



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, October 6, 2022 | 6:30 pm

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

**MOTION:** Mr. Supelak moved, Ms. Harter seconded, to accept the documents into the record and approve the minutes from the meeting held on September 1, 2022.

**VOTE:** 5 – 0 with 1 abstention

**RESULT:** The documents were accepted into the record and the September 1, 2022, meeting minutes were approved.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Absent
Warren Fishman	Abstained
Jamey Chinnock	Yes
Kathy Harter	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Jennifer Rauch*

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Jennifer M. Rauch, AICP  
Planning Director





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, October 6, 2022 | 6:30 pm

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

- 2. **Towns on the Parkway, Section 1 at PID: 273-013211  
22-075PP** **Preliminary Plat**
- 3. **Towns on the Parkway, Section 1 at PID: 273-013211  
22-076FP** **Final Plat**

Proposal: Subdivision of a 2.19-acre site to create a 39-unit residential development zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northwest of the intersection of Village Parkway with John Shields Parkway.

Request: Review and approval of a Preliminary Plat and review and recommendation to City Council for a Final Plat under the provisions of Zoning Code §153.066.

Applicant: Adam Pychewicz and Matt Callahan, Pulte Group; and Aaron Underhill, Underhill and Hodge LLC

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

Contact Information: 614.410.4690, jrauch@dublin.oh.us

Case Information: [www.dublinohiousa.gov/pzc/22-075](http://www.dublinohiousa.gov/pzc/22-075) and [www.dublinohiousa.gov/pzc/22-076](http://www.dublinohiousa.gov/pzc/22-076)

**MOTION:** Mr. Supelak moved, Mr. Schneier seconded, to approve the Preliminary Plat and recommend approval to City Council for a Final Plat with two conditions:

- 1) That the applicant make any minor technical adjustments to the plats including any discrepancies in open space square footage, prior to submission for acceptance to City Council; and
- 2) That the applicant continues to work with Engineering to dedicate necessary easements via warranty deed or another acceptable conveyance mechanism on the Tuller Flats PL1 LLC property, prior to commencement of construction to the satisfaction of the City Engineer.


**VOTE:** 6 – 0.

**RESULT:** The Preliminary Plat and Final Plat were approved by consent and the Final Plat was forwarded to City Council for approval.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Absent
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

**STAFF CERTIFICATION**

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 Jennifer M. Rauch, AICP  
 Planning Director





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, October 6, 2022 | 6:30 pm

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

**4. Towns on the Parkway, Section 1 at PIDs: 273-008811 & 273-013211  
22-119AFDP Amended Final Development Plan**

Proposal: Amendment of the street tree requirements, residential building locations, and construction of two booster houses for the approved residential development on an 11-acre site zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northwest of the intersection of Village Parkway with John Shields Parkway.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.066.

Applicant: Adam Pychewicz and Matt Callahan, Pulte Group; and Aaron Underhill, Underhill and Hodge LLC

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

Contact Information: 614.410.4690, jrauch@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-119

**MOTION 1:** Mr. Supelak moved, Mr. Schneier seconded, to approve four (4) Waivers:

1. §153.064 (G)(4)(e)(2) – Fully Enclosed Structures and Table 153.064-A.  
Required: Enclosed accessory structures are not permitted within open spaces.  
Requested: Permit an enclosed structure within an open space - pocket park.
2. §153.062 (B)(3)(e) – Accessory Structures.  
Required: Accessory Structures are permitted within the buildable area of a lot not occupied by principal buildings, located to the side or the rear of the principal building and outside of the Required Building Zone (RBZ).  
Requested: Permit an accessory structure within the front Required Build Zone (RBZ).
3. §153.074 (6)(a) – Required Location in Residential Zoning Districts.  
Required: Accessory Structures are required to be located to the side or rear of the principal structure.  
Requested: Permit an accessory structure forward of the principal structures in Block B.
4. §153.065 (D)(3)(a) – Street Trees.  
Required: One street tree per 40 linear feet of frontage. McCune Avenue – 23 street trees (per north/south side of the street); Holcomb Street – 14 street trees (pereast/west side of the street).  
Requested: To permit 11 street trees on the north side of McCune Avenue and 9 street trees on the west side of Holcomb Street.

**VOTE:** 6 – 0.

**RESULT:** The four (4) Waivers were approved by consent.



**4. Towns on the Parkway, Section 1 at PIDs: 273-008811 & 273-013211  
22-119AFDP Amended Final Development Plan**

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Absent
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

**MOTION 2:** Mr. Supelak moved, Mr. Schneier seconded, to approve the Amended Final Development Plan with two (2) conditions:

- 1) That the applicant dimension the building separation between buildings in Block D: 28 and 29; and 26 and 27; to confirm the separation requirement is met, subject to Staff approval; and
- 2) That the applicant submits revised plans to Building Standards for any applicable building permits related to the modifications in the AFDP.

**VOTE:** 6 – 0.

**RESULT:** The Amended Final Development Plan was approved by consent.

**RECORDED VOTES:**

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Absent
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

**STAFF CERTIFICATION**

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*Jennifer Rauch*

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Jennifer M. Rauch, AICP  
Planning Director





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, October 6, 2022 | 6:30 pm

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

**5. Mount Carmel Hospital - Northwest at 3865 Bright Road**  
**22-134AFDP** **Amended Final Development Plan**

Proposal: Development of a 150,000-square-foot, 30-bed, in-patient hospital on a 35-acre site zoned Planned Unit Development District, Mount Carmel Hospital – Northwest.  
Location: Southeast of the roundabout of Bright Road and Emerald Parkway.  
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.066.  
Applicant: Timothy Scanley, HGA  
Planning Contact: Christopher Will, AICP, Planner II  
Contact Information: 614.410.4498, cwill@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/22-134

**MOTION:** Mr. Supelak moved, Mr. Fishman seconded, to table the Amended Final Development Plan.

**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

Lance Schneier Yes  
Rebecca Call Yes  
Mark Supelak Yes  
Kim Way Absent  
Warren Fishman Yes  
Jamey Chinnock Yes  
Kathy Harter Yes

**STAFF CERTIFICATION**

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*Christopher Will*  
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Christopher Will, AICP, Planner II

