

# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, October 10, 2024 | 6:30 p.m.

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

**MOTION:** Mr. Alexander moved, Mr. Way seconded, to accept the documents into the record.

**VOTE:** 6 – 0.

**RESULT:** Motion carried 6-0 to accept the documents into the record.

### RECORDED VOTES:

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

### 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



614.410.4600  
dublinohiousa.gov

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## Planning & Zoning Commission

Thursday, October 10, 2024 | 6:30 p.m.

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

### 1. Vista Community Church 24-118AFDP

### Amended Final Development Plan

Proposal:	Ground sign for an existing church and associated uses.
Location:	Northeast of the intersection of Frantz Road and Parkcenter Avenue.
Request:	Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055(B).
Applicant:	Oliver Holtsberry, DaNite Signs
Planning Contact:	Taylor Mullinax, AICP, Planner I
Contact Information:	614.410.4632, tmullinax@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-118

**MOTION 1:** Mr. Way moved, Ms. Harter seconded approval of the Amended Final Development Plan with no conditions.

**VOTE:** 6-0

**RESULT:** The motion was approved.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

Signed by:  
  
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Taylor Mullinax, AICP  
Planner I

# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, October 10, 2024 | 6:30 p.m.

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

### 2. Townes at Tuttle 24-125CP

### Concept Plan

Proposal: A development consisting of 148 single-family attached units and associated site improvements.

Location: Southwest of the intersection of Tuttle Crossing Boulevard and Hirth Road.

Request: Concept Plan review and non-binding feedback.

Applicant: Andy Gottesman, M/I Homes

Planning Contact: Zach Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-125

**RESULT:** The Commission supported a future rezoning to permit residential use, but only if traffic, safety, and access issues were addressed. The members directed the applicant to more thoroughly integrate the open space throughout the neighborhoods, paying particular attention to the recommendations within the Neighborhood Design Guidelines. Concerns were raised about the proposed street types; the character of the streetscape design will need to be addressed. The Commissioners recommended that the applicant incorporate a mix of residential types (attached and detached) and a variety of building heights and building designs. The Commissioners recommended that the overall site design incorporate a more creative layout and building orientation and that all units front on a street given the scale of the proposed project.

### MEMBERS PRESENT:

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

### STAFF CERTIFICATION

Signed by:  
  
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Zach Hounshell  
Planner II

# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, October 10, 2024 | 6:30 p.m.

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

### 3. COhatch – Riverview Village 24-110Z

### Rezoning

Proposal: Request for review and recommendation of approval of rezoning of a ±0.86-acre site from HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public to HD-HC, Historic District – Historic Core.

Location: Both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane

Request: Review and recommendation of approval for a rezoning under the provisions of Zoning Code Section 153.234.

Applicant: Megan O’Callaghan, Dublin City Manager

Planning Contact: Bassem Bitar, AICP, Deputy Director of Planning

Contact Information: 614.410.4635, bbitar@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-110

**MOTION:** Mr. Way moved, Mr. Garvin seconded a recommendation of approval of the rezoning with no conditions to City Council.

**VOTE:** 6-0

**RESULT:** The rezoning was recommended for approval and forwarded to City Council.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

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Bassem Bitar, AICP  
Deputy Director of Planning