



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](http://www.dublinohiousa.gov)

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

OCTOBER 2, 2014

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

**MOTION:** Richard Taylor moved, Todd Zimmerman seconded, to accept the documents into the record as presented.

**VOTE:** 7 – 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	Yes
Amy Salay	Yes

#### STAFF CERTIFICATION

Jennifer M. Rauch, AICP  
Senior Planner



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

OCTOBER 2, 2014

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

**1. Life Time Fitness PUD, Outparcel  
14-091INF**

**7417 Sawmill Road  
Informal Review**

**Proposal:** A 7,200-square-foot free-standing emergency room as a medical office for a vacant parcel located at the southwest intersection of Sawmill and Hard Roads.

**Request:** This is a request for informal review and feedback regarding a potential minor increase in density and additional signs for this use prior to a formal application for a Final Development Plan.

**Applicant:** Life Time Fitness, represented by Steve C. Meier, AIA, Director of Development Hummel Investments, LLC.

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

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

**RESULT:** The Commission informally reviewed an application regarding a proposed increase in density and additional signs for a use prior to submitting a final development plan application for a 7,200-square-foot free-standing emergency room as a medical office for a vacant parcel at the southwest intersection of Sawmill and Hard Roads. The Commission expressed concern regarding the proposed building architecture, materials and colors and recommended the applicant work with Planning to ensure the design complements the Life Time Fitness building and meets the development text. The Commission also expressed concerns about the site access, particularly at Sawmill Road, as well as the internal circulation. Several Commissioners were concerned with an increase in the building area above the development text permits regardless of any modifications made by the applicant. The remaining Commissioners would consider supporting the increased square footage with architectural modifications, reduction of parking, and additional tree preservation. The Commission stated the applicant will be required to meet the development text with regard to the sign provisions.

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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**OCTOBER 2, 2014**

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

**2. NE Quad PUD, Subarea 3 – Wyandotte Woods Apartments      Wyandotte Woods Blvd.  
14-098FDP      Final Development Plan**

**Proposal:** This is a proposal for three multiple family apartment buildings to exceed the permitted height of the development text for a vacant parcel in Subarea 3 of the Northeast Quadrant Planned Unit Development District. The site is located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quad Planned Unit Development.

**Request:** This is a request for review and approval of a minor development text modification as part of a final development plan under the provisions of Zoning Code Section 153.050.

**Applicant:** Homewood Corporation, represented by Jason, Kambitsis, A.R. Building Co.

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

**Contact Information:** jrauch@dublin.oh.us; 614-410-4690

**MOTION:** Richard Taylor moved, Todd Zimmerman seconded, to approval the modification of the development text to allow the building height to be increased to 47 feet, 6 inches tall with the stipulations the building and site layout utilize the site topography, ensure increased setbacks from the existing neighborhood, and aim to preserve the existing natural features.

**VOTE:** 1 – 6.

**RESULT:** This Minor Text Modification application was disapproved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**



Jennifer M. Rauch, AICP  
Senior Planner



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

OCTOBER 2, 2014

**3. Brandon Park  
14-096AFDP**

**7800 Brandonway Drive  
Amended Final Development Plan**

**Proposal:** The construction of a new fishing dock and enhanced walking paths for an existing park located on the north side of Brandonway Drive, west of the intersection Brandbury Place.

**Request:** This is a request for review and approval for an amended final development plan under the provisions of Zoning Code Section 153.050.

**Applicant:** Marsha Grigsby, City Manager, City of Dublin; represented by Laura Ball, Landscape Architect.

**Planning Contact:** Marie Downie, Planner

**Contact Information:** mdownie@dublin.oh.us; (614) 410-4679

**MOTION:** Richard Taylor moved, Todd Zimmerman seconded, to approve this amended final development plan because this proposal complies with the review criteria for an amended final development plan.

**VOTE:** 7 – 0.

**RESULT:** The Amended Final Development Plan was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

Marie Downie  
Planner I



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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

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

**4. Zoning Code Amendment – Temporary Signs  
14-097ADMC**

**Zoning Code Amendment**

**Proposal:** An amendment to the Zoning Code to revise regulations for temporary sign regarding commercial and industrial For Sale/For Lease Signs.

**Request:** This is a request for review and recommendation regarding proposed Zoning Code Amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

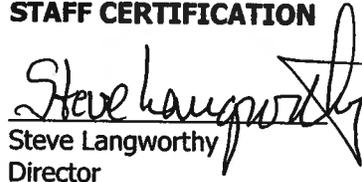
**Applicant:** Marsha Grigsby, City Manager, City of Dublin.

**Planning Contact:** Steve Langworthy, Director

**Contact Information:** slangworthy@dublin.oh.us; 614-410-4653

**RESULT:** The Zoning Code Amendment was reviewed with discussion regarding the size and length of time permitted for temporary signs. A revised version based on the Commission's discussion will be provided at an upcoming meeting.

#### STAFF CERTIFICATION

  
Steve Langworthy  
Director