



RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 7, 2020 | 6:30 pm

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

**1. El Vaquero - Patio
20-035AFDP-CU**

Amended Final Development Plan - Conditional Use

Proposal:	A 680-square-foot outdoor patio and speakers for a restaurant on a 15.05-acre site at Avery Square Shopping Center.
Location:	South of Perimeter Drive, ±800 feet southwest of the intersection with Avery Road and zoned Planned Unit Development District.
Request:	Review and approval of an Amended Final Development Plan and a Conditional Use under the provisions of Zoning Code Sections 153.050 & 153.236.
Applicant:	Dan Barringer, StudioAPEX
Planning Contact:	Zach Hounshell, Planner I
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/20-035

MOTION #1: Mr. Grimes moved, Ms. Fox seconded, to approve the Amended Final Development Plan with the following condition:

- 1) That the applicant remove the proposed outdoor speaker system.

VOTE: 7 - 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
Lance Scheiner	Yes

MOTION #2: Mr. Grimes moved, Ms. Fox seconded, to approve the Conditional Use with two conditions:

- 1) That the applicant restrict operations to end patio service at 10:00 pm and close the patio no later than 11:00 pm; and



**1. El Vaquero - Patio
20-035AFDP-CU**

Amended Final Development Plan - Conditional Use

- 2) That the proposed patio amenities be stored off-site from November 1 through April 1.

VOTE: 7 - 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
Lance Scheiner	Yes

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zach Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 7, 2020 | 6:30 pm

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

2. The Lagree Method 20-057CU

Conditional Use

Proposal:	A fitness and recreational use in an existing 2,500-square-foot tenant space - in Perimeter Center south of Perimeter Drive.
Location:	±950 feet east of the intersection with Avery-Muirfield Drive and zoned Planned Unit Development District.
Request:	Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.
Applicant:	Ryan Moore, The Lagree Method
Planning Contact:	Chase J. Ridge, AICP Candidate, Planner I
Contact Information:	614.410.4656, cridge@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/20-057

MOTION: Mr. Grimes moved, Ms. Fox seconded, to approve a Conditional Use without conditions.

VOTE: 7 - 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
Lance Scheiner	Yes

STAFF CERTIFICATION

DocuSigned by:

Chase J. Ridge

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Chase J. Ridge, AICP Candidate, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 7, 2020 | 6:30 pm

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

3. Calming Waters Massage 20-063CU

**6631 Commerce Parkway
Conditional Use**

Proposal:	A personal service use in a 1,875-square-foot tenant space as part of an office complex.
Location:	Northwest of the intersection of Commerce Parkway and Perimeter Drive zoned Suburban Office and Institutional District.
Request:	Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.
Applicant:	Joshua Burch
Planning Contact:	Zach Hounshell, Planner I
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/20-042

MOTION: Mr. Grimes moved, Ms. Fox seconded, to approve the personal service Conditional Use without conditions.

VOTE: 7 - 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
Lance Scheiner	Yes

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zach Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 7, 2020 | 6:30 pm

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

4. Schoedinger Funeral Home 20-013AFDP

5980 Perimeter Drive Amended Final Development Plan

Proposal:	The installation of a private access drive, gate, shared parking, and shared dumpster on a 7.23-acre site.
Location:	North of Perimeter Drive ±750 feet west of the intersection with Wall Street and zoned Planned Unit Development District.
Request:	Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.
Applicants:	Randy Schoedinger, Schoedinger Funeral and Cremation Services Aaron Underhill, Underhill and Hodge
Planning Contact:	Nichole M. Martin, AICP, Planner II
Contact Information:	614.410.4635, nmartin@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/20-013

MOTION 1: Mr. Supelak moved, Mr. Grimes seconded, to approve the following Minor Text Modification:

1. To permit a zero setback for a shared access drive between 5980 Perimeter Drive and 5815 Wall Street.

RESULT: The Minor Text Modification was approved.

RECORDED VOTES:

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

MOTION 2: Mr. Grimes moved, Mr. Fishman seconded, to approve the Amended Final Development Plan with three conditions:

- 1) That the applicant construct an on-site dumpster should the shared dumpster agreement be terminated at any point in the future;



**4. Schoedinger Funeral Home
20-013AFDP**

**5980 Perimeter Drive
Amended Final Development Plan**

- 2) That the applicant meet with Staff on-site once the driveway is staked prior to construction to determine if adjustments can be made to minimize disturbance to existing trees; and
- 3) That the applicant update the plans, subject to Staff approval, if the intent is to install a gate across the access drive.

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
Lance Scheiner	Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole Martin

Nichole M. Martin, AICP, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, May 7, 2020 | 6:30 pm

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

**5. Mango's Place Daycare
19-125FDP**

**5600 Rings Road
Final Development Plan**

Proposal:	The construction of a 7,818-square-foot daycare facility and associated site improvements on a 2.17-acre site.
Location:	Northeast of the intersection of Emerald Parkway and Rings Road and zoned Planned Unit Development District.
Request:	Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.
Applicant:	Mary Frances Curtis, Mango's Place
Planning Contact	Zach Hounshell, Planner I
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/19-125

MOTION: Mr. Grimes moved, Ms. Kennedy seconded, to Final Development Plan with six conditions:

- 1) That the applicant grants a utility easement to the City of Dublin that will encompass the existing 18-foot by 5-foot box culvert located at the west property line of the site;
- 2) That the applicant obtains an approved Letter of Map Revision (LOMR) from FEMA to revise the effective floodway and 100-year floodplain limits on the site prior to building occupancy to the satisfaction of the City Engineer;
- 3) That the applicant demonstrates compliance with Chapter 151 – Flood Control of the City of Dublin Code of Ordinances to the satisfaction of the City Engineer;
- 4) That the applicant pay a Fee-in-Lieu of the caliper inches not being replaced on the site;
- 5) That replacement tree details be provided to Staff at the building permit submittal; and
- 6) That the applicant work with Planning staff to finalize the Landscape Plan, subject to staff approval.

VOTE: 7 - 0

RESULT: The Final Development Plan was conditionally approved.



**5. Mango's Place Daycare
19-125FDP**

**5600 Rings Road
Final Development Plan**

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zach Hounshell, Planner I

