



MEETING MINUTES

Planning & Zoning Commission

Thursday, October 2, 2025

CALL TO ORDER

The meeting was called to order by Ms. Call at 6:38 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, Bassem Bitar, Tammy Noble

ACCEPTANCE OF MEETING DOCUMENTS

Mr. Way moved, Mr. Garvin seconded acceptance of the documents into the record and approval of the September 18, 2025 Regular Meeting minutes.

Vote: Mr. Chinnock, yes; Mr. Way, yes; Ms. Harter, yes; Ms. Call, yes; Mr. Alexander, yes; Mr. Garvin, yes; Mr. Deschler, 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 #25-051AFDP

Dublin Methodist Hospital Tower Expansion – Amended Final Development Plan

Request for review and approval of an Amended Final Development Plan for the construction of an addition and associated site improvements to the OhioHealth Dublin Methodist Hospital. The 45-acre site is zoned PUD, Ohio Health and is located at 7500 Hospital Drive.

Applicant Presentation

Cherie Smith, President Dublin Methodist Hospital, 7500 Hospital Drive, Dublin, opened the presentation explaining the critical need for expansion. She detailed how the hospital's current 92 acute care beds were insufficient for the growing population, particularly those 65 and older. The expansion would add 48 beds immediately, bringing the total to 140, with infrastructure prepared for an additional 48 beds. She explained that patients were being held in the Emergency Department who actually needed to be inpatients, emphasizing the urgency of the project.

Kristina Bertocchi, Design Group, 515 East Main Street, Columbus, presented the design approach, beginning with an analysis of successful healthcare facilities in Dublin including Mount Carmel and The Ohio State University. She explained how the new 6-story tower would integrate with the existing 4-story structures through careful material selection and formal relationships. The design team had studied the existing towers' formal diagram, which Ms. Bertocchi described as a relationship of volume with the brown brick, that has a perimeter plane of orange brick around it. There are moments where the orange brick opens and the brown brick can be seen.

In response to Commission feedback from their August meeting, the design team made several key modifications. They raised the parapet height to minimize the visual impact of the mechanical penthouse and introduced asymmetrical brown brick wrapping to better integrate the mechanical equipment. Ms. Bertocchi noted that they had learned this technique from studying Mount Carmel's successful integration. They also added brick banding along the top for additional articulation and strategic pauses in the facade for future signage placement.

The team addressed the white TPO roof requirement, with Ms. Bertocchi stating that Ohio Health has reaffirmed its institutional policy requiring white reflective roof surfaces for sustainability, energy efficiency, and infection control purposes. Regarding landscape improvements, they added trees west of the addition, foundation plantings around the entire perimeter, and created a sidewalk connection to the campus-wide walking path. The parking reorganization would add 124 new spaces with consideration for valet services to better serve the aging patient population.

Staff Presentation

Ms. Noble thanked OhioHealth for their collaborative working relationship over the past year. She explained that the Amended Final Development Plan before the Commission represents the final planning stage, with only building permits to follow. The 45-acre site along US 33 contains the existing 340,000 square foot hospital, a medical office building, and an energy plant. The proposed 6-story expansion to the north was always contemplated in the development text. Previous approvals included a lot line adjustment to meet setbacks and text modifications to adjust acreage and parking requirements. Ms. Noble highlighted that the applicant had addressed the Commission's August feedback by minimizing the mechanical parapet appearance through extending brick materials upward and creating architectural interest that blends with the existing building. All development standards including block coverage, setbacks, and parking requirements have been met, and the previously deficient tree replacement requirement has been resolved.

Commission Questions

Mr. Way sought clarification on the white roof decision and the diagonal architectural element on the tower. Ms. Bertocchi explained the diagonal resulted from maintaining specific dimensions at both the bottom of the orange brick and top of the penthouse, creating a visual connection to the existing building's angled elements while avoiding an exact match that might appear forced.

Ms. Harter expressed continued concern about the stark white roof's visual impact, though she acknowledged the operational requirements. She asked whether alternatives like gravel had been considered. Ms. Bertocchi confirmed they had explored options but maintenance and cleanliness concerns for infection prevention quickly eliminated alternatives. Three-dimensional modeling had shown the visual impact from patient rooms was less significant than anticipated.

Mr. Chinnock focused on the mechanical penthouse screening, particularly on the east elevation facing Avery Road. He questioned why this prominent facade received less architectural treatment. Ms. Bertocchi stated that the east elevation actually featured the most glass due to corner wrapping and received equal attention despite less height in the brown brick wrapping.

Mr. Alexander inquired whether moving the penthouse perimeter inward had been explored to reduce visual bulk. Ms. Bertocchi stated that the design team confirmed this had been investigated but proved prohibitively costly due to existing stairwell and elevator locations. Mr. Alexander also expressed concern that extending the brown brick up the southwest corner actually accentuated the building's height rather than breaking it up as intended.

Mr. Garvin inquired about tree replacement. Ms. Bertocchi explained that they were added in the new parking and spread throughout the site, mostly to the north and east and if there were ever to be a fourth tower, that would be to the west.

Public Comments

There were no public comments.

Commission Discussion

Mr. Way expressed support for the application, noting the applicant had addressed Commission concerns effectively. He appreciated the white roof as an environmental move for energy efficiency and supported the landscape connectivity efforts, though he observed the diagonal element on the tower differed from other campus examples by not flattening out.

Ms. Harter supported the application, feeling the expansion modernized and updated the facility while maintaining community visibility. She expressed disappointment about the roof, believing other safe alternatives could have been explored, noting the reflective quality changes the building's appearance from different perspectives. She commended the safe crossings, walkability improvements, and complete tree replacement.

Mr. Chinnock stated general support but remained concerned about the mechanical screening dominance. He appreciated the masonry and glass investment at patient levels but felt the mechanical screening's metal material was overpowering.

Mr. Alexander expressed mixed feelings, preferring the previous design where material changes broke up the building mass. He stated that he felt the current design accentuated the building's

height by creating one continuous volume, making it appear as 6 stories rather than 5 stories with a secondary element on top.

Mr. Deschler indicated support, acknowledging the applicant had met the criteria and addressed previous feedback satisfactorily.

Mr. Garvin appreciated the changes made and felt all concerns had been properly addressed and defended, expressing his support.

Chair Call summarized the Commission's feedback, noting general support despite some architectural preferences. She emphasized that the applicant had responded to previous discussion items including angles, white roof justification, tree replacement, and height/parapet screening concerns. She confirmed that the single condition requiring the applicant to work with engineering covered the items raised.

Following discussion about whether the condition should specifically include planning staff alongside engineering staff to address architectural concerns, the Commission agreed to modify the condition language.

Mr. Way moved, Ms. Harter seconded approval of the Amended Final Development Plan with the following condition:

1. The applicant continue to work with Planning and Engineering such that comments are addressed during the required site permit review process.

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

[Motion carried 7-0.]

Case #25-089CP

6285 Sawmill Road Outparcel – Concept Plan

Request for review and non-binding feedback for a +/-5,450-square-foot commercial building and associated site improvements. The +/-0.56-acre site is zoned BSD-C, Bridge Street District - Commercial, and is located at the northwest corner of Sawmill Road and Martin Drive.

Applicant Presentation

Phil Moorehead G2 Planning + Design, 720 East Borad Street, Columbus, presented the concept plan for a speculative 5,500 square foot commercial building on a 0.65-acre portion of the existing Gabe's retail store parking lot at the northwest corner of Sawmill and Martin roads. The site investigation revealed two primary challenges: meeting minimum parking requirements for both the residual lot and the new outparcel, and an existing overhead electric line crossing the corner where Bridge Street District standards would place the building. Initial informal meetings with city staff proved supportive of the concept. Staff suggested utilizing Bridge Street District incentives to address parking concerns, including auto-share parking spaces allowing a 10% reduction and transit proximity credits for another 10% reduction due to nearby COTA bus stations.

Mr. Moorehead met with an AEP representative who provided options for addressing the overhead electric lines, including potentially relocating poles to create more building placement flexibility. The concept envisions up to 4 tenants maximum, with potential for restaurant use including outdoor

dining space on the corner or Sawmill Road frontage. The single-story height limitation is due to overhead electric proximity.

Staff Presentation

Mr. Bitar explained that this was a Concept Plan application seeking general feedback rather than detailed review. The site represents the southernmost parcel in the Bridge Street District, with the property line currently extending into pavement areas requiring future right-of-way discussions. The site's zoning history revealed it was originally developed as a sporting goods store in the early 1990s with parking concerns that led to specific development standards. The 2012 Bridge Street District rezoning reduced parking requirements significantly. The Envision Dublin plan categorizes the area as Mixed Use Urban, intended to urbanize the auto-oriented character and promote walkability.

While the plan generally envisions 3-6 story buildings, it acknowledges Sawmill Road frontage as transitional. The proposed uses of retail and eating/drinking establishments are consistent with both current zoning and future vision. The Bridge Street code allows low-rise, freestanding retail buildings as interim steps toward future densification.

Mr. Bitar noted that Bridge Street streetscape standards application would need further discussion, particularly given Sawmill Road's jurisdictional complexities and the site's position at the District's edge. He suggested exploring options to shift the building westward, creating green edge space and avoiding AEP easements while being more creative with loading and dumpster locations.

Commission Discussion

Mr. Alexander sought clarification on consistency with Envision Dublin, which Mr. Bitar confirmed. Mr. Alexander noted concerns about tree preservation as they create gateway continuity and screen less attractive architecture. He emphasized corner articulation importance and pedestrian circulation challenges.

Mr. Deschler inquired about drive-through possibilities (which had been viewed negatively), power line constraints on building height, and alternative site locations. The 10-foot horizontal clearance requirement from overhead lines would push the building approximately 15 feet into the site. He observed the site feels "trapped" on the corner, comparing it to nearby developments.

Mr. Garvin had minimal questions, having had his drive-through concerns addressed.

Mr. Way asked about Bridge Street streetscape standards application, particularly given the narrow existing sidewalk. Mr. Bitar clarified that Sawmill Road's Columbus jurisdiction and intersection proximity would likely limit full streetscape implementation to Martin Road, creating an interim condition different from typical Dublin standards.

Ms. Harter asked about Martin Road speeds, shared dumpster possibilities, and whether surveying nearby businesses about outdoor patio usage would be helpful. She emphasized the importance of considering plaza and pocket park opportunities despite the small site.

Mr. Chinnock questioned the minimum viable building size and tenant count for financial feasibility (likely 3-4 tenants maximum), and the customer journey given probable rear parking lot access. He expressed concern about the dumpster location's impact on the tight site and wondered about relocating it through agreements with adjacent properties.

The commission expressed general support for activating this corner but with significant reservations about the current concept. Mr. Way supported densification efforts but noted issues with the building being too close to Sawmill Road, suggesting pushing it back and incorporating the loading lane to create viable outdoor space.

Ms. Harter supported the use while emphasizing the need to move the building back from Sawmill Road, improve the pedestrian experience from likely rear entrances, and address the proliferation of visible dumpsters in the area to promote walkability.

Mr. Chinnock strongly supported activating the corner but suggested reducing parking to gain more walkability, patio space, and breathing room for the constrained site.

Mr. Alexander reluctantly supported the proposal as it meets current zoning but called it "very shortsighted," noting that both Dublin and Columbus envision dramatic changes for Sawmill Road. Dublin's Code is moving away from single use, one story retail centers.

Mr. Deschler expressed general support for corner development but felt the building seemed trapped. He stated clearly that if the applicant returns with a one-story corner restaurant, he would likely not support it.

Mr. Garvin supported the proposed use without drive-through but encouraged thinking beyond a suburban outbuilding to better reflect Bridge Street District intentions, suggesting the two-story Heartland Bank at Lane Avenue and Northwest Boulevard as a model creating both a gateway and addressing space constraints.

Chair Call supported activation but challenged the applicant to look beyond typical suburban development patterns, contrasting the less successful Chase Bank's suburban setback with Piada's activated ground floor. She emphasized the need to consider both pedestrian and vehicular experiences along Sawmill Road.

Venkat Bodempudi, General Manager, SK Investments, confirmed understanding of the Commission's general support for outparcel development while acknowledging the need to address specific concerns in future submissions, noting significant underutilized parking on the site's north side.

COMMUNICATIONS

Ms. Call stated that there was a SportsOhio committee meeting this past week and she committed to sending an email update through staff for circulation to all commissioners.

ADJOURNMENT

The meeting was adjourned at 8:29 pm.



Chair, Planning and Zoning Commission


Deputy Clerk of Council