



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 7, 2023 | 6:30 pm

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

MOTION: Mr. Supelak moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from August 10, 2023.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record and the minutes from August 10, 2023, were approved.

RECORDED VOTES:

Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Warren Fishman	Yes
Lance Schneier	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, September 7, 2023 | 6:30 pm

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

**1. Shihab Law Office at PID: 273-00451
22-150FDP**

Final Development Plan

Proposal:	Construction of a one-story, 10,525-square-foot, law office building on a 2.86-acre site zoned Planned Commerce District, Thomas Kohler, Subarea C.
Request:	Review and approval of a Minor Text Modification, and a Final Development Plan under the provisions of Zoning Code §153.055.
Applicant:	Gene McHugh, Design Collective
Planning Contact:	Zachary C. Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/22-150

MOTION 1: Mr. Supelak moved, Mr. Way seconded, to approve a Minor Text Modification:

To modify the development text; under the Thomas Kohler PCD: Section C3.06, Setback Requirements:

- 1) A pavement and building setback of 0 feet along the shared property line of Lots 1 and 2, as indicated on the Preliminary Plat for PID:273-004511 (Case #23-020PP).

VOTE: 7 – 0.

RESULT: The Minor Text Modification was approved.

RECORDED VOTES:

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



**1. Shihab Law Office at PID: 273-00451
22-150FDP**

Final Development Plan

MOTION 2: Mr. Supelak moved, Mr. Schneier seconded, to approve a Final Development Plan with five conditions:

- 1) The applicant work with Staff to finalize the landscape plan, and update the walkway along Emerald Parkway to mimic the design along Woerner-Temple Road;
- 2) The applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.
- 3) The applicant work with Building Standards to identify best locations for handicap accessibility spaces on the site;
- 4) The proposed garage not have storage, other than vehicular storage, visible from adjacent properties;
- 5) The applicant work with staff to identify opportunities to modify the 2-story architectural feature in the southeast corner of the building, consistent with the direction of the Commission.

VOTE: 7 – 0.

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Zachary Hounshell

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Zachary C. Hounshell, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 7, 2023 | 6:30 pm

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

**2. Shihab Law Office at PID: 273-00451
23-020PP**

Preliminary Plat

Proposal: A Preliminary Plat for a one-story, multi-tenant building on a 2.86-acre site zoned Planned Commerce District, Thomas Kohler, Subarea C.
Request: Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code Section 153.055.
Applicant: Gene McHugh, Design Collective
Planning Contact: Zachary C. Hounshell, Planner II
Case Information: www.dublinohiousa.gov/pzc/23-020

MOTION: Mr. Supelak moved, Mr. Way seconded, to recommend approval to City Council for the Preliminary Plat with the following condition:

- 1) The applicant should work with Staff to update any minor technical changes prior to submitting to City Council.

VOTE: 7 – 0.

RESULT: The Preliminary Plat was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

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

STAFF CERTIFICATION

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





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 7, 2023 | 6:30 pm

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

3. Ohio Health Rehabilitation Hospital - Dublin at 3805 Emerald Parkway 23-057AFDP Amended Final Development Plan

Proposal: Construction of a one story, 10,936-square-foot addition and associated site improvements to an existing rehabilitation hospital. The 5.76-acre site is zoned Planned Unit Development District, NE Quad.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055.

Applicant Team: James Peltier, E.P. Ferris & Associates
Will Jeanneret, E.P. Ferris & Associates
Michael Coyle, Faris Planning
David Collins, Perkins & Will
Nick Belfer, Select Medical

Planning Contact: Taylor Mullinax, AICP, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/23-057

MOTION: Mr. Supelak moved, Mr. Schneier seconded, to approve the Amended Final Development Plan with two conditions:

- 1) The applicant work with staff on the design of the third patio amenity space west of the existing sidewalk and bench at the pond; and
- 2) The applicant continues to work with Engineering at permitting to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

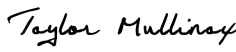
VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

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 Taylor Mullinax, AICP, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 7, 2023 | 6:30 pm

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

4. Topiary Park at PID: 273-012912 **Amended Final Development Plan**
23-065AFDP

Proposal: Site and landscape improvements at an existing open space parcel. The 0.399-acre site is zoned Bridge Street District, Residential.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.066.
Applicant: Sarah Wilson, EMH&T
Planning Contact: Rati Singh, Assoc. AIA, Planner I
Contact Information: 614.410.4533, rsingh@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/23-065

MOTION: Mr. Fishman moved, Mr. Supelak seconded, to approve the Amended Final Development Plan with five conditions:

- 1) Applicant to widen the brick paver path to 6’ throughout at building permit.
- 2) Applicant to provide street trees along Dale Drive and Tuller Ridge Drive, subject to approval by Engineering.
- 3) Applicant to work with Staff for bike rack recommendations at building permit.
- 4) Applicant to provide trash receptacles along with benches, to be reviewed by staff, at building permit.
- 5) The applicant to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances, if required, at building permit.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:
Rati Singh
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Rati Singh, Assoc. AIA, Planner I

