Docusign Envelope ID: 43DBD078-09C6-867F-829A-87BDFE94164A

RECORD OF ACTION

Planning and Zoning Commission

Thursday, May 7, 2026 | 6:30 p.m.

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

MOTION: Ms. Harter moved, Mr. Alexander seconded, to accept the documents into the record and approval of the April 9 and April 16, 2026 regular meetings.

VOTE: 5-0

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

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Hilary Damaser	Absent
Dan Garvin	Absent
Victoria Newell	Yes

STAFF CERTIFICATION

DocuSigned by:
Jennifer M. Rauch
C685F9E695BD44D...

Jenny Rauch, AICP
Director of Community Planning and Development

Docusign Envelope ID: 43DBD078-09C6-867F-829A-87BDFE94164A

RECORD OF ACTION

Planning and Zoning Commission

Thursday, May 7, 2026 | 6:30 p.m.

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

1. West Innovation District – Administrative Request – Code Amendment
West Innovation District Setback and Buffer Study
26-001ADMC

Discussion:	Discussion and feedback for Code Amendments to the City of Dublin Zoning Code Sections 153.016 and 153.037-153.042 for the West Innovation District. Update on the setback and buffer study as it relates to the ID-6 district implementation.

The following feedback was given.

- Use definitions: Commissioners requested that staff further sharpen language regarding the proposed advanced manufacturing definition to ensure alignment with the district intent, regarding inputs and outputs, and ensuring consideration for mitigating environmental impacts. Consultant Greg Dale noted that numeric performance standards present drafting and enforcement challenges and that the current framework places the burden of demonstration on applicants, subject to the review process.
- Conditional use designation: Interest was expressed in classifying advanced manufacturing as a conditional use to provide additional oversight. Dissenting views were offered stating that doing so would be contrary to the district's economic development intent and would create a disincentive for investment. Legal counsel noted that conditional uses in the WID are generally reserved for uses that depart from its core purpose. Following discussion, a majority of the Commission determined that further refinement of the use definition would address these concerns and the addition of a conditional use process would not be needed.
- Fleet vehicles: Commissioners requested greater specificity regarding the location and screening of fleet vehicle parking to prevent use as de facto signage or visual clutter, consistent with standards applied elsewhere in Dublin. Staff acknowledged the concern and agreed to revisit the draft language, noting that the ART (Administrative Review Team) process could address site-specific placement.
- Renewable energy/wind equipment: It was noted that the blanket exclusion of wind energy equipment may be overly broad, as small rooftop turbines differ significantly from utility-scale wind towers. Staff shared this general use was raised as a concern by the residents and removed from the draft.
- Opacity standards: Commissioners noted that the definition and measurement of the 90% opacity requirement should be more precisely defined, including seasonal considerations and whether the mounding itself factors into the calculation. Staff and the consultant teams agreed

Docusign Envelope ID: 43DBD078-09C6-867F-829A-87BDFE94164A

to further refine this language in the revised draft.

- Mounding and buffering: Commissioners discussed the proposed mounding and buffering design standards. They expressed a desire to ensure the design and implementation of the buffer is cohesive along the Cosgray Road frontage.
- Sustainability bonus: The possibility was raised of applying the existing 5% buildable area bonus from sustainable practices to the required buffer landscaping, to help offset development costs. Staff indicated this could be evaluated on a project-by-project basis through the ART process and agreed to examine the concept further.

MEMBERS PRESENT:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Dan Garvin	Absent
Hilary Damaser	Absent
Victoria Newell	Yes

STAFF CERTIFICATION

DocuSigned by:
Jennifer M. Rauch
C08B78E0050D44D...

Jenny Rauch, AICP
Director of Community Planning and Development