



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.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

APRIL 17, 2014

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

**1. Avery Square – Starbucks Outparcel
14-024INF**

**Hospital Drive
Informal Review**

Proposal: An approximately 1,800-square-foot coffee shop with a patio, drive-through, and associated site improvements for the Avery Square Shopping Center on the north side of Hospital Drive, 500 feet west of the intersection with Avery-Muirfield Drive.

Request: Review and informal feedback for the potential development of an outparcel for an existing shopping center.

Applicant: Dublin Oaks Limited; represented by Charlie Fraas, Casto.

Planning Contact: Claudia Husak, AICP, Planner II

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

RESULT: The Commission reviewed and provided informal feedback for the potential development of an outparcel associated with the Avery Square Shopping Center. The Commissioners agreed that the proposed Starbucks is a welcome use within the community and could work well on this outparcel, however, the Commissioners stressed that without the modifications to the shopping center entrance, the existing congestion and hazardous conditions in this area do not create a situation where the Commission could support this use. The Commissioners suggested the applicant pursue the entrance modifications, design the building to match the center's architecture and propose a wall sign instead of a monument sign.

COMMISSIONERS PRESENT:

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

STAFF CERTIFICATION


 Claudia D. Husak, AICP, Planner II



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RECORD OF ACTION

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

**3. Zoning Code Amendment – Notification and Adult Family Home Amendments
14-006ADMC Administrative Request**

Proposal: Amending the Dublin Code of Ordinances (Zoning Code) Code Section 153.234(C)(3) to modify the notification requirements to be consistent with City Council Rules of Order; and Amending Chapters 153.002, 153.019 through 153.023, 153.025, and 153.059 to add requirements regarding Adult Family Homes.

Request: Review and recommendation of approval 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, Senior Planner

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

MOTION: Mr. Hardt moved, Mr. Taylor seconded, to recommend approval to City Council of the Zoning Code Amendment request.

VOTE: 5 – 0.

RESULT: The Zoning Code Amendment application will be forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner



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RECORD OF ACTION

APRIL 17, 2014

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

- 4. Perimeter Center PUD, Subarea F-4 – Perimeter Center Shopping Center Sign
14-021AFDP
6644-6748 Perimeter Loop Road
Amended Final Development Plan**

Proposal: A joint identification sign to be located at the Perimeter Loop Road entrance for the Perimeter Center shopping center on the east side of Perimeter Loop Road, southeast of the intersection with Avery-Muirfield Drive.

Request: Review and approval of an Amended Final Development Plan application under the provisions of Zoning Code Section 153.050.

Applicant: Andrew Bacher, DaNite Sign Co.

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

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

MOTION: Mr. Hardt moved, Ms. Newell seconded, to table this Amended Final Development Plan application at the request of the applicant.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 17, 2014

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

**5. Perimeter Center PUD, Subarea E – Chase Bank – Sign Modifications
14-023AFDP
6271 Perimeter Drive
Amended Final Development Plan**

Proposal: The replacement of two existing ground signs for the Chase Bank located at the southeast corner of Perimeter Drive and Avery-Muirfield Drive.
Request: Review and approval of an Amended Final Development Plan application under the provisions of Zoning Code Section 153.050.
Applicant: Melody Ward, SignCom, Inc.
Planning Contact: Jennifer M. Rauch, AICP, Senior Planner
Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: Mr. Taylor moved, Mr. Hardt seconded, to table this Amended Final Development Plan application at the request of the applicant.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner