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# RECORD OF ACTION

## Planning and Zoning Commission

## Thursday, April 16, 2026 | 6:30 p.m.

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

**MOTION:** Mr. Gavin moved, Ms. Damaser seconded, to accept the documents into the record.

**VOTE:** 6-0

**RESULT:** The documents were accepted into the record.

**RECORDED VOTES:**

| | |
|---|---|
| Kim Way | Absent |
| Kathy Harter | Yes |
| Jamey Chinnock | Yes |
| Gary Alexander | Yes |
| Hilary Damaser | Yes |
| Dan Garvin | Yes |
| Victoria Newell | Yes |

**STAFF CERTIFICATION**

DocuSigned by:
Bassem Bitar
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Bassem Bitar, AICP
Deputy Director of Planning

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# RECORD OF ACTION

## Planning and Zoning Commission

## Thursday, April 16, 2026 | 6:30 p.m.

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

1. **Jerome HS Scoreboard Text Modifications**
   **26-013AFDP** **Amended Final Development Plan**

| | |
|---|---|
| Proposal: | Request for review and approval of an Amended Final Development Plan with text modifications to allow the replacement of the football/track scoreboard with adjustments to its size. The 87.58-acre site is zoned PUD: Dublin Jerome High School. |
| Location: | 8300 Hyland-Croy Road. |
| Planning Contact: | Ella Hancock, Planning Assistant |
| Contact Information: | 614.410.4696, ehancock@dublin.oh.us |
| Case Information: | www.dublinohiousa.gov/pzc/26-013 |

**MOTION:** Ms. Damaser moved, Mr. Garvin seconded approval of the Amended Final Development Plan with text modifications with no conditions.

**VOTE:** 6-0

**RESULT:** The Amended Final Development Plan was approved.

**RECORDED VOTES:**

| | |
|---|---|
| Kim Way | Absent |
| Kathy Harter | Yes |
| Jamey Chinnock | Yes |
| Gary Alexander | Yes |
| Dan Garvin | Yes |
| Hilary Damaser | Yes |
| Victoria Newell | Yes |

**STAFF CERTIFICATION**

DocuSigned by:
Bassem Bitar
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Signed for Ella Hancock
Planning Assistant

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# RECORD OF ACTION

## Planning and Zoning Commission

## Thursday, April 16, 2026 | 6:30 p.m.

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

**2. Cosgray Commons**
**26-006Z-PDP** **Rezoning and Preliminary Development Plan (Informal)**

| | |
|---|---|
| Proposal: | Request for review and non-binding feedback for a mixed-use development comprised of office, residential, commercial and open space. The 43.3-acre site is zoned ID-2, Research Flex District consists of two parcels. |
| Location: | Southwest of the roundabout at Post Road/State Route 161 (SR-161) and University Boulevard. |
| Planning Contact: | Chris Will, AICP, Senior Planner |
| Contact Information: | 614.410.4498, cwill@dublin.oh.us |
| Case Information: | www.dublinohiousa.gov/pzc/26-006 |

**RESULT:** The Commission shared the following:

- Mixed feedback was provided regarding setbacks. Some members expressed concern that the proposed setbacks are not adequate or appropriate within the context of the West Innovation District, while others indicated support if building heights are reduced, building massing is further articulated, and less lot coverage is provided.
- Building heights should generally be reduced to align with the recommendations of the Envision Dublin Community Plan, while still maintaining a range of heights. Support was expressed for the taller hotel proposed southwest of the intersection of Post Road and University Boulevard.
- The importance of a future Traffic Impact Study was emphasized as critical in determining appropriate density, access from surrounding thoroughfares, and internal street locations.
- Exploration of connections to surrounding areas particularly Ohio University, the Premier Athletic and Recreation Campus, and the future Signature Trail was encouraged.
- The need for substantial internal screening of surface parking lots, consistent with existing Dublin standards, was emphasized, along with ensuring that all parking areas are constructed to permanent standards.
- The potential closure of select streets to vehicular traffic to enhance walkability was suggested.

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- General support was expressed for the types of uses, but the Commission expressed some concern about whether enough employment-generating uses were in the mix and that there was no office in the first phase of development.
- General support was also expressed for updates to the open space framework, with an emphasis on ensuring that public spaces, especially those near commercial or event areas within the central open space feel truly public, and that enough open space is provided in the first phase to support sense of place.
- The inclusion of additional sustainability measures was encouraged.

**MEMBERS PRESENT:**

| | |
|---|---|
| Kim Way | Absent |
| Kathy Harter | Yes |
| Jamey Chinnock | Yes |
| Gary Alexander | Yes |
| Hilary Damaser | Yes |
| Dan Garvin | Yes |
| Victoria Newell | Yes |

**STAFF CERTIFICATION**

Signed by:
Chris Will
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Chris Will, AICP
Senior Planner