

RECORD OF ACTION

Planning and Zoning Commission

Thursday, December 12, 2024 | 6:30 p.m.

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

MOTION: Mr. Way moved, Mr. Deschler seconded, acceptance of the documents into the record and approval of the November 7, 2024 and November 14, 2024 meeting minutes.

VOTE: 7 – 0.

RESULT: Motion carried 7-0.

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:

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Jenny Rauch, AICP
Director of Community Planning and Development

RECORD OF ACTION

Planning and Zoning Commission

Thursday, December 12, 2024 | 6:30 p.m.

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

**1. Central Irrigation Supply
24-138CU**

Conditional Use

Proposal:	A Conditional Use to allow a wholesale and distribution use in an existing building.
Location:	Northeast of the intersection of Innovation Drive and Enterprise Court.
Request:	Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.
Applicant:	Tom Blaz, FOGG Corporate Properties
Planning Contact:	Taylor Mullinax, AICP, Planner I
Contact Information:	614.410.4632, tmullinax@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-138

MOTION: Mr. Alexander moved, Mr. Way seconded approval of the Consent Case.


VOTE: 7-0

RESULT: Motion carried 7-0

VOTE:

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:
 **Signed for Taylor**
Taylor Mullinax, AICP
Planner I

RECORD OF ACTION

Planning and Zoning Commission

Thursday, December 12, 2024 | 6:30 p.m.

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

2. Mount Carmel Health System 24-146AFDP

Amended Final Development Plan

Proposal: Amended Final Development Plan to modify previously approved signs and new chapel building uplighting. The +/-35-acre site is zoned PUD: Mount Carmel Hospital Northwest and is located.

Location: Northwest of the I-270 and Sawmill Road interchange.

Request: Review and approval of an Amended Final Development Plan (AFDP) under the provisions of Zoning Code Section 153.055(B).

Applicant: Kyle Maiser

Planning Contact: Christopher Will, AICP, Senior Planner

Contact Information: 614.410.4498, cwill@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-146

MOTION: Mr. Alexander moved, Mr. Way seconded approval of the Consent Case.

VOTE: 7-0

RESULT: Motion carried 7-0

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:

Chris Will

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Christopher Will, AICP
Senior Planner



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



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RECORD OF ACTION

Planning and Zoning Commission

Thursday, December 12, 2024 | 6:30 p.m.

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

**3. Bridge Park, Block J
24-141CP**

Concept Plan

Proposal:	Request for review and recommendation of approval for a Concept Plan for the development of an office building, condominium, and parking garage.
Location:	Southeast of the intersection of Dale Drive and Bridge Park Avenue.
Request:	Concept Plan review and recommendation of approval.
Applicant:	Sarah Wilson, EMHT
Planning Contact:	Zach Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-141

MOTION: Mr. Way moved, Mr. Garvin seconded a recommendation of Council approval of the Concept Plan with 3 conditions:

- 1) The applicant continues to work with staff on the conversion of Banker Drive and Street B (Dave Thomas Boulevard) to public streets;
- 2) The applicant submits a Conditional Use Permit with the submission of the Preliminary Development Plan (PDP); and
- 3) The applicant continue to work with staff to explore alternative designs for Street A, based on the comments provided by the Commission.

VOTE: 7-0

RESULT: The Concept Plan was recommended for approval and forwarded to City Council for determination in combination with a future Development Agreement.

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

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Zach Hounshell
Planner II



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RECORD OF ACTION

Planning and Zoning Commission

Thursday, December 12, 2024 | 6:30 p.m.

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

4. MAG – Volvo 24-136INF

Informal Review

Proposal:	Exterior building modifications and new signs.
Location:	Southeast of the intersection of Perimeter Drive and Perimeter Loop Road.
Request:	Informal review and non-binding feedback on a future development application.
Planning Contact:	Taylor Mullinax, AICP, Planner I
Contact Information:	614.410.4632, tmullinax@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-136

RESULT: The Commission was not supportive of the architectural details and sign changes as proposed. The members shared that the proposed amendments do not align with the architectural design of the overall campus and are inconsistent with the previously approved sign allowances.

MEMBERS PRESENT:

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

Signed for Taylor

Taylor Mullinax, AICP
Planner I



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