



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 DISCUSSION

JUNE 18, 2015

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

**1. Noah's Event Venue - Building and Parking
15-036INF**

**Perimeter Drive
Informal Review**

Proposal: An 8,700-square-foot building for business training, weddings, receptions, banquets, and other events on a 2.49-acre site on the west side of Perimeter Drive, south of Liggett Road.

Request: Informal review and feedback for a potential venue prior to a future concept plan application.

Applicant: Cathy Ramondelli, Noah's Event Venues.

Planning Contact: Tammy Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tflading@dublin.oh.us

RESULT: The Commission members supported the use on this site and discussed the challenges related to the site design, including tree preservation and the floodway that runs through the center of the site. The Commissioners also commented on the proposed architecture and screening for the parking and patio spaces, recommending a combination of landscaping and low walls to integrate the site and building.

MEMBERS PRESENT:

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION


 Steve Langworthy, Planning Director



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RECORD OF ACTION

JUNE 18, 2015

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

**2. BSD R – Tuller Flats – Sign
15-043MSP**

**4313 Tuller Road
Master Sign Plan Review**

Proposal: A Master Sign Plan for a multiple-family residential development consisting of 420 apartment units within 29 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 21 acres south of Tuller Road, east of the intersection with Tuller Ridge Drive.

Request: Review and approval for a Bridge Street District Master Sign Plan in accordance with Zoning Code Section 153.065(H) and under the provisions of Code Section 153.066.

Applicant: Scott Shaffer, EMH&T.

Planning Contact: Joanne Shelly, AICP, RLA, LEED BD+C, Urban Designer/Landscape Architect.

Contact Information: (614) 410-4677, jshelly@dublin.oh.us

MOTION: Ms. Newell moved, Mr. Brown seconded, to approve this application for a Master Sign Plan allowing for one wall sign (meeting all Code requirements) and three projecting signs that each exceeds the height and area permitted by Code.

VOTE: 6 – 0.

RESULT: The Master Sign Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION



Joanne Shelly, AICP, Urban Designer/Landscape Architect



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RECORD OF DISCUSSION

JUNE 18, 2015

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

3. Bridge Street District Sign Guidelines 15-040ADM

Administrative Request

Proposal: To create a guide intended to help applicants understand and apply the sign requirements in the Bridge Street District and provide direction for sign design and placement in a pedestrian-oriented environment.

Request: Informal review and feedback on this future request for review and recommendation of approval to City Council for Bridge Street District Sign Guidelines.

Applicant: Dana L. McDaniel, City of Dublin.

Planning Contact: Rachel S. Ray, AICP, Planner II.

Contact Information: (614) 410-4656, rray@dublin.oh.us

RESULT: The Commission members agreed that the text and images contained in the draft guidelines are generally consistent with the intent for signs in the Bridge Street District, with suggestions that a few of the images be replaced. The Commissioners discussed how to maximize creativity and encourage sign designers to propose unique and interesting signs that contribute to the character of an urban, pedestrian-oriented environment. Some Commission members suggested including highly innovative and "forward-thinking" signs in the guidelines to depict what might be desirable in this specific part of the city. The BSD Sign Guidelines will be presented to the Commission for review and recommendation to City Council later this summer following review by the Architectural Review Board.

MEMBERS PRESENT:

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

Rachel S. Ray, AICP, Planner II