



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 6, 2014

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

MOTION: Warren Fishman moved, Richard Taylor seconded 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	Absent
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

FEBRUARY 6, 2014

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

**1. Llewellyn Farms - MathWizard 211 Bradenton Avenue
14-004AFDP/CU Amended Final Development Plan/Conditional Use**

Proposal: Text modification to add tutoring services as a conditional use within the existing development text and a conditional use application to permit tutoring services to operate within an existing office building within the Llewellyn Farms Planned Unit Development. The site is located on the south side of Bradenton Avenue, 200 west of its intersection with Chatterfield Drive.

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

Applicant: Parag Singhal

Planning Contact: Jordan Fromm, Planning Assistant or Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410-4600, jfromm@dublin.oh.us or jrauch@dublin.oh.us

Motion#1: Richard Taylor made a motion, Victoria Newell seconded to approve modifications of the development text to include a provision to allow tutoring services as a conditional use for the office building existing at the time of this application on the south side of Bradenton Avenue, 200 feet west of the intersection with Chatterfield Drive in the Llewellyn Farms PUD, because as proposed the use is compatible with existing uses in the area.

VOTE: 6 – 0.

RESULT: This Minor Text modification was approved.

RECORDED VOTES:

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



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RECORD OF ACTION

FEBRUARY 6, 2014

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

- 1. **Llewellyn Farms - MathWizard** **211 Bradenton Avenue**
14-004AFDP/CU **Amended Final Development Plan/Conditional Use**

MOTION #2: Richard Taylor moved, Victoria Newell seconded, to approve this Amended Final Development plan because it complies with applicable review criteria.

VOTE: 6 – 0.

RESULT: This Amended Final Development Plan was approved.

RECORDED VOTES:

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



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RECORD OF ACTION

FEBRUARY 6, 2014

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- | | |
|--|---|
| 1. Llewellyn Farms - MathWizard | 211 Bradenton Avenue |
| 14-004AFDP/CU | Amended Final Development Plan/Conditional Use |

MOTION #3: Richard Taylor moved, Warren Fishman seconded, to approve this Conditional Use application because it complies with the applicable review criteria, with two conditions:

- 1) That the applicant work with Planning to address the Commission's and the adjacent property owner's concerns regarding traffic management on site and the adjacent site using appropriately worded and located signs; and
- 2) That the applicant provide Planning with a traffic management plan demonstrating the efforts made to manage onsite flow of traffic.

*Parag Singhal agreed to the above conditions.

VOTE: 6 – 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	Absent
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II



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RECORD OF ACTION

FEBRUARY 6, 2014

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

**2. Everhart Advisors
14-005CP**

**6900 Perimeter Drive
Concept Plan**

Proposal: A new 10,000-square-foot corporate office and associated site improvements on 3.8 acres located on the southeast corner of the intersection of Post Road and Perimeter Drive.

Request: Review and non-binding feedback of a concept plan application under the provisions of Zoning Code Section 153.050.

Applicant: Matt Romeo; represented by Mark Daniels, m+a architects.

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

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

RESULT: The Commission reviewed and commented on this proposal for a new 10,000-square-foot corporate office and associated site improvements on 3.8 acres located on the southeast corner of the intersection of Post Road and Perimeter Drive. The Commissioners agreed the applicant should modify the site plan to eliminate some of the extraneous parking and create a more efficient layout for the building and parking. The Commission supported a more contemporary building style but emphasized the importance of including traditional materials. The Commission was also supportive of a combination of wall and ground signs and encouraged the applicant to include a retention pond with their next application step.

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II



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FEBRUARY 6, 2014

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

3. Zoning Code Amendment – Amendments

14-006ADMC

Administrative Request – Zoning Code Modification

Proposal: Amending Chapter 153.234(C)(3) *Amendments* of the Dublin Code of Ordinances (Zoning Code) to modify the notification requirements to be consistent with the City Council Rules of Order.

Request: Review and recommendation of approval to City Council of a Zoning Code amendment under the provisions of Zoning Code Sections 153.232 and 153.234.

Applicant: Marsha Grigsby, City Manager, City of Dublin.

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

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

RESULT: This Administrative Request Zoning Code Modification was postponed prior to the meeting.

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II