



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

FEBRUARY 5, 2015

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

MOTION: Victoria Newell moved, Todd Zimmerman seconded the motion, to adjourn into executive session to consider the appointment of a public employee or official.

VOTE: 6 – 0.

RESULT: The Commission adjourned into executive session.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

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

MOTION: Amy Salay moved, Todd Zimmerman seconded, to elect Victoria Newell as 2014-2015 Chair.

VOTE: 6 – 0.

RESULT: Victoria Newell was appointed 2014-2015 Chair.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION

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RECORD OF ACTION

FEBRUARY 5, 2015

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

MOTION: Cathy De Rosa moved, Amy Salay seconded, to elect Todd Zimmerman as 2014-2015 Vice Chair.

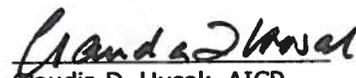
VOTE: 6 – 0.

RESULT: Todd Zimmerman was appointed 2014-2015 Vice Chair.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION


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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

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

MOTION: Todd Zimmerman 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:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION


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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

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

MOTION: Victoria Newell moved, Deborah Mitchell seconded, to approve the January 22, 2015 meeting minutes as presented.

VOTE: 6 – 0.

RESULT: The January 22, 2015 meeting minutes were approved as presented.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

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

MOTION: Victoria Newell moved, Deborah Mitchell seconded, to approve the December 11, 2014 meeting minutes as presented.

VOTE: 6 – 0.

RESULT: The December 11, 2014 meeting minutes were approved as presented.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

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

MOTION: Victoria Newell moved, Deborah Mitchell seconded, to approve the December 4, 2014 meeting minutes as presented.

VOTE: 6 – 0.

RESULT: The December 4, 2014 meeting minutes were approved as presented.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

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

MOTION: Victoria Newell moved, Amy Salay seconded, to approve the November 13, 2014 meeting minutes as presented.

VOTE: 6 – 0.

RESULT: The November 13, 2014 meeting minutes were approved as presented.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

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

**1. Thomas Kohler PCD, Subarea E, Emerald Town Center – Elli Nail Spa
14-115AFDP/CU 5681 Woerner-Temple Road
Amended Final Development Plan/Conditional Use**

Proposal: A minor modification to the development text to permit beauty salon as a conditional use within an existing shopping center at the southeast corner of the intersections of Emerald Parkway and Woerner-Temple Road. This is also a proposal for a 1,480-square-foot tenant space to be used as a nail salon.

Request: Review and approval of an amended final development plan under the provisions of Code Section 153.050 and a request for review and approval of a conditional use under the provisions of Zoning Code Section 153.236.

Applicant: Lisa Tebbetts, Continental Realty for Elli Nail Spa, LLC.

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

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

MOTION #1: Todd Zimmerman moved, Amy Salay seconded, to approve this minor text modification to modify the development text to include a provision to allow personal services as a conditional use for Subarea E of the Thomas Kohler Planned Commerce District, because as proposed use is compatible with existing uses in the shopping center area.

VOTE: 6 – 0.

RESULT: This Minor Text Modification was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

- 1. Thomas Kohler PCD, Subarea E, Emerald Town Center – Elli Nail Spa
14-115AFDP/CU
5681 Woerner-Temple Road
Amended Final Development Plan/Conditional Use**

MOTION #2: Todd Zimmerman moved, Cathy De Rosa seconded, to approve this amended final development plan, because the review criteria are met with the approval of the minor development text modification.

VOTE: 6 – 0.

RESULT: This Amended Final Development Plan application was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

MOTION #3: Todd Zimmerman moved, Bob Miller seconded, to approve this conditional use application, because the proposal complies with all applicable review criteria.

VOTE: 6 – 0.

RESULT: This Conditional Use application was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

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

2. Coffman Park PUD – Skate Park 14-117AFDP 6565 Commerce Parkway Amended Final Development Plan

Proposal: A skate park, restroom and shelter building, tennis and basketball courts and parking spaces for City-owned parkland to be constructed in phases. The site is located on the southwest side of Commerce Parkway, south of Perimeter Drive and west of Emerald Parkway.

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

Applicant: Fred Hahn, Parks and Open Space Director, City of Dublin.

Planning Contact: Marie Downie, Planner I

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

MOTION: Todd Zimmerman moved, Amy Salay seconded, to approve this amended final development plan, because the proposal complies with all applicable review criteria and existing development standards with 6 conditions:

- 1) That the remaining five inches of tree replacement for the Justice Center addition be located on the northern portion of the Justice Center site;
- 2) That the applicant provide additional landscaping at the north end of the parking area on the Coffman Park site;
- 3) That an evergreen buffer along Perimeter Drive be installed prior to Phase II-B to allow the plant material to mature;
- 4) That a revised landscape and lighting plan be submitted subject to Planning approval prior to building permits;
- 5) That the applicant replace the proposed metal siding materials for the shelter to match the metal roof material and color on the Justice Center; and
- 6) That the applicant change the color of the tennis court floor to green.

*Laura Ball, representing the applicant, agreed to the above conditions.

VOTE: 6 – 0.

RESULT: This Amended Final Development plan application was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION

Marie Downie
Planner I



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

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

**3. Coffman Park PUD – Justice Center
14-118AFDP**

**6565 Commerce Parkway
Amended Final Development Plan**

Proposal: A two-story building addition on the south side of the City of Dublin Justice Center and all associated site improvements. This is also a proposal for a modification to an approved development text to reflect pavement setbacks affected by right-of-way acquisitions. The site is located on the south west side of Commerce Parkway, south of Perimeter Drive and west of Emerald Parkway.

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

Applicant: Michelle L. Crandall, Assistant City Manager, City of Dublin.

Planning Contact: Marie Downie, Planner I

Contact Information: (614) 410-4672, mdownie@dublin.oh.us

MOTION#1: Victoria Newell moved, Todd Zimmerman seconded, to approve this minor text modification to decrease the 50 foot required setback for the existing parking along SR-161/US-33 to 40 feet and decrease the parking ratio to 1/300 from 1/250 square feet of gross floor area, because modifications to the development text will allow the applicant to continue operating in compliance with zoning requirements and will not negatively affect surrounding properties.

VOTE: 6 – 0.

RESULT: This Minor Text Modification was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

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

**4. BSD Scioto River Neighborhood District – Bridge Park Mixed-Use Development
15-002PP Riverside Drive and West Dublin-Granville Road
Preliminary Plat**

Proposal: This is a request for preliminary review for a new mixed-use development on a 30.9-acre site located at the northeast corner of the intersection of Riverside Drive and West Dublin-Granville Road. The proposal includes new public streets and nine blocks for development for the overall site, with eight mixed-use buildings containing 372 housing units and 260,000 square feet of commercial square footage (office, retail, restaurant).

Request: This is a request for review and recommendation of approval to City Council for a Preliminary Plat under the provisions of the Subdivision Regulations.

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

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

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

MOTION: Todd Zimmerman moved, Cathy De Rosa seconded, to recommend approval of this Preliminary Plat to City Council, because the proposal meets the requirements of the Subdivision Regulations, with 2 conditions:

- 1) That City Council approves a Plat modification for the requirement that rights-of-way lines at street intersections must be connected with a straight line tangent; and
- 2) That the applicant ensures that any minor technical adjustments and other adjustments as noted in this report are made prior to final review by City Council.

*Nelson Yoder agreed to the above conditions.

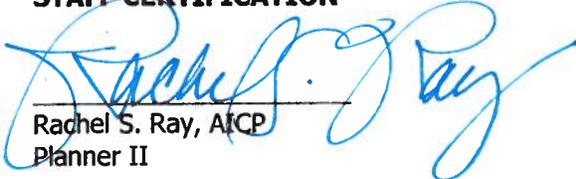
VOTE: 6 – 0.

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

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION



Rachel S. Ray, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 5, 2015

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

**5. Perimeter Center PUD, Subarea F4 – Mathnasium 6716 Perimeter Loop Road
15-003CU Conditional Use**

Proposal: A tutoring facility for a tenant space within the Perimeter Center shopping center. The site is located on the east side of Perimeter Loop Road, south of Perimeter Drive.

Request: Review and approval of a conditional use under the provisions of Zoning Code Section 153.236.

Applicant: Paul Kelly, Mathnasium of Dublin.

Planning Contact: Tammy Noble-Flading, Sr. Planner

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

MOTION: Victoria Newell moved, Amy Salay seconded, to approve this a conditional use, because as proposed the use complies with the applicable review criteria.

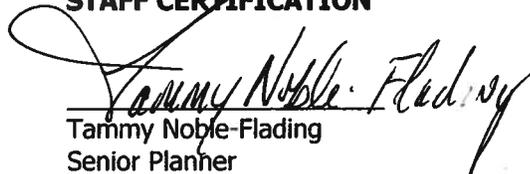
VOTE: 6 – 0.

RESULT: This Conditional Use application was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION



Tammy Noble-Flading
Senior Planner



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RECORD OF ACTION

FEBRUARY 5, 2015

**6. COTA Park and Ride Relocation
15-006Z/CU**

**Emerald Parkway & Bright Road
Standard District Rezoning-Conditional Use**

MOTION#2: Ms. Salay moved, Mr. Zimmerman seconded the motion, to table this conditional use.

VOTE: 6 – 0.

RESULT: This conditional use application was tabled.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Absent
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Senior Planner