



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, January 4, 2024 | 6:30 pm

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

**MOTION:** Mr. Supelak moved, Mr. Fishman seconded, to accept the documents into the record and approve the minutes from December 7, 2023.

**VOTE:** 6 – 0.

**RESULT:** The documents were accepted into the record and the minutes from December 7, 2023, were approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Jennifer M. Rauch*

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Jennifer M. Rauch, AICP

Director of Community Planning and Development





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, January 4, 2024 | 6:30 pm

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

**1. Shihab Law Office at PID: 273-004511  
23-112FP**

**Final Plat**

Proposal: A Final Plat for the subdivision of a vacant lot for the development of an office building.  
Location: Northwest of the intersection of Woerner Temple Road and Emerald Parkway  
Request: Review and recommendation of approval of a Final Plat (FP) under the provisions of the Subdivision Regulations.  
Applicant: Charlie Driscoll  
Planning Contact: Zach Hounshell, Planner II  
Contact Information: 614.410.4652, zhounshell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/23-112

**MOTION:** Mr. Supelak moved, Mr. Way seconded, to recommend City Council approval of the Final Plat with two (2) conditions:

- 1) The applicant work with staff to update any minor technical changes prior to submitting to City Council; and
- 2) The applicant work with staff to incorporate drainage easement language with the Final Plat prior to City Council approval.

**VOTE:** 6 – 0.

**RESULT:** The Final Plat was recommended for approval.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:  
*Zachary Hounshell*  
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Zachary C. Hounshell, Planner II





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, January 4, 2024 | 6:30 pm

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

**2. Veterinary Emergency Group, 3800 Tuller Road  
23-118MSP**

**Master Sign Plan**

Proposal: Proposal for a Master Sign Plan (MSP) to permit two wall signs at an existing veterinary clinic in the Bridge Street District.

Location: Northwest corner of Sawmill Road and Dublin Center Drive.

Request: Review and approval of a MSP under the provisions of Zoning Code Section 153.066 and the Bridge Street District Sign Guidelines.

Applicant: Katie Peel, Site Enhancement Services  
Charley Schalliol, Site Enhancement Services

Planning Contact: Daniel Klein, Planning Assistant  
Taylor Mullinax, AICP, Planner I

Contact Information: 614.410.4696, dkein@dublin.oh.us  
614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/23-118

**MOTION:** Mr. Fishman moved, Mr. Supelak seconded, to approve the Master Sign Plan with four (4) conditions:

- 1) That the existing ground signs and all foundation components be immediately removed and the wall signs installed thereafter; at no point may the ground signs and wall signs be installed at the same time;
- 2) That the applicant continue to work with staff to replace all vinyl overlay sign material with white acrylic, subject to staff review and approval prior to building permitting;
- 3) That the applicant restore landscaping in place of the existing ground sign locations with matching plantings in the immediate area, to be reviewed and approved by staff prior to building permitting and field inspected; and
- 4) That the applicant submit and obtain permanent sign permits for both wall signs through Building Standards.





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**VOTE:** 6 – 0.

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

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Taylor Mullinax*

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Taylor Mullinax, AICP, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, January 4, 2024 | 6:30 pm

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

### 3. The Farms at Cosgray at 5713 Cosgray Road 23-123INF

**Informal Review**

Proposal:	Development of approximately 100 acres consisting of 153 single-family detached units.
Location:	West of the intersection of Cosgray Road and Barronsmore Way.
Request:	Informal review and feedback on a future development application.
Applicant:	Kiran Basireddy
Planning Contact:	Zach Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/23-123

**RESULT:** The Planning and Zoning Commission provided initial comments for a new development proposal named The Farms at Cosgray. The site is 101 acres in size and located west of the intersection of Cosgray Road and Churchman Road. For the eastern portion of the site, several Commission members expressed support for a residential transition from Ballantrae to the CSX Railroad, as this would provide a suitable transition and use adjacent to the Ballantrae community. The Commission expressed interest in reducing the amount of units to align more with the density of Ballantrae, but also emphasized the sensitivity of the site due to the proximity of the railroad. For the remainder of the site, the Commission was hesitant to show support of residential on the west side of the railroad. Given that Envision Dublin is anticipated to provide new recommendations for this area, they did not want to commit to a development recommendation until the Community Plan update has been established. Overall, the feedback was positive for the proposed residential adjacent to Ballantrae, but wanted to remain open minded west of the railroad due to the upcoming Envision Dublin Community Plan.

#### MEMBERS PRESENT:

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

#### STAFF CERTIFICATION

DocuSigned by:  
  
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 Zachary C. Hounshell, Planner II

