development.

*Ben Hale Jr. agreed to the above conditions.

VOTE: 4 – 0

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

RECORDED VOTES:

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

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

1. Stansbury at Muirfield Village — **10799 Drake Road**
13-009Z/PDP/PP — **Rezoning/Preliminary Development Plan**
Preliminary Plat

Proposal:	Rezoning an 11.5-acre site from R, Rural District to PUD, Planned Unit Development District for 19 residential lots and approximately four acres of open space. The site is located on the east side of Drake Road, 200 feet south of the intersection with Springburn Drive.
Request:	Review and recommendation to City Council of a Rezoning with Preliminary Development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a Preliminary Plat under the provisions of the *Subdivision Regulations.*
Applicant:	William Adams, represented by Ben Hale Jr., Smith and Hale.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

Motion #2: To recommend approval to City Council for this Preliminary Plat because this proposal complies with the preliminary plat review criteria, with four conditions:

1) That the applicant ensure that any minor technical adjustments to the plat be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities and setback information;
2) That the applicant works with Delaware County to identify and follow the required vacation process as part of the Council review of this preliminary plat;
3) That the preliminary plat be revised to match the preliminary development plan in terms of the elimination of Lot 6 and the width of Lots 1 through 5; and
4) That the sidewalk along Lot 9 be redesigned to a more curvilinear pattern.

*Ben Hale Jr. agreed to the above conditions.

VOTE: 4 – 0.

RESULT: This Preliminary Plat application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

2. Village at Coffman Park – Ganzhorn Suites **Discovery Blvd at Wall Street**
13-019CP **Concept Plan**

Proposal:	A potential future rezoning to permit a mix of office and elderly care uses for a nine-acre site on the south side of Post Road, east of Discovery Boulevard, north of Wall Street.
Request:	This is a request for review and non-binding feedback for a Concept Plan under the provisions of Zoning Code Section 153.050.
Owner:	Coffman Partners, LLC.
Applicant:	Ganzhorn Real Estate Dublin, LLC, represented by Eleanor Alvarez.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

RESULT: This is a non-binding feedback for a concept plan, no formal action was taken by the Commission.

STAFF CERTIFICATION

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

3. Coffman Park – Phase 1
13-016AFDP

5200 Emerald Parkway
Amended Final Development Plan

Proposal:	The realignment of the entry drive to Coffman Park east of Commerce Parkway, the construction of three bridge crossings, the addition of multi use paths, site grading and utility burial within Coffman Park, located on the north side of Post Road, at the intersection of Commerce Parkway.
Request:	Review and approval of an amended final development plan application under the provisions of Zoning Code Section 153.050.
Applicant:	Fred Hahn, Director of Parks and Open Space, represented by Laura Ball, Landscape Architect.
Planning Contact:	Jennifer M. Rauch, AICP, Planner II.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

MOTION: To approve this Amended Final Development Plan because this proposal complies with the preliminary development plan review criteria and the existing development standards within the area, with one condition:

1) The applicant work with Engineering to ensure 24 hour, 7 day a week access is maintained to the booster station.

*Laura Ball agreed to the above condition.

VOTE: 6 – 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	Absent
Victoria Newell	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

MOTION #1: To adjourn the meeting into an Executive Session regarding personnel matters.

VOTE: 6 – 0.

RESULT: The meeting adjourned into an Executive Session.

RECORDED VOTES:

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

STAFF CERTIFICATION

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

MOTION: To reconvene the meeting.

VOTE: 6 – 0.

RESULT: The meeting was reconvened.

RECORDED VOTES:

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

STAFF CERTIFICATION

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

MOTION: To appoint Richard Taylor as the 2013 – 2014 Vice Chair.

VOTE: 6 – 0.

RESULT: Richard Taylor was appointed the 2013 – 2014 Vice Chair.

RECORDED VOTES:

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

STAFF CERTIFICATION

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

MOTION: To appoint Chris Amorose Groomes as the 2013 – 2014 Chair.

VOTE: 6 – 0.

RESULT: Chris Amorose Groomes was appointed the 2013 – 2014 Chair.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

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

VOTE: 6 – 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	Absent
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

MOTION: To approve the February 21, 2013 meeting minutes as presented.

VOTE: 6 – 0.

RESULT: The February 21, 2013 meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 4, 2013

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

MOTION: To approve the March 7, 2013 meeting minutes as presented.

VOTE: 5 – 0 – 1.

RESULT: The March 7, 2013 meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP
Planner II