



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 ACTION

JUNE 19, 2014

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

**1. Ohio University Heritage College of Osteopathic Medicine – Signs
14-025WID-DP/SP West Innovation District-Development Plan/Site Plan
6775 and 6785 Bobcat Way**

Proposal: For two wall signs to exceed the permitted size for existing buildings for a college campus, at the southwest corner of the intersection of Post and Eiterman Roads.

Request: Review and approval of a Development Plan/Site Plan application under the provisions of Zoning Code Sections 153.042(D) and 153.042(E)(7).

Applicant: Ohio University, Heritage College of Osteopathic Medicine, represented by Paul Orban, BHDP

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

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

MOTION: Mr. Taylor moved, Ms. Kramb seconded, to approve the Site Plan application for two identical wall signs for size.

VOTE: 4 – 0.

RESULT: The Site Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP, Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

JUNE 19, 2014

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

**2. Wellington Reserve - Tree Preservation, Removal & Replacement
14-011AFDP Amended Final Development Plan
Brand Road**

Proposal: To modify the landscape plan for a single-family subdivision on the north side of Brand Road, 800 feet west of the intersection with Coffman Road.
Request: Review and approval of an Amended Final Development Plan application under the provisions of Zoning Code Section 153.050.
Applicant: Charles Ruma, Owner, Virginia Homes
Planning Contact: Claudia Husak, AICP, Planner II.
Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION: Mr. Taylor moved, Ms. Newell seconded, to recommend approval of the Amended Final Development Plan with two conditions:

1. That the developer provide an additional 30 trees at a minimum of 3-inch caliper for deciduous or 8-10-foot height for evergreens; subject to approval by Planning;
2. That the developer work with Planning and the adjacent property owners for Lots 16, 17 and 18 to meet the intent of the development text to achieve 75% opacity by including evergreen trees in the installation;
3. That any damage done to preserved trees be correctively pruned;
4. That the applicant provide Planning with a detailed inventory of species, size and condition of trees to be preserved;
5. That the applicant diversify the deciduous tree species proposed and verify the White Spire Birch trees are multi-stem.

*Charles Ruma agreed to the above five conditions.

VOTE: 6 – 0.

RESULT: The Amended Final Development Plan was approved as it complies with the applicable review criteria with five conditions.

RECORDED VOTES:

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

STAFF CERTIFICATION


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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 19, 2014

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

**3. Coffman Reserve
14-044FDP/FP**

**7027 Coffman Road
Final Development Plan/Final Plat**

Proposal: To plat and develop six single-family lots on 3.02 acres on the west side of Coffman Road, 200 feet north of the intersection with Roscommon Road.

Request: Review and approval of a Final Development Plan under the Planned District provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations

Applicant: Charles Ruma, The Paragon Building Group, Ltd.

Planning Contact: Claudia Husak, AICP, Planner II.

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

MOTION #1: Mr. Taylor moved, Mr. Budde seconded, to recommend approval of the Final Development Plan with five conditions:

- 1) That the developer should work with Planning to provide appropriate tree replacement prior to filing for a building permit for this Lot, should construction impact trees shown to be preserved;
- 2) That the applicant update the landscape plan to select plant species that meet the text prior to scheduling the Final Plat for City Council review; and
- 3) That the applicant selects a hardier ornamental shrub than Knockout Roses and revises the street tree species to New Horizon Elm, subject to approval by Planning.
- 4) That the design and installation of the entry feature be subject to approval by Planning, but that if installed, any entry feature sign be limited to five feet in height; and
- 5) That any existing fences on the property, not part of adjacent lots, be removed.

*Charles Ruma agreed to the above five conditions.

VOTE: 6 – 0.

RESULT: The Final Development Plan was approved as it complies with the applicable review criteria with five conditions.

RECORDED VOTES:

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

**3. Coffman Reserve
14-044FDP/FP**

**7027 Coffman Road
Final Development Plan/Final Plat**

MOTION #2: Mr. Taylor moved, Ms. Newell seconded, to recommend approval to City Council of the Final Plat under the provisions of the Subdivision Regulations with four conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal;
- 2) That the plat be updated to include an easement and maintenance responsibility for the entry feature;
- 3) That the applicant work with Engineering to provide a chamfered intersection detail for Brennan Court with Coffman Road in compliance with City construction standards; and
- 4) That the applicant pay a fee in lieu of open space dedication prior to submitting for the first building permit.

*Mr. Ruma agreed to the above four conditions

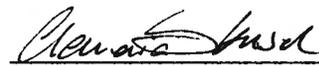
VOTE: 6 – 0.

RESULT: To forward the Final Plat was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION



Claudia D. Husak, AICP, Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 19, 2014

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

**4. BSC Office District - State Bank
14-047BSC-SP/MSP/PP/FP**

**West Dublin-Granville Road
Site Plan Review/Master Sign Plan
Preliminary Plat/Final Plat**

Proposal: An 11,500-square-foot Loft building for State Bank with a retail banking facility, a drive-through kiosk and all associated site improvements. The proposal includes a wall sign that is to be located more than 14 inches from a wall and the subdivision of one 2.8-acre lot into two lots.

Request: Review and recommendation of approval for a Bridge Street District Site Plan Review under the provisions of Zoning Code Section 153.066 and a Bridge Street District Master Sign Plan in accordance with Zoning Code Section 153.065(H). This is also a request for review and recommendation of approval to City Council for a Preliminary Plat and a Final Plat under the provisions of the Subdivision Regulations.

Applicant: David Homoelle, The State Bank and Trust Company.

Planning Contact: Gary Gunderman, Planning Manager.

Contact Information: (614) 410-4682, ggunderman@dublin.oh.us

MOTION #1: Mr. Taylor moved, Ms. Kramb seconded, to recommend **approval** of Waiver #1:

- 1) Code Section 153.065(D)(3)(c) – A request to waive the structural soil requirement in trenches along Banker Drive.

VOTE: 3 – 3.

RESULT: The first Waiver was disapproved.

RECORDED VOTES:

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

**4. BSC Office District - State Bank
14-047BSC-SP/MSP/PP/FP**

**West Dublin-Granville Road
Site Plan Review/Master Sign Plan
Preliminary Plat/Final Plat**

MOTION #2: Mr. Taylor moved, Mr. Budde seconded, to recommend **approval** of Waiver #2:

- 2) Code Section 153.065(D)(5)(c)2.A – A request to waive the requirement to install structural soil in and around the parking lot islands.

VOTE: 1 – 5.

RESULT: The second Waiver was disapproved.

RECORDED VOTES:

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

MOTION #3: Ms. Newell moved, Ms. Kramb seconded, to recommend **approval** of Waiver #3:

- 3) Code Section 153.062(O)(4)(a) – Siting the building outside of the Required Building Zone (approximately 16-19 feet from the right-of-way, where 0-15 is required).

VOTE: 6 – 0.

RESULT: The third Waiver was approved.

RECORDED VOTES:

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

**4. BSC Office District - State Bank
14-047BSC-SP/MSP/PP/FP**

**West Dublin-Granville Road
Site Plan Review/Master Sign Plan
Preliminary Plat/Final Plat**

MOTION #4: Mr. Hardt moved, Mr. Budde seconded, to recommend **approval** of Waiver #4:

- 4) Code Section 153.063(O)(4) – A request to waive the vertical increment requirement to exceed maximum façade divisions of 40 feet on the east and west elevations.

VOTE: 6 – 0.

RESULT: The fourth Waiver was approved.

RECORDED VOTES:

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

MOTION #5: Mr. Taylor moved, Mr. Hardt seconded, to recommend approval of the Master Sign Plan allowing the building-mounted (wall) sign on the south elevation facing SR161 to be located more than 14 inches from the nearest wall.

VOTE: 6 – 0.

RESULT: The Master Sign Plan was approved.

RECORDED VOTES:

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

**4. BSC Office District - State Bank
14-047BSC-SP/MSP/PP/FP**

**West Dublin-Granville Road
Site Plan Review/Master Sign Plan
Preliminary Plat/Final Plat**

MOTION #6: Mr. Taylor moved, Ms. Newell seconded, to recommend approval of the Site Plan Review with four conditions:

- 1) That the drive-through stacking lanes are delineated, and the stacking spaces modified to measure a minimum of 20 feet;
- 2) That the applicant provide Sterling Silver Linden street trees 40 feet on center along Banker Drive between the site and David Road, subject to approval by the City Forester;
- 3) That the applicant site the ground sign in a manner that meets the required 8-foot setback from the right-of-way with a minimum of 3 feet of landscaping around the base, subject to Planning approval; and
- 4) That the applicant address the other Planning and Engineering comments contained in the Planning Report, and based on the Commission's comments on the zero setback parking lot design, subject to Planning approval.

* Ross Sanford agreed to the above four conditions.

VOTE: 6 – 0.

RESULT: Site Plan was approved with four conditions.

RECORDED VOTES:

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

**4. BSC Office District - State Bank
14-047BSC-SP/MSP/PP/FP**

**West Dublin-Granville Road
Site Plan Review/Master Sign Plan
Preliminary Plat/Final Plat**

MOTION #7: Mr. Taylor moved, Ms. Kramb seconded, to recommend approval of the Preliminary and Final Plats with two conditions:

- 1) That the applicant ensure that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
- 2) That the utility easements be labeled as private on the final plat.

* Ross Sanford agreed to the above two conditions.

VOTE: 6 – 0.

RESULT: Preliminary and Final Plats were approved to be forwarded to City Council.

RECORDED VOTES:

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

STAFF CERTIFICATION



Gary Gunderman, Planning Manager