



MEETING MINUTES

Planning & Zoning Commission

Thursday, October 23, 2025

CALL TO ORDER

The meeting was called to order by Ms. Call at 6:35 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, Jason Deschler, Dan Garvin, Kathy Harter, Kim Way

Staff members present: Thaddeus Boggs, Jennifer Rauch, Bassem Bitar, Tammy Noble, Sarah Holt, Rati Singh, Joshua Reinicke

ACCEPTANCE OF MEETING DOCUMENTS

Mr. Way moved, Mr. Garvin seconded acceptance of the documents into the record and approval of the October 2, 2025 Regular Meeting minutes.

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

[Motion carried 7-0.]

Ms. Call explained that the Planning and Zoning Commission is an advisory board to City Council when planning and property rezoning is under consideration, with Council receiving recommendations from the Commission. In other cases, the Commission has final decision-making responsibility.

She outlined the meeting procedures: applicants present first, followed by staff analysis and recommendation, Commission questions, public comment, then Commission deliberation. No new agenda items would be introduced after 10:30 PM. Speakers were asked to use the microphone and keep comments to 3 minutes.

Anyone intending to provide public comment on administrative cases was sworn in by Ms. Call.

CASE REVIEW

Case #25-097INF

Wright-Patt Credit Union – Informal Review

Request for review and non-binding feedback for the construction of a drive-through facility for a bank conversion, plus minor site improvements. The 0.9-acre site is zoned BSD-C, Bridge Street District – Commercial and is located at 48 Corbins Mill Drive.

Applicant Presentation

Brian Weaver, MT Studio, 226 South Market Street, Toy, representing Wright-Patt Credit Union, presented a request for feedback on constructing a drive-through facility at 48 Corbins Mill Drive. He explained that Wright-Patt Credit Union, which has several Columbus-area branches, was in the due diligence phase of acquiring the property. The applicant sought to determine the feasibility of adding a remote drive-through virtual teller machine (VTM) on the property.

Mr. Weaver noted that the building was originally constructed as a financial institution with a drive-through on the north side. Based on preliminary staff feedback, they had reduced their proposal from two VTM locations to a single VTM teller location with canopy on the east part of the property. He emphasized that the credit union wanted to be good neighbors and would support the future closure of the Bridge Street curb cut, believing one curb cut onto Corbins Mill would be sufficient for their anticipated traffic volume.

Staff Presentation

Ms. Holt presented the staff analysis, explaining that the site is located in the Bridge Street District Commercial zone, which serves as a holding zone for older establishments with the goal of eventual redevelopment toward the Bridge Street district vision. She noted that the future land use plan designates the area as mixed-use village, emphasizing a pedestrian-oriented district where vehicles are meant to be deemphasized.

Ms. Holt expressed staff concerns that the drive-through use was inconsistent with Envision Dublin and the future land use map. As a conditional use under the Bridge Street code, drive-throughs require meeting additional criteria to ensure compatibility. She highlighted that the proposal would require eight stacking spaces per code, which would block access to nearest parking and could create congestion issues when the Bridge Street access is eventually closed.

Commission Questions

Mr. Alexander asked whether Wright-Patt had built facilities without canopies, to which Mr. Weaver responded that all locations since 2016 had drive-through canopies.

Mr. Alexander asked about transaction numbers. Mr. Weaver stated that they could provide additional data at a future step in this process.

Mr. Deschler inquired about incorporating the drive-through into the existing structure, with Mr. Weaver explaining the safety challenges due to the building's two-sided architecture and main entrance location.

Ms. Call clarified that the canopy drive through is the only consideration for this application. There are no requests for changes to this building. Mr. Deschler confirmed City's position was opposition to the drive thru. Ms. Holt agreed, explainin that the desire is to move toward a more pedestrian-focused district and this appears to be taking a step back.

Mr. Garvin questioned the responsibility for developing the Bridge Street area when that curb cut closes and whether the proposal improved walkability. Mr. Weaver stated the potential buyer would support eliminating the Bridge Street access and any future pedestrian improvements there.

Mr. Way asked about the required eight stacking spaces and their impact. Mr. Weaver acknowledged they could potentially rework the eastern parking lot to accommodate requirements, though it would cost some parking spaces.

Ms. Harter inquired about hours of operation, with Mr. Weaver confirming the VTM would be 24-hour accessible, and they had not determined if there would also be a walk-up ATM.

Mr. Chinnock asked about pedestrian access when the Bridge Street connection closes. Mr. Weaver confirmed they would be agreeable to whatever the City wanted regarding pedestrian connections.

Public Comments

There were no public comments.

Commission Discussion

During Commission deliberation, the sentiment was largely opposed to the drive-through proposal.

Mr. Alexander stated he agreed with staff that the proposal did not fit the pedestrian-oriented vision, though he expressed frustration about consistency given other nearby development proposals. He also questioned whether the Code's stacking requirements reflected modern banking habits.

Mr. Deschler did not see the need for a drive-through given the applicant's own statements about anticipated low traffic volume, suggesting an ATM on the building would alleviate issues.

Mr. Garvin was generally opposed, stating the drive-through does not fit pedestrian orientation. He would need to see further plans demonstrating how the proposal could be made more pedestrian-friendly.

Mr. Way opposed the drive-through, stating it puts cars before people, contrary to Envision Dublin's forward-thinking approach. He also noted the proposal does not meet current code requirements.

Ms. Harter opposed the drive-through, citing conflicts with efforts to slow traffic and promote walkability in the area.

Mr. Chinnock expressed hesitation due to the many uncertainties but indicated potential support if the applicant could demonstrate a truly pedestrian-friendly approach while incorporating the drive-through.

Ms. Call emphasized Dublin's forward-thinking approach, stating that while drive-throughs are not disappearing, there are opportunities for better solutions. She distinguished between drive-ups and drive-throughs, suggesting alternatives that could be more pedestrian-friendly. She concluded she was not supportive due to the high bar for conditional uses not being met.

The Commission provided clear feedback that the drive-through proposal faced significant challenges in meeting the City's vision for the area.

Case #25-100CP

Livewell Animal Hospital – Concept Plan

Request for review and non-binding feedback for construction of a veterinarian clinic and associated site improvements. The 1.98-acre site is zoned BSD-SCN, Bridge Street District, Sawmill Center Neighborhood and is located approximately 415 feet west of the intersection of W. Dublin-Granville Road and Dublin Center Drive.

Applicant Presentation

Matthew Murphy, Treanor Design, 1040 Vermont Street, Lawrence, Kansas, represented Mission Pet Health (recently merged with Southern Veterinary Partners) in their proposal to construct a new veterinary clinic. He noted the site was larger than typically needed, so they proposed subdividing it with a condo plat for future use to the east. Reese Moore from Crawford Hoying was also present to address deed restriction questions.

Staff Presentation

Ms. Holt presented the staff report, beginning with the future land use context. The site is designated as mixed-use urban, envisioning a highly walkable environment with retail and dining establishments, 3 to 6 stories in height, ground floor activation, and public open spaces. The site is zoned Bridge Street District Sawmill Center Neighborhood, reinforcing the vision for an active, walkable destination.

Ms. Holt explained the applicant sought a waiver to use a commercial center building type in this location, as such buildings are only permitted along Sawmill Road and part of Bridge Park Avenue per code. She noted competing requirements between private deed restrictions (which the City does not enforce but must consider) and Bridge Street District requirements. A successful Preliminary Development Plan had been approved in 2022 but was not pursued.

Key concerns included uncertainty about whether the second building was even possible due to deed restrictions and water service limitations. Without the second phase, the required front property line coverage would not be met, resulting in a suburban-style layout. The proposed parking exceeded code allowances by more than 150%, requiring another waiver and further emphasizing the suburban, vehicle-first concept.

Regarding architecture, Ms. Holt stated the elevations lacked sufficient articulation, needing a clear bottom, middle, and top to the building, better fenestration detailing, and more emphasis on entries. The black and white color scheme was questioned, with staff suggesting more traditional colors.

Commission Questions

Mr. Alexander had no questions.

Mr. Deschler asked for clarification on deed restrictions, expressing the difficulty evaluating the proposal without seeing the actual restrictions. The deed limits development to one story at 28 feet maximum height and 7,000 square feet. Mr. Moore confirmed they had Lowe's approval to split the lot (for payment) but were denied any height variance.

Mr. Garvin asked about timeline feasibility if a second building were required as a condition. Mr. Moore confirmed this would work with their timeline, and the 15 parking stalls would be sufficient even with the 17-foot right-of-way dedication for future bus rapid transit.

Mr. Way inquired about ground floor uses facing State Route 161. Mr. Murphy state that the entire building would be a single-tenant veterinary clinic with internal focus - exam rooms, offices, surgery center, and back-of-house functions. The extensive glazing shown was added to meet code requirements rather than activate the street.

Ms. Harter asked about noise restrictions. Ms. Holt indicated that she was unaware of any specific to this area or use. Ms. Harter asked whether the facility included boarding and provisions for walking animals outside. Mr Murphy stated that there is no boarding and that walking animals is a site-specific determination.

Ms. Call asked about ground floor activation. Mr. Murphy did not explain how a this use would activate the principal street frontages beyond providing an entrance.

Public Comment

There was no public comment.

Commission Discussion

Mr. Alexander stated it was such a departure from Code that nothing about it was appropriate for this gateway street location, which should have large-scale, big-mass buildings.

Mr. Deschler acknowledged the unfortunate deed restriction situation but felt something better designed could take up the full Dublin-Granville frontage. The contingency of hoping for another building was difficult to accept.

Mr. Garvin expressed concern with activation and felt much more could be done on the State Route 161 side to improve walkability. The worst-case scenario would be approval followed by inability to build the second phase, leaving an even less compliant development.

Mr. Way emphasized this gateway street would become a major transit corridor with BRT, requiring activated ground floor uses that enliven the street. The applicant's difficulty fitting their typical building into the Code indicated it was not the right fit for this site.

Ms. Harter agreed, suggesting the use might be more appropriate closer to Sawmill Road rather than at this gateway location. The proposal did not meet pedestrian walkability goals.

Mr. Chinnock stressed the importance of finding complementary uses for the area and noted the four-sided visibility of the site, especially along State Route 161. The architecture did not adequately consider the significance of all building sides.

Ms. Call summarized that the difficulties stemmed from a fundamental mismatch between the use and the zone. While Dublin welcomes veterinary uses, this particular location envisions 3-6 story mixed-use development with ground floor activation - incompatible with a single-story, parking-dependent veterinary clinic.

The Commission encouraged the applicant to consider other locations within Dublin better suited to their needs.

At 8:17 p.m., with no objection from the Commission, Ms. Call called for a 7-minute recess with all members returning to the dais at 8:22 p.m.

Ms. Call noted that as the following two cases pertain to the same project and property, they will be considered together this evening. Separate actions will be taken for each case.

Case #24-128PP and #25-026FP

Liu Court – Preliminary Plat and Final Plat

Request for review and recommendation of approval of a Preliminary Plat and a Final Plat for a seven-lot residential subdivision. The 12.79-acre site is zoned R-1, Restricted Suburban Residential District and is located at 7192 Dublin Road.

Applicant Presentation

Ben Schilling, American Structurepoint, 2550 Corporate Exchange Drive, Columbus, presented on behalf of the property owner, thanking the commission and staff for their feedback since April. The team had worked closely with staff to address all conditions from the preliminary plat approval. He stated the proposed layout remained consistent with the property's zoning and subdivision regulations.

Staff Presentation

Ms. Noble presented the staff report for both applications. This 12-acre site zoned R-1 (Restricted Suburban Residential) is located on the east side of Dublin Road south of Browning Court. The proposal maintains the existing residence while subdividing to create seven single-family lots ranging from approximately 1 to 3 acres, consistent with Envision Dublin's low-density residential designation.

Since the April meeting where commissioners discussed site design, building orientation, and natural features, the applicant addressed Preliminary Plat conditions and agreed to construct the shared-use path along Dublin Road rather than pay a fee-in-lieu. All lots meet the 40,000 square foot minimum and 60-foot frontage requirement.

Commission Questions

Mr. Alexander asked how building setbacks were determined. Ms. Noble stated that they are based on building locations.

Mr. Deschler asked about the shared-use path, learning it would only extend along the property frontage with no immediate connection north to Browning Court. Josh Reinicke from Engineering explained no crosswalk was proposed at Liu Court for safety reasons, and the City path extension to connect northward was not immediately planned. He indicated the City remained open to fee-in-lieu discussions.

Mr. Deschler also asked whether demolishing the existing large residence had been considered to create a more uniform subdivision. Mr. Liu indicated this was not economically feasible and noted future homes would have similar character with stone and traditional materials enforced through HOA requirements.

Mr. Garvin confirmed the owner's flexibility regarding the path construction versus fee-in-lieu and verified their agreement with all proposed conditions.

Ms. Harter asked about tree preservation. Mr. Liu stated that the reason he liked this site is the mature tree so though a waiver would be requested from City Council, they will try to save as many trees as possible. .

Ms. Harter asked about mail delivery. Mr. Liu stated that there will be individual mailboxes on the public street.

Ms. Harter asked about potential river amenities. Mr. Liu explained the 30-foot elevation drop to the riverbank made dock installation impractical.

Public Comment

5 comment were received electronically and shared with the Commission.

Neil Matthias 162 Waterford Drive, expressed support for the project, stating concern that Dublin not be viewed as too difficult for developers to work with. He noted that financial risk falls on developers if they make poor decisions about lot sizes or home placement. He also raised concerns about school redistricting impacts on pedestrian-focused planning along Dublin Road and Route 161.

Commission Discussion

During deliberation, commissioners were divided.

Mr. Alexander expressed serious concerns about the lack of planning coherence, noting the houses would not align with each other or the street, creating a chaotic environment unlike developments such as Cortina or River Forest that demonstrate cohesive design.

Mr. Deschler agreed with Mr. Alexander's assessment, stating that after seeing the home unchanged for 30-40 years, this proposal was not the right approach.

Mr. Garvin felt it was too dense but acknowledged it met the criteria, inclining him toward support.

Mr. Way supported the application, noting that given site constraints including the existing house and sanitary sewer easement, the layout actually worked with two gateway sites and reasonable flow.

Ms. Harter supported the proposal, appreciating the collaborative work between applicant and City to reach consensus. She noted it met the low-density requirements even if it felt heavy.

Mr. Chinnock opposed the proposal, citing Envision Dublin principles about focusing growth in areas best equipped for change. He felt this created hardship in an already stressed area, adversely affecting the roadway and pedestrian safety. The development did not represent thoughtful design for this iconic property.

Ms. Call took a different perspective, noting Dublin has few areas where someone can build a single-family home on an acre of property. She viewed this as seven individual property owners building homes on lots meeting zoning requirements, comparing it to similar large-lot areas like Post Road. In straight zoning for residential properties, the Commission has less authority to dictate design compared to commercial or planned developments.

Case #24-128PP

Liu Court – Preliminary Plat

Request for review and recommendation of approval of a Preliminary Plat for a seven-lot residential subdivision. The 12.79-acre site is zoned R-1, Restricted Suburban Residential District, and is located at 7192 Dublin Road.

Mr. Way moved, Ms. Harter seconded recommendation to City Council of approval of the Preliminary Plat.

Vote: Mr. Garvin, yes; Mr. Chinnock, no; Ms. Call, yes; Mr. Way, yes; Mr. Deschler, no; Ms. Harter, yes; Mr. Alexander, no.

[Motion carried 4-3]

Case #25-026FP

Liu Court – Final Plat

Request for review and recommendation of approval of a Final Plat for a seven-lot residential subdivision. The 12.79 acre site is zoned R-1, Restricted Suburban Residential District and is located at 7192 Dublin Road.

Mr. Way moved, Ms. Harter seconded recommendation to City Council of approval of the Final Plat with the following conditions:

1. The applicant adds evergreen trees within the landscape easement, subject to staff review and approval, as part of the Final Plat at City Council.
2. The applicant continues to work with Engineering on the final location and design of the Shared Use Path along Dublin Road, including the easement width necessary for the path maintenance and/or construction, prior to approval of the Final Plat at City Council.
3. The location of the driveway on Lot 1 is restricted to the most eastern location allowable based on setbacks, subject to staff approval.
4. The location of the driveway on Lot 7 is restricted to line up with the driveway on Lot 1 or located further to the east, subject to staff approval.
5. The applicant continues to work with the Engineering Division to resolve all comments provided on the plans and make any adjustments to the plat with the submission of the Final Plat at City Council.

Vote: Mr. Way, yes; Ms. Harter, yes; Mr. Deschler, no; Mr. Chinnock, no; Mr. Alexander, no; Mr. Garvin, yes; Ms. Call, yes.

[Motion carried 4-3]

Ms. Call noted that as the following two cases pertain to the same project and property, they will be considered together this evening. Separate actions will be taken for each case.

Case #25-079FDP and #25-081FP

Bright Road Reserve – Final Development Plan and Final Plat

Request for review and approval of a Final Development Plan and a request for review and recommendation of approval of a Final Plat for the development of a residential neighborhood consisting of 20 single-family lots. The 14.2-acre site is zoned PUD, Planned Unit Development District – Bright Road Reserve, and is located north of the intersection of Grandee Cliffs Drive and Bright Road.

Applicant Presentation

Curtis Echelberry, Advanced Civil Design, 781 Science Blvd., Gahanna, presented the final development plan for 20 single-family lots, emphasizing this was not a typical subdivision but planned as a cohesive development with neighbors closer to the road and more intertwined. The development maintains natural features and open spaces while preserving rural character.

Key design elements included maintaining natural features to the east and west, a 5-foot continuous tree lawn as previously discussed, sidewalks on both sides of streets, tree preservation zones, private open space requirements, and buildable areas for each lot.

The stormwater detention basin on the western half would be landscaped to appear as a natural feature, with an alley walkway from the roadway leading to a sitting area overlooking the natural area. Ownership and maintenance responsibilities were clearly delineated: public streets and stormwater basin maintained by the City, other reserve areas maintained by the HOA.

Staff Presentation

Ms. Singh presented the staff report, noting this was the final stage of the Planned Unit Development (PUD) process. Since preliminary approval, the applicant had satisfied City Council conditions including shifting maintenance responsibilities for reserves to the HOA (except City stormwater management), providing sidewalks on both sides of all streets, and placing easements outside tree preservation zones.

Text modifications were necessary due to 20-foot easements reducing tree preservation zones from 20 to 15 feet, allowing practical lot design while preserving trees. Minimum lot area would be approximately 143 square feet less than required, and principal structure setbacks increased on lots 1-2 and 5-10 to accommodate drainage easements.

Commission Questions

Mr. Garvin asked about connecting the maintenance path to the alley walkway, with the applicant preferring to keep the natural area undisturbed. The area would be deeded to Dublin but maintained by the HOA.

Mr. Chinnock inquired about the Bright Road shared-use path timing. Mr. Reinicke explained it would extend from Hopewell Elementary to Grandee Cliffs by 2027, with the applicant building a landing and crosswalk on the west side to connect to their development.

Mr. Way noted the sidewalk width had been reduced from the Commission's 5-foot recommendation to 4 feet per City Council's decision to follow current subdivision regulations.

Ms. Harter confirmed no recent neighbor meetings had occurred, potential for 3-car garages on lots 4-5, and no tree preservation waiver would be requested.

Public Comment

One public comment was received electronically and shared with the Commission.

Commission Discussion

During deliberation, all commissioners expressed support. Mr. Alexander called it an outstanding project of high quality. Mr. Deschler was supportive. Mr. Garvin, Mr. Way, Ms. Harter, and Mr. Chinnock all expressed support. Ms. Call particularly appreciated sidewalks on both sides of streets.

Case #25-079FDP

Bright Road Reserve – Final Development Plan

Request for review and approval of a Final Development Plan for the development of a residential neighborhood consisting of 20 single-family lots. The 14.2-acre site is zoned PUD, Planned Unit Development District – Bright Road Reserve, and is located north of the intersection of Grandee Cliffs Drive and Bright Road.

Mr. Way moved, Mr. Alexander seconded approval of the following text modifications:

1. Minimum lot area: 9,817 sq. ft.
2. Tree preservation zone: 15 feet for Lots 5-10.
3. Minimum rear setback to principal structure (Lots 1 & 2): 60 feet.
4. Minimum rear setback to principal structure (Lots 5-10): 55 feet.
5. Incorporate minor text revisions as shown in the redline version to enhance clarity and consistency within the development text.

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

[Motion carried 7-0]

Mr. Garvin moved, Mr. Way seconded approval of the Final Development Plan with the following conditions:

1. The applicant coordinate with the implementation schedule of the City Trail Plan and install a pedestrian crossing when the Shared Use Path is extended along the south side of Bright Road.
2. The applicant continue to work with Engineering to demonstrate stormwater management compliance to the satisfaction of the City Engineer in accordance with Chapter 53 of the City of Dublin Code of Ordinances, including modifications to the proposed major flood routing design.
3. The applicant correct any waterway deficiencies within Reserve B, identified by the City through inspections, to the satisfaction of the City Engineer.

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

[Motion carried 7-0]

Case #25-081FP

Bright Road Reserve – Final Plat

Request for review and recommendation of approval of a Final Plat for a 20-lot single-family residential neighborhood. The 14.2-acre site is zoned PUD, Planned Unit Development District– Bright Road Reserve, and is located north of the intersection of Grandee Cliffs Drive and Bright Road.

Mr. Way moved, Mr. Deschler seconded a recommendation to City Council of approval of the Final Plat with the following condition:

The applicant make any minor technical adjustments to the plat prior to the submission for acceptance to City Council.

Mr. Way moved, Mr. Deschler seconded a recommendation to City Council of approval of the Final Plat with the following condition:

The applicant make any minor technical adjustments to the plat prior to the submission for acceptance to City Council.

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

[Motion carried 7-0]

COMMUNICATIONS

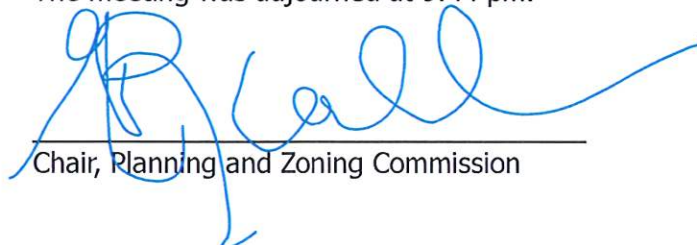
Ms. Rauch announced the Evening of Gratitude on October 29th from 6-8 PM at the Exchange to recognize board and commission members and City volunteers. The next meeting is scheduled for November 6th, with heavy agendas potentially requiring an additional December date.

Ms. Call announced this would be her last meeting as she is relocating to Michigan for work. Commissioners expressed appreciation for her service, with Mr. Alexander noting she was the best chair he had served under across all boards and commissions.

Mr. Boggs explained that due to the chair vacancy, a special meeting would be held at 6:00 PM on November 6th to elect new officers, followed by the regular 6:30 PM meeting.

ADJOURNMENT

The meeting was adjourned at 9:44 pm.



Chair, Planning and Zoning Commission



Deputy Clerk of Council