



RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 10, 2019 | 6:30 pm

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

1. McDonald's Exterior 19-077

337 West Bridge Street Minor Project Review

Proposal: An alternate exterior material for an existing restaurant and modified landscaping on a site zoned Bridge Street District Commercial.

Location: On the south side of West Bridge Street, approximately 250 feet southeast of the intersection with Frantz Road.

Request: Review and approval of a Minor Project with a Waiver under the provisions of Zoning Code Section 153.066.

Applicant: Jacob Albers, McDonalds US represented by Vanessa Stickel, Permit Solutions, Inc.

Planning Contact: Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-077

MOTION #1: Mr. Supelak moved, Mr. Fishman seconded, to approve the Waiver:

1. §153.062 — Building Type Requirements (E)(1)(c) Materials Required: Primary Building Materials (High quality, durable materials including but not limited to stone, manufactured stone, full depth brick, and glass); Requested: Thin-brick Veneer (Endicott Clay Products Co. – Sahara Sands).

VOTE: 6 - 0

RESULT: The Waiver was approved.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Absent
Mark Supelak	Yes
Rebecca Call	Yes

MOTION #2: Ms. Kennedy moved, Ms. Fox seconded, to approve the Minor Project with six conditions:

- 1) That the applicant provide a cigarette receptacle in an area prior to the drive-thru window, subject to Staff approval;



**1. McDonald's Exterior
19-077**

**337 West Bridge Street
Minor Project Review**

- 2) That the applicant updates the landscape plan to eliminate all river rock mulch with the exception of a defined critical area along the west property line, subject to Staff approval;
- 3) That the applicant provide a river rock specification and two smaller alternative specifications, subject to Staff approval;
- 4) That the applicant replace the three Crabapple trees with three Butterflies Magnolia or Winter King Hawthorn at a minimum size of 2 caliper inches per tree, and pay a Fee-in-Lieu for the remaining inches;
- 5) That the applicant replaces all the yellow bollard covers with more decorative bollard covers, subject to Staff approval; and
- 6) That the applicant provides an 'as-built' landscape plan that reflects all the site modifications, subject to Staff compliance review.


VOTE: 6 - 0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Absent
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
Interim Planning Director





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

**2. Perimeter Center, Subarea E - Shell Gas Station 6695 Perimeter Loop Road
19-079 Amended Final Development Plan**

Proposal: Replacement of an existing, cedar-shake shingle roof with replica, asphalt-shake shingles on a gas station on a site zoned Planned Unit Development District.

Location: West of Perimeter Loop Road, approximately 525 feet southeast of the intersection with Avery Road.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Fawzi Hidmi

Planning Contact: Zach Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/19-079

MOTION: Ms. Call moved, Ms. Fox seconded, to approve the Amended Final Development Plan without conditions.

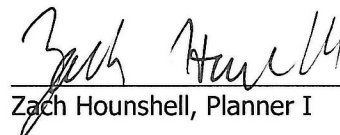
VOTE: 5 - 1

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Victoria Newell	No
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Absent
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION


Zach Hounshell, Planner I





RECORD OF ACTION

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

3. Dublin Village Center 19-088

6561-6815 Dublin Center Drive Master Sign Plan

Proposal: A Master Sign Plan for Dublin Village Center on a site zoned Bridge Street District Sawmill Center Neighborhood.
Location: West of Dublin Center Drive, approximately 1000 feet west of the intersection with Sawmill Road
Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code Section 153.066.
Applicant: Kevin McCauley, Stavroff
Planning Contact: Nichole M. Martin, AICP, Planner II
Contact Information: 614.410.4635, nmartin@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/19-088

MOTION: Ms. Call moved, Ms. Kennedy seconded, to approve the Master Sign Plan with four conditions:

- 1) That the applicant update the Master Sign Plan to accurately reflect the lighting for the signs on the clock tower;
- 2) That the applicant revise the materials to limit the letter height for inline tenants to 30 inches;
- 3) That the Master Sign Plan be revised to limit the logo application to the tower interior to the center and the clock tower; and
- 4) That the banners be removed from the proposal.

VOTE: 6 - 0

RESULT: The Master Sign Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Absent
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION

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

