



RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 18, 2022 | 6:30 pm

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

MOTION: Mr. Fishman moved, Mr. Supelak seconded, to accept the documents into the record and approve the minutes from the meeting held on July 7, 2022.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record and the July 7, 2022, meeting minutes were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:
Jennifer Rauch
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Jennifer M. Rauch, AICP
Director of Planning





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, August 18, 2022 | 6:30 pm

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

1. Amlin Crossing at PIDs: 274-001307, 274-001004, & 274-001218 22-043CP **Concept Plan**


Proposal: Development of ±101.1 acres consisting of 190 single-family homes and 235 townhome units, zoned Rural District.
Location: East side of Cosgray Road, ±1,300 feet south of the intersection with Rings Road.
Request: Review with non-binding feedback of a Concept Plan under the provisions of Zoning Code §153.066.
Applicant: Paul Coppel, Schottenstein Homes
Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information: 614.410.4662, sholt@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/22-043

RESULT: The Concept Plan presented was based on feedback received in December 2021, which included concerns about compliance with the Community and Area Plans; inadequate setbacks at the railroad and Tuttle Crossing Boulevard; a streetscape focus on garage doors; and the provision of adequate future Tuttle Crossing Boulevard right-of-way. The applicant adjusted road layout, product type, and open space design to address some of these comments including, density reduction to 4.2 du/ac, provision of the full Tuttle Crossing Boulevard right-of-way, creation of three separate development areas and home products, and houses that primarily face common greens with private alley access. The Commission was inclined to be flexible on the Community and Area Plans based on the final alignment of Tuttle Crossing Boulevard. The Commission was concerned with the lack of commercial/mixed-use in the northwest corner of the project as anticipated by the Community Plan. There was a lack of support for private alleys and a concern for long-term aesthetic of alleys. The Commission expressed concern with the architecture and massing of the townhouse product. They also stated the structures along the southern edge needed better open space buffers and height transition to the adjacent development. Some Commissioners identified that the open space appeared disjointed and private in character. The Commissions shared the architectural concepts overall need more detail, variation, and side yard articulation.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 18, 2022 | 6:30 pm

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

**2. Vista Community Church at 5626 Frantz Road
22-099Z/PDP Rezoning/Preliminary Development Plan**

Proposal: Rezoning ±6.7 acres from Mixed-Use Regional 4 - Llewellyn Farms Office District to a Planned Unit Development District.
Location: Northeast of the intersection of Parkcenter Avenue with Frantz Road.
Request: Review and recommendation of approval to City Council for Rezoning and review and approval of a Preliminary Development Plan under the provisions of Zoning Code §153.055.
Applicants: Aaron Underhill, Underhill and Hodge LLC
Planning Contact: Tammy Noble, Senior Planner
Contact Information: 614.410.4649, tnoble@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/22-099

MOTION: Mr. Supelak moved, Mr. Chinnock seconded, to recommend approval to City Council for Rezoning and to approve the Preliminary Development Plan without conditions.

VOTE: 7 – 0.

RESULT: The Rezoning request was forwarded to City Council for review and approval and the Preliminary Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:
TAMMY NOBLE
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Tammy Noble, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 18, 2022 | 6:30 pm

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

3. Vista Community Church at 5626 Frantz Road 22-100FDP

Final Development Plan

Proposal: Operation of a Religious/Public Assembly use on a 6.7-acre site proposed to be zoned Planned Unit Development District.

Location: Northeast of the intersection of Parkcenter Avenue with Frantz Road.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code §153.055.

Applicants: Aaron Underhill, Underhill and Hodge LLC

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-100

MOTION: Mr. Supelak moved, Ms. Harter seconded, to approve a Final Development Plan with two conditions:

- 1) That the applicant submit an Amended Final Development Plan for the reduced parking area, creation of open space, and future sign modifications; and
- 2) That the applicant continue to work with Engineering on traffic analysis for the proposed uses, including a Traffic Generation analysis or Traffic Impact Study, prior to final occupancy.

VOTE: 7 – 0.

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

 B62DEF02B6D24C7
 Tammy Noble, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 18, 2022 | 6:30 pm

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

**4. Nest School at 570 Metro Place North
22-006AFDP** **Amended Final Development Plan**

Proposal: Exterior and site modifications for a childcare center on a 3.0-acre site zoned Planned Unit Development District, Waterford Village.
Location: Northwest of the intersection of Metro Place North with Upper Metro Place.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.055.
Applicants: Devin King and Nate Hooks, ACCi
Planning Contact: Zachary Hounshell, Planner II
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/22-006

MOTION 1: Mr. Supelak moved, Mr. Fishman seconded, to approve two (2) Minor Text Modifications:

1. To permit up to nine (9) colors and three (3) secondary images for The Nest School’s monument sign.
2. To permit the stone piers for the fence to be five (5) feet in height.

VOTE: 6 – 1.

RESULT: Both Minor Text Modifications were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes - Virtually
Warren Fishman	Yes
Jamey Chinnock	No
Kathy Harter	Yes

MOTION 2: Mr. Supelak moved, Mr. Schneier seconded, to approve the Amended Final Development Plan with six (6) conditions:

- 1) That the applicant work with Staff to finalize the cross-access between the two sites, should the adjacent property owner agree to cross-access;
- 2) That the applicant work with Staff to finalize the decorative lighting fixtures adjacent to the building entrance, subject to Staff approval;



**4. Nest School at 570 Metro Place North
22-006AFDP**

Amended Final Development Plan

- 3) That the applicant work with Staff to finalize the sign plan as outlined in the report, subject to Staff approval;
- 4) That the applicant work with Staff to finalize the landscape plan, subject to Staff approval;
- 5) That the applicant work with Staff to finalize the lighting plan with Building Standards; and
- 6) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Zachary Hounshell

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Zachary Hounshell, Planner I

