



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

NOVEMBER 5, 2015

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

MOTION: Ms. Newell moved, Ms. Salay seconded, to accept the documents into the record.

VOTE: 5 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 5, 2015

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

MOTION: Mr. Brown moved, Mr. Stidhem seconded, to approve the September 17, 2015, meeting minutes as presented.

VOTE: 5 – 0.

RESULT: The September 17, 2015, meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

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RECORD OF ACTION

NOVEMBER 5, 2015

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

MOTION: Mr. Brown moved, Ms. Mitchell seconded, to approve the October 1, 2015, meeting minutes as amended.

VOTE: 5 – 0.

RESULT: The October 1, 2015, meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

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RECORD OF ACTION

NOVEMBER 5, 2015

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

MOTION: Ms. Salay moved, Mr. Brown seconded, to approve the 2016/2017 Planning and Zoning Commission meeting dates as amended.

VOTE: 5 – 0.

RESULT: The 2016/2017 Planning and Zoning Commission meeting dates were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 5, 2015

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

**1. BSD - SCN - Big Sandy Superstore – Signs 6825 Dublin Center Drive
15-090MSP Master Sign Plan**

Proposal: A Master Sign Plan for a new retail store to occupy an existing building on the south and west sides of Tuller Road to be coordinated with proposed façade and site renovations.

Request: Review and approval for a Master Sign Plan under the provisions of Zoning Code Section 153.066.

Applicant: Logan Dilts, DaNite Sign Company.

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

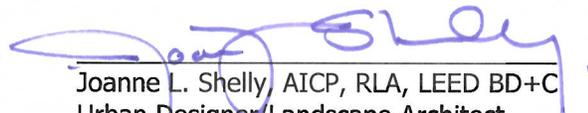
Contact Information: (614) 410-4677, jshelly@dublin.oh.us

RESULT: The Master Sign Plan was reviewed informally by the Commission, as requested by the applicant, to determine whether the modifications made addressed the comments from the October meeting. The Commission appreciated the modifications made and complemented the applicant on the exterior modifications and furnishings. Commissioners supported use of the Big Sandy brand typeface, but recommended the reduction of the size of the primary signs by approximately 15% and the secondary signs to the minimum possible within the fabrication standards.

MEMBERS PRESENT:

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

STAFF CERTIFICATION



Joanne L. Shelly, AICP, RLA, LEED BD+C
Urban Designer/Landscape Architect

PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

NOVEMBER 5, 2015

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

- | | | |
|----------------------|--|--|
| 2. | NE Quad, Subarea 3 - Wyandotte Woods
15-024INF | Wyandotte Woods Boulevard
Informal Review |
| Proposal: | An 86-unit multiple-family development located west of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within NE Quad PUD, Subarea 3. | |
| Request: | Informal review and non-binding feedback for the potential development of the vacant property within the Wyandotte Woods subdivision. | |
| Applicant: | Treplus Communities, represented by Glen Dugger, Smith and Hale. | |
| Planning Contact: | Jennifer Rauch, AICP, Senior Planner. | |
| Contact Information: | (614) 410-4690, jrauch@dublin.oh.us | |

RESULT: The Commission provided feedback regarding the modifications to the proposed multiple family project, which included a revised site layout, additional tree removal and encroachment into the required setbacks. The Commission was generally supportive of the proposed changes and the encroachment into the setbacks, as long as the setback and buffering is provided for the neighbors to the north. Commissioners expressed concerns about the overall stormwater management of the site and requested the design of the existing pond be completed. In addition, the Commission wanted to ensure appropriate connectivity is provided throughout the site and was supportive of a sidewalk on one side of the proposed drives. Commission members requested the applicant provide the final details of the proposed garage doors with the final development plan.

MEMBERS PRESENT:

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

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
 Planning Manager

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 5, 2015

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

3. Churchman Road – Public Right-of-Way Dedication 15-071PP/FP 7650 Cosgray Road Preliminary Plat/Final Plat

Proposal: The dedication of a public right-of-way to the City of Dublin for future infrastructure improvements for the construction of Churchman Road Rings-Cosgray Connector. The site extends east of Cosgray Road to Marmion Drive.

Request: Review and recommendation of approval to City Council for a Preliminary Plat and a Final Plat under the provisions of the Subdivision Regulations.

Applicant: Charles Driscoll, Edwards Golf Communities.

Planning Contact: Tammy Noble, Senior Planner.

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

MOTION: Ms. Newell moved, Ms. Salay seconded, to recommend approval to City Council for a Final Plat with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal to the satisfaction of the City Engineer.

VOTE: 5 – 0.

RESULT: The Final Plat was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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

STAFF CERTIFICATION


Claudia D. Husak, AICP
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NOVEMBER 5, 2015

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

**4. Community Commercial District – Zoning Code Amendment
15-103ADMC**

Administrative Request

Proposal: Amendments to Zoning Code Sections 153.002 Definitions and 153.028, Community Commercial (CC) District of the Dublin Code of Ordinances to permit business training as a permitted use.

Request: Review and recommendation of approval to City Council for proposed amendments to the Zoning Code under the provisions of Zoning Code Section 153.234.

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

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

MOTION: Ms. Newell moved, Mr. Stidhem seconded, to recommend approval to City Council for amendments to the Zoning Code.

VOTE: 5 – 0.

RESULT: The Zoning Code Amendments were forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner