



RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 18, 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.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Warren Fishman	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, April 18, 2024 | 6:30 pm

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

**1. St. John Lutheran Church at 6001 and 6041 Rings Road
24-026INF Informal Review**

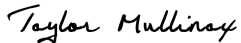
Proposal: Development of a memorial garden and cemetery preserve to serve the neighboring existing church.
Location: Southeast of the roundabout of Rings Road and Norn Street.
Request: Informal review and non-binding feedback on a future planned development and rezoning application.
Applicants: Dave Guappone, G2 Planning & Design
Ernie Roberston, St. John Lutheran Church
Planning Contact: Taylor Mullinax, AICP, Planner I
Contact Information: 614.410.4632, tmullinax@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/24-026

RESULT: The Commission expressed support for the proposed memorial preserve, which would maintain the rural character envisioned in the Community Plan and liked the modern interpretation of a cemetery. They appreciated that the applicant had met community members and encouraged them to continue that dialogue throughout the process. Commission recommendations included adding walking paths along the proposed drive between the church parking lot and the memorial preserve; the use of detention, instead of retention ponds; landscape buffering; and amenities such as restroom facilities and an enclosed shelter. The Commission noted the applicant should continue to work with staff on floodplain and traffic management concerns.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

Signed by:

Taylor Mullinax, AICP, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 18, 2024 | 6:30 pm

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

2. Irish Village at 5735 and 5745 Avery Road and PID: 274-000032
24-046INF Informal Review

Proposal: Mixed-use development on three parcels totaling 11.86 acres.
Location: Southwest of the intersection of Woerner Temple Road and Avery Road.
Request: Informal review and non-binding feedback on a future development application.
Applicant: Stavroff
Greg Chillog, The EDGE Group
Planning Contact: Bassem Bitar, AICP, Deputy Director of Planning
Contact Information: 614.410.4635, bbitar@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/24-046

RESULT: The Commission was generally supportive of the overall mix of uses, layout and architectural theme, noting that they would be complementary to the surrounding communities and the character of Ballantrae. Commission members also expressed support for the “big house” concept for the residential portion of the site, but noted that the architectural details, including variations, will be important. Members indicated that park-like settings need to be maintained along the roadway frontages, either in the form of larger setbacks or the use of patios and other amenities that would activate the frontages while maintaining view corridors to the nearby parks. The Commission noted that the building heights should be limited to 2 stories, although occasional third floors could be utilized in strategic locations, if the overall character is maintained. Other items noted included the importance of pedestrian connectivity, architectural details, orientation towards the internal and external streets, and the possibility of replacing the residential building along the Avery Road frontage with an additional neighborhood commercial structure. The Commission expressed appreciation for the applicant’s outreach to the Ballantrae Community Association and encouraged continued dialogue with the neighbors as the project moves forward.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar
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Bassem Bitar, AICP, Deputy Director of Planning

