



**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**

**AUGUST 11, 2016**

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

**MOTION:** Stephen Stidhem moved, Deborah Mitchell seconded, to accept the documents into the record.

**VOTE:** 4 – 0.

**RESULT:** The documents were accepted into the record.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
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Vincent A. Papsidero, FAICP  
Planning Director



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**AUGUST 11, 2016**

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

**MOTION:** Deborah Mitchell moved, Stephen Stidhem seconded, to approve the May 19, 2016, June 9, 2016, and the July 7, 2016 meeting minutes.

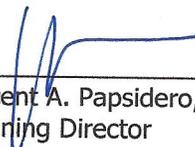
**VOTE:** 4 – 0.

**RESULT:** The May 19, 2016, June 9, 2016, and the July 7, 2016 meeting minutes were approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**



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Vincent A. Papsidero, FAICP  
Planning Director

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**AUGUST 11, 2016**

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

**MOTION:** Stephen Stidhem moved, Robert Miller seconded, to approve this Master Sign Plan because it complies with previously approved variances, surrounding signs and the applicable review criteria, with three conditions:

- 1) The provision permitting a second wall sign for future tenants be eliminated;
- 2) The Secondary Image/ Logo provisions meet the Standard Sign Code Section 153.158(C)(2); and
- 3) Permit one additional ground sign for the 6525 tenant only to be located at the entrance on Dublin Center Drive and designed to match the design and proportions of the approved ground signs as detailed in the MSP, not to exceed a 10SF sign panel in graphic area, and not to exceed overall sign size of 6’ in height and not to exceed 5’8” in width; to be submitted to staff for approval prior to sign permitting.

\*Kevin McCauley agreed to the above conditions.

**VOTE:** 3 – 2.

**RESULT:** The Master Sign Plan was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
Nichole Martin  
Planner

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**AUGUST 11, 2016**

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

- 2. Avondale Woods** **Avery Road**  
**Subarea A (Lakeside at Avondale Woods), Subarea C (Section 1, Lots 1-24), and**  
**Subarea E**  
**16-034FDP/FP** **Final Development Plan/Final Plat**

Proposal: To develop a residential subdivision containing 48 condominium units in 24 buildings within Subarea A, 24 single family lots within Subarea C, stormwater management and an entry feature in portions of Subarea E, and associated parks and open space within the Avondale Woods Planned Unit Development, located on the west side of Avery Road, approximately 1,000 feet south of Rings Road.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and the review and recommendation of approval to City Council of a Final Plats under the provisions of the Subdivision Regulations.

Applicant: Homewood Corporation LLC; represented by Chris Cline, Blaugrund, Herbert, and Martin.

Planning Contact: Logan Stang, Planner.

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

**MOTION#1:** Deborah Mitchell moved, Amy Salay seconded, to approve this Minor Modification to the Development Text because these text modifications are minor in nature and meet the applicable review criteria and provide a refined level of detail for the development that will benefit this application and any future amendments.

- 1) To modify the development text to outline that reserve ownership and maintenance will be indicated with each final development plan and that reserve names may change from the preliminary development plan;
- 2) To modify the development text to permit a 10 foot setback from Avondale Woods Boulevard for the water meter building in Subarea A;
- 3) To modify the development text to permit structures covering stoops, porches, and patios to encroach up to 6 feet into a building setback for buildings 15-24 located in Subarea A;
- 4) To modify the development text to include landscaping requirements for the condominium units and permit one third of those plantings in Subarea E and two thirds in Subarea A;
- 5) To modify the development text to include regulations regarding patios, decks, and fences for Subarea A; and,
- 6) To modify the development text to outline project phasing timelines based on the current application.

**VOTE:** 5 – 0.

**RESULT:** The Minor Text Modifications were approved.

**RECORDED VOTES:**

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



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**AUGUST 11, 2016**

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

- 2. Avondale Woods** **Avery Road**  
**Subarea A (Lakeside at Avondale Woods), Subarea C (Section 1, Lots 1-24), and**  
**Subarea E**  
**16-034FDP/FP** **Final Development Plan/Final Plat**

**MOTION#2:** Robert Miller moved, Amy Salay seconded, to approve this Final Development Plan because it complies with the applicable review criteria, with three conditions:

- 1) That the applicant work with staff to determine an appropriate light fixture that matches the style of the condominium buildings;
- 2) That the applicant replace the post mounted sign at the southern entrance of The Lakeside at Avondale Woods with the pier mounted sign; and
- 3) That the high density urethane signs be replaced with etched natural stone, subject to staff approval.

\*Chris Cline agreed to the above conditions.

**VOTE:** 5 – 0.

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

**RECORDED VOTES:**

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

**MOTION #3:** Chris Brown moved, Robert Miller seconded, to recommend approval to City Council of this Final Plat because it complies with the applicable review criteria, with three conditions:

- 1) That a note be added to both plats indicating the intent to vacate existing easements through separate amendments, prior to submitting for City Council;
- 2) That the applicant ensures any minor technical adjustments to the plat are made prior to City Council submittal; and,
- 3) That the appropriate method for documenting the private drive for the Lakeside at Avondale Woods be determined prior to City Council submittal, subject to approval by the City Engineer.

\*Chris Cline agreed to the above conditions.

**VOTE:** 5 – 0.

**RESULT:** The Final Plat will be forwarded to City Council.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
 Logan Stang  
 Planner



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**RECORD OF ACTION**

**AUGUST 11, 2016**

**3. Public Nuisance Regulations – Code Amendment  
16-036ADM**

**Administrative Request Code**

Proposal: An amendment to the Zoning Code to amend the International Property Maintenance Code and relocating the Nuisance and Health/Safety Related Sections of the Code to Section 153.076, Public Nuisance Regulations.

Request: Request for review and recommendation of approval to City Council for proposed amendments to the Codified Ordinances under the provisions of Zoning Code Section 153.232 and 153.234.

Applicant: City of Dublin, Dana L. McDaniel, City Manager.

Planning Contact: Logan Stang, Planner.

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

**MOTION:** Deborah Mitchell moved, Stephen Stidhem seconded, to table this Administrative Request for a Code Amendment.

**VOTE:** 5 – 0.

**RESULT:** This Administrative Request for a Code Amendment was tabled.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**



Logan Stang  
Planner I