



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

FEBRUARY 20, 2014

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

1. Bremlee Estates 13-115Z/PP 7250 Coffman Road Standard District Rezoning/Preliminary Plat

Proposal: A rezoning from R, Rural District to R-2, Limited Suburban Residential District for a 4.6-acre site that was recently annexed to the City of Dublin. This is also a proposal for a preliminary plat for four single-family lots for land located north of Forest Run Drive and east of Coffman Road to be accessed by the extension of Nature Drive.

Request: Review and approval of Standard District Rezoning under the provisions of Zoning Code Section 153.232 and 153.234 and a Preliminary Plat under the provisions of the Subdivision Regulations.

Applicant: Jay B. Eggspuehler; represented by Jackson Reynolds, Smith and Hale LLC.

Planning Contact: Claudia D. Husak, AICP, Planner II

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION #1: Mr. Fishman moved, Mr. Hardt seconded, to recommend approval to City Council of the Standard District Rezoning request.

VOTE: 5 – 0 – 1.

RESULT: To forward the Standard District Rezoning application was approved.

RECORDED VOTES:

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

MOTION #2: Mr. Fishman moved, Mr. Hardt seconded, to recommend approval to City Council of the Preliminary Plat Variance for the provision of 50 feet of right-of-way and 26 feet of pavement for the extension of Nature Drive.

VOTE: 5 – 0 – 1.

RESULT: To forward the Preliminary Plat Variance was approved.

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

- 1. Bremlee Estates 7250 Coffman Road**
13-115Z/PP Standard District Rezoning/Preliminary Plat

RECORDED VOTES:

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

MOTION #3: Ms. Kramb moved, Mr. Hardt seconded, to approve the Preliminary Plat application and recommendation to City Council with four conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat should be made prior to City Council submittal;
- 2) That the applicant clarify the maintenance responsibility of the stormwater basin on the final plat;
- 3) That the drainage easement shown along the northern edge of Lot 3 should be simplified in alignment so that it may be more easily interpreted by any future homeowner;
- 4) That the applicant pays a fee in lieu of dedicating open space; and
- 5) That the applicant include a note on the final plat stating Nature Drive may extend farther north should adjacent land develop.

*Jack Reynolds agreed to the above five conditions.

VOTE: 5 – 0 – 1.

RESULT: The Preliminary Plat application was approved and forwarded to City Council.

RECORDED VOTES:

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

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 20, 2014

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

**3. State Bank Shamrock Boulevard and West Dublin-Granville Road
14-002BPR/CU Basic Plan Review/Conditional Use**

Proposal: A 11,530-square-foot office building ("Loft" building type) to be constructed on a ±1.25-acre site that is currently part of an overall 2.85-acre parcel located at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road that includes a retail banking and mortgage services facility and for conditional use for a drive-through.

Request: Review and approval of a Basic Site Plan Review application under the provisions of Zoning Code Section 153.066(D), and a Conditional Use application under the provisions of Zoning Code Section 153.236.

Applicant: David Homoelle, State Bank; represented by Ross Sanford, Lincoln Construction.

Planning Contacts: Gary Gunderman, Planning Manager and Rachel S. Ray, AICP, Planner II

Contact Information: (614) 410-4600, ggunderman@dbulin.oh.us and rray@dublin.oh.us

MOTION #1: Mr. Taylor moved, Mr. Fishman seconded, to approve the following two Waivers:

- 1) Code Section 153.059(C)(4)(C)6 – A reduction in side yard setback for the drive-through speakers from 25 feet to approximately 10 feet.
- 2) Code Section 153.062(O)(4)(d)3 – Only one door on the front (south) and rear (north) facades of the building, where two each are required.

VOTE: 6 – 0.

RESULT: Both Waivers 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	Absent



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14-002BPR/CU Basic Plan Review/Conditional Use

MOTION #2: Mr. Fishman moved, Mr. Budde seconded, to approve conditional use with one condition:

- 1) That the applicant modifies the drive-through ATM stacking spaces to ensure appropriate circulation.

*Ross Sanford agreed to the above condition.

VOTE: 6 – 0.

RESULT: The conditional use 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	Absent

MOTION #3: Mr. Budde moved, Mr. Fishman seconded, to approve the Parking Plan with one condition:

- 1) That the applicant provides a summary of their parking needs, including number of employees and anticipated customer parking needs.

*Ross Sanford agreed to the above condition.

VOTE: 6 – 0.

RESULT: The Parking Plan was approved with one condition.

RECORDED VOTES:

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

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

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**3. State Bank Shamrock Boulevard and West Dublin-Granville Road
14-002BPR/CU Basic Plan Review/Conditional Use**

MOTION #4: Mr. Taylor moved, Ms. Kramb seconded, to approve the Basic Plan Review (Site Plan Review) with six conditions:

- 1) That, as part of the Site Plan Review, the applicant address the Commission's comments and provide additional details for:
 - a. The mid-block pedestrianway;
 - b. The pocket plaza open space area;
 - c. The perimeter buffer landscaping along the east property line adjacent to the drive-through;
 - d. The street wall, showing a relationship to the principal building; and
 - e. Other architectural, landscaping, and site development details noted in this report.
- 2) That the applicant subdivides the existing 2.85-acre parcel prior to building permitting, or seeks approval of a Waiver from the Planning and Zoning Commission for the front property line coverage requirement;
- 3) That the applicant provide cross-access easements for future vehicular use areas to the east and west of the site as part of the subdivision of this lot prior to building permitting;
- 4) That the applicant provide a legal description and exhibit for a portion of the sanitary sewer easement to be vacated, and that the easement is vacated prior to building permitting;
- 5) That the stacking lands associated with the drive-through are modified subject to Planning approval to accommodate appropriate stacking, ensuring that banking teller drive-through traffic does not block ATM traffic; and
- 6) That the applicant addresses Engineering's comments in this report.

*Ross Sanford agreed to the six conditions.

VOTE: 6 – 0.

RESULT: The Basic Plan Review (Site Plan Review) was approved with six conditions.

RECORDED VOTES:

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



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14-002BPR/CU Basic Plan Review/Conditional Use**

Motion #5: Mr. Taylor moved, Mr. Fishman seconded, to require Site Plan Review by the Planning and Zoning Commission.

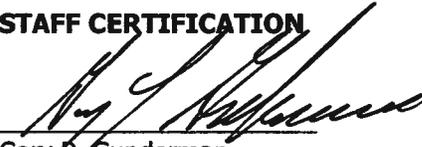
VOTE: 5 – 1 – 0.

RESULT: The Planning and Zoning Commission will be the Required Reviewing Body.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	No
Victoria Newell	Absent

STAFF CERTIFICATION



Gary P. Gunderman
Planning Manager