



City of Dublin

**Planning**

5800 Shier Rings Road  
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[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 7, 2016**

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

**MOTION:** Victoria Newell moved, Cathy De Rosa 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**

**APRIL 7, 2016**

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

**MOTION:** Victoria Newell moved, Chris Brown seconded, to approve the February 18, 2016 meeting minutes.

**VOTE:** 7- 0.

**RESULT:** The February 18, 2016 meeting minutes were 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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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**APRIL 7, 2016**

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

**MOTION:** Amy Salay moved, Chris Brown seconded the motion, to adjourn into executive session to consider the appointment of a public employee or official.

**VOTE:** 7 – 0.

**RESULT:** The Commission adjourned into executive session.

**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  
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## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**APRIL 7, 2016**

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

**MOTION:** Victoria Newell moved, Deborah Mitchell seconded the motion, to return from executive session to elect the appointment of a public employee or official.

**VOTE:** 7 – 0.

**RESULT:** The Commission returned from executive session.

**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  
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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 7, 2016**

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

**MOTION:** Victoria Newell moved, Deborah Mitchell seconded, to elect Chris Brown as 2016-2017 Vice Chair.

**VOTE:** 7 – 0.

**RESULT:** Chris Brown was appointed 2016-2017 Vice Chair.

**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  
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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 7, 2016**

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

**MOTION:** Cathy De Rosa moved, Deborah Mitchell seconded, to elect Victoria Newell as 2016-2017 Chair.

**VOTE:** 7 – 0.

**RESULT:** Victoria Newell was appointed 2016-2017 Chair.

**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  
Senior Planner



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 7, 2016**

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

**1. NE Quad PUD, Subarea 3, Wyandotte Woods – 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 Zoning 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:** Victoria Newell moved, Chris Brown seconded, to approve the minor text modification to permit a modification of the previously approved architectural styles to the submitted architectural elevations, because it meets the review criteria, subject to approval of the Final Development Plan.

**VOTE:** 7– 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	Yes
Stephen Stidhem	Yes

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 7, 2016**

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

**MOTION:** Victoria Newell moved, Chris Brown seconded, to approve this Final Development Plan because it complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with 15 conditions:

- 1) The applicant work with Legal to finalize deed restrictions to provide age restrictions for future tenants;
- 2) The applicant work with staff on opportunities to group garage locations on Buildings C, F, H, and P;
- 3) The plans be revised to incorporate a sidewalk on the north side of the entrance drive connecting Wyandotte Woods Boulevard to the community center;
- 4) The applicant will be required to provide a 25-foot access easement at the northwest portion of the site to the City to maintain the 8-foot wide shared use path that will be constructed as part of the site development;
- 5) The applicant and owner continue to work with the City on coordinating the details of the access easement, path construction and plant materials for the connection of the path from the school site through to Wyandotte Woods Boulevard;
- 6) The final layout and location of the eastern path will need to be field verified to minimize any impacts to the existing trees in the vicinity;
- 7) The applicant incorporate passive amenities such as benches and/ or informal paths within the small open space areas, to the extent possible;
- 8) Final revisions to the plans regarding the alley width and turning radii will be required with the building permit submission, subject to approval by Washington Township Fire Department;
- 9) The applicant will be required to ensure tree replacement for the site occurs in accordance with Code or obtain approval of a tree waiver from City Council;
- 10) The applicant address the site grading concerns identified within the report, subject to approval by Engineering;
- 11) The portion of landscaping located around the entry pond be completed by Fall 2016 or with the occupancy of the community center building, whichever occurs first;
- 12) The applicant continue working with engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met as well as not adversely impacting the school property;
- 13) The sign design be revised to incorporate the sign design and materials used for the single-family sections of the Wyandotte Woods subdivision, subject to staff approval;
- 14) The applicant work with the city forester to install substantial tree protection fencing throughout the site to ensure the maximum tree preservation and protection is achieved; and
- 15) The applicant work with staff to install the landscape buffer prior to the building construction, to the extent possible.

\*Glen Dugger agreed to the above conditions.

**VOTE:** 4– 3.

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

**RECORDED VOTES:**

Victoria Newell	No
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	No
Robert Miller	No
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP  
Planning Manager



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Planning

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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 7, 2016**

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

**2. BSD Sawmill Center Neighborhood – Charles Penzone Grand Salon  
16-015BPR 6671 Village Parkway  
Informal Review**

Proposal: The construction of a 12,000-square-foot building and associated site improvements for a site location within the Bridge Street Sawmill Neighborhood Center District on the west side of Village Parkway at the roundabout with Shamrock Crossing.

Request: Informal review and non-binding feedback of a Basic Plan Review under the provisions of Zoning Code Section 153.066.

Applicant: Matthew Dunlap represented by Christopher Meyers, Meyers Architects.

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager and Lori Burchett, AICP, Planner II.

Contact Information: (614) 410-4690, [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us) and (614) 410-4600, [lburchett@dublin.oh.us](mailto:lburchett@dublin.oh.us)

**RESULT:** The Commission informally reviewed and commented on a proposal for a 12,000-square-foot building and associated site improvements for the vacant portion of the existing Penzone site on the west side of Village Parkway, north of the intersection with Shamrock Boulevard. Many Commissioners were concerned that the proposal felt too suburban in the proposed location where an urban, walkable and energetic atmosphere is envisioned. The Commission complimented the applicant on the material selected for the proposed building, while also commenting on a lack of excitement for the building different from what is envisioned for the Bridge Street District. The Commission reiterated the district's vision for a dynamic, exciting entrance off Village Parkway for this area. The Commission encouraged the applicant to create opportunities with lighting, sophisticated site furnishings and elements to create space that diminishes the parking lot presences in the site plan. The Commissioners discussed the location of right-of-way for a neighborhood street in relation to the existing driveway and structure.

**STAFF CERTIFICATION**

Lori Burchett, AICP  
Planner II



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 7, 2016**

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

**3. Village at Coffman Park – Phase III 15-116AFDP Post Road Amended Final Development Plan**

Proposal: A development of 41 condominium units and all associated site improvements on the remaining 9.5-acres of vacant parcel as part of Village at Coffman Park Residential Development. The site is located south of Post Road and east of Discovery Boulevard and north of Wall Street.

Request: Review and approval of Minor Modifications to the Development Text and review and approval of an Amended Final Development plan under the provisions of Code Section 153.050.

Applicant: Romanelli & Hughes.

Planning Contact: Logan Stang, Planner I.

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

**MOTION #1:** Victoria Newell moved, Deborah Mitchell seconded, to approve the Text Modification Approval of seven Minor Text Modifications because the text modifications are minor in nature, as the modifications address previous concerns and promote the development of the neighborhood.

- 1) To modify the development text to remove the requirement for live/work units and any and all development standards associated with this use;
- 2) To modify the development text to remove the rental/leasing exhibit;
- 3) To modify the development text to remove the requirement for street lighting;
- 4) To modify the development text to remove any and all references and requirements for a Post Road retention basin;
- 5) To modify the development text to remove any and all references and requirements to Post Road landscaping associated with the "Post Road Theme";
- 6) To modify the development text to address conditions of approval from previous applications; and,
- 7) To modify the development text to address exhibit and item references throughout the text that are impacted by the previously listed modifications

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



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 7, 2016**

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

**3. Village at Coffman Park – Phase III  
15-116AFDP**

**Post Road  
Amended Final Development Plan**

**MOTION #2:** Victoria Newell moved, Deborah Mitchell seconded, to approve the Amended Final Development Plan because with the approved minor text modifications and all applicable review criteria has been met with nine conditions:

- 1) That the applicant continue to work with staff to ensure that all modifications to the text are addressed and documented;
- 2) That the applicant provide a window box detail and site plan indicating the location of window boxes for each unit;
- 3) That the proposed elevations adhere to the 50% stone veneer requirement for building surfaces directly facing a public or private street or courtyard, prior to submitting for building permitting;
- 4) That the applicant continue to work with Engineering to address all technical comments regarding location of curb ramps and site grading;
- 5) That the applicant continue to work with Engineering to ensure the multi-use path along Discovery Boulevard is completed per City approved plans by August 31st, 2016 unless a later date is authorized by the City Engineer;
- 6) That the applicant continue to work with Planning to determine if a tree replacement fee is required and if so to pay the fee in lieu for deficiencies prior to submitting for building permitting;
- 7) That any existing trees be shown on the utility and grading plans along with tree protection fencing;
- 8) That the applicant provide a summary on the landscaping plan indicating the proposed tree and corresponding requirement it addresses; and
- 9) That the applicant make any minor technical adjustments to the landscape plans prior to submitting for building permitting.

\*Gary Smith 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**

  
 Logan Stang  
 Planner I

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 7, 2016**

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

**4. Perimeter West PCD, Subarea 1 – Kumon Math and Reading Center of Dublin Avery  
16-016AFDP/CU 6860 C Perimeter Drive  
Amended Final Development Plan/Conditional Use**

Proposal: A learning center within an existing building located within Subarea 1 of the Perimeter West Planned Commerce District on the east side of Perimeter Drive approximately 500 feet south of the intersection of Post Road.

Request: Review and approval of a Minor Text Modification and an Amended Final Development Plan under the provisions of Zoning Code Section 153.050 and review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.

Applicant: Sri Swaminathan.

Planning Contact: Logan Stang, Planner I.

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

**MOTION #1:** Victoria Newell moved, Chris Brown seconded, to approve the Minor Text Modification to modify the development text to permit School and educational services not elsewhere classified as a conditional use within the Perimeter West Planned Commerce District. The text modification is minor in nature and as the proposed use is compatible with existing uses in the shopping center area.

**VOTE:** 7– 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	Yes
Stephen Stidhem	Yes

**MOTION #2:** Victoria Newell moved, Chris Brown seconded, to approve the Amended Final Development plan because it complies with all applicable review criteria.

**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



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**PLANNING AND ZONING COMMISSION**

**RECORD OF DISCUSSION**

**APRIL 7, 2016**

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

- 4. Perimeter West PCD, Subarea 1 – Kumon Math and Reading Center of Dublin Avery  
16-016AFDP/CU  
6860 C Perimeter Drive  
Amended Final Development Plan/Conditional Use**

**MOTION #3:** Victoria Newell moved, Cathy De Rosa seconded, to approve the Conditional Use application because it complies with all applicable review criteria.

**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**

  
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Logan Stang  
Planner I