



# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, May 21, 2020 | 6:30 pm

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

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

**VOTE:** 7 – 0.

**RESULT:** The documents were accepted into the record.

**RECORDED VOTES:**

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

**MOTION 2:** Mr. Grimes moved, Ms. Kennedy seconded, to approve the meeting minutes from April 30, 2020.


**VOTE:** 7 – 0.

**RESULT:** The minutes from April 30, 2020, were approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:  
  
B3FD32A1AD0C439  
 Claudia D. Husak, AICP  
 Senior Planner/Current Planning Manager





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, May 21, 2020 | 6:30 pm

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

### 1. North Market 19-121MSP

### Master Sign Plan

Proposal: An amendment to an approved Master Sign Plan to include provisions for a 34,000-square-foot market on 1.77 acres in Block D of the Bridge Street development.

Location: Southeast of the intersection of Riverside Drive and John Shields Parkway and is zoned Bridge Street District Scioto River Neighborhood.

Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code Sections 153.065(H) and 153.066, and the *BSD Sign Design Guidelines*.

Applicant: Matt Starr, Crawford Hoying Development Partners

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

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

Case Information: www.dublinohiousa.gov/pzc/19-121

**MOTION:** Ms. Kennedy moved, Mr. Fishman seconded, to approve the Master Sign Plan with five conditions:

- 1) That the projecting sign be dimensional, subject to Staff approval at permitting;
- 2) That the final sign fabrication details for the central wall sign and identification wall sign be subject to Staff approval at permitting;
- 3) That the lighting details for all illuminated signs be submitted, subject to Staff approval at permitting;
- 4) That the applicant provide Planning staff with an updated plan reflecting all conditions of approval, prior to issuance of sign permits; and
- 5) That the sign provisions only be applicable to the North Market tenant, and the signs shall be removed should the North Market cease operation.

**VOTE:** 7 - 0

**RESULT:** The Master Sign Plan was approved.



**1. North Market  
19-121MSP**

**Master Sign Plan**

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Nichole M. Martin*

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Nichole M. Martin, AICP, Planner II





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, May 21, 2020 | 6:30 pm

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

### 2. Springhill Suites 20-056MSP

### Master Sign Plan

Proposal: A Master Sign Plan for a 145-room hotel and two tenant spaces on a 0.57-acre site in building F1 within Block F of the Bridge Park development.

Location: Southeast of the intersection of Bridge Park Avenue and Mooney Street and zoned Bridge Street District Scioto River Neighborhood.

Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code Sections 153.065(H) and 153.066, and the *BSD Sign Design Guidelines*.

Applicant: Matt Starr, Crawford Hoying Development Partners

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

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

Case Information: www.dublinohiousa.gov/pzc/20-056

**MOTION:** Mr. Grimes moved, Mr. Schneier seconded, to approve a Master Sign Plan with two conditions:

- 1) That the north wall sign be revised to a pin-mounted, halo-illuminated sign, subject to Staff approval; and
- 2) That the applicant provide Planning staff with an updated plan that incorporates all conditions of approval, prior to issuance of sign permits.

**VOTE:** 4 - 3

**RESULT:** The Master Sign Plan was conditionally approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:  
  
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 Nichole M. Martin, AICP, Planner II





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, May 21, 2020 | 6:30 pm

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

### 3. Tartan Ridge – Walkways 20-079AFDP Amended Final Development Plan

Proposal:	Modifications to permit alternative materials for private walkways in the Tartan Ridge neighborhood.
Location:	The 189.57-acre site is northwest of the intersection of McKittrick Road and Jerome Road and zoned Planned Unit Development.
Request:	Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.
Applicant:	City of Dublin
Planning Contact:	Nichole M. Martin, AICP, Planner II
Contact Information:	614.410.4635, nmartin@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/20-079

**MOTION 1:** Ms. Fox moved, Mr. Fishman seconded, to approve the following Minor Text Modification:

1. To require private sidewalks to be detailed as in the Amended Final Development Plan: To remain consistent with the established high quality and architecturally integrated character of the Tartan Ridge subdivision while allowing for additional flexibility and diversity in walkway materials and patterns to provide a positive aesthetic.

**Existing development text: For Private Use:** *A brick sidewalk shall be required to run from the front door of each residential unit in the development to the public sidewalk located to the front of the lot, unless the lot contains a Street loaded/court-oriented garage (as defined in Section V (EX6)). In the event that a sidewalk is provided from the front door of a residence to a driveway, then that sidewalk also shall be required to be constructed of brick. Brick sidewalks shall be constructed of a color that is complimentary to the colors used on the residential structure.*

**VOTE:** 7 - 0

**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 Schneier	Yes



**3. Tartan Ridge – Walkways  
20-079AFDP**

**Amended Final Development Plan**

**MOTION 2:** Ms. Fox moved, Mr. Fishman seconded, to approve an Amended Final Development Plan without conditions.

**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 Schneier	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Nichole M. Martin*

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Nichole M. Martin, AICP, Planner II





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, May 21, 2020 | 6:30 pm

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

### 4. Primrose School 20-014CP

### Concept Plan

Proposal: Development of a ±9,200-square-foot, two-story early childhood education facility on a 3.53-acre parcel.

Location: South of West Dublin-Granville Road, ±450 feet west of the intersection with Dublin Center Drive and zoned Bridge Street District Office.

Request: Review and approval of a Concept Plan under the provisions of Zoning Code Section 153.066.

Applicants: ALT Architects

Planning Contact: Zach Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/20-014

**MOTION:** Mr. Grimes moved, Ms. Kennedy seconded, to table the Concept Plan.

**VOTE:** 7 - 0

**RESULT:** The Concept Plan was tabled.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Zach Hounshell*

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Zach Hounshell, Planner I





# RECORD OF ACTION

## Planning & Zoning Commission

Thursday, May 21, 2020 | 6:30 pm

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

### 5. Chase Bank 20-041CP

### Concept Plan

Proposal: Construction of a ±4,100-square-foot, one-story bank and associated site improvements on a ±0.85-acre site.

Location: Northwest of the intersection of Sawmill Road and Banker Drive and zoned Bridge Street District Sawmill Center Neighborhood.

Request: Review and approval of a Concept Plan under the provisions of Zoning Code Section 153.066.

Applicant: The Architects Partnership

Planning Contact: Zach Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/20-041

**MOTION:** Mr. Grimes moved, Ms. Kennedy seconded, to approve a Concept Plan with six conditions:

- 1) That the applicant submit a Parking Plan with the Preliminary Development Plan;
- 2) That the applicant submit a Conditional Use application with the Preliminary Development Plan;
- 3) That the applicant continue to work with Staff to finalize the building type analysis prior to the submission for the Preliminary Development Plan;
- 4) That the applicant continue to work with Staff to finalize open space details for the site prior to submission for the Preliminary Development Plan;
- 5) That the applicant continue to work with Staff to comply with the requirements of the Sawmill Center Neighborhood Standards; and
- 6) That the applicant work with staff to meet Bridge Street District signage requirements or submit a Master Sign Plan application.

**VOTE:** 7 - 0

**RESULT:** The Concept Plan was conditionally approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Zach Hounshell*

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Zach Hounshell, Planner I

