



RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 17, 2019 | 6:30 pm

The Planning and Zoning Commission discussed the following proposal at this meeting:

- 1. BSD C – McDonald’s 18-036MPR-MSP-WR 337 W. Bridge Street**
Minor Project Review/Master Sign Plan/Waiver Review
- Proposal: Exterior modifications and signs for an existing restaurant (McDonald’s) zoned Bridge Street District – Commercial.
- Location: South of West Bridge Street, approximately 250 feet southeast of the intersection with Frantz Road.
- Request: Review and approval of a Minor Project Review, Master Sign Plan, and Waiver Review under the provisions of Zoning Code Section 153.066.
- Applicant: McDonald’s represented by Rebecca Green, Permit Solutions
- Planning Contact: Nichole M. Martin, AICP, Planner I
- Contact Information: 614.410.4635, nmartin@dublin.oh.us
- Case Information: www.dublinohiousa.gov/pzc/18-036

MOTION #1: Mr. Stidhem moved, Ms. Kennedy seconded, to approve a Parking Plan:

1. To permit 19 parking spaces where 20 spaces are required; and
2. To permit 12 drive-thru stacking spaces where 24 stacking spaces are required.

VOTE: 6 – 0.

RESULT: The Parking Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

MOTION #2: Mr. Stidhem moved, Mr. Fishman seconded, to table the Minor Project Review.

VOTE: 6 – 0.

RESULT: The Minor Project Review was tabled.



RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

MOTION #3: Mr. Stidhem moved, Mr. Wilson seconded, to approve two Waivers to permit the following deviations from Code:

1. §153.062 — Building Type Requirements (E)(1)(a) – Materials - Percent of Primary Material Building Coverage. Minimum 80% primary building material coverage is required; 78% primary building material coverage requested.
2. §153.062 — Building Type Requirements (E)(1)(h) – Materials - Alternative High-Quality Synthetic Building Material. Permitted primary or secondary material required as defined in §153.062(E)(1)(c-d). Alternative secondary material – Tile (Eurowest E-wood Black) with textured wood grain is requested.

VOTE: 6 – 0.

RESULT: The two Waivers were approved.

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

MOTION #4: Mr. Stidhem moved, Ms. Fox seconded, to table the Master Sign Plan.

VOTE: 6 – 0.

RESULT: The Master Sign Plan was tabled.

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

STAFF CERTIFICATION



Nichole M. Martin, AICP, Planner I





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The Planning and Zoning Commission discussed the following proposal at this meeting:

**2. BSD SRN – Bridge Park, Block F
18-065FP**

**PID: 273-000867
Final Plat**

Proposal: Subdivision of 2.55 acres for two lots for future commercial development and one reserve to accommodate a future private drive.
Location: South side of Bridge Park Avenue between Dale Drive and Mooney Street, north of Banker Drive.
Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.
Applicant: Crawford Hoying Development Partners represented by James Peltier, EHM&T.
Planning Contact: Claudia D. Husak, AICP, Senior Planner
Contact Information: (614) 410-4675, chusak@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/18-065

MOTION: Mr. Stidhem moved, Mr. Fishman seconded, to recommend approval to City Council for a Final Plat with two conditions:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal; and
- 2) That the plat title be revised to add the vacation of portions of the Dale Drive right-of-way.

VOTE: 6 – 0.

RESULT: The Final Plat was recommended for approval and forwarded to City Council for final review.

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP, Senior Planner
Manager of Current Planning

