



RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 30, 2020 | 6:30 pm

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

MOTION #1: Ms. Call moved, Mr. Grimes seconded, to appoint Kristina Kennedy as the Vice Chair for the term of April 2020 through March 31, 2021.

VOTE: 6 – 0.

RESULT: Ms. Kennedy was appointed as the Vice Chair for the year 2020-2021 (April)

RECORDED VOTES:

Rebecca Call	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Leo Grimes	Yes

MOTION #2: Ms. Kennedy moved, Mr. Fishman seconded, to appoint Rebecca Call as the Chair for the term of April 2020 through March 31, 2021.

VOTE: 6 – 0.

RESULT: Ms. Call was appointed as the Chair for the year 2020-2021 (April)

RECORDED VOTES:

Rebecca Call	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Leo Grimes	Yes

STAFF CERTIFICATION

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





RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 30, 2020 | 6:30 pm

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

MOTION #1: Mr. Grimes moved, Ms. Fox seconded, to accept the documents into the record.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Rebecca Call	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Leo Grimes	Yes

MOTION #2: Mr. Grimes moved, Ms. Fox seconded, to accept the meeting minutes from March 5, 2020.

VOTE: 6 – 0.

RESULT: The minutes from March 5, 2020, were accepted.

RECORDED VOTES:

Rebecca Call	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Leo Grimes	Yes

STAFF CERTIFICATION

DocuSigned by:

Claudia D. Husak

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





RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 30, 2020 | 6:30 pm

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

1. Deer Run Estates – Subarea A **Amended Final Development Plan**
20-030AFDP

Proposal: Lot dimension and easement adjustments to a previously approved Final Development Plan.
Location: West of Dublin Rd, ± 850 feet north of the intersection with Memorial Drive and zoned Planned Unit Development District.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.066.
Applicant: Rick Fay, OHM Advisors
Planning Contact: Claudia D. Husak, AICP, Senior Planner, Current Planning Manager
Contact Information: 614.410.4675, chusak@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-030

MOTION: Ms. Fox moved, Mr. Grimes seconded, to approve the Amended Final Development Plan with the following condition:

- 1) That the applicant work with staff to re-establish the required landscape screen along the northern property line.

VOTE: 6 - 0

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Jane Fox Yes
Warren Fishman Yes
Kristina Kennedy Yes
Mark Supelak Yes
Rebecca Call Yes
Leo Grimes Yes

STAFF CERTIFICATION

DocuSigned by:
Claudia D. Husak
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Claudia D. Husak, AICP
Senior Planner, Current Planning Manager





RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 30, 2020 | 6:30 pm

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

2. Deer Run Estates – Subarea A 20-031FP

Final Plat

Proposal: A revision to a previously approved Final Plat to revise lot dimension and easements.

Location: West of Dublin Rd, ± 850 feet north of the intersection with Memorial Drive and zoned Planned Unit Development District.

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.

Applicant: Rick Fay, OHM Advisors

Planning Contact: Claudia D. Husak, AICP, Senior Planner, Current Planning Manager

Contact Information: 614.410.4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/20-031

MOTION: Ms. Fox moved, Mr. Grimes seconded, to recommend approval to City Council for the Final Plat with the following condition:

- 1) That the applicant make any minor technical adjustments prior to submitting the plat for Council acceptance.

VOTE: 6 - 0

RESULT: The Final Plat was recommended for approval to City Council.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Leo Grimes	Yes
Rebecca Call	Yes

STAFF CERTIFICATION

DocuSigned by:
Claudia D. Husak
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Claudia D. Husak, AICP
 Senior Planner, Current Planning Manager





RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 30, 2020 | 6:30 pm

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

3. Sundai Student Tutoring 20-042CU **6059 Frantz Road Conditional Use**

Proposal: An educational and research use for an existing 1,150-square-foot tenant space zoned Planned Unit Development District (Millenium Office Complex).
Location: West of Frantz Road, approximately 950 feet north of the intersection with Blazer Parkway.
Request: Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.
Applicant: Rick Warren, CAW Construction and Consulting Services
Planning Contact: Claudia D. Husak, AICP, Senior Planner, Current Planning Manager
Contact Information: 614.410.4675, chusak@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-042

MOTION: Ms. Fox moved, Mr. Grimes seconded, to approve the educational and research Conditional Use without conditions.

VOTE: 6 - 0

RESULT: The Conditional Use was approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes

STAFF CERTIFICATION

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





RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 30, 2020 | 6:30 pm

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

**5. Dublin Gateway (Gorden)
17-061PDP**

**7270 & 7150 Hyland-Croy Road
Preliminary Development Plan**

Proposal: Rezoning of ±45.4 acres from R, Rural District to PUD, Planned Unit Development District to facilitate the future development of 90 single-family lots and up to 150 Adult Congregate Living Facility (ACLF) with ±12.5 acres of open space and five public streets.

Location: Northeast of the intersection of Hyland-Croy Road and Post Road

Request: Review and recommendation of approval for a Rezoning/Preliminary Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Wes Smith, Schottenstein Real Estate Group, and Laura Comek, Laura M. Comek Law LLC

Planning Contacts: Nichole M. Martin, AICP Planner II and Claudia D. Husak, AICP, Current Planning Manager

Contact Information: 614.410.4635, nmartin@dublin.oh.us and 614.410.4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/17-061

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to recommend approval to City Council for a Rezoning/Preliminary Development Plan with four conditions:

- 1) That the applicant coordinate with Engineering to establish final approved street names and the applicant update the plans and development text prior to City Council;
- 2) That the applicant update the development text prior to submittal to City Council including all conditions;
- 3) That the applicant continue to work with the City and Union County to complete the traffic impact study to the satisfaction of the City Engineer and the Union County Engineer, prior to submitting the rezoning for consideration by City Council; and
- 4) That the applicant work with the City of Dublin and Union County to develop an Infrastructure Agreement for consideration by City Council. This should be submitted in conjunction with the submission of the rezoning to City Council.



**5. Dublin Gateway (Gorden)
17-061PDP**

**7270 & 7150 Hyland-Croy Road
Preliminary Development Plan**

VOTE: 1 - 5

RESULT: The motion for a Rezoning and Preliminary Development Plan did not pass so it was not recommended for approval to City Council.

RECORDED VOTES:

Jane Fox	No
Warren Fishman	No
Kristina Kennedy	No
Mark Supelak	No
Rebecca Call	No
Leo Grimes	Yes

STAFF CERTIFICATION

Nichole M. Martin

Nichole M. Martin, AICP, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 30, 2020 | 6:30 pm

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

6. Dublin Gateway (Gorden) 7270 & 7150 Hyland-Croy Road Preliminary Plat
17-061PP

Proposal: The subdivision of ±45.4 acres into a 150-unit Adult Congregate Living Facility (ACLF) and 90 single-family lots with eight open space reserves and five public streets.

Location: Northeast of the intersection of Hyland-Croy Road and Post Road

Request: Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Subdivision Regulations Sections 152.085 – 152.092.

Applicant: Wes Smith, Schottenstein Real Estate Group, and Laura Comek, Laura M. Comek Law LLC

Planning Contacts: Nichole M. Martin, AICP Planner II and Claudia D. Husak, AICP, Current Planning Manager

Contact Information: 614.410.4635, nmartin@dublin.oh.us and 614.410.4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/17-061

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to recommend approval to City Council for the Preliminary Plat with three conditions:

- 1) That the Preliminary Plat be updated in accordance with any modifications and improvements approved with the rezoning and Preliminary Development Plan application prior to City Council submittal;
- 2) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal; and
- 3) That the applicant coordinate with Engineering to establish final approved street names and update the plans prior to Council submittal.

VOTE: 1 - 5

RESULT: The motion for the Preliminary Plat did not pass and would not be recommended for approval to City Council.



**6 Dublin Gateway (Gorden)
17-061PP**

**7270 & 7150 Hyland-Croy Road
Preliminary Plat**

RECORDED VOTES:

Jane Fox	No
Warren Fishman	No
Kristina Kennedy	No
Mark Supelak	No
Rebecca Call	No
Leo Grimes	Yes

STAFF CERTIFICATION

Nichole M. Martin

Nichole M. Martin, AICP, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 30, 2020 | 6:30 pm

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

8. Ohio State University Medical Campus 20-036FDP

Final Development Plan

Proposal: Construction of ±272,000-square-foot medical office and ambulatory care facility and associated site improvements on a 33.73-acre site.

Location: South of US 33, north of Shier-Rings Road, east of Eiterman Road and west of Avery Road zoned Planned Unit Development District.

Request: Review and approval of a Final Plat under the provisions of Zoning Code Section 153.050.

Applicant: Aaron L. Underhill, Underhill & Hodge, LLC

Planning Contact: Claudia D. Husak, AICP, Senior Planner, Current Planning Manager

Contact Information: 614.410.4675, chusak@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/20-036

MOTION 1: Mr. Supelak moved, Mr. Grimes seconded, to approve the following three minor modifications to the development text:

- 1) To permit required landscape trees to be located off-site;
- 2) To permit landscape walls to encroach required setbacks; and
- 3) To permit two primary entry signs at a size not to exceed 50 square feet, each located on entry walls.

VOTE: 6 - 0

RESULT: The text modifications were approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes



**8. Ohio State University Medical Campus
20-036FDP**

Final Development Plan

MOTION 2: Ms. Kennedy moved, Mr. Grimes seconded, to approve the Final Development Plan with five conditions:

- 1) That the parking plans be updated to reflect the required number of bicycle parking spaces;
- 2) That the applicant work with staff to address any sign discrepancies prior to filing for sign permits;
- 3) That the applicant provide a maintenance plan prior to submitting for permits for the prairie seed mix around the proposed retention basins;
- 4) That aerators or bubblers are provided for the retention basins on all applicable plan sheets; and
- 5) That the applicant work with staff to update the plans to ensure the mounding along the parking areas satisfies code requirements.

VOTE: 6 - 0

RESULT: The Final Development Plan was conditionally approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes

STAFF CERTIFICATION

DocuSigned by:

Claudia D. Husak

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Claudia D. Husak, AICP

Senior Planner, Current Planning Manager

