



MEETING MINUTES

Planning & Zoning Commission

Thursday, August 21, 2025

CALL TO ORDER

The meeting was called to order by Ms. Call at 6:30 PM at 5555 Perimeter Drive. Ms. Call welcomed attendees and noted that the meeting could be joined in person or accessed via livestream on the City's website.

PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

ROLL CALL

Commission members present: Gary Alexander, Rebecca Call, Jamey Chinnock, Dan Garvin, Kathy Harter, Kim Way
Commission members absent: Jason Deschler
Staff members present: Thaddeus Boggs, Bassem Bitar, Sarah Holt

Ms. Call stated that the Planning and Zoning Commission (PZC) is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission and make the decision. In other cases, the Commission has the final decision-making responsibility. The Rules and Regulations of the Planning and Zoning Commission state that no new agenda items are to be introduced after 10:30 p.m. Ms. Call shared the process for the meeting.

ACCEPTANCE OF MEETING DOCUMENTS

Mr. Way moved, Mr. Garvin seconded acceptance of the documents into the record and approval of the August 7, 2025 Regular Meeting minutes.

Vote: Mr. Chinnock, yes; Mr. Way, yes; Ms. Harter, yes; Ms. Call, yes; Mr. Alexander, yes; Mr. Garvin, yes.

[Motion carried 6-0.]

CONSENT AGENDA

Ms. Call noted that there was one case eligible for the Consent Agenda.

Ms. Call asked if any member wished to have the case removed from the consent agenda. No Commission members requested to pull the case from the consent agenda, and no members of the public were present to comment on the case.

Case #25-03AFDP

Dominion Homes PUD Text Amendment – Amended Final Development Plan Request for review and approval of an Amended Final Development Plan to accommodate development text modifications expanding options for roof and siding materials and increasing the ground sign size limit. The 8.6-acre site is located at 4900 and 5000 Tuttle Crossing Boulevard and is zoned PUD, Planned Unit Development District (Dominion Homes).

Mr. Way moved, Ms. Harter seconded approval of the consent agenda.

Vote: Ms. Harter, yes; Mr. Alexander, yes; Ms. Call, yes; Mr. Way, yes; Mr. Chinnock, yes; Mr. Garvin, abstain.

[Motion carried 5-0-1]

Ms. Call noted for the record that text modifications such as this, where cedar shake had been a previously required material, have come before the Commission on multiple occasions. She explained that the Commission felt comfortable with the determination based on past deliberations on similar matters.

COMMUNICATIONS

Mr. Bitar informed the Commission of two items:

- The upcoming joint work session with City Council and other boards on September 2nd at 6:00 PM, with dinner at 5:30 PM in the gallery area of the Council Chamber. Mr. Bitar explained that City Council's Administrative Committee preferred to hear more from boards and commissions and less from staff during this meeting. Staff would provide basic statistics about cases heard during the year, but the focus would be on feedback from Commission members regarding:
 - Recent staff report changes and presentation formats
 - Recent code changes, including the standardization of concept plan reviews and expansion of items staff could approve administratively
 - The Commission's impressions of successes and challenges, and areas where they might need more input from Council

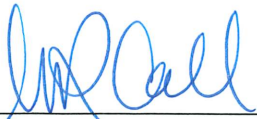
Mr. Bitar requested that Commission members email any thoughts ahead of time to be shared with the Chair to prepare for the meeting.

- The September 4th regular meeting would be converted to a tour focused on the Envision Dublin plan and its special area plans. The Commission agreed to a 5:30 PM start time to take advantage of daylight hours.

Chairperson Call shared that the City had entered into a long-term agreement for management of the SportsOhio facility and encouraged everyone to review the public announcement about this initiative in the West Innovation area. She explained that there had been a steering committee with representation from various groups including City Council, Planning and Zoning Commission, private business owners, and community members. The steering committee had reported to City Council, which then voted on the SportsOhio agreement.

ADJOURNMENT

The meeting was adjourned at 6:44 pm.



Chair, Planning and Zoning Commission



Deputy Clerk of Council