



City of Dublin

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

JULY 7, 2016

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

MOTION: Chris Brown moved, Robert Miller 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

Claudia D. Husak, AICP
Senior Planner



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RECORD OF ACTION

JULY 7, 2016

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

MOTION: Chris Brown moved, Amy Salay seconded, to table the May 19, 2016 and the June 9, 2016 meeting minutes.

VOTE: 7 – 0.

RESULT: The May 19, 2016 and June 9, 2016 meeting minutes were 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

Claudia D. Husak, AICP
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The Planning and Zoning Commission took the following action at this meeting:

**1. BSD SCN – Goodwill, Toys R’ Us, Big Lots 6525, 6547, and 6569 Sawmill Road
16-041MSP Master Sign Plan**

Proposal: A comprehensive sign plan for an existing retail center at the intersection of Banker Drive and Dublin Center Drive, on the west side of Sawmill Road.

Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code Section 153.065.

Applicant: Kevin McCauley, Stavroff Land and Development, Inc.

Planning Contact: Nichole Martin, Planner I.

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

RESULT: This application was postponed prior to the meeting, there was no action taken at this meeting.

STAFF CERTIFICATION

Nichole Martin
Planner



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

**2. BSD SCN – Party City
16-042MSP**

**6655 and 6665 Sawmill Road
Master Sign Plan**

Proposal: A comprehensive sign plan for an existing multitenant building in the Bridge Street District located on Sawmill Road north of the intersection with Village Parkway.

Request: Review and a recommendation of approval a Master Sign Plan to the Planning and Zoning Commission for a under the provisions of Zoning Code Sections 153.065.

Applicant: Kevin McCauley, Stavroff Land and Development, Inc.

Planning Contact: Nichole Martin, Planner I.

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

RESULT: This application was postponed prior to the meeting, there was no action taken at this meeting.

STAFF CERTIFICATION

Nichole Martin
Planner



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**3. BSD SRN – Bridge Park East, Section 4 - G Block
16-044FP**

**Mooney Street
Final Plat**

Proposal: The creation of an approximately 2.28-acre lot (Lot 9) and associated access easement for open space for a mixed-use development, including two buildings containing residential dwelling units, commercial uses and a parking structure.

Request: Review and recommendation of approval to City Council of a final plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

Applicant: Crawford Hoying.

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

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

MOTION: Chris Brown moved, Stephen Stidhem seconded, to recommend approval to City Council of this Final Plat because it complies with the final plat criteria and the existing development standards, with one condition:

- 1) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.

*Crawford Hoying agreed by consent to the above condition.

VOTE: 7 – 0.

RESULT: A recommendation of approval will be forwarded to City Council.

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

Claudia D. Husak, AICP
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The Planning and Zoning Commission took the following action at this meeting:

- 4. BSD-SRN – Bridge Park East, Section 5 - H Block** **Bridge Park Avenue**
16-045PP/FP **Preliminary Plat/Final Plat**
- Proposal: The subdivision of an approximately 4.57 acre site into two lots (Lots 10 and 11) and right-of-way for two streets (Mooney Street and Larimer Street) for the development of 6 townhome buildings.
- Request: Review and recommendation of approval to City Council of a preliminary and a final plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).
- Applicant: Crawford Hoying.
- Planning Contact: Claudia D. Husak, AICP, Senior Planner.
- Contact Information: (614) 410-4675, chusak@dublin.oh.us.

MOTION: Chris Brown moved, Deborah Mitchell seconded, to recommend approval to City Council of this Final Plat because it complies with the final plat criteria and the existing development standards, with two conditions:

- 1) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal, and;
- 2) That the applicant coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council. This revision shall remove the open ditch section and bring the site frontage more in line with the typical Bridge Street streetscape standards.

*Crawford Hoying agreed by consent to the above conditions.

VOTE: 7 – 0.

RESULT: A recommendation of approval will be forwarded to City Council.

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

5. BSD-OR – Vineyard Church 4140-4150 Tuller Road
16-047ADMC/CU Administrative Request – Code Amendment
Conditional Use

Proposal: An amendment to the Zoning Code to allow "Religious or Public Assembly" as a conditional/size limited use in the BSD-Office Residential District and a proposal for an existing 17,000-square-foot tenant space to be used as a "Religious or Public Assembly" use located on the north side of Tuller Road, approximately 200 feet west of Village Parkway.

Request: Review and recommendation of approval to City Council for an Administrative Request - Code Amendment under the provisions of Zoning Code §153.232 and §153.234 and a request for review and approval of a Conditional Use under the provisions of Zoning Code §153.236.

Applicant: Scott Engebretson, Vineyard Columbus.
 Planning Contact: Claudia D. Husak, AICP, Senior Planner.
 Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION #1: Chris Brown moved, Robert Miller seconded, to recommend approval to City Council of this Administrative Request – Code Amendment.

VOTE: 7 – 0.

RESULT: The Administrative Request – Code Amendment will be forwarded to City Council.

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: Chris Brown moved, Deborah Mitchell seconded, to approve this Conditional Use application with because the operation of the proposed use is consistent with the applicable review criteria, with one condition:

- 1) That the conditional use not be in effect until after the Zoning Code Amendment for the "Religious or Public Assembly" as a conditional/size limited use in the BSD-Office Residential District is in effect.

*Scott Engebretson agreed by consent to the above conditions.



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JULY 7, 2016

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

- 5. BSD-OR – Vineyard Church** **4140-4150 Tuller Road**
16-047ADMC/CU **Administrative Request – Code Amendment**
Conditional Use

VOTE: 7 – 0.

RESULT: The Conditional Use 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

Claudia D. Husak, AICP
Senior Planner