

RECORD OF ACTION

Planning and Zoning Commission

Thursday, February 5, 2026 | 6:30 p.m.

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

MOTION: Mr. Chinnock moved, Mr. Garvin seconded, to accept the documents into the record and approve the January 15 and January 22, 2026 meeting minutes.

VOTE: 5-0

RESULT: The documents were accepted into the record and the minutes were approved.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Absent
Hilary Damaser	Absent
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

Bassem Bitar, AICP
Deputy Director of Planning



Community Planning and Development

5200 Emerald Parkway
Dublin, Ohio 43017

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dublinohiousa.gov

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RECORD OF ACTION

Planning and Zoning Commission

Thursday, February 5, 2026 | 6:30 p.m.

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

1. Vista Church Pickleball Courts 25-090AFDP

Amended Final Development Plan

Proposal: Request for review and approval of an Amended Final Development Plan with text modifications to allow outdoor recreational courts. The 6.63-acre site is zoned PUD, Planned Unit Development District – Vista Community Church.

Location: 5626 Frantz Road

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/25-090

MOTION: Mr. Alexander moved, Ms. Harter seconded to table Case #25-090AFDP.

VOTE: 5-0

RESULT: The case was tabled.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Absent
Dan Garvin	Yes
Hilary Damaser	Absent

STAFF CERTIFICATION

DocuSigned by:

 802DEF02B0D24C7...
 Tammy Noble
 Senior Planner

RECORD OF ACTION

Planning and Zoning Commission

Thursday, February 5, 2026 | 6:30 p.m.

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

2. Monterey Square 25-093PDP

Preliminary Development Plan

Proposal: Request for review and approval of a Preliminary Development Plan for the construction of a mixed-use development. The 6.86-acre site is zoned BSD-HTN, Bridge Street District – Historic Transition Neighborhood, and is located on both sides of Monterey Drive, south of its intersection with W. Bridge Street.

Location: 191 and 201 W. Bridge Street and PIDs: 273-000205, 273-000207, 273-000209, 273-000210, 273-000211, 273-000212, 273-000213, 273-000214, 273-000215, 273-000216, 273-000217

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

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


Case Information: www.dublinohiousa.gov/pzc/25-093

MOTION: Mr. Garvin moved, Mr. Deschler seconded approval of the Preliminary Development Plan with the following conditions:

- 1) The applicant shall continue to coordinate with City staff on finalizing the streetscape details of all streets, including the W. Bridge Street/Monterey Drive intersection design and number of left-turn lanes, and the treatment along the south side of the new Neighborhood Street.
- 2) The applicant shall work with staff to explore reducing the width of the drive aisles.
- 3) The applicant shall work with staff to explore increasing the width of the buffer along the west side to allow screening of the adjacent single-family residential property and preservation of trees on both sides of the property line.
- 4) The applicant shall work with staff to explore providing a buffer along the south side of the site east of Monterey Drive to meet the required setback and provide screening for the cemetery expansion.
- 5) The applicant shall continue to work with the City Engineering staff on the design and configuration of the stormwater detention needed for the site for both public and private improvements to properly account for known capacity concerns in the existing storm sewer system.
- 6) The applicant shall explore all available alternatives to retain as many healthy/desirable trees as possible.



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- 7) The applicant shall consider adding a true upper story above at least some of the buildings around the town square.
- 8) The buildings' massing, roof forms, facades, and design details shall be refined to further complement the interior layout and reflect traditional design patterns.
- 9) Fenestration or further articulation shall be added to all blank walls.
- 10) Additional design elements that provide a sensitive backdrop to the cemetery shall be added to the east and south facades of the parking structure.
- 11) The applicant shall work with staff and the Dublin Arts Council, as applicable, to identify location(s) for public art for inclusion in the Final Development Plan.

VOTE: 7-0

RESULT: The Preliminary Development Plan was approved.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION


DocuSigned by:


Bassem Bitar

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Bassem Bitar, AICP
Deputy Director of Planning



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