City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
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www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 21, 2014

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

1. Kerry Glen Subdivision - Lots 1 & 2 **5126 and 5152 Glenaire Drive**
14-049FP **Amended Final Plat**

Proposal:	Modifications to the platted building setback from 50 feet to 40 feet for two residential lots in the Kerry Glen subdivision on the north side of Glenaire Drive, east of the intersection with Dublin Road.
Request:	Review and recommendation of approval to City Council of an Amended Final Plat under the provisions of the Subdivision Regulations.
Applicant:	Christopher Cline, Blaugrund and Herbert, Inc. representing John & Kymn Pilkington; and Sean & Crystie O'Neil.
Planning Contact:	Tammy Noble-Flading, Senior Planner
Contact Information:	(614) 410-4649, tflading@dublin.oh.us

MOTION: Amy Kramb moved, Amy Salay seconded, to recommend approval to City Council for the amended final plat application because the proposal complies with all applicable review criteria and the intent of the Community Plan.

VOTE: 4 – 2.

RESULT: The Amended Final Plat will be forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	No
Amy Kramb	Yes
John Hardt	Yes
Todd Zimmerman	No
Victoria Newell	Absent
Amy Salay	Yes

STAFF CERTIFICATION

Tammy Noble-Flading
Senior Planner

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 21, 2014

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

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

Proposal:	This is a proposal for 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 under the provision of Code Section 153.050 of the Dublin Zoning Code.
Applicant:	Melody Ward, SignCom, Inc.
Planning Contact:	Jennifer M. Rauch, AICP, Senior Planner
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

MOTION: Amy Kramb moved, Todd Zimmerman seconded, to approve/disapprove this amended final development plan because it meets the requirements within the Perimeter Center development text, and are consistent with surrounding signs.

VOTE: 6 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Todd Zimmerman	Yes
Victoria Newell	Absent
Amy Salay	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Senior Planner

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 21, 2014

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

3. U-Haul **6419 Old Avery Road**
14-038CU **Conditional Use**

Proposal:	This is a proposal for the use of an existing building as a retail space, warehouse and storage space for U-Haul, located on the south side of US 33, west of Avery Road.
Request:	Review and approval of a conditional use based on the previous zoning under the provisions of Zoning Code Section 153.236.
Applicant:	Carlos Vizcarra, Amerco Real Estate Company.
Planning Contact:	Gary P. Gunderman, Planning Manager.
Contact Information:	(614) 410-4683, ggunderman@dublin.oh.us

MOTION: Richard Taylor moved, Todd Zimmerman seconded, to approve/disapprove this conditional use application because it complies with the applicable review criteria, with one condition:

1) That the plans be modified in the south western corner to include a sidewalk connection from the paving area to the adjacent property west of the site. Subject to staff approval.

*Dean Haske agreed to the above condition.

VOTE: 6 – 0.

RESULT: The Conditional Use application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Todd Zimmerman	Yes
Victoria Newell	Absent
Amy Salay	Yes

STAFF CERTIFICATION

Gary P. Gunderman
Planning Manager

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 21, 2014

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

5. Houchard Road –Preliminary Plat/Final Plat 14-079PP/FP — **Houchard Road & SR 161 Preliminary Plat/Final Plat**

Proposal:	To subdivide approximately 98 acres into three lots and provide for right-of-way for a new public street, for a site at the southeast corner of the intersection of Houchard Road with State Route 161.
Request:	Review and recommendation of approval to City Council of a Preliminary Plat and a Final Plat under the provisions of the subdivision regulations.
Applicant:	Marsha Grigsby, City Manager for City of Dublin, OH
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

MOTION: Amy Salay moved, John Hardt seconded, to recommend approval to City Council for this Preliminary and Final Plat application because the proposal complies with the Preliminary and Final Plat criteria, with one condition:

1) That the future lots owners install a bikepath along State Route 161 and Houchard as part of the future site development, subject to approval by Engineering.

*Claudia Husak agreed to the above condition.

VOTE: 6 – 0.

RESULT: The Preliminary and Final Plat 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
Todd Zimmerman	Yes
Victoria Newell	Absent
Amy Salay	Yes

STAFF CERTIFICATION

Claudia D. Husak

Claudia D. Husak, AICP, Planner II

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 21, 2014

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

6. Riverside PCD North, Subarea 3 – The Perimeter Starbucks
14-069Z/PDP/FDP/CU **6510-6570 Perimeter Drive**
Rezoning/Preliminary Development Plan/Final Development Plan/Conditional Use

Proposal:	This is a proposal for a Starbucks Coffee Shop with a drive-thru and associated site improvements for an existing shopping center within Subarea A3 of the Riverside PCD North Planned District on the north side of Perimeter Drive, between the intersections of Avery Muirfield Drive and Hospital Drive.
Request:	This is a request for review and recommendation of approval to City Council for a rezoning/preliminary development plan application under the provisions of Zoning Code Section 153.050 and a request for review and approval of a final development plan application under the provisions of Zoning Code Section 153.050 and review and approval of a conditional use for a drive-thru under the provisions of Zoning Co9de Section 153.236.
Applicant:	Centre at Perimeter, LLC; represented by Paul Ghidotti, The Daimler Group.
Planning Contact:	Claudia D. Husak, AICP, Planner II.
Contact Information:	(614) 410-4675, chusak@dublin.oh.us

MOTION #1: John Hardt moved, Todd Zimmerman seconded, to recommend approval/disapproval to City Council for this preliminary and final plat application because the proposal complies with the preliminary and final plat criteria, with one condition:

1) That the applicant update the traffic information provided to more accurately reflect the existing uses within the Planned District; subject to the satisfaction of the City Engineer.

*Paul Ghidotti agreed to the above condition.

VOTE: 4 – 2.

RESULT: This Preliminary and Final Plat will be forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	No
Amy Kramb	Yes
John Hardt	Yes
Todd Zimmerman	Yes
Victoria Newell	Absent
Amy Salay	No

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 21, 2014

6. Riverside PCD North, Subarea 3 – The Perimeter Starbucks
14-069Z/PDP/FDP/CU **6510-6570 Perimeter Drive**
Rezoning/Preliminary Development Plan/Final Development Plan/Conditional Use

MOTION #2: John Hardt moved, Amy Kramb seconded, to approve this final development plan because this proposal complies with the proposed development text and preliminary development plan, the final development plan criteria and existing development in the area, with two conditions.

1) That the applicant revise the size of the menu board to 32 square feet prior to applying for a sign permit; and
2) That the evergreens screening the drive-thru be pulled back from the curb at least 5 feet and that a plant different from junipers be selected, subject to approval by Planning.

*Paul Ghidotti agreed to the above conditions.

VOTE: 4 – 2.

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	No
Amy Kramb	Yes
John Hardt	Yes
Todd Zimmerman	Yes
Victoria Newell	Absent
Amy Salay	No

MOTION #3: John Hardt moved, Todd Zimmerman seconded, to approve this conditional use application because the proposal complies with the applicable review criteria, with two conditions.

1) That this approval is only applicable to a coffee shop; and
2) That should this drive-thru cease operating, the site will be required to be restored to pre-drive-thru conditions within one year of the close of business or a new conditional use application is approved by the Commission.

*Paul Ghidotti agreed to the above conditions.

VOTE: 5 – 1.

RESULT: The Conditional Use application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Todd Zimmerman	Yes
Victoria Newell	Absent
Amy Salay	No

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 21, 2014

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

MOTION: Richard Taylor moved, Amy Salay 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
Amy Kramb	Yes
John Hardt	Yes
Todd Zimmerman	Yes
Victoria Newell	Absent
Amy Salay	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 21, 2014

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

MOTION: Richard Taylor moved, John Hardt seconded, to approve the June 5, 2014 meeting minutes as presented.

VOTE: 5 – 0 – 1.

RESULT: The June 5, 2014 meeting minutes were approved as presented.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Todd Zimmerman	Abstain
Victoria Newell	Absent
Amy Salay	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 21, 2014

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

MOTION: Richard Taylor moved, Todd Zimmerman seconded, to approve the July 17, 2014 meeting minutes amending Page 7, fifth paragraph attributed to Amy Kramb to change "the southern" to "to see the Center" and insert the word "South" after the word "moved", insert the word "removing" before "the dormers", and insert "in the southeast corner" after the word "ponds", and on page 18, first paragraph attributed to Amy Kramb delete the entire last sentence (She agreed this is a residential area and not much left for commercial).

VOTE: 5 – 0 – 1.

RESULT: The July 17, 2014 meeting minutes were approved as amended.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Todd Zimmerman	Yes
Victoria Newell	Absent
Amy Salay	Abstain

STAFF CERTIFICATION

Claudia D. Husak, AICP
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 21, 2014

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

MOTION: Amy Salay moved, Todd Zimmerman seconded, to approve/disapprove a special meeting to be held on September 11, 2014.

VOTE: 6 – 0.

RESULT: The Special Meeting to be held on September 11, 2014 was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Todd Zimmerman	Yes
Victoria Newell	Absent
Amy Salay	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II