

RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 3, 2024 | 6:30 p.m.

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

MOTION: Mr. Way moved, Mr. Deschler seconded, to accept the documents into the record and approval of the September 19, 2024 meeting minutes.

VOTE: 7 – 0.

RESULT: Motion carried 7-0 to accept the documents into the record and approve the September 19, 2024 minutes.

RECORDED VOTES:

Jamey Chinnock	Yes
Kathy Harter	Yes
Gary Alexander	Yes
Kim Way	Yes
Dan Garvin	Yes
Rebecca Call	Yes
Jason Deschler	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer M. Rauch

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Jenny Rauch, AICP,
Director of Planning and Development



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



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Planning & Zoning Commission

Thursday, October 3, 2024 | 6:30 p.m.

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

1. Penzone Live - Work
24-077PDP
24-078FDP

Preliminary Development Plan
Final Development Plan

Proposal: Preliminary Development Plan and Final Development Plan for construction of a live-work building and public art park on the existing Penzone campus.

Location: Southwest of the intersection of Village Parkway and Cooperstone Drive.

Request: Review and approval of a Preliminary Final Development Plan and a Final Development Plan under the provisions of Zoning Code Section 153.053.

Applicants: Zach Zaworski, Meyers + Associates
Chris Meyers, Meyers + Associates

Planning Contact: Rati Singh, Assoc. AIA, Planner I

Contact Information: 614.410.4533, rsingh@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-077
www.dulbinohiousa.gov/pzc/24-078

MOTION 1: Mr. Way moved, Mr. Deschler seconded approval of two Waivers as follows:

- 1) Street Frontage – Front Property Line Coverage, Section 153.062 (O)(4)(a)(1), to permit a front property line coverage of less than 75%, and
- 2) Street Frontage – Front Required Building Zone, 153.062 (O)(4)(a)(1), to permit a building outside the required RBZ 0-15 feet.

VOTE: 7-0

RESULT: The motion carried 7-0 to approve the two Waivers.



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RECORDED VOTES:

Jamey Chinnock	Yes
Kim Way	Yes
Kathy Harter	Yes
Dan Garvin	Yes
Gary Alexander	Yes
Rebecca Call	Yes
Jason Deschler	Yes

MOTION 2: Mr. Way moved, Ms. Harter seconded approval of the Preliminary Development Plan with one condition:

- 1) The Building location be modified to be oriented parallel to Village Parkway.

VOTE: 4-2

RESULT: The motion carried 4-2 with one abstention to approve the Preliminary Development Plan.

RECORDED VOTES:

Jamey Chinnock	No
Kim Way	Yes
Kathy Harter	Yes
Dan Garvin	Yes
Gary Alexander	Abstain
Rebecca Call	Yes
Jason Deschler	No


MOTION 3: Mr. Way moved, Mr. Deschler seconded approval of the Final Development Plan (FDP) with 10 conditions:

- 1) The applicant ensure that the total building area is in compliance with OBC 508.5 prior to Building Permit.
- 2) The applicant establish a reasonable timeframe for artwork installation at the Public Art Park and coordinate with staff upon approval of the FDP.
- 3) The applicant modify the front elevation to meet the requirements of the blank wall limitations on the garage wall and the required façade transparency of 60% prior to Building Permit.
- 4) The north elevation be modified to meet the minimum primary material requirement of 80% prior to Building Permit.
- 5) The paver walkway be extended from the entrance to the village parkway prior to the Building Permit.
- 6) The applicant provide a sign facing Village Parkway.



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- 7) The applicant provide clarity to all the proposed lighting fixture details; provide lighting near the sign and the art gallery sidewalk; and provide a photometric plan to ensure all the Code requirements are met prior to Building Permit.
- 8) The applicant provide trash receptacles at the Public Art Park and work with staff to determine the location of the receptacles at Building Permit.
- 9) The applicant continue to work with Fire Department to ensure adequate emergency vehicle access and circulation prior to the Building Permit.
- 10) The applicant continue to work with Engineering to address additional review comments at the Building Permit.

VOTE: 6-0

RESULT: The motion carried 6-0 with one abstention to approve the Final Development Plan.

RECORDED VOTES:

Jamey Chinnock	Yes
Kim Way	Yes
Kathy Harter	Yes
Dan Garvin	Yes
Gary Alexander	Abstain
Rebecca Call	Yes
Jason Deschler	Yes

STAFF CERTIFICATION

Signed by:

Rati Singh

Rati Singh, Assoc. AIA,
Planner I



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