



City of Dublin

**Planning**

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600

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[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**FEBRUARY 4, 2016**

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

**MOTION:** Ms. Newell moved, Mr. 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
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**STAFF CERTIFICATION**

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Claudia D. Husak, AICP  
Senior Planner



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**FEBRUARY 4, 2016**

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

**1. Village at Coffman Park, Phase 3  
15-116AFDP**

**Post Road  
Informal Review**

<p>Proposal:</p> <p>Request:</p> <p>Applicant:</p> <p>Representative:</p> <p>Planning Contacts:</p> <p>Contact Information:</p>	<p>A residential development of 41 condominium units and all associated site improvements on the remaining 9.5-acre vacant parcel as part of the Village at Coffman Park residential development south of Post Road, east of Discovery Boulevard and north of Wall Street.</p> <p>Informal review and feedback for a future Amended Final Development Plan under the provision of Zoning Code Section 153.050.</p> <p>Romanelli &amp; Hughes.</p> <p>Randy Loebig, Highland Real Estate Group.</p> <p>Logan Stang, Planner I and Claudia D. Husak, AICP, Senior Planner</p> <p>(614) 410-4600, <a href="mailto:lstang@dublin.oh.us">lstang@dublin.oh.us</a> or <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a></p>
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**RESULT:** The Commission provided feedback on a proposal for the development of 41 condominium units and all associated site improvements on the remaining 9.5-acre vacant parcel as part of the Village at Coffman Park development south of Post Road, east of Discovery Boulevard and north of Wall Street and generally supported the proposed changes to the site layout and architecture.

**STAFF CERTIFICATION**

  
 Logan Stang  
 Planner I



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**PLANNING AND ZONING COMMISSION**

**RECORD OF DISCUSSION**

**FEBRUARY 4, 2016**

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

**2. NE Quad, Subarea 3, Wyandotte Woods PUD – Hawthorne Commons  
15-118FDP Wyandotte Woods Boulevard  
Final Development Plan**

Proposal: A development of 86 multiple family dwelling units for an approximately 13-acre, vacant site and all associated site improvements as part of the Wyandotte Woods neighborhood in Subarea 3 of the NE Quad Planned Unit Development District. The site is located south of the eastern portion of Wyandotte Woods Boulevard, west of the intersection with Emerald Parkway.

Request: Review and approval of Final Development Plan under the provisions of Code Section 153.050.

Applicant: Glen Dugger, Esq for Treplus Communities.

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager

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

**MOTION:** Ms. Newell moved, Mr. Brown seconded, to table this Final Development Plan application at the request of the applicant.

**VOTE:** 7- 0.

**RESULT:** The Final Development Plan was tabled.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

Jennifer M. Rauch, AICP  
Planning Manager



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**FEBRUARY 4, 2016**

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

**3. Vet Clinic  
16-005CU**

**6131 Avery Road  
Conditional Use**

Proposal: To permit a vet clinic within an existing building zoned Suburban Office and Institutional located on the west side of Avery Road, approximately 700 feet south of the intersection with Shier Rings Road.

Request: Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.

Applicant: Chad Current, CD Community Properties LLC.

Planning Contact: Marie Downie, Planner I

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

**MOTION:** Mr. Brown moved, Mr. Miller seconded, to approve this Conditional Use application because it complies with the applicable review criteria of a conditional use.

**VOTE:** 7 – 0.

**RESULT:** The Conditional Use application was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

Marie Downie  
Planner I



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**FEBRUARY 4, 2016**

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

**4. McKittrick PUD, Subarea 1  
16-006AFDP**

**5165 Emerald Parkway  
Amended Final Development Plan**

Proposal: A new ground sign and the re-striping of the existing parking lot for an office building in Subarea 1 of the McKittrick Planned Unit Development District. The site is located on the south side of Emerald Parkway, east of the intersection with Coffman Road.

Request: Review and approval of Amended Final Development Plan under the provisions of Code Section 153.050.

Applicant: 970 Highridge Associate, LLC; represented by Linda Menerey, EMH&T Inc.

Planning Contact: Logan Stang, Planner I

Contact Information: (614) 410-4652, [lstang@dublin.oh.us](mailto:lstang@dublin.oh.us)

**MOTION:** Ms. Newell moved, Ms. Mitchell seconded, to approve this Amended Final Development Plan because it complies with the applicable review criteria, the requirements within the McKittrick development text, and are consistent with the surrounding offices, with two conditions:

- 1) That the applicant will resolve all landscape code deficiencies by the fall of 2016 per City Code, based on an anticipated comprehensive landscape inspection in spring 2016, and;
- 2) That the applicant work with City Staff to review and address the amount of necessary pruning for existing trees, after sign installation.

\*Linda Menerey, representing the applicant, agreed to the above conditions.

**VOTE:** 7 – 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	Yes
Stephen Stidhem	Yes

**STAFF CERTIFICATION**

  
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 Logan Stang  
 Planner I