



City of Dublin

Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

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www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 3, 2015

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

MOTION: Ms. Newell moved, Mr. Brown seconded, to approve the November 5, 2015, meeting minutes as amended.

VOTE: 5 – 0.

RESULT: The November 5, 2015, meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 3, 2015

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

MOTION: Ms. Newell moved, Ms. De Rosa 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	Yes
Robert Miller	Yes
Deborah Mitchell	Absent
Stephen Stidhem	Absent

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

DECEMBER 3, 2015

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

**1. Perimeter West PCD, Subarea 2 - Dublin Springs Hospital 7625 Hospital Drive
14-059AFDP Amended Final Development Plan**

Proposal: A 10-foot galvanized steel, security fence around the rear portion of the facility. The site is located at the southwest corner of the intersection of Perimeter Drive and Hospital Drive.
Request: Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.
Applicant: Brian Zets, Esq. for Garry Hoyes of Dublin Springs.
Planning Contact: Tammy Noble, Senior Planner.
Contact Information: (614) 410-4649, tflading@dublin.oh.us

MOTION #1: Mr. Brown moved, Ms. De Rosa seconded, to approve a Minor Text Modification to Subarea 2 of the Perimeter West PCD.

Text Modification

To allow a ten-foot tall fence for a site located on the southwest corner of Perimeter Drive and Hospital Drive located in Subarea 2 of the Perimeter West PCD, Planned Commerce District.

VOTE: 5 – 0.

RESULT: The Minor Text Modification was approved.

RECORDED VOTES:

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

MOTION #2: Ms. Newell moved, Mr. Brown seconded, to approve an Amended Final Development Plan because it complies with the development text as modified and the review criteria and existing development in the area, with one condition to require linear landscaping along the entire rear of the fence.

*Brian Zets agreed to the above condition.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


Tammy Noble
Senior Planner



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PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

DECEMBER 3, 2015

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

**2. BSD R – Tuller Flats Apartments
15-110SPR/WR**

**4313 Tuller Road
Site Plan and Waiver Reviews**

Proposal: Waiver to construction details on the previously approved multiple-family residential development consisting of 29 three-story apartment buildings and a community clubhouse located on public streets east of the intersection of John Shields Parkway with Tuller Ridge Drive.

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

Applicant: Kolby Turnock, Casto Tuller, LLC.

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

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

MOTION #1: Ms. Newell moved, Mr. Miller seconded, to approve this Waiver Review to allow mechanical systems louvers on street facing facades for all building types and on all blocks.

VOTE: 5 – 0.

RESULT: The Mechanical Systems louvers Waiver was approved.

RECORDED VOTES:

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

MOTION #2: Ms. Newell moved, Mr. Brown seconded, to approve this Waiver Review to waive the requirement for screening of rooftop mechanical screening.

VOTE: 5 – 0.

RESULT: The Mechanical Rooftop Screening Waiver was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Joanne Shelly, AICP, RLA, LEED BDF+C, Urban Designer/Landscape Architect



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RECORD OF ACTION

DECEMBER 3, 2015

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

**3. BSD C – Dublin Plaza
15-111MSP**

**225-373 West Bridge Street
Master Sign Plan**

Proposal: A Master Sign Plan for an existing shopping center located southwest of the intersection of West Bridge Street and Frantz Road.

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

Applicant: Dublin Plaza LP, Charlie Fraas and Brent Myers, Casto.

Planning Contacts: Claudia D. Husak, AICP, Senior Planner and Nicki Martin, Planning Assistant.

Contact Information: (614) 410-4675, chusak@dublin.oh.us
(614) 410-4635, nmartin@dublin.oh.us

MOTION: Ms. Newell moved, Ms. Salay seconded, to approve this Master Sign Plan to permit for a consistent sign package of an appropriate design and scale for the Dublin Plaza Shopping Center, with five conditions:

- 1) All signs be limited to 15 feet in height;
- 2) The applicant provide gooseneck lighting fixture details, prior to sign permitting, subject to approval by Planning;
- 3) The applicant provide the approved Master Sign Plan package to Planning, prior to sign permitting;
- 4) All signs be rectangular with scalloped corners in shape; and
- 5) Window signs shall be limited to the primary tenant for each tenant space.

*Charlie Fraas agreed to the above conditions.

VOTE: 5 – 0.

RESULT: The Master Sign Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

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RECORD OF ACTION

DECEMBER 3, 2015

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

**4. Barronsmore Park
15-114AFDP**

**5701 Barronsmore Way
Amended Final Development Plan**

Proposal: The installation of public art within the Barronsmore Park, located on the east side of Cosgray Road, west of Barronsmore Way.

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

Applicant: Matt Earman, Director Parks and Open Space, represented by Laura Ball, Landscape Architect.

Planning Contacts: Logan Stang, Planning Assistant and Claudia D. Husak, AICP, Senior Planner

Contact Information: (614) 410-4652, lstang@dublin.oh.us
(614) 410-4675, chusak@dublin.oh.us

MOTION: Ms. Newell moved, Mr. Brown seconded, to approve this Amended Final Development Plan to install public art and site improvements that meets the requirements of the Ballantrae development text and consistent with surrounding parks throughout the development, with two conditions:

- 1) That the proposed gravel path from the northwest seating area to the art installation be removed from the plan; and
- 2) That the HOA work with staff to execute a maintenance agreement for the sculpture prior to installation.

*Laura Ball agreed to the above conditions.

VOTE: 5 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner