

# RECORD OF ACTION

## Planning and Zoning Commission

Thursday, September 18, 2025 | 6:30 p.m.

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

**MOTION 1:** Mr. Way moved, Mr. Alexander seconded, to amend the order of the agenda to move the executive session after Discussion topics.

**VOTE:** 7 – 0.

**RESULT:** Motion was approved.

**RECORDED VOTES:**

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

**MOTION 2:** Mr. Way moved, Ms. Harter seconded, to accept the documents into the record and approve the August 21, 2025 Regular Meeting minutes, the September 2, 2025 Joint Council-Boards/Commission Work Session minutes, and the September 4, 2025 Special Meeting-Tour minutes.

**VOTE:** 7 – 0.

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

**RECORDED VOTES:**

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Jennifer M. Rauch*

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Jenny Rauch, AICP

Director of Community Planning and Development



Community Planning and Development



5200 Emerald Parkway  
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# RECORD OF ACTION

## Planning and Zoning Commission

Thursday, September 18, 2025 | 6:30 p.m.

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

**1. Prince of Peace Lutheran Church Bell Tower  
25-080AFDP Amended Final Development Plan**

Proposal: Request for review and approval of an Amended Final Development Plan to allow a new bell tower. The 4.07-acre site is zoned PUD, Planned Unit Development District – Earlington Village.

Location: 5475 Brand Road

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, [sholtl@dublin.oh.us](mailto:sholtl@dublin.oh.us)

Case Information: [www.dublinohiousa.gov/pzc/25-080](http://www.dublinohiousa.gov/pzc/25-080)

**MOTION:** Mr. Way moved, Mr. Deschler seconded approval of the Amended Final Development Plan by consent.

**VOTE:** 7-0

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

**RECORDED VOTES:**

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

**STAFF CERTIFICATION**

Signed by:

*Sarah Tresouthick Holt*

Sarah Tresouthick Holt, AICP, ASLA  
Senior Planner



**Community Planning and Development**



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# RECORD OF ACTION

## Planning and Zoning Commission

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

### 2. EHG Partners Tenant Improvement 25-086WR

#### Waiver Review

Proposal: Request for review and approval of a Waiver request to allow a reduction in the ground story transparency for an existing tenant space. The 0.56-acre site is zoned BSD-SRN, Bridge Street District – Scioto River Neighborhood.

Location: 4495 Bridge Park Avenue

Planning Contact: Zachary Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/25-086

**MOTION:** Mr. Way moved, Mr. Deschler seconded approval of the Waiver by consent.

**VOTE:** 7-0

**RESULT:** The Waiver was approved.

#### RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

#### STAFF CERTIFICATION

Signed by:

*Zachary Hounshell*

Zachary Hounshell  
Planner II



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

### 3. All In Dublin 25-069PDP

#### Preliminary Development Plan

Proposal: Request for review and approval of a Preliminary Development Plan to accommodate a four-story, 75-unit multi-family building and associated site improvements. The +1.55-acre site is zoned BSD-SCN, Bridge Street District – Sawmill Center Neighborhood.

Location: East side of the Dublin Center between W. Dublin Granville Road and Banker Drive.

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

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

Case Information: www.dublinohiousa.gov/pzc/25-069

**MOTION 1:** Mr. Way moved, Mr. Garvin seconded approval of the following Waivers:

- 1) *Section 153.060(O)(3)(a)(1) – Corner Side Require Building Zone:* to allow the building to be located approximately 62 feet on average from the Banker Drive property line where the required building zone is 5-20 feet.
- 2) *Section 153.060(O)(3)(c) – Occupied Space:* to allow unoccupied space (water meter and electric rooms) to occupy a portion of the ground story of the west façade facing Dublin Center Drive where a minimum occupied space depth of 20 feet is required.

**VOTE:** 6-1

**RESULT:** The Waivers were approved.

#### RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	No
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes



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**MOTION 2:** Mr. Way moved, Mr. Garvin seconded approval of the Preliminary Development Plan with the following 7 conditions:

- 1) The applicant update the Site Plan to reflect the Required Building Zone and side yard setback and confirm compliance with the applicable standards at the Final Development Plan stage (FDP).
- 2) The applicant continue to work with staff on addressing the lot coverage and open space standards at FDP.
- 3) The applicant work with Engineering staff to complete stormwater management calculations that are compliant with the City's stormwater regulations and provide the correct critical storm calculations prior to submittal for FDP.
- 4) The applicant continue to work with Engineering staff and the Washington Township Fire Department to confirm the necessary water lines are provided for fire coverage.
- 5) The applicant continue to work with staff on incorporating the BSD Streetscape Character Guidelines including incorporation of on-street parking.
- 6) The applicant continue to work with staff on finalizing the on-site parking details.
- 7) The applicant continue to work with staff on finalizing the building design details.

**VOTE:** 7-0

**RESULT:** The Preliminary Development Plan was approved.

**RECORDED VOTES:**

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Bassem Bitar*

Bassem Bitar, AICP

Deputy Director of Planning



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

**MOTION:** Mr. Way moved, Mr. Deschler seconded to adjourn to executive session for the purposes of conference with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.

**VOTE:** 7 – 0.

**RESULT:** Motion carried to adjourn to executive session.

### RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

### STAFF CERTIFICATION

DocuSigned by:

*Jennifer M. Rauch*

Jenny Rauch, AICP

Director of Community Planning and Development



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