



RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 9, 2020 | 6:30 pm

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

MOTION: Mr. Fishman moved, Mr. Grimes seconded, to accept the documents into the record and to approve the minutes from the following three meetings: May 21, June 4, and June 11, 2020.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record and the minutes from May 21, 2020; June 4, 2020; and June 11, 2020, were approved.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	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, July 9, 2020 | 6:30 pm

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

1. Ivybrook Academy 20-091MPR

3755 W. Dublin-Granville Road Minor Project Review/Waiver

Proposal: A half-day, pre-school (daycare use) on the 0.97-acre lot that includes a Parking Plan and associated site improvements and a Waiver for use-specific standards associated with Outdoor Recreation areas (outdoor classroom).

Location: Southwest of the intersection of W. Dublin-Granville Road and Sawmill Road and zoned Bridge Street District Commercial.

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

Applicants: Brian Gaddis, Brian Gaddis Architects; Paul Genge, Tube Art Group; and Evan Lee, Ivybrook Academy

Planning Contact: Zach Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/20-091

MOTION 1: Mr. Grimes moved, Mr. Schneier seconded, to approve a Waiver to permit an outdoor recreation area forward of the principal structure with the following condition:

- 1) That the applicant work with staff on what is contained within that outdoor recreation area.

VOTE: 6 – 0.

RESULT: The Waiver was approved.

RECORDED VOTES:

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

MOTION 2: Ms. Kennedy moved, Mr. Grimes seconded, to approve a Minor Project with a Parking Plan with three conditions:

- 1) That the applicant enclose the outdoor recreation area with a 4-foot tall, wrought-iron-style, black metal fence, and screen the area with evergreen landscaping, subject to Staff approval;



**1. Ivybrook Academy
20-091MPR**

**3755 W. Dublin-Granville Road
Minor Project Review/Waiver**

- 2) That the applicant provide furniture details for the outdoor recreation area, subject to staff approval; and
- 3) That the applicant provide outdoor classroom details for the outdoor recreation area, subject to staff approval.

VOTE: 6 – 0.

RESULT: The Minor Project with a Parking Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Claudia D. Husak

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Claudia D. Husak, AICP, Senior Planner,
Current Planning Manager signing for
Zach Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 9, 2020 | 6:30 pm

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

2. Ivybrook Academy 20-115MSP

3755 W. Dublin-Granville Road Master Sign Plan

Proposal: A Master Sign Plan for the half-day, pre-school (daycare) that includes two ground signs and a window sign at an existing 5,500-square-foot tenant space on a 0.97-acre site.

Location: Southwest of the intersection of W. Dublin-Granville Road and Sawmill Road and zoned Bridge Street District Commercial.

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

Applicants: Brian Gaddis, Brian Gaddis Architects; Paul Genge, Tube Art Group; and Evan Lee, Ivybrook Academy

Planning Contact: Zach Hounshell, Planner I

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

Case Information: www.dublinohiousa.gov/pzc/20-115

MOTION: Mr. Grimes moved, Mr. Schneier seconded, to approve a Master Sign Plan with the following condition:

- 1) That the applicant revise the sign face design to eliminate the use of vinyl letters and instead to use acrylic, push-thru letters with a minimum .25-inch relief, subject to staff approval at sign permitting.

VOTE: 3 – 3.

RESULT: The Master Sign Plan was disapproved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Claudia D. Husak

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Claudia D. Husak, AICP, Senior Planner,
Current Planning Manager signing for
Zach Hounshell, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 9, 2020 | 6:30 pm

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

3. The Corners, Phase 1 20-095CU/FDP

Conditional Use/Final Development Plan

Proposal: Construction of ±23,500 square feet of commercial space in three buildings, approximately 2,000 square feet of patio space, a 3.8-acre public park, all associated site improvements, and a restaurant drive-thru.

Location: West of Frantz Road, north of Rings Road and south of Blazer Parkway and is zoned Planned Unit Development District.

Request: Review and approval of a Conditional Use and a Final Development Plan under the provisions of Zoning Code Sections 153.050-153.056 and 153.236.

Applicant: Paul G. Ghidotti, The Daimler Group

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/20-095

MOTION 1: Mr. Grimes moved, Mr. Fishman seconded, to approve the Conditional Use to allow for a restaurant drive-thru.

VOTE: 6 – 0.

RESULT: The Conditional Use was approved.

RECORDED VOTES:

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

MOTION 2: Mr. Grimes moved, Mr. Supelak seconded, to approve three Minor Text Modifications to address the architectural requirements of development:

1. To allow additional secondary building masses such as projecting bays and entrance features.



**3. The Corners, Phase 1
20-095CU/FDP**

Conditional Use/Final Development Plan

2. To permit secondary forms or masses that may incorporate pitched and/or straight parapet rooflines.
3. To permit bead board as a façade material and restrict fiber cement materials to a smooth surface finish to promote a contemporary aesthetic.

VOTE: 6 – 0.

RESULT: The Minor Text Modifications were approved.

RECORDED VOTES:

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

MOTION 3: Mr. Grimes moved, Mr. Supelak seconded, to approve a 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 developer continue to work with staff on the final layout and species selection for the park landscaping;
- 3) That the developer work with staff to ensure adherence to the text and the Landscape Code during the permitting stage of this proposal;
- 4) That the applicant work with staff on the utilization of an art piece; and
- 5) That the applicant work with staff on the building materials and articulation.

VOTE: 6 – 0.

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Claudia D. Husak

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





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 9, 2020 | 6:30 pm

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

4. Heartland Bank 20-096CP

6500 Frantz Road Concept Plan

Proposal: Facade improvements, new signage, and associated site improvements for an existing bank that needs modernization and remodeling.

Location: Southeast of the intersection of West Bridge Street and Post Road and zoned Bridge Street District Commercial.

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

Applicant: Rex Hagerling, Moody Nolan

Planning Contact: Chase J. Ridge, AICP Candidate, Planner I

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/20-096

MOTION: Mr. Grimes moved, Ms. Kennedy seconded, to approve the Concept Plan with four conditions:

- 1) That the applicant submit a landscape plan with the Preliminary Development Plan, ensuring Code compliance;
- 2) That the applicant continue to work with Staff to choose an appropriate exterior cladding material;
- 3) That the applicant continue to work with Staff on creating an appropriate sign plan for the site; and
- 4) That the applicant continue to work with Staff to address the location of the existing dumpster and dumpster enclosure.

VOTE: 6 – 0.

RESULT: The Concept Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Chase J. Ridge

Chase J. Ridge, AICP Candidate, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 9, 2020 | 6:30 pm

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

5. Germain Honda, Phase IV 20-102CP

6715 Sawmill Road Concept Plan

Proposal: Exterior renovations that include architectural, parking, and sign modifications, and associated site improvements for an existing car dealership on a 12.7-acre site.

Location: Southwest of the intersection of Sawmill Road and Dublin Center Drive and is 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: Mike Close, Esq. and Tom Hart, Esq., Isaac Wiles

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

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

Case Information: www.dublinohiousa.gov/pzc/20-102

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to approve the Concept Plan with nine conditions:

- 1) That the applicant work with Staff to field locate the sidewalk along the Sawmill Road and Dublin Center Drive frontages to minimize tree removal and to promote the health of preserved trees while retaining select view sheds for vehicle display;
- 2) That the applicant work with Staff to resolve the off-site replacements in an appropriate manner;
- 3) That the applicant confirm that the holder of the utility easement will permit new trees to be planted within the easement and provide affirmative documentation to the City, prior to Preliminary Development Plan/Final Development Plan submittal;
- 4) That the applicant resolve Detail 4 on Sheet L3.1 with the renderings to confirm the intended design, and the applicant provide details for the used car display area and Dublin Center Drive and Sawmill Road display area;
- 5) That the applicant work with the City's Landscape Zoning Inspector to refine the street wall height and plant selections prior to the Preliminary Development Plan/Final Development Plan;
- 6) That the applicant remove the blue stripe architectural detail on the service center;
- 7) That the applicant work with Staff to revise the layout of the two protruding display pads immediately east of the used car building;



**5. Germain Honda, Phase IV
20-102CP**

**6715 Sawmill Road
Concept Plan**

- 8) That the applicant demonstrate the ground sign is located 8 feet from the right-of-way and not located within an easement, and provide sign design construction details for all sign types; and
- 9) That the applicant eliminate the oval 'box sign' above the service drive entrance.

VOTE: 6 – 0.

RESULT: The Concept Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Nichole Martin

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Nichole M. Martin, AICP, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 9, 2020 | 6:30 pm

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

**6. University Boulevard, Phase 2
20-117FP**

**6600 Shier Rings Road
Final Plat (Re-subdivision)**

Proposal: Final Plat to address County requirements for parcels crossing school district boundaries and to create a parcel for the preservation of a historic cemetery.

Location: North side of Shier Rings Road, approximately 1,800 feet east of the intersection with Avery Road.

Request: Review and recommendation of approval to City Council for a Final Plat and lot size variances to re-subdivide certain lots approved as part of the University Boulevard, Phase 2 Final Plat under the provisions of Chapter 152: Subdivision Regulations of the Code.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

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/20-117

MOTION 1: Mr. Grimes moved, Mr. Supelak seconded, to approve the following Variances from the Subdivision Regulations:

1. To permit the creation of Lot 1D at 0.566-acre instead of meeting the Zoning Code required 3-acre minimum; and
2. To permit the creation of Lot 6 at 0.127-acre instead of meeting the Zoning Code required 3-acre minimum.

VOTE: 7 – 0.

RESULT: The two Variances were approved.

RECORDED VOTES:

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



**6. University Boulevard, Phase 2
20-117FP**

**6600 Shier Rings Road
Final Plat (Re-subdivision)**

MOTION 2: Mr. Fishman moved, Ms. Call seconded, to recommend approval to City Council for the Final Plat with the following condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

VOTE: 6 – 0.

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

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Claudia D. Husak

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Claudia D. Husak, AICP

Senior Planner/Current Planning Manager

