



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 ACTION

SEPTEMBER 3, 2015

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

MOTION: Victoria Newell moved, Chris Brown seconded, to accept the documents into the record.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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 ACTION

SEPTEMBER 3, 2015

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

**1. Tuttle North Extension – IGS Parking Expansion 6100 Emerald Parkway
15-073AFDP Amended Final Development Plan**

Proposal: To construct an additional 70 parking spaces for the IGS office complex within the Tuttle North Extension PUD. The site is located on the east side of Emerald Parkway at the intersection of Innovation Drive.

Request: Review and approval of an amended final development plan application under the provisions of Code Section 153.050.

Applicant: IGS Energy by Cory Wolfe, EMH&T.

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

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

MOTION: Chris Brown moved, Deborah Mitchell seconded, to approve this Amended Final Development Plan application because it meets all the applicable review criteria, with seven conditions:

- 1) The plans be revised to indicate the correct pavement setback of 30 feet on Emerald Parkway;
- 2) The applicant should work with Planning and Engineering to include additional sidewalk connections to the sidewalk located on the south side of the drive aisle;
- 3) The proposed light fixtures should match the existing in height, type and color;
- 4) The applicant will need to ensure the improvements comply with the stormwater management requirements during building permit review;
- 5) The applicant ensure the height of the mound located along Emerald Parkway adequately screens the proposed parking area, or additional mounding and plant material may need to be installed;
- 6) The northern end of the parking area should be screened adjacent to the park with evergreen or deciduous shrubs; and
- 7) The applicant should work with Planning to soften the appearance of the existing hot box adjacent to the proposed parking area with additional plant material.

*Anna Summers agreed to the above conditions.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan application was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Senior Planner



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 ACTION

SEPTEMBER 3, 2015

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

**2. Indian Run Meadows PUD – Brookdale-Sign 7220 Muirfield Drive
15-078AFDP Amended Final Development Plan**

Proposal: Construction of a new ground sign for an existing assisted living facility located on the east side on Muirfield Drive, 400 feet south of the intersection with Sells Mill Drive.

Request: Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.

Applicant: PR Signs and Services, Philip Radke.

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

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

MOTION: Chris Brown moved, Steve Stidhem seconded, to approve this Amended Final Development Plan application because the proposed sign modifications meet the requirements within the Indian Run Meadows development text, and are consistent with surrounding signs with five conditions:

- 1) The "Muirfield" copy and the associated secondary image will need to be changed to match the blue "Brookdale" copy to meet the three color limitation;
- 2) The applicant work with Planning to locate the sign to the north side of the existing stone wall;
- 3) The applicant ensure the final sign location is out of any easements and does not conflict with any existing utilities in the area;
- 4) The sign base and column be altered to incorporate limestone in lieu of the proposed metal cabinet; and
- 5) The plans should be revised to show the required landscape material around the base of the sign, with the submission of a sign permit.

*Philip Radke agreed to the above conditions.

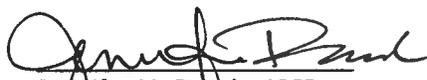
VOTE: 7 – 0.

RESULT: This Amended Final Development Plan application was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
Senior Planner

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 3, 2015

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

**3. Bridge Street District Sign Guidelines
15-040ADM**

Administrative Request

Proposal: Creation of guidelines 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: Review and recommendation of approval to the Planning and Zoning Commission.

Applicant: Dana L. McDaniel, City of Dublin.

Planning Contact: Rachel S. Ray, AICP, Economic Development Administrator.

Contact Information: (614) 410-4630, rray@dublin.oh.us

MOTION: Victoria Newell moved, Chris Brown seconded, to recommend approval to City Council for this Administrative Request with one condition:

- 1) That the modifications discussed by the Commission regarding the text changes and sign characteristics are forwarded to City Council in the final draft.

VOTE: 7 – 0.

RESULT: A recommendation of approval will be forwarded to City Council.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION


Rachel S. Ray, AICP
Economic Development Administrator