



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, February 9, 2023 | 6:30 pm

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

**MOTION:** Mr. Supelak moved, Mr. Way seconded, to accept the documents into the record.


**VOTE:** 7 – 0.

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

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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Tammy Noble, Senior Planner





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, February 9, 2023 | 6:30 pm

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

**1. Valentina’s at 4595 Bridge Park Avenue**  
**22-168CU/ 23-001WR** **Conditional Use / Waiver Review**

Proposal: Installation of outdoor speakers and windscreen in an approved patio space for a 6,200-square-foot restaurant. The 1.30-acre site is zoned Bridge Street District, Scioto River Neighborhood and is located southeast of the intersection of Riverside Drive with Bridge Park Avenue.

Request: Request for review and approval of a Conditional Use and a Waiver under the provisions of Zoning Code Section 153.066.

Applicant: Carter Bean, Bean Architects

Planning Contact: Zach Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-168 / www.dublinohiousa.gov/pzc/23-001

**MOTION:** Mr. Supelak moved, Mr. Schneier seconded, to approve the Conditional Use and Waiver on the Consent Agenda.

**VOTE:** 7 – 0.

**RESULT:** The Conditional Use and Waiver were approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

Zachary C. Hounshell, Planner II





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, February 9, 2023 | 6:30 pm

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

**3. Avondale Woods, Section 2 at 5215 Avery Road** **Final Development Plan/Final Plat**  
**22-026FDP / 22-027FP**

Proposal: Development and construction of Avondale Woods Section 2, consisting of 27 single-family lots and two reserves. The 9.09-acre site is zoned Planned Unit Development, Avondale Woods and located north of the intersection of Langley Drive with Scarlett Lane.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.066 and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.

Applicant: Linda Menerey, EMH&T

Planning Contact: Zachary C. Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-126 and www.dublinohiousa.gov/pzc/22-127

**MOTION 1:** Mr. Supelak moved, Mr. Fishman seconded approval of the following Development Text Modification:  
"Reduce the buildable area to 60 feet for Lots 25 – 29."

**VOTE:** 7 – 0.

**RESULT:** The Development Text Modification was approved.

**RECORDED VOTES:**

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

**MOTION 2:** Mr. Supelak moved, Mr. Fishman seconded, approval of the Final Development Plan with the following six (6) conditions:

- 1) The applicant update the reserve names to match the Preliminary Development Plan and development text, subject to staff approval;
- 2) The applicant work with staff to finalize the location, color and design of the cluster mailbox units within Section 2, subject to staff approval;



**3. Avondale Woods, Section 2 at 5215 Avery Road  
22-026FDP / 22-027FP**

**Final Development Plan/Final Plat**

- 3) The applicant update the development text to state the minimum buildable lot depth for lots 25 - 29 is 60 feet;
- 4) The applicant work with staff to finalize the location of tree replacements within the development, subject to staff approval;
- 5) The applicant continue to work with Engineering to provide additional sanitary sewer calculations to the satisfaction of the City Engineer; and
- 6) The applicant continue to work with Engineering to demonstrate stormwater management compliance to the satisfaction of the City Engineer in accordance with Chapter 53 of the City of Dublin Code of Ordinances.

**VOTE:** 7- 0.

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

**RECORDED VOTES:**

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

**MOTION 2:** Mr. Supelak moved, Mr. Fishman seconded, a recommendation to City Council for approval of the Final Plat with the following two (2) conditions:

- 1) The applicant update the plat and development plan to accurately represent existing and proposed easements on the site; and
- 2) The applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

**VOTE:** 7 - 0.

**RESULT:** This Final Plat was recommended for approval and was forwarded to City Council.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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 Zachary C. Hounshell, Planner II

