



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 15, 2022 | 6:30 pm

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

MOTION: Mr. Way moved, Mr. Schneier seconded, to accept the documents into the record and approve the minutes from the meeting held on August 18, 2022.

VOTE: 5 – 0.

RESULT: The documents were accepted into the record and the August 18, 2022, meeting minutes were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Absent
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, September 15, 2022 | 6:30 pm

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

**1. Sunny Street Cafe at 7573 Sawmill Road
22-121AFDP** **Amended Final Development Plan**

Proposal: Installation of a patio and associated site improvements for an existing restaurant on a 17.08-acre site zoned Planned Unit Development, Northeast Quad, Subarea 5A.
Location: Northwest of the intersection of Sawmill Road with Hard Road.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.236.
Applicant: Brian McNally, Meyer Architects
Planning Contact: Zachary Hounshell, Planner II
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/22-121

MOTION: Mr. Supelak moved, Ms. Harter seconded, to approve the Amended Final Development Plan without conditions.

VOTE: 5 – 0.

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

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Absent
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, September 15, 2022 | 6:30 pm

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

**2. Sunny Street Cafe at 7573 Sawmill Road
22-122CU**

Conditional Use

Proposal: A request to allow an outdoor dining patio for an existing restaurant on a 17.08-acre site zoned Planned Unit Development, Northeast Quad, Subarea 5A.
Location: Northwest of the intersection of Sawmill Road with Hard Road.
Request: Review and approval of a Conditional Use under the provisions of Zoning Code §153.236.
Applicant: Brian McNally, Meyer Architects
Planning Contact: Zachary Hounshell, Planner II
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/22-122

MOTION: Mr. Way moved, Mr. Supelak seconded, to approve the Conditional Use with the following condition:

- 1) That the patio amenities be stored off-site during off-season.

VOTE: 5 – 0.

RESULT: The Conditional Use was approved by consent.

RECORDED VOTES:

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

STAFF CERTIFICATION

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Jennifer Rauch
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Jennifer M. Rauch, AICP
Planning Director





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, September 15, 2022 | 6:30 pm

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

3. Solar Panel Code Amendment, 21-151ADMC

Administrative Request – Code Amendment

Proposal: Request for a future Code Amendment to provide regulations in regards to solar panels for residential and commercial properties.

Request: Review and informal discussion with non-binding feedback.

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

Planning Contact: Tammy Noble, Senior Planner

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

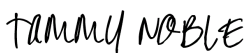
Case Information: www.dublinohiousa.gov/pzc/21-151

RESULT: The Commission provided significant feedback regarding potential regulations for both commercial and residential solar energy systems and comments included both ground-mounted and roof-mounted systems. The Commission suggested that commercial use of solar energy allow roof-mounted on flat roofs and on pitched roofs allowed with limitations. For ground-mounted solar energy in commercial districts, should be permitted with limitations and the Commission did not support ground-mounted systems in the front of a principle structure and did not support solar farms. The Commission suggested that solar energy in residential districts be allowed allow roof-mounted on flat roofs and on pitched roofs with limitations. The Commission stated that this should be permitted to the side and rear of a structure, with limitations, and solar energy to the front be limited to solar shingles. The Commission supported ground-mounted systems to the side or rear of a residential structure but did not support to the front.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

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 Tammy Noble, Senior Planner

