

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 17, 2025 | 6:30 p.m.

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

MOTION: Mr. Deschler moved, Ms. Harter seconded, to accept the documents into the record and approve the minutes from the meeting on March 6, 2025.

VOTE: 6 – 0.

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

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Jenny Rauch, AICP
Director of Community Planning and Development

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 17, 2025 | 6:30 p.m.

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

1. Dublin Scioto High School 25-029AFDP

Amended Final Development Plan

Proposal: Request for review and approval of an Amended Final Development Plan for minor site improvements to a multipurpose sports field. The 54.3-acre site is zoned Planned Unit Development District (PUD): NE Quad.

Location: 4000 Hard Road

Planning Contact: Taylor Mullinax, AICP, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/25-029

MOTION: Mr. Alexander moved, Mr. Garvin seconded approval of the Amended Final Development Plan with a Minor Text Modification with one condition by consent:

- 1) The applicant submits revised plans with a portion of the proposed hardscape removed to meet the maximum permitted lot coverage, subject to staff review and approval, prior to building permitting.


VOTE: 5-0

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

(Signing for Taylor)
Taylor Mullinax, AICP
Planner I



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 17, 2025 | 6:30 p.m.

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

2. Dublin Jerome High School
25-030AFDP

Amended Final Development Plan

Proposal:

Request for review and approval of an Amended Final Development Plan for minor site improvements to a multipurpose sports field. The 87.6-acre site is zoned Planned Unit Development District (PUD): Dublin Jerome High School.

Location:

8300 Hyland-Croy Road

Planning Contact:

Taylor Mullinax, AICP, Planner I

Contact Information:

614.410.4632, tmullinax@dublin.oh.us

Case Information:

www.dublinohiousa.gov/pzc/25-030

MOTION: Mr. Alexander moved, Mr. Garvin seconded to approve the Amended Final Development Plan with one condition by consent:

- 1) The applicant submits a revised site plan noting all pavement setbacks and required screening details for the bleachers, subject to staff review and approval, at building permitting.

VOTE: 5-0

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Rebecca Call

Yes

Kim Way

Absent

Kathy Harter

Yes

Jamey Chinnock

Yes

Gary Alexander

Yes

Jason Deschler

Recused

Dan Garvin

Yes

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

(Signing for Taylor)

Taylor Mullinax, AICP
Planner I

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 17, 2025 | 6:30 p.m.

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

3. Avery Crossing 24-014CP

Concept Plan

Proposal: Request for review and non-binding feedback for a mixed-use development comprised of residential, commercial and open space. The 127-acre site is zoned R, Rural.

Location: Southwest of the Rings Road and Avery Road intersection

Planning Contact: Christopher Will, AICP, Senior Planner

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

Case Information: www.dublinohiousa.gov/pzc/24-014

RESULT: The Commission supported the proposal, with recommendations to further refine the transitions between the proposed residential types as well as the connections with the proposed commercial development. The Commission also recommended further development of the open space framework to better define purpose and add amenities. Commission members highlighted the necessity of transportation improvements, especially Tuttle Crossing Boulevard, and encouraged continued engagement with the surrounding neighbors.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

Signed by:

Chris Will

Christopher Will, AICP
Senior Planner



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 17, 2025 | 6:30 p.m.

**4. Liu Trail
24-128PP**

Preliminary Plat

Proposal: Request for review and recommendation of approval for a Preliminary Plat for 7 single-family lots and a reserve. The 12.78-acre site is zoned R-1, Restricted Suburban Residential District.

Location: 7192 Dublin Road

Planning Contact: Taylor Mullinax, AICP, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-128

MOTION: Mr. Deschler moved, Mr. Alexander seconded to table the application per the applicant’s request to address the cited Code sections.

VOTE: 6-0

RESULT: The Preliminary Plat was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar (Signing for Taylor)

Taylor Mullinax, AICP
Planner I